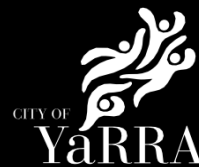


Yarra Planning Scheme

Draft Amendment C271yara General Info Sheet

Design and Development Overlay Schedules 29 - 40



What are the draft overlays trying to achieve?

The exhibited draft Design and Development Overlay (DDOs) – Schedules 29-40 aim to provide a balanced approach by guiding different levels of potential development across Collingwood and Fitzroy Mixed-Use and Commercially Zoned land. The DDOs aim to ensure that new development will be sensitive towards heritage buildings and minimise impacts on sensitive residential interfaces (for example backyards) and public spaces such as footpaths, parks and expanded street corners.

What are the main built form and design requirements to guide the outside form of potential developments?

The built form and design requirements relate to:

- street wall height (height of the façade of the building adjacent to the street boundary)
- upper-level setbacks (minimum distance from upper levels to the lower building parts, usually referred to as street wall)
- overall building height
- setbacks to residential properties
- transition of potential development towards adjoining heritage buildings and public spaces.

The draft DDOs would mainly achieve low to mid-rise buildings which respond to the character and topography of the area. They also allow for some taller buildings in areas that can accommodate more growth.

The exhibited draft DDOs include a mix of mandatory and preferred requirements to guide development.

Not all requirements can be mandatory as per State Government guidelines. Preferred requirements are the default in planning. For further information please check planning practice notes [PPN59](#) and [PPN60](#). Additionally, you can view the FAQs on our website for more information.

Preferred requirements provide flexibility to respond to local context and unique urban conditions of a site or an area. Most requirements are 'preferred' as a certain outcome can be reached in numerous ways and/or it is very difficult to be absolute about how a good outcome can be achieved.

Mandatory requirements must be met by a development application and are applied only when they are seen as 'absolutely necessary' to achieve a certain built form outcome or where 'exceptional circumstances' warrant their introduction. Introduction of any mandatory requirements must be based on robust and comprehensive strategic work.

Where can I find more information about draft Amendment C271yara?

Information on the amendment and all documents can be found on our website and consultation page at:

- yarracity.vic.gov.au/amendmentC271
- yoursayyarra.com.au/fitzroycollingwood

The amendment is available for public inspection, free of charge, during office hours at the following places:

Planning Counter

Richmond Town Hall
333 Bridge Road
Richmond VIC 3121

Fitzroy Library

Fitzroy Town Hall
128 Moor Street
Fitzroy VIC 3065

For more information contact us at [9205 5555](tel:92055555) or at email strategicplanning@yarracity.vic.gov.au

See over the page for how to make a submission.

What are some additional built form and design requirements?

The exhibited DDOs include a number of other requirements to guide a development's built form and design. Below is a short description of some requirements. For all requirements and their exact wording, please see the exhibited draft DDOs on our website.

Interfaces (section 2.6)

The interface requirements aim to minimise impacts on existing residential properties and private open spaces that are outside of the DDO areas. Development on a rear boundary should not exceed the maximum heights outlined within the DDOs and above this, must be set back to be visually recessive and not visually dominate.

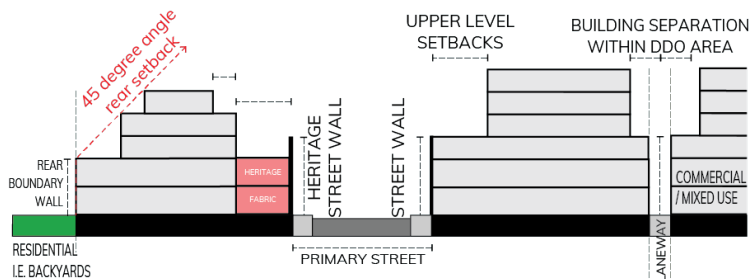


Image: Indicative cross sections for rear interfaces

Overshadowing and solar access (section 2.7)

The requirement aims to minimise overshadowing from new developments to adjoining residential properties (e.g. backyards) outside of a DDO area and certain public spaces.

Building separation and amenity (section 2.8)

The requirement aims to ensure good levels of internal amenity by ensuring upper levels of development within a DDO area are set apart from each other.

Other design requirements (section 2.9)

Several requirements aim to ensure that new developments achieve pedestrian-oriented, high-quality urban design outcomes through street edge activation, generous entry spaces in areas of narrow footpaths and appropriate levels of façade articulation that reflects the character of the area. The requirements would ensure that development responds sensitively towards heritage buildings and public spaces.

Access, parking and loading bay (section 2.10)

The requirement aims to provide a safe and accessible environment for pedestrians and to limit potential conflict between vehicle movements and pedestrians and bike riders.

How to make a submission?

Any person may make a submission to this amendment.

Submissions must be made in writing and are due by **5pm on Monday 24 February 2025**.

Email:

strategicplanning@yarracity.vic.gov.au

Online Form:

Please fill in the online form at

yoursayyarra.com.au/fitzroycollingwood

Post:

Attention Strategic Planning,
PO Box 168, Richmond VIC 3121

Please include "Draft Amendment C271yara Submission" in the subject header.

If you do not receive a confirmation on your submission, please contact us on 9205 5555 or email strategicplanning@yarracity.vic.gov.au

Please provide us with your name and contact details so that we can contact you about the next stages of the process.

Your submission should indicate if you support or oppose the amendment, or parts of the amendment, and you can also outline any recommended changes.

Please note:

Name and contact details of submitters are required for the City of Yarra to consider submissions and to notify submitters of the opportunity to attend Council meetings and any public hearings held.

The Planning and Environment Act 1987, requires Council make a copy of any submission available for public inspection.

In accordance with the requirements of the Privacy and Data Protection Act 2014 all personal information (including names and addresses) will be removed.