

Yarra Planning Scheme Draft Amendment C271yara

Individual Design and Development Overlay (DDO) Summaries

DDO29 – Brunswick Street Shops

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
Generally between 2 - 3 storeys / 8m - 11.2m - Mandatory	Brunswick Street & Johnston Street setback 8m - Mandatory	Generally between 3 - 6 storeys / 11.2m - 20.8m - Mandatory
Retain heritage street wall where identified. - Mandatory	Side streets setback 6m - Preferred	Note: The majority of proposed heights in the DDO are between 3 - 4 storeys / 11.2m – 14.4m, with 5 - 6 storeys / 17.6m - 20.8m proposed for larger sites.



Mandatory Maximum Building Heights

3 storeys / 11.2m	
4 storeys / 14.4m	
5 storeys / 17.6m	
6 storeys / 20.8m	
Limited opportunity	

Mandatory Maximum Streetwall Heights

New 2 storey streetwall / 8.0m	
New 3 storey streetwall / 11.2m	
New 4 storey streetwall / 14.4m	

Heritage Streetwall Heights

Retain heritage streetwall	
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More information: If you would like to know more about this project, visit www.yarracity.vic.gov.au/amendmentC271. Alternatively, you can contact us on 9205 5555 or email us at strategicplanning@yarracity.vic.gov.au

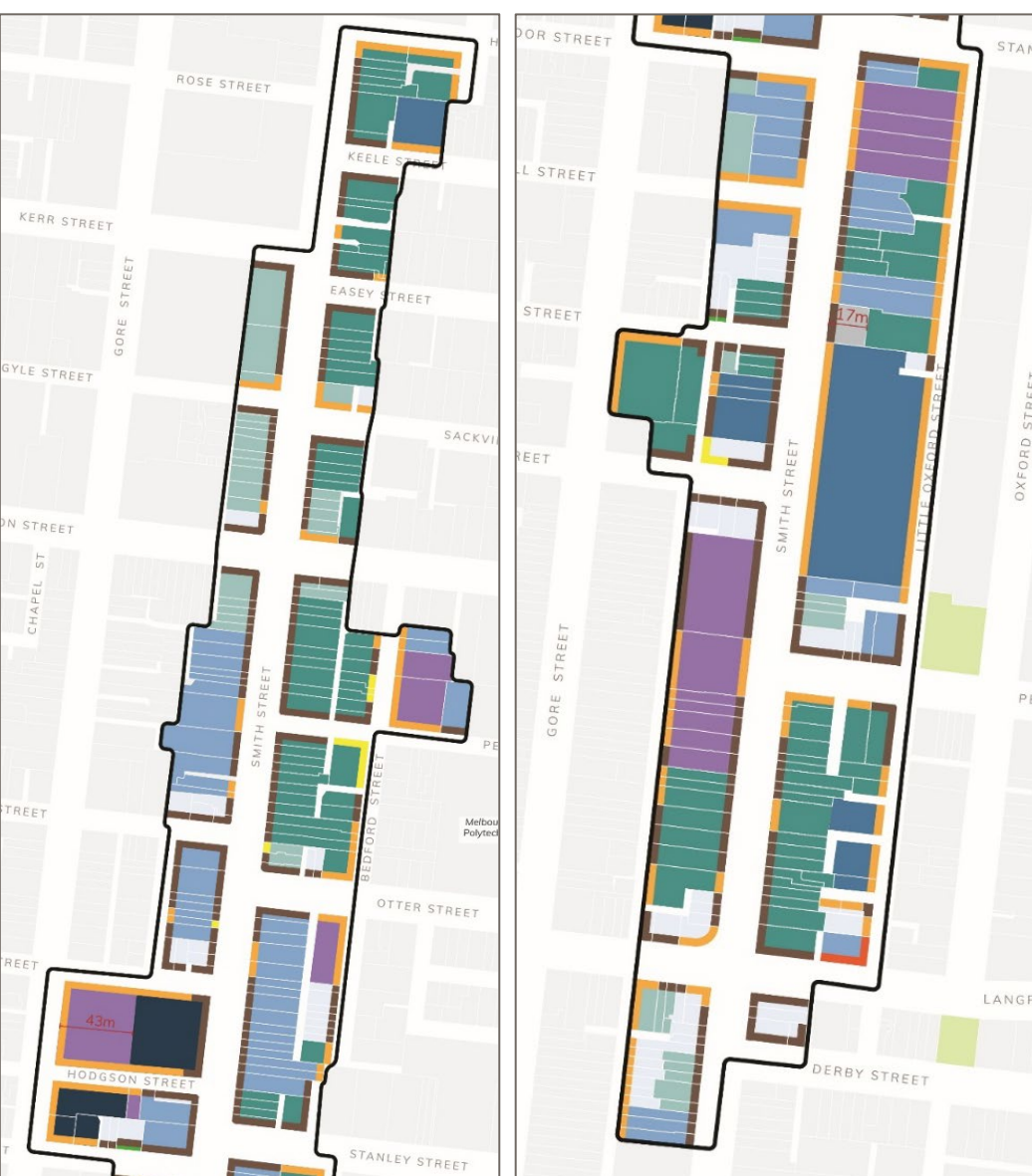
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Individual Design and Development Overlay (DDO) Summaries

DDO30 – Smith Street Shops

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
<p>Generally between 2 - 3 storeys / 8m - 11.2m</p> <ul style="list-style-type: none"> - Mandatory <p>Retain heritage street wall where identified.</p> <ul style="list-style-type: none"> - Mandatory 	<p>Smith Street setback 8m</p> <ul style="list-style-type: none"> - Mandatory <p>Johnston Street setback 6m</p> <ul style="list-style-type: none"> - Mandatory <p>Side streets setback 6m</p> <ul style="list-style-type: none"> - Preferred 	<p>Generally between 3 - 8 storeys / 11.2m - 27.2m</p> <ul style="list-style-type: none"> - Mandatory <p>Note: Taller heights (above 6 storeys / 20.8m) are proposed adjacent to the former department store sites and neighbouring properties.</p>



Mandatory Maximum Building Heights

3 storeys / 11.2m	
4 storeys / 14.4m	
5 storeys / 17.6m	
6 storeys / 20.8m	
7 storeys / 24.0m	
8 storeys / 27.2m	
9 storeys / 30.4m	
Limited opportunity	

Mandatory Maximum Streetwall Heights

New 2 storey streetwall / 8.0m	
New 3 storey streetwall / 11.2m	
New 4 storey streetwall / 14.4m	

Heritage Streetwall Heights

Retain heritage streetwall

Landscape Setbacks

Retain landscape setback

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Individual Design and Development Overlay (DDO) Summaries

DDO31 – Gertrude Street Shops

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
Generally between 2 - 3 storeys / 8m - 11.2m - Mandatory	Gertrude Street (west of Brunswick Street) setback 10m - Mandatory	Generally between 3 - 4 storeys / 11.2m - 14.4m - Mandatory
Retain heritage street wall where identified. - Mandatory	Gertrude Street (east of Brunswick Street) setback 8m - Mandatory	Note: 4 storeys / 14.4m is proposed for properties with greater depth. For these sites, visibility of the 4th level should be very minimal or placed behind the existing heritage form, including: <ul style="list-style-type: none"> • 128 - 134 Gertrude Street, • 158 - 164 Gertrude Street, and • 169 - 171 Gertrude Street.
	Gertrude Street (between 128 & 134 Gertrude Street) setback 15m - Mandatory	
	Side Streets setback 6m - Preferred	



Mandatory Maximum Building Heights

- 3 storeys / 11.2m
- 4 storeys / 14.4m
- 5 storeys / 17.6m
- Limited opportunity

Mandatory Maximum Streetwall Heights

- New 2 storey streetwall / 8.0m
- New 3 storey streetwall / 11.2m

Heritage Streetwall Heights

- Retain heritage streetwall

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Individual Design and Development Overlay (DDO) Summaries

DDO32 – Johnston Street West

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
Generally between 2 - 4 storeys / 8m - 14.4m - Mandatory	Johnston Street & Nicholson Street setback 6m - Mandatory	Generally between 4 - 8 storeys / 14.4m - 27.2m - Mandatory
Retain heritage street wall where identified. - Mandatory	Side streets setback 3m - Preferred	Note: Lower heights are applied to heritage properties.



Mandatory Maximum Building Heights

4 storeys / 14.4m	
5 storeys / 17.6m	
6 storeys / 20.8m	
7 storeys / 24.0m	
8 storeys / 27.2m	
9 storeys / 30.4m	

Mandatory Maximum Streetwall Heights

New 2 storey streetwall / 8.0m	
New 3 storey streetwall / 11.2m	
New 4 storey streetwall / 14.4m	

Heritage Streetwall Heights

Retain heritage streetwall	
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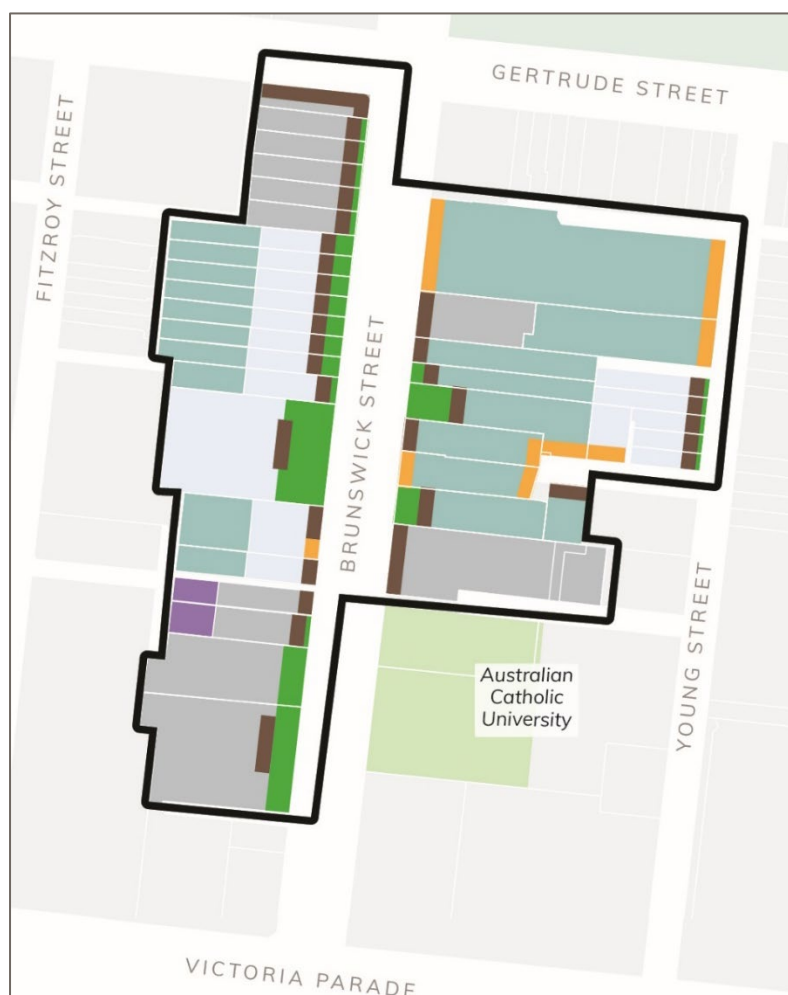
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Individual Design and Development Overlay (DDO) Summaries

DDO33 – Brunswick Street Grand Residential

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
<p>Generally 3 storeys / 11.2m</p> <ul style="list-style-type: none"> - Mandatory <p>Retain heritage street wall where identified.</p> <ul style="list-style-type: none"> - Mandatory 	<p>Brunswick Street (east side) setback 8m</p> <ul style="list-style-type: none"> - Mandatory <p>Brunswick Street (west side) setback behind the existing heritage building</p> <ul style="list-style-type: none"> - Mandatory 	<p>Generally between 3 - 4 storeys / 11.2m - 14.4m</p> <ul style="list-style-type: none"> - Mandatory <p>Note: Victorian Heritage Register (VHR) properties are identified as having limited opportunity.</p>



Mandatory Maximum Building Heights

3 storeys / 11.2m	
4 storeys / 14.4m	
7 storeys / 24.0m	
Limited opportunity	

Mandatory Maximum Streetwall Heights

New 3 storey streetwall / 11.2m

Heritage Streetwall Heights

Retain heritage streetwall

Landscape Setbacks

Retain landscape setback

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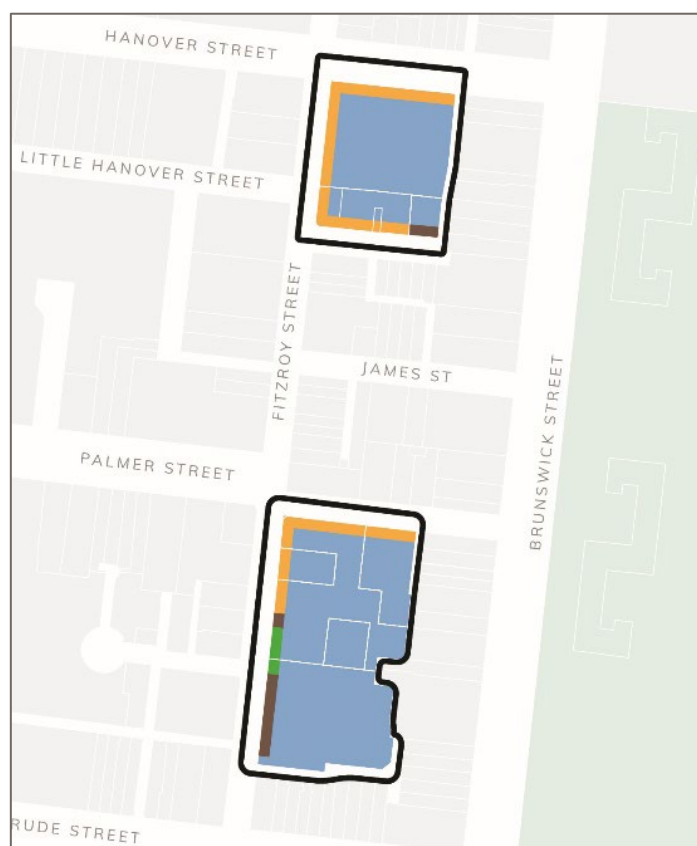
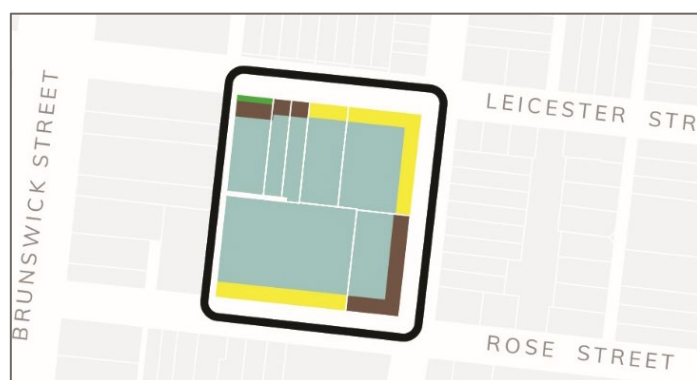
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Individual Design and Development Overlay (DDO) Summaries

DDO34 – Fitzroy Town Hall and Back Blocks

(Summary Only – for full information please read the entire DDO)

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
<p>Generally between 2 - 4 storeys / 8m - 14.4m</p> <ul style="list-style-type: none"> - Mandatory <p>Retain heritage street wall where identified.</p> <ul style="list-style-type: none"> - Mandatory 	<p>Primary street setback 6m</p> <ul style="list-style-type: none"> - Preferred <p>King William Street & Fitzroy Street setback 8m</p> <ul style="list-style-type: none"> - Preferred <p>Side streets setback 3m</p> <ul style="list-style-type: none"> - Preferred 	<p>Generally between 3 - 6 storeys / 11.2m - 20.8m</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Note: The majority of properties in the Town Hall precinct are between 3 - 4 storeys / 11.2m – 14.4m. 6 storeys / 20.8m applies to existing completed developments and larger lots.</p>



Preferred Maximum Building Heights

3 storeys / 11.2m

4 storeys / 14.4m

5 storeys / 17.6m

6 storeys / 20.8m

Limited opportunity

Mandatory Maximum Streetwall Heights

New 2 storey streetwall / 8.0m

New 3 storey streetwall / 11.2m

New 4 storey streetwall / 14.4m

Heritage Streetwall Heights

Retain heritage streetwall

Landscape Setbacks

Retain landscape setback

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Individual Design and Development Overlay (DDO) Summaries

DDO35 – Johnston Street South and Victoria Street

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
<p>Generally between 3 - 4 storeys / 11.2m - 14.4m</p> <ul style="list-style-type: none"> - Mandatory <p>Retain heritage street wall where identified.</p> <ul style="list-style-type: none"> - Mandatory 	<p>Johnston Street & Victoria Street setback 6m</p> <ul style="list-style-type: none"> - Mandatory <p>Chapel Street & side streets (heritage buildings) setback 6m</p> <ul style="list-style-type: none"> - Preferred <p>Side streets (non-contributory buildings) setback 3m</p> <ul style="list-style-type: none"> - Preferred 	<p>Generally between 3 - 6 storeys / 11.2m - 20.8m (south side of Johnston Street between Brunswick Street & Smith Streets)</p> <ul style="list-style-type: none"> - Mandatory <p>Generally between 6 - 8 storeys / 20.8m - 27.2m (north side of Victoria Street between Nicholson Street & Fitzroy Street)</p> <ul style="list-style-type: none"> - Mandatory <p>Note: Taller heights (8 storeys / 27.2m) are proposed adjacent to taller heritage forms and existing development.</p>



Mandatory Maximum Building Heights

3 storeys / 11.2m

4 storeys / 14.4m

5 storeys / 17.6m

6 storeys / 20.8m

8 storeys / 27.2m

Mandatory Maximum Streetwall Heights

New 2 storey streetwall / 8.0m

New 3 storey streetwall / 11.2m

New 4 storey streetwall / 14.4m

Heritage Streetwall Heights

Retain heritage streetwall

Landscape Setbacks

Retain landscape setback

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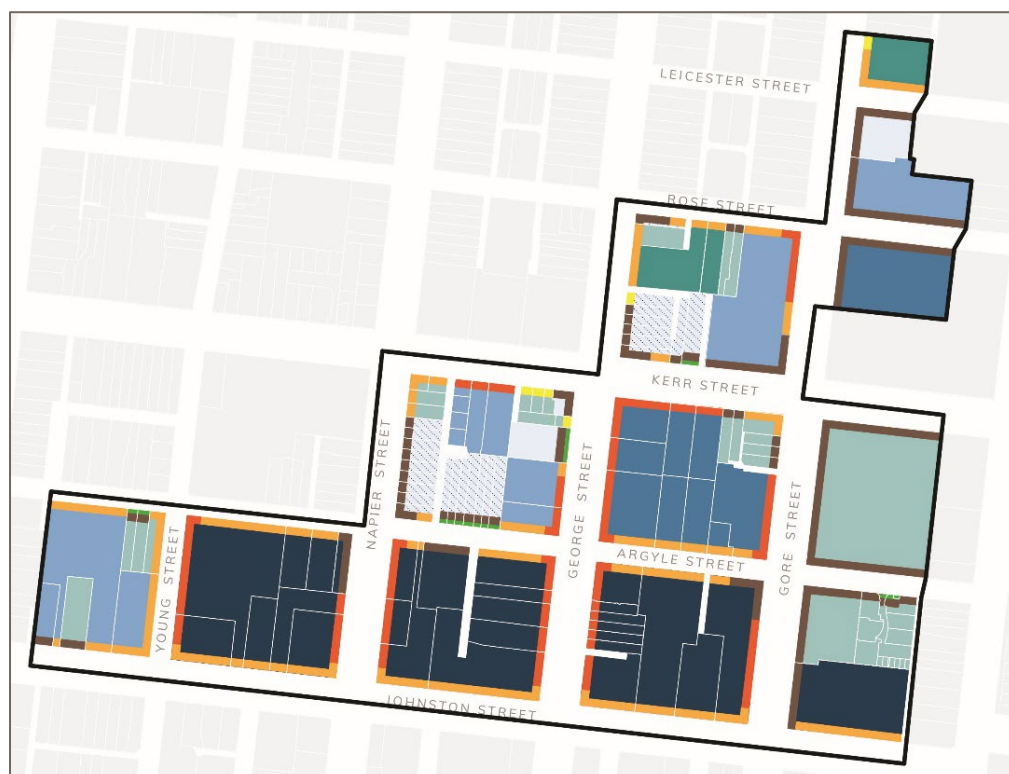
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Individual Design and Development Overlay (DDO) Summaries

DDO36 – Fitzroy East and Johnston Street North

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
<p>Generally between 3 - 4 storeys / 11.2m - 14.4m</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Retain heritage street wall where identified.</p> <ul style="list-style-type: none"> - Mandatory 	<p>Argyle Street setback 10m</p> <ul style="list-style-type: none"> - Preferred <p>Other streets setback 6m</p> <ul style="list-style-type: none"> - Preferred - Mandatory (heritage buildings) 	<p>3 storeys / 11.2m</p> <p>(Napier, Argyle & Kerr Streets heritage terraces & cottages)</p> <ul style="list-style-type: none"> - Mandatory <p>Generally between 3 - 6 storeys / 11.2m – 20.8m (along back streets)</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Generally between 6 - 9 storeys / 20.8m - 30.4m (between Johnston & Argyle Streets)</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Note: This 6 – 9 storeys / 20.8m – 30.4m area is identified 'high change' area in Clause 16.01-1L Location of residential development of the Yarra Planning Scheme.</p>



Preferred Maximum Building Heights

3 storeys / 11.2m	
4 storeys / 14.4m	
5 storeys / 17.6m	
6 storeys / 20.8m	
7 storeys / 24.0m	
8 storeys / 27.2m	
9 storeys / 30.4m	

Mandatory Maximum Streetwall Heights

Properties as marked by the dotted diagonal lines have a 11.2m / 3 storey building height

Preferred Maximum Streetwall Heights

New 2 storey streetwall / 8.0m	
New 3 storey streetwall / 11.2m	
New 4 storey streetwall / 14.4m	

Heritage Streetwall Heights

Retain heritage streetwall

Landscape Setbacks

Retain landscape setback

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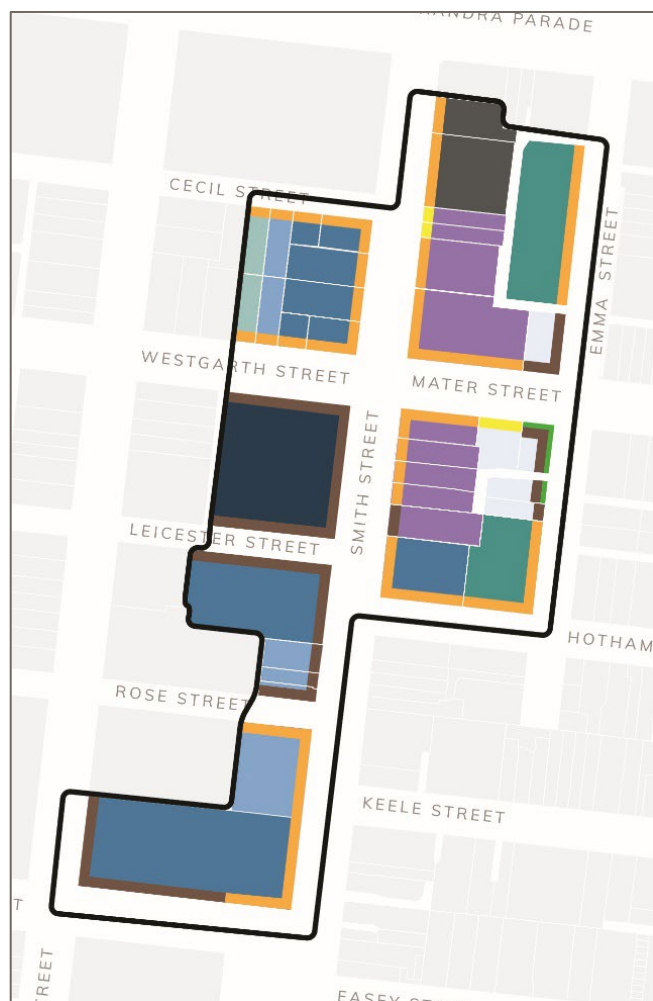
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Individual Design and Development Overlay (DDO) Summaries

DDO37 – Smith Street North and South

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
<p>Generally between 2 - 3 storeys / 8m - 11.2m</p> <ul style="list-style-type: none"> - Preferred <p>Retain heritage street wall where identified.</p> <ul style="list-style-type: none"> - Mandatory 	<p>Smith Street (within HO) setback 8m</p> <ul style="list-style-type: none"> - Mandatory <p>Smith Street (not within HO) setback 8m</p> <ul style="list-style-type: none"> - Preferred <p>Side streets setback 6m</p> <ul style="list-style-type: none"> - Preferred 	<p>Generally between 4 - 7 storeys / 14.4m - 24m (south of Smith Street)</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Generally between 6 - 10 storeys / 20.8m - 33.6m (north of Smith Street)</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Note: Taller heights (9 – 10 storeys / 30.4m – 33.6m) acknowledge existing approved developments.</p>



Preferred Maximum Building Heights	Preferred Maximum Streetwall Heights
3 storeys / 11.2m	New 2 storey streetwall / 8.0m
4 storeys / 14.4m	New 3 storey streetwall / 11.2m
5 storeys / 17.6m	
6 storeys / 20.8m	Heritage Streetwall Heights
7 storeys / 24.0m	Retain heritage streetwall
8 storeys / 27.2m	
9 storeys / 30.4m	Landscape Setbacks
10 storeys / 33.6m	Retain landscape setback

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Individual Design and Development Overlay (DDO) Summaries

DDO38 – Alexandra Parade

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
<p>Generally between 2 - 4 storeys / 8m - 14.4m</p> <ul style="list-style-type: none"> Preferred (with conditions) <p>Retain heritage street wall where identified.</p> <ul style="list-style-type: none"> Mandatory 	<p>Generally setback 6m - 8m</p> <ul style="list-style-type: none"> Preferred Mandatory (heritage buildings) 	<p>Generally between 4 - 7 storeys / 14.4m - 24m (west of Wellington Street)</p> <ul style="list-style-type: none"> Preferred (with conditions) <p>Generally between 3 - 7 storeys / 11.2m - 24m (east of Wellington Street)</p> <ul style="list-style-type: none"> Preferred (with conditions)



Preferred Maximum Building Heights

9.0m	
3 storeys / 11.2m	
3 storeys / 12.0m*	
4 storeys / 14.4m	
4 storeys / 16.0m*	
5 storeys / 17.6m	
5 storeys / 20.0m*	
6 storeys / 20.8m	
6 storeys / 24.0m*	
7 storeys / 24.0m	
7 storeys / 28.0m*	

Note: * for C2Z sites only

Preferred Maximum Streetwall Heights

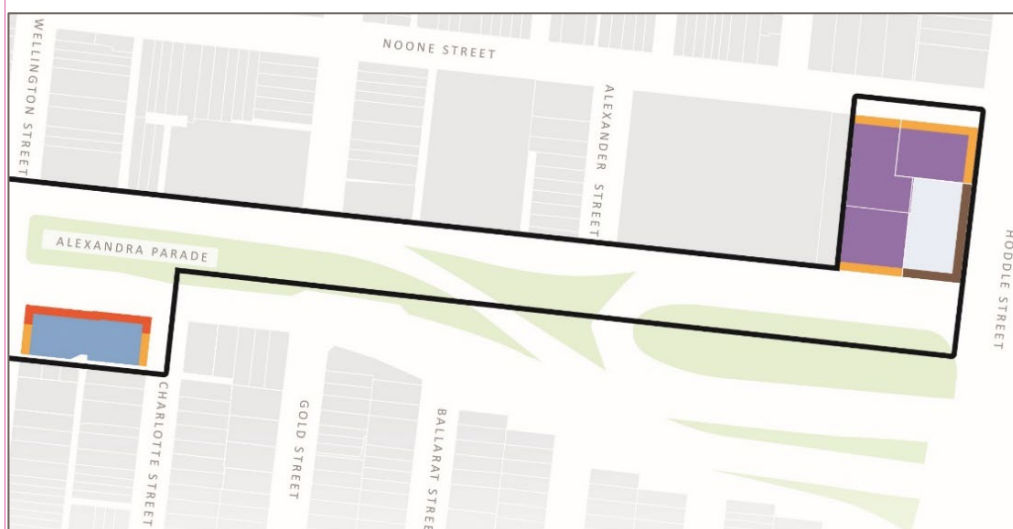
New 2 storey streetwall / 8.0m	
New 3 storey streetwall / 11.2m	
New 3 storey streetwall / 12.0m*	
New 4 storey streetwall / 14.4m	
New 4 storey streetwall / 16.0m*	

Heritage Streetwall Heights

Retain heritage streetwall

Landscape Setbacks

Landscape setback



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Individual Design and Development Overlay (DDO) Summaries

DDO39 – Victoria Parade

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
<p>Generally between 2 - 4 storeys / 8m – 14.4m</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Retain heritage street wall where identified.</p> <ul style="list-style-type: none"> - Mandatory 	<p>Smith Street setback 8m</p> <ul style="list-style-type: none"> - Preferred <p>Victoria Parade & Wellington Street setback 6m</p> <ul style="list-style-type: none"> - Mandatory (within or adjacent to heritage properties) - Preferred (elsewhere) <p>Side streets setback 6m</p> <ul style="list-style-type: none"> - Preferred (within or adjacent to heritage properties) <p>Side streets setback 3m</p> <ul style="list-style-type: none"> - Preferred 	<p>Generally between 4 - 7 storeys / 14.4m - 24m</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Note: Taller heights (10 – 12 storeys / 33.6m – 40m) are proposed for larger lots, including:</p> <ul style="list-style-type: none"> • 1-13 Victoria Parade, Collingwood, • 79-133 Victoria Parade, Collingwood, and • 179-201 Victoria Parade, Collingwood.



Preferred Maximum Building Heights

3 storeys / 11.2m	
4 storeys / 14.4m	
5 storeys / 17.6m	
6 storeys / 20.8m	
7 storeys / 24.0m	
8 storeys / 27.2m	
10 storeys / 33.6m	
12 storeys / 40.0m	
Limited opportunity	

Mid-block link -->

Preferred Maximum Streetwall Heights

New 2 storey streetwall / 8.0m	
New 3 storey streetwall / 11.2m	
New 4 storey streetwall / 14.4m	

Heritage Streetwall Heights

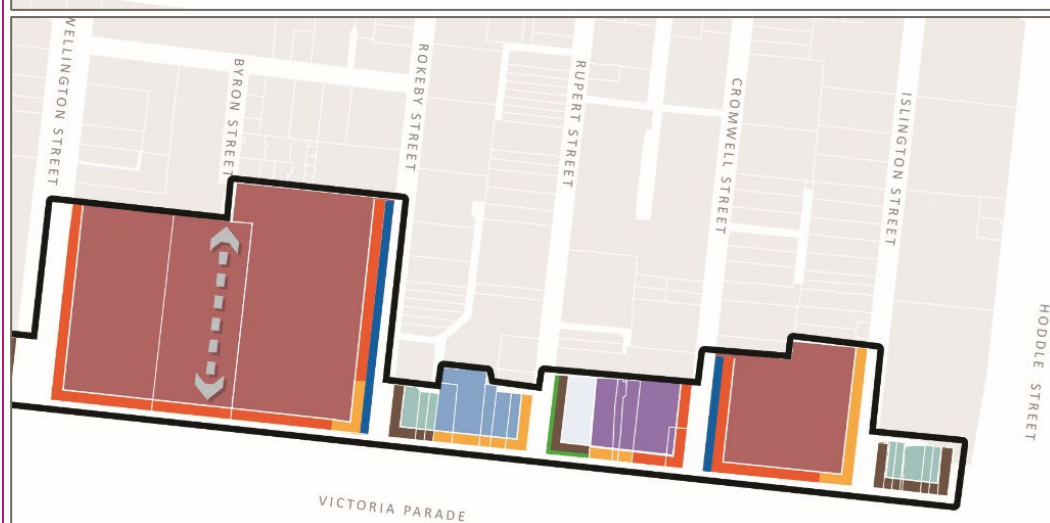
Retain heritage streetwall

Landscape Setbacks

Retain landscape setback

Ground Floor Setbacks

New ground floor setback



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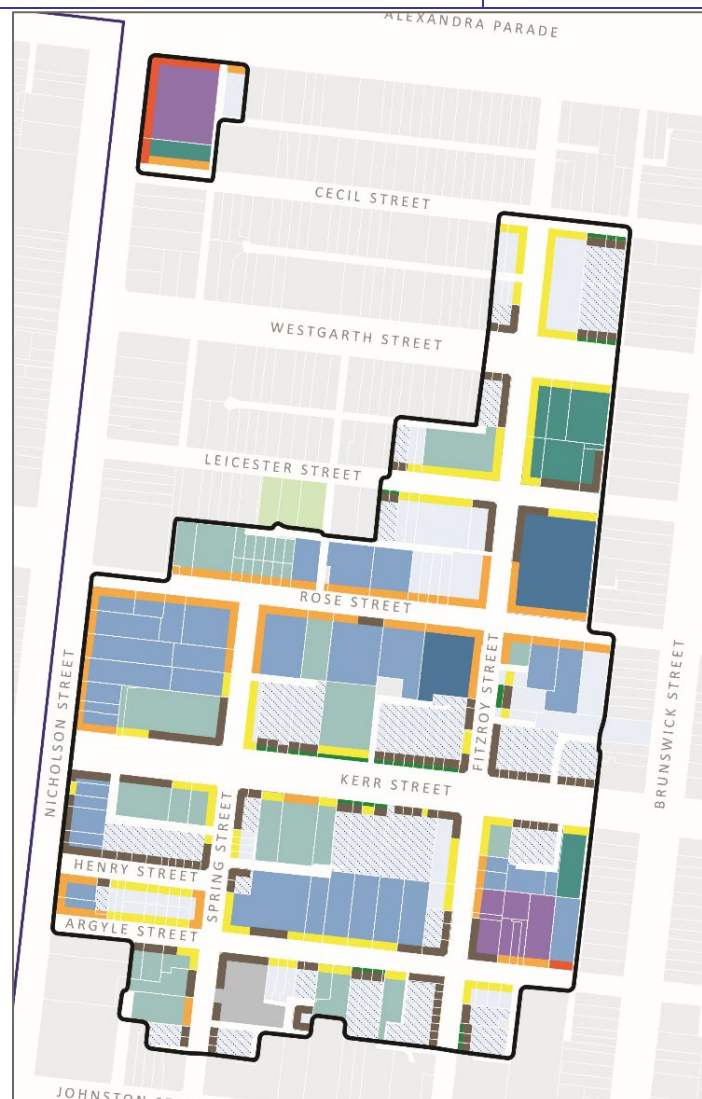
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Individual Design and Development Overlay (DDO) Summaries

DDO40 – Fitzroy West

Summary Only – for full information please read the entire DDO

Street Wall Heights	Upper Level Setbacks Above the Street Wall	Overall Heights
<p>Generally between 2 - 3 storeys / 8m - 11.2m</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Retain heritage street wall where identified.</p> <ul style="list-style-type: none"> - Mandatory 	<p><u>Heritage buildings</u></p> <p>Primary street setback 6m</p> <ul style="list-style-type: none"> - Mandatory <p>Secondary street setback 6m</p> <ul style="list-style-type: none"> - Preferred <p><u>Non-contributory sites</u></p> <p>Primary street setback 6m</p> <ul style="list-style-type: none"> - Preferred <p>Secondary street setback 3m</p> <ul style="list-style-type: none"> - Preferred 	<p>3 storeys / 11.2m (heritage terraces & cottages)</p> <ul style="list-style-type: none"> - Mandatory <p>Generally between 3 - 6 storeys / 11.2m - 20.8m</p> <ul style="list-style-type: none"> - Preferred (with conditions) <p>Note: Taller heights (8 storeys / 27.2m) are proposed for larger lots, including:</p> <ul style="list-style-type: none"> • 75-87 Rose Street, Fitzroy, and • 419 Fitzroy Street, Fitzroy.



Preferred Maximum Building Heights

- 3 storeys / 11.2m
- 3 storeys / 12.0m*
- 4 storeys / 14.4m
- 4 storeys / 16.0m*
- 5 storeys / 17.6m
- 5 storeys / 20.0m*
- 6 storeys / 20.8m
- 6 storeys / 24.0m*
- 7 storeys / 24.0m
- 7 storeys / 28.0m*
- 27.2m / 8 storeys
- 32.0m / 8 storeys*

Limited opportunity

Note: * for C2Z sites only

Mandatory Maximum Streetwall Heights

Properties as marked by the dotted diagonal lines have a 11.2m / 3 storey building height

Preferred Maximum Streetwall Heights

- New 2 storey streetwall / 8.0m
- New 3 storey streetwall / 11.2m
- New 3 storey streetwall / 12.0m*
- New 4 storey streetwall / 14.4m
- New 4 storey streetwall / 16.0m*

Heritage Streetwall Heights

Retain heritage streetwall

Landscape Setbacks

Retain landscape setback

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