

Yarra Planning Scheme Amendment C191yara

Comparison of the exhibited version of the amendment documents, excluding maps that are addressed separately in Attachment 8, and the version of the amendment documents for adoption, and the reasons for the changes.

The information in this document highlights the changes made to exhibited amendment documents: Schedule 17 to the Design and Development Overlay (DDO17): Swan Street Major Activity Centre (which applied to all four precincts in Swan Street); *Yarra High Streets: Statements of Significance (October 2017)*; *City of Yarra Database of Heritage Significant Areas (January 2019)*; *Clause 21.11 Reference Documents*; and *Clause 21.12 Local Areas Policy*.

This table should be read in conjunction with Attachments 4, 5, 6, 7 and 9. This table only highlights aspects where changes are proposed to the exhibited amendment documents. Elements of the amendment where no changes are proposed or very minor changes such as spelling mistakes and formatting issues are not included in this table.

Schedule 17 to the Design and Development Overlay (DDO17)

DDO17 has been divided into four separate DDO schedules (DDO25, DDO26, DDO27 and DDO28)

Several submissions received during the exhibition of Amendment C191 were highly critical of the form and drafting of DDO17 on the basis that it was poorly structured, vague, complex, and repetitive. One submitter also noted that the four precincts needed better guidance to realise their vision.

In response, DDO17 has been 'divided' into four separate DDOs, one for each of the four precincts designated in the exhibited DDO17:

- Schedule 25 to the Design and Development Overlay (DDO25): Swan Street Activity Centre - Precinct 1 Richmond Station;
- Schedule 26 to the Design and Development Overlay (DDO26): Swan Street Activity Centre - Precinct 2 Swan Street Retail Centre;
- Schedule 27 to the Design and Development Overlay (DDO27): Swan Street Activity Centre - Precinct 3 Swan Street East; and
- Schedule 28 to the Design and Development Overlay (DDO28): Swan Street Activity Centre - Precinct 4 Burnley Station.

The Panel supported this change in their report.

The *Practitioner's Guide to Victorian Planning Schemes* recommends, where schedules require multiple objectives (such as for Swan Street which has four distinct precincts), separate schedules each with clear objectives may be a better solution. By dividing DDO17 into four new schedules DDO25, DDO26, DDO27 and DDO28, this:

- Allows the Schedules to the DDO to be precinct specific reducing unnecessary text and duplication in the provisions;
- Provides an opportunity to better translate objectives from the Built Form Framework;
- Strengthens the design objectives to provide more planning certainty;
- Removes the precinct specific design requirements (which can be relocated elsewhere);
- Reduces the length and complexity of the provisions (the exhibited version of DDO17 was 22 pages long); and
- Creates other realignments and efficiencies to improve the readability of the control.

Each change to exhibited DDO17 and the reason for the change is provided in the tables below.

Changes common to all four schedules (DDO25, DDO26, DDO27 and DDO28)

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25, DDO26, DDO27 and DDO28 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
1.	<p>2.0 Buildings and works</p>	<p>2.0 Buildings and works</p> <p><i>A permit is required to construct a building or construct or carry out works.</i></p>	<p>The permit trigger was added to be consistent with the structure of the Ministerial Direction - The Form And Content Of Planning Schemes local provision templates.</p> <p>This change was supported by the Panel.</p>
2.	<p>2.1 Definitions</p> <p>Street-wall is the facade of a building. Street wall height is measured at the vertical distance between the footpath at the centre of the frontage and the highest point of the building at the street edge, with the exception of architectural features and building services.</p> <p>Building height does not include non structural elements and service equipment including plant rooms, lift overruns, structures associated with green roof areas and other such equipment provided that all of the following criteria are met:</p> <ul style="list-style-type: none"> • The total roof area occupied by the equipment (other than solar panels) is minimised; • The service equipment is located in a position on the roof so as to minimise its visibility; • The non structural elements and service equipment minimise additional overshadowing of neighbouring properties and public spaces; • The equipment does not extend higher than 3.6 metres above the maximum building height; and • The non structural elements and service equipment are integrated into the design of the building to the satisfaction of the responsible authority. <p>Setback is the shortest horizontal distance from a building façade, including projections such as balconies, building services and architectural features, to the boundary.</p> <p>Parapet height does not include features such as brackets, pediments, urns, finials or other decorative elements.</p>	<p>2.1 Definitions</p> <p>Street-wall means the facade of a building at the street boundary, or, if the existing heritage building is set back from the street boundary, the front of the existing building. Street wall height is measured at the vertical distance between the footpath at the centre of the frontage and the highest point of the building at the street edge, with the exception of architectural features and building services.</p> <p>Heritage building means any building subject to a Heritage Overlay, graded as either Contributory or Individually Significant (including properties on the Victorian Heritage Register).</p> <p>Laneway means a road reserve of a public highway or right of way 9 metres or less wide.</p> <p>Building height means the vertical distance from natural ground level to the roof or parapet at any point.</p> <p>Parapet height does not include features such as brackets, pediments, urns, finials or other decorative elements.</p> <p>Road boundary means the boundary between the public road and the private property.</p> <p>Shared zone means a road or network of roads where pedestrians, cyclists, and vehicles share the roadway.</p> <p>Upper level means development above the height of the street wall.</p>	<p>The purpose of the definition section is to clarify the meanings of terms used throughout the control. The definitions should be used in addition to (and not contradict) those contained in Clause 73.01.</p> <p>The revised definitions in the version for adoption provide a more relevant list of the terms used in DDO25, DDO26, DDO27 and DDO28.</p> <p>The version for adoption deletes the following definitions:</p> <ul style="list-style-type: none"> • Setback <p>The version for adoption includes the following definitions:</p> <ul style="list-style-type: none"> • Building height (amended) • Street wall (amended) • Heritage building (new) • Laneway (new) • Parapet Height (no change from exhibited) • Road boundary (amended) • Shared zone (amended) • Upper level (amended) <p>The definitions for 'Building height', 'Street wall', 'Shared zone' and 'Upper level' have been amended. The drafting approach is consistent with the approved form of DDO16 for Queens Parade and DDO15 for Johnston Street. This supports a consistent approach to drafting Yarra's DDOs for its activity centres.</p> <p>The criteria included in the 'Building height' definition has been relocated to the 'Building height requirements' section of DDO25, DDO26, DDO27 and DDO28 as the criteria is a performance based requirement to be met.</p>

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	<p>Road boundary is the boundary between the public road and the private property.</p> <p>Shared zone is a road or network of roads where pedestrians, cyclists, and vehicles share the roadway.</p> <p>Upper level is development above the height of the street wall.</p>		<p>The definitions for 'Heritage building' and 'Laneway' were added. They are terms used in the DDO25, DDO26, DDO27 and DDO28 but were not defined. They assist in understanding the requirements (the same definitions as the approved Johnston Street, DDO15 and Queens Parade, DDO16 were used).</p> <p>The inclusion of VHR properties in the definition of heritage buildings for Swan Street is to ensure that the intended application of interfaces B, D and F to VHR properties is operational.</p> <p>These changes were supported by the Panel.</p>
3.	Not included in the exhibited version.	<p>2.2 Requirements</p> <p><i>A permit cannot be granted to vary a requirement expressed with the term 'must' or listed in a 'Mandatory' column of a table.</i></p> <p><i>A permit cannot be granted to construct a building or construct or carry out works, which:</i></p> <ul style="list-style-type: none"> <i>exceeds the mandatory maximum building height and street wall height requirements shown in the Height and Interface Plan 1 of this schedule.</i> <i>reduces the mandatory minimum street wall height and upper level setback requirements shown in the Height and Interface Plan 1 of this schedule.</i> 	<p>The new section at 2.2 Requirements clarifies the use of 'must' in response to submissions received during exhibition. It better describes the mandatory elements of the amendment e.g. mandatory maximum building heights, mandatory maximum street walls etc.</p> <p>The language used in DDO17 applied the word 'must' to both discretionary and mandatory requirements. Since DDO17 was prepared, the <i>Practitioner's Guide to Victorian Planning Schemes</i> (the Guide) has been updated and reinforces that the most appropriate language for a DDO is 'should' for discretionary (preferred) requirements and 'must' for mandatory requirements.</p> <p>This change was supported by the Panel.</p>
4.	<p>2.2 General design requirements</p> <p><i>The following general design requirements apply to an application to construct a building or construct or carry out works and must be read in conjunction with the relevant precinct design requirements.</i></p>	<p>2.3 Design requirements</p> <p><i>The following design requirements apply to an application to construct a building or construct or carry out works.</i></p>	<p>The title of section 2.2 was amended from 'General Design Requirements' to just 'Design Requirements'. Given there are no other requirements in the DDO schedules, as a result of DDO17 being divided into separate DDOs for each precinct, the word 'General' is redundant.</p> <p>The reference to 'precinct design requirements' has been removed as the 'Precinct design requirements' at section 2.3 has been removed from DDO25, DDO26, DDO27 and DDO28.</p> <p>This change was supported by the Panel.</p>
5.	Not included in the exhibited version.	<p>Design quality requirements</p> <p><i>Development should achieve urban design and architectural excellence.</i></p>	<p>The new section 'Design quality requirements' seeks to achieve urban design and architectural excellence, well-spaced and sited</p>

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		<p><i>Development should be well spaced and sited to avoid visual bulk and provide equitable access to an outlook and good daylight.</i></p> <p><i>Development should provide for street activation at ground levels.</i></p> <p><i>Development should be designed to avoid repetitive stepped form at upper levels.</i></p> <p><i>Upper level development should be designed to ensure buildings provide detail on all facades when viewed from all directions.</i></p> <p><i>Frontages at ground floor should incorporate verandahs, consistent with the form and scale of adjoining verandahs, into the façade design.</i></p> <p><i>Protect the amenity of existing residential properties in terms of visual bulk, overshadowing of private open space, overlooking and vehicle access.</i></p> <p><i>Upper level development on land within a Heritage Overlay or on land immediately adjoining a heritage building should:</i></p> <ul style="list-style-type: none"> <i>be visually recessive and not visually dominate the heritage building and the heritage streetscape; and</i> <i>avoid large expanses of glazing with a horizontal emphasis in the upper levels of development.</i> 	<p>development to avoid visual bulk and equitable access to an outlook and daylight, street activation and detail on all facades.</p> <p>Design quality requirements are a useful tool in understanding the intention and the focus for decision making pursuant to the provisions in the DDO. They assist in decision-making, particularly in assessing the acceptability of permit applications where discretionary built form controls are proposed to be varied. The design quality requirements are:</p> <ul style="list-style-type: none"> • Written in plain English; • Have strategic justification, translated from <i>the Swan Street Activity Centre Built Form Framework</i>, Tract September 2017; • Clear in their purpose to achieve high quality urban design outcomes; • Built form requirements that fall within the controls enabled by the parent Design and Development Overlay provision Clause 43.02-1; and • Clearly drafted to reflect their discretionary status. <p>The inclusion of design quality requirements in DDO25, DDO26, DDO27 and DDO28 intentionally lift the bar in terms of building design, urban design and architectural excellence.</p> <p>Three requirements from the 'Street wall and setbacks requirements' section have been relocated to the "Design quality requirements' sections, with light revisions to the wording.</p> <p>Two requirements from the 'Heritage design requirements' section have been relocated to the 'Design quality requirements' sections, with light revisions to the wording.</p> <p>This change was supported by Panel</p>
6.	<p>Building heights</p> <p><i>A permit cannot be granted to construct a building or construct or carry out works which exceeds the mandatory maximum building height shown in the Height and Interface Plans (Plan 1, 3, 5 and 7) of this schedule.</i></p> <p><i>A permit may be granted to construct a building or construct or carry out works which exceeds the preferred building height shown in the Height and Interface Plans (Plan 1, 3, 5 and 7) of this schedule</i></p>	<p>Building height requirements</p> <p><i>A permit should only be granted to construct a building or construct or carry out works, which exceeds the preferred building height shown in the Height and Interface Plan 1 of this schedule where all the following requirements are met to the satisfaction of the responsible authority:</i></p> <ul style="list-style-type: none"> <i>the built form outcome that results from the proposed variation satisfies the design objectives in</i> 	<p>This section provides guidance when exercising discretion to exceed the preferred building height specified on the 'Height and Interface Plan'.</p> <p>The title was amended to add the word 'requirements' to be consistent with the naming convention of other sections in DDO25, DDO26, DDO27 and DDO28.</p> <p>The section has been amended to remove duplication and to clarify when controls are mandatory or discretionary by the use of the words 'must' and 'should'.</p>

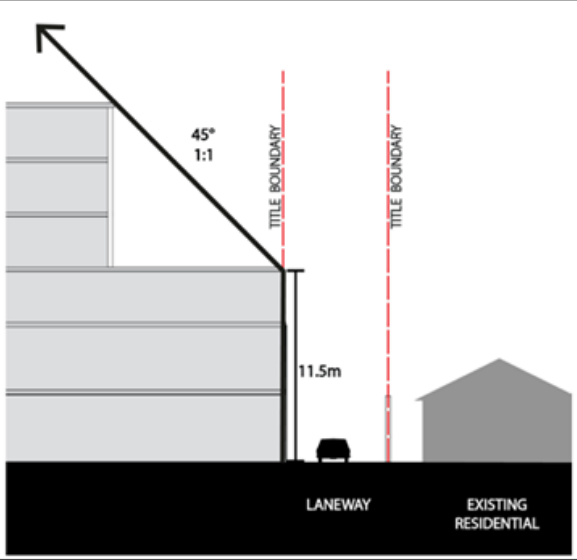
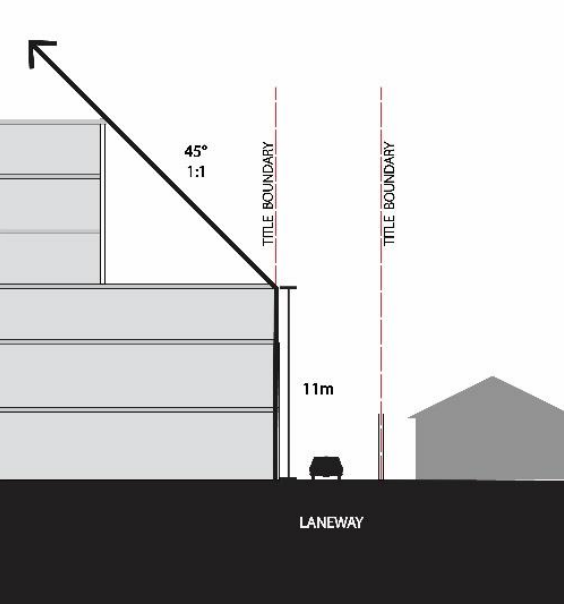
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	<p>where all the following requirements are met to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> • the built form outcome as a result of the proposed variation satisfies the general design objectives in Clause 1.0 of this schedule, the relevant precinct design requirements specified in this schedule; • the proposed building height achieves the preferred future mid-rise character for Swan Street of generally 5 to 12 storeys; and • the proposal will achieve each of the following: <ul style="list-style-type: none"> ○ greater building separation than the minimum requirement in this schedule ○ housing for diverse households types, including people with disability, older persons, and families, through the inclusion of varying dwelling sizes and configurations ○ universal access, and communal and/or private open space provision that exceeds the minimum standards in Clauses 55.07 and 58 ○ excellence for environmentally sustainable design measured as a minimum BESS project score of 70% ○ no additional amenity impacts to residentially zoned properties, beyond that which would be generated by a proposal that complies with the preferred building height. 	<p>Clause 1.0 of this schedule and the relevant design requirements specified in this schedule; and</p> <ul style="list-style-type: none"> • the proposal achieves each of the following: <ul style="list-style-type: none"> ○ greater building separation than the minimum requirement in this schedule; ○ excellence for environmentally sustainable design measured as a minimum BESS project score of 70%; ○ no additional amenity impacts to residentially zoned properties, beyond that which would be generated by a proposal that complies with the preferred building height; and ○ provision of end-of-trip facilities, including secure bicycle parking, locker and shower facilities and change rooms; and • where the proposal includes dwellings, it also achieves each of the following: <ul style="list-style-type: none"> ○ housing for diverse households types; ○ accessibility provision objective that exceeds the minimum standards in Clauses 55.07 and 58; and ○ communal and/or private open space provision that exceeds the minimum standards in Clauses 55.07 and 58; and <p>Architectural features may exceed the preferred or mandatory height.</p> <p>Service equipment/structures including plant rooms, lift overruns, stairs, structures associated with green roof areas and other such equipment may exceed the preferred or mandatory height provided that each of the following criteria are met for the equipment or structure:</p> <ul style="list-style-type: none"> • Less than 50 per cent of the roof area is occupied by the equipment /structures (other than solar panels); • The equipment/structures does not cause additional overshadowing of adjoining properties; and 	<p>The requirement to achieve the preferred future mid-rise character for Swan Street of generally 5 to 12 storey was removed as it is already included as a design objective at Clause 1.0. This removes unnecessary duplication in DDO25, DDO26, DDO27 and DDO28.</p> <p>The building height requirements have also been amended to remove reference to other Height and Interface Plans outside of the relevant precinct. They have also been amended to apply to both residential and non-residential development, where relevant.</p> <p>The requirement regarding service equipment was relocated from 'Definitions', its location in the exhibited version, to this section for clarity. A total roof area was specified to help minimise the impact of equipment on rooftops of new buildings. Only measurable parameters have been included to aid with an assessment of compliance. The drafting approach is consistent with the approved form of DDO16 for Queens Parade. This supports a consistent approach to drafting Yarra's DDOs for its activity centres.</p> <p>These changes were supported by the Panel.</p>

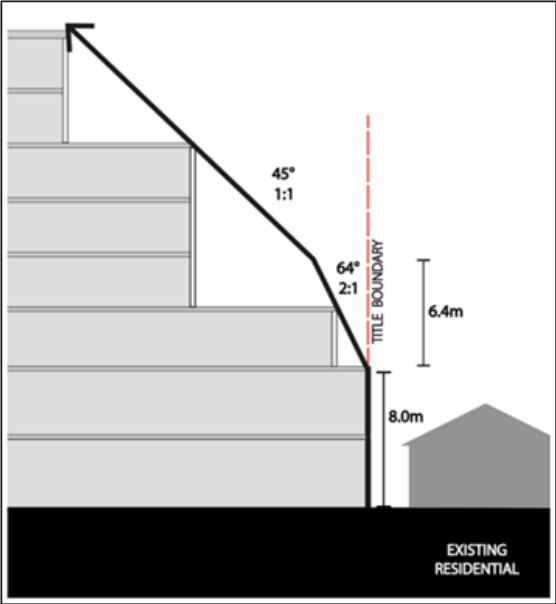
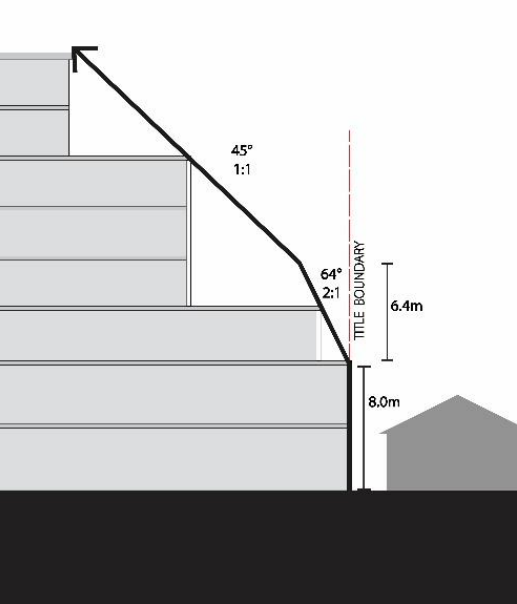
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		<ul style="list-style-type: none"> The equipment/structures does not extend higher than 3.6 metres above the maximum building height. 	
7.	<p>Street wall and setbacks</p> <p>A permit cannot be granted to construct a building or construct or carry out works which exceed the mandatory maximum street wall height and/or reduces the mandatory minimum setback requirements specified in the Precinct Tables in this schedule.</p> <p>A permit cannot be granted which exceeds the relevant preferred maximum street wall height and/or reduces the relevant preferred mandatory minimum setback requirements specified in this schedule unless the following are met, to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> The built form outcome as a result of the proposed variation satisfies the general design objectives in Clause 1.0 of this schedule, The built form outcome as a result of the proposed variation satisfies the relevant requirements specified in this schedule The following requirements also apply to the design of the street wall and upper levels: <ul style="list-style-type: none"> Frontages at ground floor and within the street wall must be designed with floor to floor ceiling heights suitable to accommodate commercial activity. Frontages at ground floor must incorporate verandahs, consistent with the form and scale of adjoining verandahs, into the façade design. Development must be designed to adopt the same street setback from all interfaces for a minimum of 65% of the height of upper levels to avoid repetitive stepped form. Upper level development must be designed to ensure buildings are expressed in the round and provide detail on facades when viewed from all directions. 	<p>Street wall and setback requirements</p> <p>A permit should not be granted to construct a building or construct or carry out works, which exceeds the relevant preferred maximum street wall height and/or reduces the relevant preferred minimum setback requirements specified in this schedule unless the following are met, to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> The built form outcome that results from the proposed variation satisfies the design objectives in Clause 1.0 of this schedule. The built form outcome that results from the proposed variation satisfies the relevant design requirements specified in this schedule. The street wall at ground floor level is designed to allow floor to floor ceiling heights suitable to accommodate commercial activity. Projections such as balconies, building services and architectural features must not intrude into a setback. On corner sites where two different street wall heights are nominated, buildings should 'turn the corner' and apply the Swan Street wall height. If the Swan Street wall is higher it should transition to the lower nominated street wall height on the side street. 	<p>The title was amended to add the word 'requirements' to be consistent with the naming convention of other sections in the DDO.</p> <p>The section has been amended to remove duplication and to clarify when controls are mandatory or discretionary by the use of the words 'must' and 'should'.</p> <p>Three requirements from the 'Street wall and setbacks requirements' section have been relocated to the 'Design quality requirements' section, with light revisions to the wording.</p> <p>An additional requirement has been added as the exhibited DDO17 did not include clear guidance on which street wall height requirement prevails when differing street wall heights intersect at a corner. The new design requirement makes it clearer that, where two different discretionary provisions intersect at a corner, the Swan Street wall height prevails, with the height transitioning down along the side street. As this would produce a more consistent building street edge along Swan Street.</p> <p>The building separation requirements have been included in their own new section for clarification purposes.</p> <p>These changes were supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25, DDO26, DDO27 and DDO28 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<ul style="list-style-type: none"> • Where development shares a common boundary and no interface treatment is shown in Plan 1, upper level development must: <ul style="list-style-type: none"> ○ be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed ○ be setback a minimum of 3.0m from the common boundary where a commercial or non-habitable window is proposed. • Where the common boundary is a laneway, the setback is measured from the centre of the laneway. 		
8.	<p>Not included in the exhibited version.</p>	<p>Building separation requirements</p> <p><i>Where development shares a common boundary and no interface treatment is shown in Plan 1, upper level development should:</i></p> <ul style="list-style-type: none"> • For buildings up to 28 metres, be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed. • For buildings up to 28 metres, be setback a minimum of 3.0m from the common boundary where a commercial or non-habitable window is proposed. • For buildings taller than 28 metres, be setback a minimum of 6 metres above 28 metres. <p><i>Where the common boundary is a laneway, the setback is measured from the centre of the laneway.</i></p>	<p>The new 'Building separation requirements' section includes building separation provisions relocated from the 'Street wall and setbacks requirements' section. This drafting approach is supported by drafting advice provided by the C220 Panel and consistent with the approved form of DDO15 for Johnston Street.</p> <p>The exhibited DDO17 required that, where development shares a common boundary and no interface treatment is shown, setbacks should be provided at a minimum of:</p> <ul style="list-style-type: none"> • 4.5m where a habitable room window or balcony is proposed • 3m where a commercial or non-habitable room window is proposed. <p>Given building separation requirements play an important role in breaking up the visual 'wall' of buildings and also in providing appropriate amenity for occupants, the exhibited requirements have been amended to include a new requirement for buildings taller than 28m, which will require any portion of a building over 28m in height to be setback a minimum of 6m. This approach was put forward by Council's urban design expert (Evidence Statement of Ms Hodyl, Recommendation 1, Page 3 at [18-19]) and adjusted by Council officers.</p> <p>These changes were supported by the Panel.</p>
9.	<p>Heritage design requirements</p>	<p>Not included in the version for adoption.</p>	<p>The version of DDO25, DDO26, DDO27 and DDO28 for adoption removes most of the 'Heritage design requirements'</p>

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	<p><i>The following design requirements apply on land within a heritage overlay or immediately adjoining a heritage overlay.</i></p> <p><u><i>Building facades and street frontages</i></u></p> <p><u><i>Infill Buildings and Development Adjoining a Heritage Building</i></u></p> <p><i>Façade treatments and the articulation of infill buildings on land affected by a heritage overlay and of new buildings on land immediately adjoining a heritage building must:</i></p> <ul style="list-style-type: none"> <i>ensure the façade treatments and the articulation of new development are simple and do not compete with the more elaborate detailing of the adjoining heritage building(s)</i> <i>respect the vertical proportions of the nineteenth and early twentieth century facades of the heritage streetscape and/or adjoining heritage building(s)</i> <i>avoid large expanses of glazing with a horizontal emphasis except to ground floor shopfronts</i> <i>maintain the existing canopy/verandah height of the heritage streetscape and/or adjoining heritage building.</i> <p><u><i>Contributory or Individually Significant Buildings</i></u></p> <p><i>Adaptation of contributory or individually significant buildings must:</i></p> <ul style="list-style-type: none"> <i>avoid highly reflective glazing in historic openings</i> <i>encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings</i> <i>maintain the inter-floor height of the existing building and avoid new floor plates and walls cutting through historic openings.</i> <p><u><i>Upper Levels (above street wall height)</i></u></p> <p><u><i>Upper level development on land within a heritage overlay and on land immediately adjoining a heritage building must:</i></u></p>		<p>and relocates the remaining requirements within 'Design quality requirements'.</p> <p>The 'Heritage design requirements' have been removed from the DDO for the following reasons:</p> <ul style="list-style-type: none"> • They duplicate existing provisions found within Clause 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay). • The existing Clause 22.02 provisions provide appropriate guidance for developing land with the Heritage Overlay. • Council is also updating its planning scheme via Amendment C269yara, in line with the integrated Planning Policy Framework (PPF). Amendment C269yara will afford a further opportunity to update municipal-wide heritage guidelines. • Many of the provisions in the DDO have been prepared through the lens of a detailed heritage assessment. • The combination of the DDO and Clause 22.02 provides a comprehensive set of design requirements for heritage properties. <p>The Panel noted that there is also no need to include heritage design requirements in the DDO schedules before Amendment C269yara is finalised.</p> <p>However the following two requirements from the 'Heritage design requirements' have been slightly modified and transferred to the 'Design quality requirements' section of DDO25, DDO26, DDO27 and DDO28:</p> <ul style="list-style-type: none"> • <i>be visually recessive and not visually dominate the heritage building and the heritage streetscape; and</i> • <i>avoid large expanses of glazing with a horizontal emphasis except to ground floor shopfronts.</i> <p>It is appropriate to retain and transfer these requirements regarding visually recessive upper level development and glazing as they are fundamental design principles. The subtle change to the wording of the requirements improves the clarity of the intent of the provision.</p> <p>These changes were supported by the Panel.</p>

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	<ul style="list-style-type: none"> • <i>be visually recessive and not visually dominate the heritage building and the heritage streetscape</i> • <i>retain the primacy of the three-dimensional form of the heritage building as viewed from the public realm to avoid 'facadism'</i> • <i>utilise visually lightweight materials and finishes that are recessive in texture and colour and provide a juxtaposition with the heavier masonry of the heritage facades</i> • <i>incorporate simple architectural detailing that does not detract from significant elements of the heritage building and the heritage streetscape</i> • <i>be articulated to reflect the fine grained character of the streetscape.</i> 		
10.	Not included in the exhibited version.	<p>5.0 Application requirements</p> <p><i>An application must be accompanied by:</i></p> <ul style="list-style-type: none"> • <i>A desktop wind effects assessment for the proposed development when the building height is 15m or higher from natural ground level.</i> 	<p>The parent DDO enables specific application requirements to be included in its schedules. DDO25, DDO26, DDO27 and DDO28 include a new application requirement relating to the wind effect of new development.</p> <p>Given wind can play a significant role in the safety, comfort and enjoyment of outdoor spaces and the expected level of development in the Activity Centre, it is appropriate to consider the effects of how new buildings will affect wind patterns. Council's Wind expert recommended a desktop wind effects assessment be submitted with a permit application for a proposed development when the building height is 15m or higher from natural ground level.</p> <p>This change was supported by the Panel.</p>
11.	Figure 1 to schedule 17 – Residential interface with an existing laneway	<p>Figure 1 to schedules 25 – Interface with an existing laneway</p> <p>Figure 1 to schedules 26 – Interface with an existing laneway</p> <p>Figure 1 to schedules 27 – Interface with an existing laneway</p> <p>Figure 1 to schedules 28 – Interface with an existing laneway</p>	<p>The version of the DDO25, DDO26, DDO27 and DDO28 for adoption:</p> <ul style="list-style-type: none"> • Replace the description of Figure 1 from 'residential interface' to 'Interface with an existing laneway'; and • Delete the words 'existing residential' in Figure 1 cross-sections. <p>These drafting changes will ensure that Figure 1 accurately reflect and relate to the rear interface provisions of 'Interface I' in Table 1 – Street Wall Heights and Setbacks.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25, DDO26, DDO27 and DDO28 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	 <p>The diagram shows a cross-section of a building with a 45° 1:1 slope. A vertical line indicates a height of 11.5m. To the right, an 'EXISTING RESIDENTIAL' building is shown. Two vertical dashed lines represent 'TITLE BOUNDARY' lines. The area between the building and the boundaries is labeled 'LANEWAY'.</p>	 <p>The diagram shows a cross-section of a building with a 45° 1:1 slope. A vertical line indicates a height of 11m. The area between the building and the boundaries is labeled 'LANEWAY'.</p>	<p>The rear wall height requirement has also been rounded down to 11m in the schedules for adoption to be consistent with the approved form of DDO15 for Johnston Street.</p> <p>These changes were supported by the Panel.</p>
12.	<p>Figure 2 to schedule 17 – Residential interface direct abuttal</p>	<p>Figure 2 to schedules 25 – Interface direct abuttal Figure 2 to schedules 26 – Interface direct abuttal Figure 2 to schedules 27 – Interface direct abuttal Figure 2 to schedules 28 – Interface direct abuttal</p>	<p>The version of the DDO25, DDO26, DDO27 and DDO28 for adoption:</p> <ul style="list-style-type: none"> • Replace the description of Figure 2 from 'residential interface' to 'Interface direct abuttal'; and • Delete the words 'existing residential' in Figure 2 cross-sections. <p>These drafting changes will ensure that Figure 2 accurately reflect and relate to the rear interface provisions of 'Interface I' in Table 1 – Street Wall Heights and Setbacks.</p> <p>These changes were supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25, DDO26, DDO27 and DDO8 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
			

Precinct specific changes: Schedule 25 to Design and Development Overlay (DDO25) Swan Street Activity Centre - Precinct 1 Richmond Station

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
13.	<p>SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY</p> <p>Shown on the planning scheme map as DDO17.</p> <p>SWAN STREET ACTIVITY CENTRE</p>	<p>SCHEDULE 25 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY</p> <p>Shown on the planning scheme map as DDO25.</p> <p>SWAN STREET ACTIVITY CENTRE - PRECINCT 1 RICHMOND STATION</p>	<p>The Swan Street DDO has been 'divided' into four separate DDOs, one for each of the four precincts designated in the exhibited DDO17. As a consequence, the title has changed to reflect the new DDO schedule number (DDO25) and precinct (Precinct 1).</p> <p>This change was supported by the Panel.</p>
14.	<p>1.0 General design objectives</p> <ul style="list-style-type: none"> To recognise and respond to the distinct character and varying development opportunities defined by the four precincts along Swan Street. 	<p>1.0 Design objectives</p> <ul style="list-style-type: none"> To create an entry to the activity centre, anchored by Richmond Station, that is defined by high quality, 	<p>Title of section 1.0 was amended from 'General Design Objectives' to 'Design Objectives'. Given there are no other objectives in DDO25 e.g. for Precincts, the word 'General' is redundant.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<ul style="list-style-type: none"> <i>To support a new mid rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas that maintains an active, high quality and pedestrian friendly environment.</i> <i>To ensure development maintains the prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscapes.</i> <i>To minimise the amenity impacts on residential properties adjoining the Swan Street Activity Centre including overlooking, overshadowing and visual bulk impacts.</i> <i>To ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network.</i> 	<p><i>contemporary buildings that wrap around the corner from Hoddle Street into Swan Street.</i></p> <ul style="list-style-type: none"> <i>To provide taller street walls on Swan Street, west of Wellington Street to define the entry to the Activity Centre.</i> <i>To maintain the prominence of the Precinct Hotel on the corner of Cremorne Street and Swan Street within the streetscape.</i> <i>To improve the pedestrian environment and amenity of the streetscape along Swan Street and the streets leading to Cremorne through activated ground floor frontages and improvements to the public realm.</i> <i>To support a new mid rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas.</i> 	<p>The new design objectives were translated from the <i>Swan Street Activity Centre Built Form Framework</i>, Tract September 2017.</p> <p>Objectives have been re-written to strengthen the design objectives and provide greater clarity and certainty regarding the intent of built form outcomes for Precinct 1. They will also better assist with decision-making, particularly where heritage issues are not applicable.</p> <p>These changes were supported by the Panel.</p>
15.	Not included in the exhibited version.	<p><i>Design quality requirements</i></p> <p>Refer to Row No. 5 (DDO25, DDO26, DDO27 and DDO8 FOR ADOPTION SECTIONS) for text for adoption, with the following additional building height requirement in DDO25:</p> <p>...</p> <p><i>Development should maintain the prominence of the heritage street wall and respect the architectural form and qualities of heritage buildings and the heritage streetscape within land affected by HO524.</i></p> <p>...</p>	<p>In addition to the changes and reasons for the changes set out in Row No. 5 above, an additional provision has been added to the 'design quality requirements' in DDO25.</p> <p>The precinct specific design requirement regarding HO524 will ensure development maintains the prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscape on land affected by the Heritage Overlay.</p> <p>This change was supported by Panel.</p>
16.	<p><i>Building heights</i></p> <p>Refer to Row No. 6 (DDO17 EXHIBITED SECTIONS) for exhibited text.</p>	<p><i>Building height requirements</i></p> <p>Refer to Row No. 6 (DDO25, DDO26, DDO27 and DDO8 FOR ADOPTION SECTIONS) for text for adoption, with the following additional building height requirement in DDO25:</p> <p>...</p>	<p>In addition to the changes and reasons for the changes set out in Row No. 6 above, an additional provision has been added to the 'Building height requirements' in DDO25 for adoption to require development on land within the Heritage Overlay to have increased upper level setbacks at levels that exceed the preferred maximum height. This will ensure that buildings over 28m in height in the Heritage Overlay in Precinct 1 are appropriately designed to ensure that the prominence of the heritage buildings and Precinct Hotel are retained.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
		<p>Where the proposal is on land within a Heritage Overlay, it also achieves the following:</p> <ul style="list-style-type: none"> ○ Upper level development above the preferred building height on land within a Heritage Overlay should have increased setbacks to minimise its visibility above the heritage building and from the heritage streetscape] 	<p>These changes were supported by the Panel.</p>
17.	<p>Overshadowing</p> <p><i>A permit cannot be granted to construct a building or construct or carry out works that would overshadow any of the following spaces between 10 am and 2 pm at 22nd September:</i></p> <ul style="list-style-type: none"> • any part of the southern footpath of Swan Street, measured as 4.0m from the southern road boundary of Swan Street, • any part of the opposite footpath of Church Street, measured as 4.0 metres from the road boundary of Church Street • any part of the opposite footpath of Burnley Street, measured as 4.0 metres from the road boundary of Burnley Street <p><i>A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with the overshadowing requirements specified in Clause 2.3 of this schedule unless the resultant overshadowing would not unreasonably prejudice the amenity of the public space, to the satisfaction of the responsible authority.</i></p>	<p>Overshadowing requirements</p> <p><i>A permit should not be granted to construct a building or construct or carry out works that would overshadow part of the opposite footpath of Cremorne Street (measured from the property boundary to the existing kerb of Cremorne Street between 10 am and 2 pm at 22nd September), unless the overshadowing would not unreasonably prejudice the amenity of the public space.</i></p>	<p>The title was amended to add the word 'requirements' to be consistent with the naming convention of other sections in the DDO.</p> <p>The overshadowing requirements relating to the southern footpaths of Swan, Church and Burnley Streets have been removed as they are not relevant to Precinct 1. Furthermore, DDO25 only applies to the southern side of Swan Street and as such the overshadowing issues to southern footpaths are not applicable.</p> <p>The discretionary overshadowing requirement relating to Cremorne Street has been relocated from the 'Precinct design requirements' to 'Overshadowing requirements'.</p> <p>The requirement to not overshadow any part of southern footpath within 4m from the road boundary has been removed. The Panel recommended that the exhibited metric for defining the area for solar access be revised to relate to just the area between the property boundary and the existing kerb as, although it was mentioned in the <i>Swan Street Activity Centre Built Form Framework</i>, Tract September 2017, there was no technical analysis to justify the 4m metric.</p> <p>This alternative metric will still sufficiently protect the existing footpath (and any verge) from shadowing and was supported by the Panel.</p> <p>The section has been amended to clarify the requirement is discretionary by the use of the word 'should'.</p>

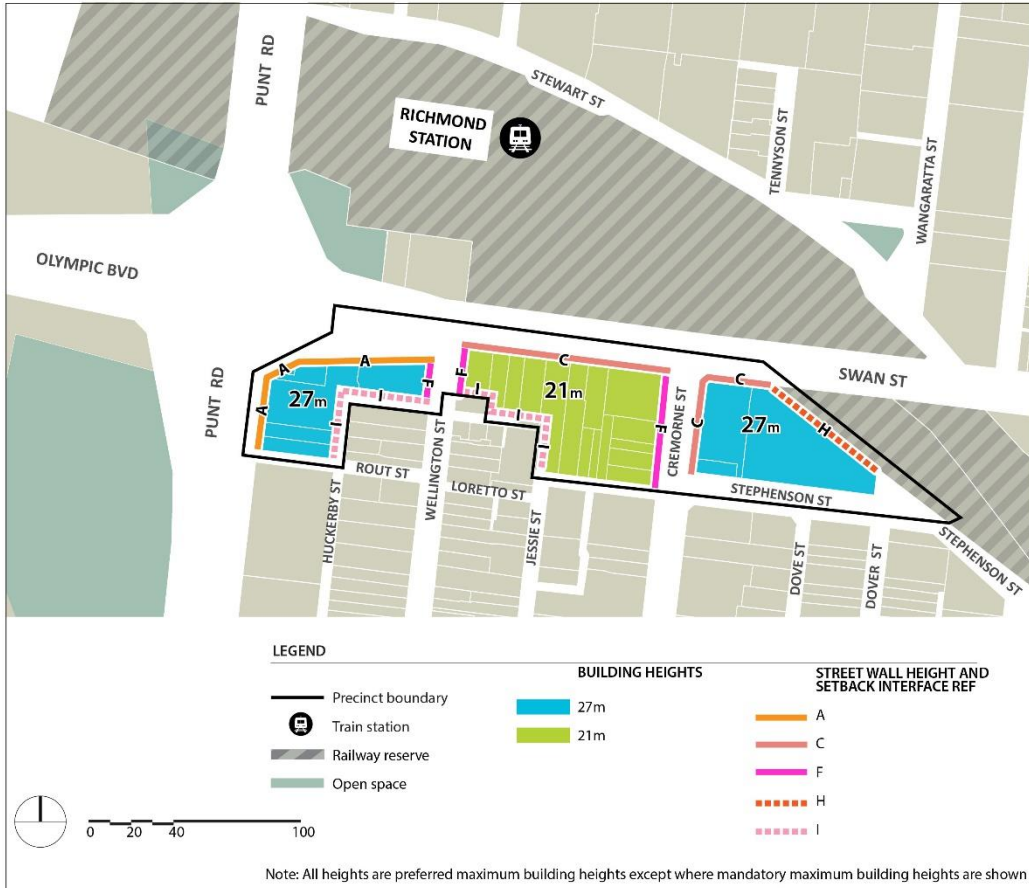
ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
18.	<p>Vehicle and pedestrian access</p> <p><i>Development must provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule except in locations identified as “Left in - Left Out Access Permitted” in the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule.</i></p> <p><i>Development identified as “Left in - Left Out Access Permitted” in the Access and Movement Plan must limit the width of vehicle crossovers and incorporate ‘Left in’ and ‘Left out’ only vehicle access.</i></p> <p><i>Development with redundant vehicle access points to Swan Street, Church Street and Burnley Street must reinstate the kerb, linemark parking bays, and relocate any parking signs.</i></p> <p><i>Vehicle ingress and egress into development, including loading facilities and building servicing, must be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</i></p> <p><i>Pedestrian access to buildings, including upper level apartments, must be from a street or a shared zone shown on the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule. Where pedestrian access can only be provided from a laneway at the rear of buildings the pedestrian entrance must be setback from the rear laneway and well-lit to enable safe access.</i></p>	<p>Vehicle and pedestrian access requirements</p> <p><i>Development should provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plan 2 of this schedule.</i></p> <p><i>Development with redundant vehicle access points to Swan Street should reinstate the kerb, linemarked parking bays, and relocate any parking signs.</i></p> <p><i>Vehicle ingress and egress into development, including loading facilities and building servicing, should be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</i></p> <p><i>Pedestrian access to buildings, including upper level apartments, should be from a street or a shared zone shown on the Access and Movement Plan 2 of this schedule. Where pedestrian access can only be provided from a laneway at the rear of buildings the pedestrian entrance should be setback from the rear laneway and well-lit to enable safe access.</i></p>	<p>The title was amended to add the word ‘requirements’ to be consistent with the naming convention of other sections in the DDO.</p> <p>The section has been amended to clarify the requirements are discretionary by the use of the word ‘should’.</p> <p>The vehicle and pedestrian access requirements relating to Church and Burnley Streets, in addition to ‘Left in - Left Out Access’ and have been removed as they are not relevant or applicable to Precinct 1.</p> <p>The vehicle and pedestrian access requirements have also been amended to remove reference to other ‘Access and Movement Plans’ outside of Precinct 1 and to ensure that they clearly apply to both residential and non-residential development.</p> <p>This change was supported by the Panel.</p>
19.	<p>2.3 Precinct design requirements</p> <p><i>The following specific Precinct Design Requirements apply in addition to the general design requirements.</i></p> <p>Precinct 1 – Richmond Station</p> <p><i>Shown on the planning scheme map as DDO17-1</i></p> <p><i>The Precinct Design Requirements for Precinct 1 are as follows:</i></p> <ul style="list-style-type: none"> <i>Development must provide a consistent built form edge to the street.</i> 	<p>Not included in the version for adoption.</p>	<p>Section 2.3 ‘Precinct design requirements’ has been deleted and its contents relocated to other sections of DDO25, namely the ‘Design objectives’ and ‘Design requirements’ sections to reduce unnecessary text and duplication in the provisions.</p> <p>This change was supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<ul style="list-style-type: none"> <i>The street wall of development on the corner of Swan Street and Punt Road must mark the entry into the Swan Street Activity Centre.</i> <i>The street wall of new development east of Wellington Street must reflect the height and fine grain articulation of the heritage buildings.</i> <i>Development must improve the pedestrian environment and amenity of the streetscape along Swan Street and the streets leading to the Cremorne Employment Precinct through high quality architectural design and improvements to the public realm.</i> <i>Development must not overshadow any part of the opposite footpath of Cremorne Street (measured as 2.0 metres from the boundary of Cremorne Street between 10 am and 2 pm at 22nd September).</i> 		
20.	<p>5.0 Decision guidelines</p> <p><i>The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</i></p> <ul style="list-style-type: none"> <i>Whether the General Design Requirements and the Precinct Design Requirements in Clause 2.0 are met.</i> <i>The design of the streetscape interface and its contribution to an active street environment.</i> <i>Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.</i> <i>The shadowing impacts of the development on footpaths and public spaces.</i> <i>The wind effects created by the development.</i> <i>The separation between buildings at upper levels when viewed from the opposite side of Swan Street and from local streets.</i> 	<p>6.0 Decision guidelines</p> <p><i>The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</i></p> <ul style="list-style-type: none"> <i>Whether the Design Requirements in Clause 2.3 are met.</i> <i>Whether design excellence is achieved (in terms of building siting, scale, massing, articulation and materials).</i> <i>The design of the streetscape interface and its contribution to an active street environment.</i> <i>Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.</i> <i>The shadowing impacts of the development on footpaths and public spaces.</i> <i>The wind effects created by the development.</i> <i>The separation between buildings at upper levels when viewed from the opposite side of Swan Street and from local streets.</i> 	<p>The decision guidelines relating to Church Street, Burnley Street and the Dimmeys Clock Tower have been deleted as they are not applicable or relevant to Precinct 1. The section has also been amended to remove reference to the 'Precinct Design Requirements' as it is no longer necessary.</p> <p>An additional decision guideline has been added regarding design excellence. Achieving design/architectural excellence is a key development outcome sought by DDO25 and should be considered when decision making.</p> <p>These changes were supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<ul style="list-style-type: none"> • <i>The prominence of the heritage street wall in the vistas along Swan Street, Church Street, Burnley Street, and local streets.</i> • <i>Whether heritage buildings on street corners retain their prominence when viewed on both streets.</i> • <i>Whether heritage buildings retain their three-dimensional form as viewed from the public realm.</i> • <i>Whether upper level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings.</i> • <i>The impact of development on view lines to the Dimmey's Clock Tower.</i> • <i>The impact of development on the operation of the tram routes along Swan Street and Church Street.</i> 	<ul style="list-style-type: none"> • <i>The prominence of the heritage street wall in the vistas along Swan Street and local streets.</i> • <i>Whether heritage buildings on street corners retain their prominence when viewed on both streets.</i> • <i>Whether heritage buildings retain their three-dimensional form as viewed from the public realm.</i> • <i>Whether upper level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings.</i> • <i>The impact of development on the operation of the tram routes along Swan Street.</i> 	

DDO17 EXHIBITED HEIGHT AND INTERFACE PLAN
 (* DENOTES MANDATORY)

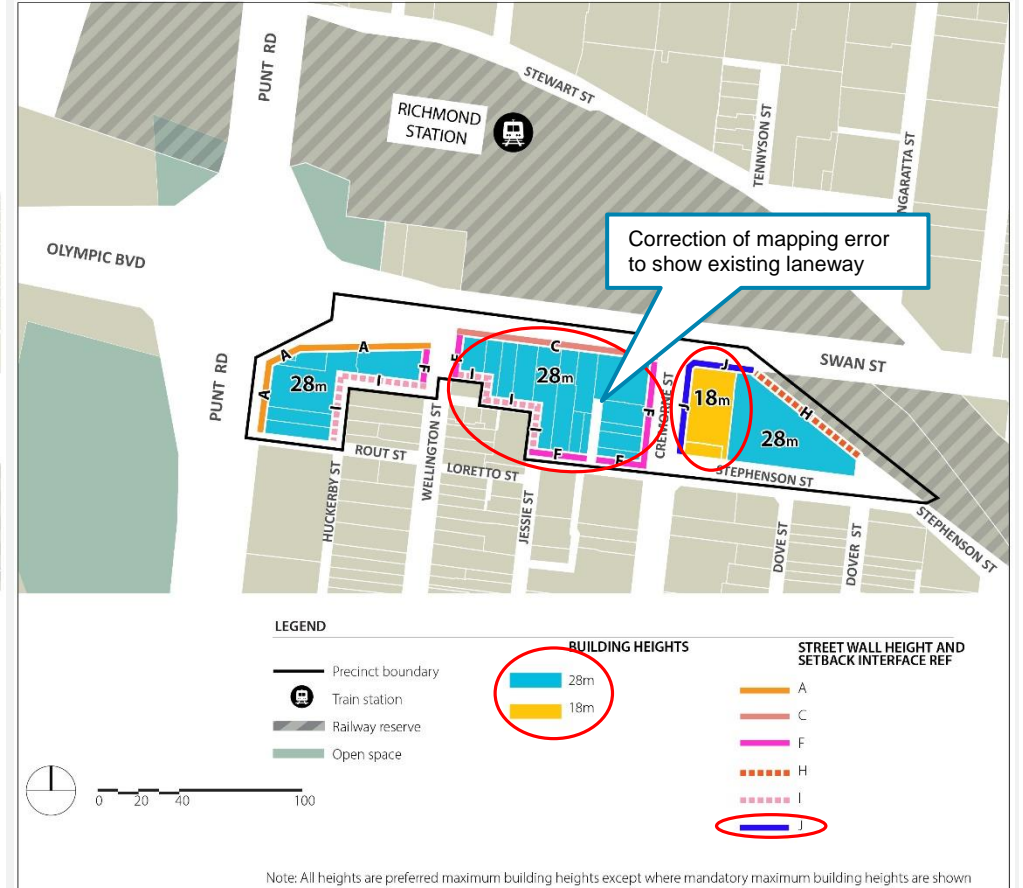
Plan 1: Height and Interface Plan – Precinct 1 – Richmond Station



DDO25 FOR ADOPTION HEIGHT AND INTERFACE PLAN
 (* DENOTES MANDATORY)

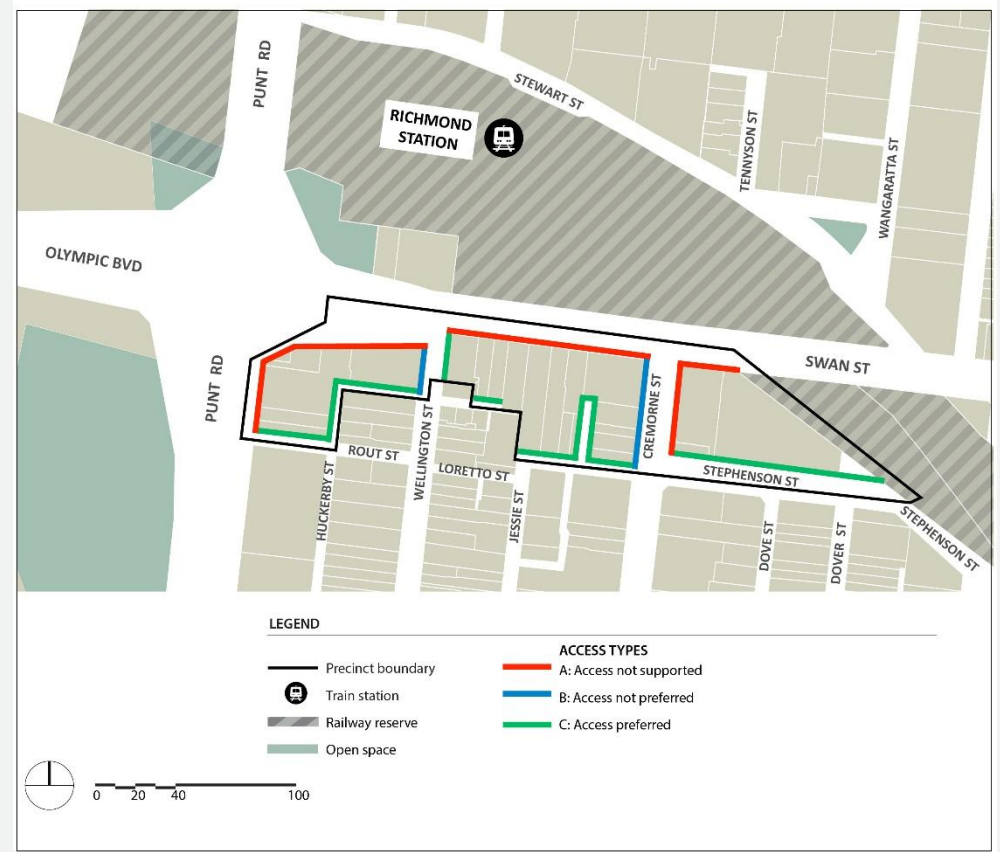
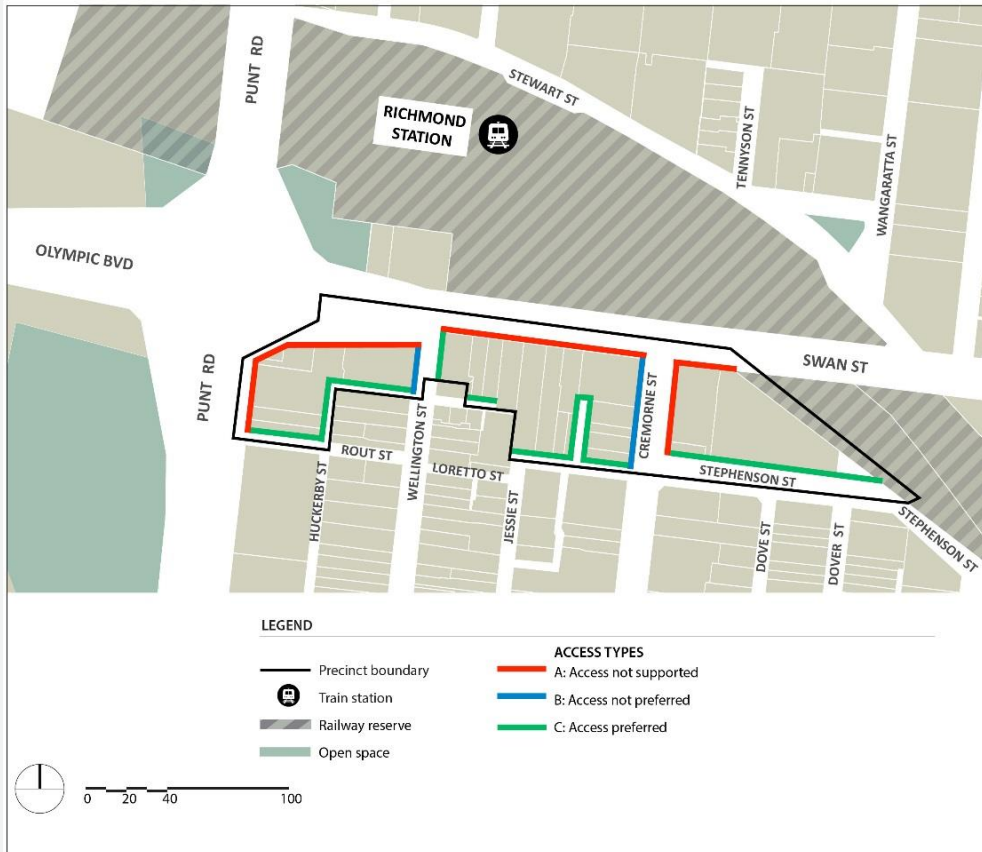
Plan 1: Height and Interface Plan – Precinct 1 Richmond Station

NB: The changes circled in red are explained in further detail in the table below.



Plan 2: Access and Movement Plan – Precinct 1 – Richmond Station

Plan 2: Access and Movement Plan – Precinct 1 Richmond Station



DDO17 INTERFACE TABLE

Table 1 – Street Wall Heights and Setbacks for Precinct 1

Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
A	Street wall height		21m maximum
	Street wall setback		0m
	Upper level setback		5m minimum
C	Street wall Height		11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum. Match the parapet height of the taller adjoining heritage building.
	Street wall setback	0m	
	Upper level setback	Minimum 5m for individually significant heritage buildings.	Minimum 5m elsewhere. Any part of a building above the street wall must be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).
F	Street wall height		11m minimum.
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on Plan 2.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11.5m maximum if boundary abuts a laneway.
	Upper level setback		Development must be setback in accordance with Figure 1 and Figure 2. Development must minimise repetitive stepped form.

DDO25 FOR ADOPTION INTERFACE TABLE

Table 1 – Street Wall Heights and Setbacks for Precinct 1 Richmond Station

NB: Changes are explained in further detail in the table below.

Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
A	Street wall height		21m maximum.
	Street wall setback		0m.
	Upper level setback		6m minimum.
C	Street wall height		11m maximum. 8m minimum. Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building.
	Street wall setback	0m.	
	Upper level setback	Minimum 6m for heritage buildings.	Minimum 6m elsewhere.
F	Street wall height		11m maximum.
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on Plan 2.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11m maximum if boundary abuts a laneway.
	Side and rear setback		Development should be setback in accordance with Figure 1 and Figure 2. Development should minimise repetitive stepped form.
	Boundary wall setback		At 40 Swan Street only, development not built on a common boundary should provide a minimum setback of 4.5 metres to the common boundary.
J	Street wall height		11m maximum. 8m minimum. Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building.
	Street wall setback	0m.	
	Upper level setback	Minimum 10m from Swan Street setback. Minimum 8.5m from Cremorne Street setback.	

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
21.	Maximum building height	<u>Height of 27m</u> 60 Swan Street (Precinct Hotel) 5 Cremorne Street	<u>Height of 18m</u> 60 Swan Street (Precinct Hotel) 5 Cremorne Street	<p>The Precinct Hotel is an individually significant place. Following exhibition, Council's heritage consultant GJM Heritage reviewed the controls and recommended a proposed height of 18m (approximately 5 storeys) to protect the visual prominence of the landmark building. The proposed lower height will help ensure the Precinct Hotel can be read as a three-dimensional form from both streets.</p> <p>The Panel supported this change.</p>
22.		<u>Height of 27m</u> 371 – 377 Punt Road 2-14 Swan Street	<u>Height of 28m</u> 371 – 377 Punt Road 2-14 Swan Street	<p>The approved Queens Parade DDO (DDO16) assumes eight storeys can be accommodated within a 28m height limit, whereas the Swan Street DDO17 as exhibited, assumes eight storeys can be accommodated within a 27m height limit. As such, the schedules for adoption have been amended to show 28m instead of 27m, in accordance with the provisions contained in DDO16.</p> <p>This change supports a consistent approach to drafting Yarra's DDOs for its activity centres.</p> <p>The Panel supported this change.</p>
23.		<u>Height of 21m</u> 26-48 Swan Street 4-2 Jessie Street 2-10 Cremorne Street	<u>Height of 28m</u> 26-48 Swan Street 4-2 Jessie Street 2-10 Cremorne Street	<p>The Panel stated that the preferred maximum height for the land between Wellington Street and Cremorne Street is too low. The Panel recommended that the land should have a discretionary maximum height of 28m.</p> <p>A discretionary maximum height of 28m is appropriate for the land between Wellington Street and Cremorne Street for the following reasons:</p> <ul style="list-style-type: none"> • The sites are opposite an important strategic location. Richmond Station is a key railway station in the Metropolitan network, flagged for redevelopment. Developing the land on the south side of Swan Street should be seen in this context. • The Cremorne precinct to the south is undergoing significant growth and renewal and it is reasonable to assume that this growth will continue. A preferred maximum building height of 28m will be consistent with many developments to the south. Much of the land to the immediate south is currently in the Commercial 2 Zone so interfaces are less sensitive in these locations. • The land between Wellington and Cremorne Street generally has a very generous lot depth, particularly in some portions of the eastern half. The deeper sections of the block provide greater opportunities for increased height.

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
				<ul style="list-style-type: none"> All maximum building heights in Precinct 1 are discretionary, so any permit application to exceed the preferred height will be assessed against the Precinct 1 design objectives (among other things). Amendment C191yara proposed to include the places at 30-42 Swan Street in the Heritage Overlays (HO524 Swan Street West Precinct). The Panel supports the protection of these places. It is considered that heritage considerations can be appropriately managed at the planning permit stage. <p>The additional provision in the 'Building height requirements' section in Precinct 1 (as set out in Row No. 14 above) provides that upper level development above the preferred building height on land within a Heritage Overlay should have increased setbacks to minimise its visibility above the heritage building and from the heritage streetscape any proposal.</p>
24.	Upper level setback	<p><u>Interface C</u> 26-60 Swan Street</p> <ul style="list-style-type: none"> 5m minimum for individually significant heritage buildings* 5m elsewhere Any part of a building above the street wall must be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street). 	<p><u>Interface C</u> 26-48 Swan Street</p> <ul style="list-style-type: none"> 6m for heritage buildings* 6m elsewhere 	<p>A 5m upper level setback was generally applied to the length of Swan Street in DDO17. In heritage streetscapes and clusters of heritage streetscapes, these setbacks are proposed as mandatory to ensure upper levels do not visually dominate heritage places.</p> <p>In response to the submissions, further 3D testing, additional heritage advice and the recommendations contained in the Amendment Yarra C220 Panel Report (Johnston Street Activity Centre), all four schedules for adoption have replaced the 5m upper level setback with a 6m upper level setback. For heritage buildings (as defined in the DDO25) this is a mandatory requirement.</p> <p>A 6m minimum mandatory upper level setback for heritage buildings is an improved heritage outcome, ensuring a larger proportion of the principal building roof is retained. The outcome also means that the parapets/silhouettes of buildings remain prominent with the greater retention of key building elements including chimneys.</p> <p>The Panel supported this change, considering that a 6m setback would ensure that the front of the building will be read in a three-dimensional form and retain sufficient heritage features and meaning.</p> <p>Where the Heritage Overlay does not apply, all four schedules for adoption have replaced the 5m discretionary upper level setback with a 6m discretionary upper level setback to maintain a consistent 'secondary street wall' above the lower levels along Swan Street and Burnley Street.</p> <p>The Panel supported this change, concluding that a minimum 6m discretionary upper level setback is appropriate for non-heritage places. They noted that non-heritage areas have the potential for significant additional growth and a 6m upper level setback will enhance the rhythm of the built form in a high growth environment.</p> <p>The minimum setbacks for upper levels were also exhibited with a discretionary view line requirement. This requirement was for the upper levels of development of heritage buildings to occupy the upper one-third of the view from the street and the heritage façade would</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
				<p>occupy the lower two-thirds (1/3:2/3 rule). During exhibition several submitters criticised the 1/3:2/3 rule as arbitrary and confusing.</p> <p>The 1/3:2/3 rule has been deleted and replaced in all four DDO schedules with a simple mandatory 6m upper level setback for heritage buildings to simplify the provisions. The Panel concluded that this will continue to result in acceptable outcomes as the increased 6m setback will ensure that the front of the building will be read in a three-dimensional form and retain sufficient heritage features and meaning.</p> <p>DDO25 has been amended to replace the words “individually significant buildings” with “heritage buildings” as recent Panel Hearings have not supported this approach. The Yarra C220 Panel noted on Page 66 of their report:</p> <p><i>“The Panel does not agree that less significant sections warrant a different treatment. Less significant areas equally deserve to exhibit the overall urban design outcome: a strong street wall with a distinct setback to the mid-level form. It is an urban design outcome as much as a heritage one.”</i></p> <p>This change ensures that the requirement applies to all heritage buildings, as defined in the ‘Definitions’ section of DDO25, DDO26, DDO27 and DDO28.</p> <p>The Panel supported all these changes.</p>
25.			<p><u>New Interface J</u> 60 Swan Street (Precinct Hotel) 5 Cremorne Street</p> <ul style="list-style-type: none"> • 10m from Swan Street* • 8.5m from Cremorne Street* 	<p>Given the Precinct Hotel’s distinguished, corner location at the intersection of Cremorne and Swan Street, Council’s Heritage consultant GJM Heritage recommended a mandatory upper-level setback of 10m from Swan Street and 8.5m from Cremorne Street to retain the primary roof form of the Precinct Hotel.</p> <p>A new site-specific interface (Interface J) has been included in DDO25 for adoption for the properties at 60 Swan Street (Precinct Hotel) and 5 Cremorne Street, which reflects the above heritage advice.</p> <p>The Panel supported these changes.</p>
26.		<p><u>Interface A</u></p> <ul style="list-style-type: none"> • 5m 	<p><u>Interface A</u></p> <ul style="list-style-type: none"> • 6m 	<p>Refer to Row No. 24 (REASON FOR CHANGE) for the reason for this change.</p>
27.		<p>4-2 Jessie Street 40-44 Swan Street 10 Cremorne Street</p> <ul style="list-style-type: none"> • No upper level setback specified in DDO17 along the Jessie Street frontage. 	<p><u>Interface F (along the Jessie Street frontage):</u> 4-2 Jessie Street 40-44 Swan Street 10 Cremorne Street</p> <ul style="list-style-type: none"> • 3m minimum 	<p>No upper level setback was specified in DDO17 for land along Jessie Street. Having regard to the recent development of land on the south side of Jessie Street, Council’s Urban Design expert witness recommended that Interface F be applied to Jessie Street (Ms Hodyl’s evidence statement, Recommendation 6, Page 4 at [27]). This change will ensure the amenity of surrounding residential properties is appropriately protected.</p> <p>The Panel supported this change.</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
28.	Maximum side and rear wall height	<u>Interface I</u> <ul style="list-style-type: none"> • 11.5m if boundary abuts a laneway 	<u>Interface I</u> <ul style="list-style-type: none"> • 11m if boundary abuts a laneway 	<p>DDO17, as exhibited included a requirement that allows for the height of the rear wall on the title boundary of commercial development (where it abuts a laneway) to be 11.5m high.</p> <p>The rear and side wall height of 11.5m has been rounded down to 11m in all four DDO schedules for adoption to match the front 11m street wall height requirement and also to be consistent with the approved form of DDO15 for Johnston Street.</p> <p>The Panel supported this change.</p>
29.	Side and rear setback (previously called 'upper level setback' in DDO17)	<u>Interface I</u> <ul style="list-style-type: none"> • Development must be setback in accordance with Figure 1 and Figure 2. • Development must minimise repetitive stepped form. 	<u>Interface I</u> <ul style="list-style-type: none"> • Development should be setback in accordance with Figure 1 and Figure 2. • Development should minimise repetitive stepped form. 	<p>The section has been amended to reflect the discretionary nature of the control by replacing the word 'must' with the word 'should'.</p> <p>It has also been renamed from 'upper level setback' to 'side and rear setbacks' to clarify the intent of the interface.</p> <p>The Panel supported this change.</p>
30.	Boundary wall setback (new requirement inserted into DDO25 Table 1)	<i>40 Swan Street</i> <ul style="list-style-type: none"> • No proposed boundary wall setback for 40 Swan Street 	<u>Interface I</u> <i>40 Swan Street</i> <ul style="list-style-type: none"> • At 40 Swan Street only, development not built on a common boundary should provide a minimum setback of 4.5 metres to the common boundary. 	<p>Council's Urban Design expert witness recommended there should be a requirement that development at 40 Swan Street (not built on a common boundary) should provide a minimum setback distance of 4.5m to that common boundary (Ms Hodyl's evidence report, Recommendation 6, Page 3 at [25]). She recommended this be a preferred development outcome and not a mandatory provision.</p> <p>This change is considered appropriate as it will enhance the protection of the amenity of adjoining properties.</p> <p>The Panel supported this change.</p>
31.	Street wall Height	<u>Interface C</u> <i>26-48 Swan Street</i> <ul style="list-style-type: none"> • 11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. • 8m minimum. • Match the parapet height of the taller adjoining heritage building. 	<u>Interface C</u> <i>26-48 Swan Street</i> <ul style="list-style-type: none"> • 11m maximum. • 8m minimum. • Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building. 	<p>There was confusion from one submitter following exhibition regarding the street wall height requirements in DDO17 and what the requirements are if there are no adjoining heritage buildings to infill development.</p> <p>Following exhibition of DDO17, Council's heritage consultant GJM Heritage reviewed the requirement and recommended the removal of the words 'the street wall should match a neighbouring heritage building that happened to be higher than 11m' as it is arbitrary.</p> <p>All four DDO schedules for adoption include the discretionary requirement 'Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building' to provide further guidance and clarity regarding this requirement and to be consistent with similarly worded requirements in approved Queens Parade DDO16.</p> <p>The Panel supported this change.</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO25 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
32.		<u>Interface C</u> 60 Swan Street (Precinct Hotel) 5 Cremorne Street <ul style="list-style-type: none"> • 11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. • 8m minimum. • Match the parapet height of the taller adjoining heritage building. 	<u>New Interface J</u> 60 Swan Street (Precinct Hotel) 5 Cremorne Street <ul style="list-style-type: none"> • 11m maximum. • 8m minimum. • Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building. 	The new 'Interface J' includes the same street wall height requirements as 'Interface C' included in DDO25 for adoption. At approximately 10m in height, the Precinct Hotel's street wall is still a typical example of other historic three storey buildings along Swan Street.
33.		4-2 Jessie Street 40-44 Swan Street 10 Cremorne Street <ul style="list-style-type: none"> • No proposed street wall height along the Jessie Street frontage: 	<u>Interface F along the Jessie Street frontage:</u> 4-2 Jessie Street 40-44 Swan Street 10 Cremorne Street <ul style="list-style-type: none"> • 11m maximum 	A discretionary street wall height requirement of 11m has been applied to Jessie Street. Council's Urban Design expert witness recommended that Interface F be applied to Jessie Street (Ms Hodyl's evidence statement, Recommendation 6, Page 4 at [27]). Establishing a street wall height at the street edge is important, to not only to create a scale that does not overwhelm the narrow streetscape, but also to provide a scale that is compatible with the surrounding properties (the street wall height of 10 Cremorne Street is approximately 7m).

Precinct specific changes: Schedule 26 to Design and Development Overlay (DDO26) Swan Street Activity Centre - Precinct 2 Swan Street Retail Centre

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
34.	SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY <i>Shown on the planning scheme map as DDO17.</i> SWAN STREET ACTIVITY CENTRE	SCHEDULE 26 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY <i>Shown on the planning scheme map as DDO26.</i> SWAN STREET ACTIVITY CENTRE - PRECINCT 2 SWAN STREET RETAIL CENTRE	The Swan Street DDO has been 'divided' into four separate DDOs, one for each of the four precincts designated in the exhibited DDO17. As a consequence, the title has changed to reflect the new DDO schedule number (DDO26) and precinct (Precinct 2). This change was supported by the Panel.

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
35.	<p>1.0 General design objectives</p> <ul style="list-style-type: none"> <i>To recognise and respond to the distinct character and varying development opportunities defined by the four precincts along Swan Street.</i> <i>To support a new mid rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas that maintains an active, high quality and pedestrian friendly environment.</i> <i>To ensure development maintains the prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscapes.</i> <i>To minimise the amenity impacts on residential properties adjoining the Swan Street Activity Centre including overlooking, overshadowing and visual bulk impacts.</i> <i>To ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network.</i> 	<p>1.0 Design objectives</p> <ul style="list-style-type: none"> <i>To ensure development maintains the prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscapes.</i> <i>To ensure development, on the south side of Swan Street, maintains the Dimmeys Tower as the prominent landmark in the streetscape when viewed from the northern footpath of Swan Street east of the rail bridge and west of Church Street.</i> <i>To support a new mid-rise scale built form character with lower built form at the interfaces with streets and the adjoining low-rise residential areas that supports the fine grain, compact retail and entertainment focus of the precinct.</i> <i>To ensure development enhances the pedestrian experience through improved activation at ground floor and promoting a sense of enclosure and continuity in built form along Swan Street, Church Street, side streets and laneways.</i> <i>To ensure taller development on the south side of Swan Street, close to the railway line, is designed and spaced to contribute to a varied skyline and provides street walls that create a stronger sense of enclosure to the streets.</i> 	<p>Title of section 1.0 was amended from 'General Design Objectives' to 'Design Objectives'. Given there are no other objectives in DDO26 e.g. for Precincts, the word 'General' is redundant.</p> <p>The new design objectives were translated from the <i>Swan Street Activity Centre Built Form Framework</i>, Tract September 2017.</p> <p>Objectives have been re-written to strengthen the design objectives and provide greater clarity and certainty regarding the intent of built form outcomes for Precinct 2. They will also better assist with decision-making, particularly where heritage issues are not applicable.</p> <p>These changes were supported by the Panel.</p>
36.	<p>Not included in the exhibited version.</p>	<p>Building separation requirements</p> <p>Refer to Row No. 8 (DDO25, DDO26, DDO27 and DDO8 FOR ADOPTION SECTIONS) for text for adoption, with the following additional building separation requirement in DDO26:</p> <p><i>Development along the rail corridor must avoid a continuous wall of taller development when viewed from local streets south of the rail corridor.</i></p> <p>...</p>	<p>In addition to the changes and reasons for the changes set out in Row No. 8 above, an additional requirement has been relocated from the 'Precinct design requirements' section to the 'Building separation requirements' in DDO26.</p> <p>This change was supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
37.	<p>Overshadowing</p> <p><i>A permit cannot be granted to construct a building or construct or carry out works that would overshadow any of the following spaces between 10 am and 2 pm at 22nd September:</i></p> <ul style="list-style-type: none"> <i>any part of the southern footpath of Swan Street, measured as 4.0m from the southern road boundary of Swan Street,</i> <i>any part of the opposite footpath of Church Street, measured as 4.0 metres from the road boundary of Church Street</i> <i>any part of the opposite footpath of Burnley Street, measured as 4.0 metres from the road boundary of Burnley Street</i> <p><i>A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with the overshadowing requirements specified in Clause 2.3 of this schedule unless the resultant overshadowing would not unreasonably prejudice the amenity of the public space, to the satisfaction of the responsible authority.</i></p>	<p>Overshadowing requirements</p> <p><i>A permit must not be granted to construct a building or construct or carry out works that would overshadow any of the following spaces between 10 am and 2 pm at 22nd September:</i></p> <ul style="list-style-type: none"> <i>any part of the southern footpath of Swan Street, measured from the property boundary to the existing kerb.</i> <p><i>A permit should not be granted to construct a building or construct or carry out works that would overshadow any of the following spaces between 10 am and 2 pm at 22nd September, unless the overshadowing would not unreasonably prejudice the amenity of the public space, to the satisfaction of the responsible authority:</i></p> <ul style="list-style-type: none"> <i>any part of the opposite footpath of Church Street, measured from the property boundary to the existing kerb.</i> <i>any part of the opposite footpath of Lennox Street, Stanley Street, Clifton Street, and Docker Street, measured from the property boundary to the existing kerb.</i> <i>any part of the potential future open space adjacent to the East Richmond Station, measured as beyond 7.0m from the eastern kerb of Milton Place and beyond 10.0m from the southern kerb of Milton Place.</i> 	<p>The title was amended to add the word 'requirements' to be consistent with the naming convention of other sections in the DDO.</p> <p>The overshadowing requirement relating to the southern footpath of Burnley Street has been removed as it is not relevant to Precinct 2.</p> <p>The overshadowing requirements relating to Church, Lennox, Stanley, Clifton and Docker Streets have been relocated from the 'Precinct design requirements' to 'Overshadowing requirements'. The overshadowing requirement for the western side of Church Street has been made discretionary, based on the recommendations contained in the <i>Swan Street Activity Centre Built Form Framework</i>, Tract 2017.</p> <p>The requirement to not overshadow any part of southern footpath within 4m from the road boundary has been removed. The Panel recommended that the exhibited metric for defining the area for solar access be revised to relate to just the area between the property boundary and the existing kerb as, although it was mentioned in the <i>Swan Street Activity Centre Built Form Framework</i>, Tract September 2017 there was no technical analysis to justify the 4m metric.</p> <p>This alternative metric will still sufficiently protect the existing footpath (and any verge) from shadowing and was supported by the Panel.</p> <p>The section has been amended to clarify the requirement is discretionary by the use of the word 'should'.</p> <p>These changes were all supported by the Panel.</p>
38.	<p>Vehicle and pedestrian access</p> <p><i>Development must provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule except in locations identified as "Left in - Left Out Access Permitted" in the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule.</i></p> <p><i>Development identified as "Left in - Left Out Access Permitted" in the Access and Movement Plan must limit</i></p>	<p>Vehicle and pedestrian access requirements</p> <p><i>Development should provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plan 2 of this schedule except in locations identified as "Left in - Left Out Access Permitted" in the Access and Movement Plan 2 of this schedule.</i></p> <p><i>Development identified as "Left in - Left Out Access Permitted" in the Access and Movement Plan should</i></p>	<p>The title was amended to add the word 'requirements' to be consistent with the naming convention of other sections in DDO26.</p> <p>The section has been amended to clarify the requirements are discretionary by the use of the word 'should'.</p> <p>The vehicle and pedestrian access requirement relating to Burnley Street has been removed as they are not relevant or applicable to Precinct 2.</p> <p>Three requirements have been relocated from the 'Precinct design requirements' section in DDO17 to the 'Vehicle and</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<p><i>the width of vehicle crossovers and incorporate 'Left in' and 'Left out' only vehicle access.</i></p> <p><i>Development with redundant vehicle access points to Swan Street, Church Street and Burnley Street must reinstate the kerb, linemark parking bays, and relocate any parking signs.</i></p> <p><i>Vehicle ingress and egress into development, including loading facilities and building servicing, must be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</i></p> <p><i>Pedestrian access to buildings, including upper level apartments, must be from a street or a shared zone shown on the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule. Where pedestrian access can only be provided from a laneway at the rear of buildings the pedestrian entrance must be setback from the rear laneway and well-lit to enable safe access.</i></p>	<p><i>limit the width of vehicle crossovers and incorporate 'Left in' and 'Left out' only vehicle access.</i></p> <p><i>Development with redundant vehicle access points to Swan Street and Church Street should reinstate the kerb, linemarked parking bays, and relocate any parking signs.</i></p> <p><i>Vehicle ingress and egress into development, including loading facilities and building servicing, should be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</i></p> <p><i>Pedestrian access to buildings, including upper level apartments, should be from a street or a shared zone shown on the Access and Movement Plan 2 of this schedule. Where pedestrian access can only be provided from a laneway at the rear of buildings the pedestrian entrance should be setback from the rear laneway and well-lit to enable safe access.</i></p> <p><i>Development at 108-120 Swan Street and 2 Kipling Street, as shown in Plan 2, should include a rear setback, at ground floor, to facilitate the ongoing function of the laneway and allow for building services and car park access. The setback and laneway should be a minimum width of 6m in total.</i></p> <p><i>Development of 94-98 Swan Street, as shown in Plan 2, should include a rear setback, at ground floor, to allow for building services and car park access. The setback and laneway should be a minimum width of 3m in total.</i></p> <p><i>Development should facilitate the creation of a shared zone where properties abut a future shared zone as shown on Plan 2.</i></p> <p><i>Development should improve the pedestrian environment and amenity of streets and laneways that provide a pedestrian connection to Swan Street, Church Street, East Richmond Train Station, and entrances to buildings.</i></p>	<p>pedestrian access requirements' section in DDO26 as they related to access and movement in Precinct 2.</p> <p>The vehicle and pedestrian access requirements have also been amended to remove reference to other 'Access and Movement Plans' outside of Precinct 2 and to ensure that they clearly apply to both residential and non-residential development.</p> <p>These changes were supported by the Panel.</p>
39.	<p>Precinct 2 – Swan Street Activity Centre</p> <p><i>Shown on the planning scheme map as DDO17-2</i></p>	<p>Not included in the version for adoption.</p>	<p>Precinct 2 design guidelines have been deleted and its content relocated elsewhere, namely the 'Design objectives'</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<p><i>The Precinct Design Requirements for Precinct 2 are as follows:</i></p> <ul style="list-style-type: none"> • <i>Development must respect the consistent scale, grain and architectural quality of the highly intact heritage streetscapes and the individually significant buildings in the precinct.</i> • <i>Development along the rail corridor must avoid a continuous wall of taller development when viewed from local streets south of the rail corridor.</i> • <i>Development on the south side of Swan Street must maintain Dimmey's Tower as the prominent landmark in the streetscape when viewed from the northern footpath of Swan Street east of the rail bridge and west of Church Street.</i> • <i>Taller built form adjoining the rail corridor must not compete with the architectural form and complexity of the Dimmey's Clock Tower.</i> • <i>Development must improve the pedestrian environment and amenity of streets and laneways that provide a pedestrian connection to Swan Street, Church Street, East Richmond Train Station, and entrances to buildings.</i> • <i>Development adjoining Milton Place must be designed to address the potential future public park adjoining East Richmond Railway Station.</i> • <i>Development must not overshadow any part of the opposite footpath of Lennox Street, Stanley Street, Clifton Street, and Docker Street, (measured as 2.0 metres from the road boundary of the street between 10 am and 2 pm at 22nd September).</i> • <i>Development must not overshadow any part of the potential future open space adjacent to the East Richmond Station (measured as beyond 7.0m from the eastern road boundary of Milton Place and beyond 10.0m from the southern road boundary of Milton Place between 10 am and 2 pm at 22nd September).</i> • <i>Development at 108-120 Swan Street and 2 Kipling Street, as shown in Plan 4, should include a rear setback, at ground floor, to facilitate the ongoing function of the laneway and allow for building services</i> 		<p>and 'Design requirements' sections to reduce unnecessary text and duplication in the provisions.</p> <p>This change was supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<p><i>and car park access. The setback and laneway should be a minimum width of 6m in total.</i></p> <ul style="list-style-type: none"> <i>Development of 94-98 Swan Street, as shown in Plan 4, should include a rear setback, at ground floor, to allow for building services and car park access. The setback and laneway should be a minimum width of 3m in total.</i> <i>Development should facilitate the creation of a shared zone where properties about a future shared zone as shown on Plan 4.</i> 		
40.	<p>5.0 Decision guidelines</p> <p><i>The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</i></p> <ul style="list-style-type: none"> <i>Whether the General Design Requirements and the Precinct Design Requirements in Clause 2.0 are met.</i> <i>The design of the streetscape interface and its contribution to an active street environment.</i> <i>Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.</i> <i>The shadowing impacts of the development on footpaths and public spaces.</i> <i>The wind effects created by the development.</i> <i>The separation between buildings at upper levels when viewed from the opposite side of Swan Street and from local streets.</i> <i>The prominence of the heritage street wall in the vistas along Swan Street, Church Street, Burnley Street, and local streets.</i> <i>Whether heritage buildings on street corners retain their prominence when viewed on both streets.</i> <i>Whether heritage buildings retain their three-dimensional form as viewed from the public realm.</i> 	<p>6.0 Decision guidelines</p> <p><i>The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</i></p> <ul style="list-style-type: none"> <i>Whether the Design Requirements in Clause 2.3 are met.</i> <i>Whether design excellence is achieved (in terms of building siting, scale, massing, articulation and materials).</i> <i>The design of the streetscape interface and its contribution to an active street environment.</i> <i>Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.</i> <i>The shadowing impacts of the development on footpaths and public spaces.</i> <i>The wind effects created by the development.</i> <i>The separation between buildings at upper levels when viewed from the opposite side of Swan Street and from local streets.</i> <i>The prominence of the heritage street wall in the vistas along Swan Street, Church Street, and local streets.</i> 	<p>The decision guideline relating to Burnley Street has been deleted as it is not applicable or relevant to Precinct 2. The section has also been amended to remove reference to the 'Precinct Design Requirements' as it is no longer necessary.</p> <p>An additional decision guideline has been added regarding design excellence. Achieving design/architectural excellence is a key development outcome sought by DDO26 and should be considered when decision making.</p> <p>These changes were supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<ul style="list-style-type: none"> • <i>Whether upper level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings.</i> • <i>The impact of development on view lines to the Dimmey's Clock Tower.</i> • <i>The impact of development on the operation of the tram routes along Swan Street and Church Street.</i> 	<ul style="list-style-type: none"> • <i>Whether heritage buildings on street corners retain their prominence when viewed on both streets.</i> • <i>Whether heritage buildings retain their three-dimensional form as viewed from the public realm.</i> • <i>Whether upper level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings.</i> • <i>The impact of development on view lines to the Dimmeys Clock Tower.</i> • <i>The impact of development on the operation of the tram routes along Swan Street and Church Street.</i> 	

DDO17 EXHIBITED HEIGHT AND INTERFACE PLAN
 (* DENOTES MANDATORY)

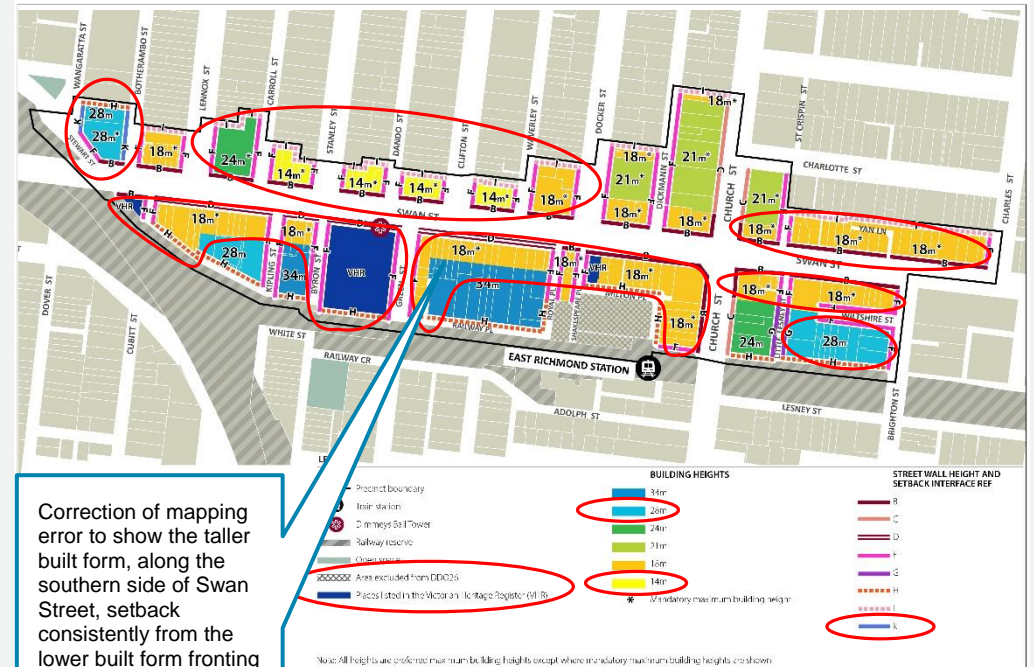
Plan 3: Height and Interface Plan – Precinct 2 – Swan Street Retail Centre



DDO26 FOR ADOPTION HEIGHT AND INTERFACE PLAN
 (* DENOTES MANDATORY)

Plan 1: Height and Interface Plan – Precinct 2 Swan Street Retail Centre

NB: The changes circled in red are explained in further detail in the table below.



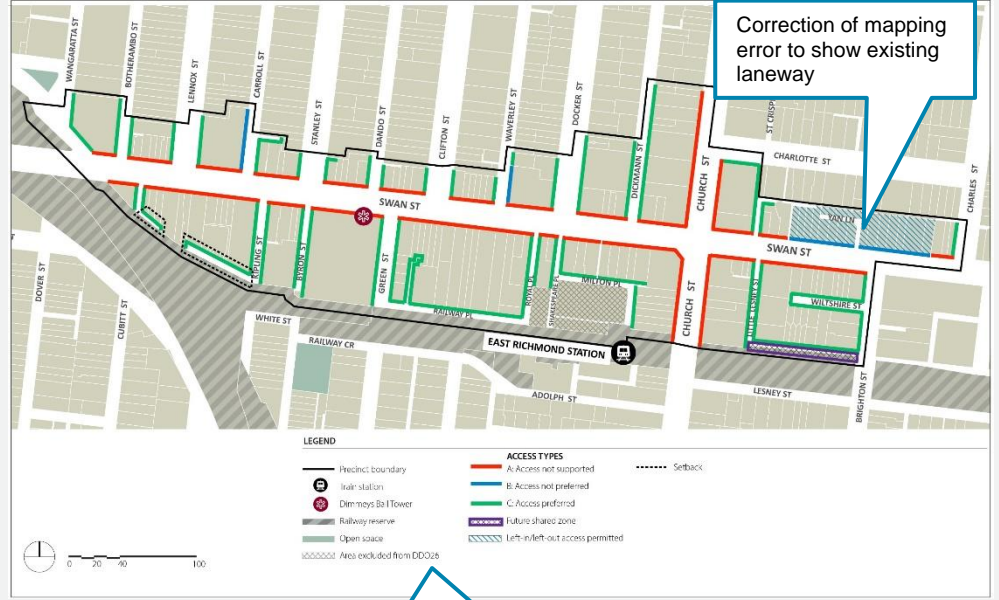
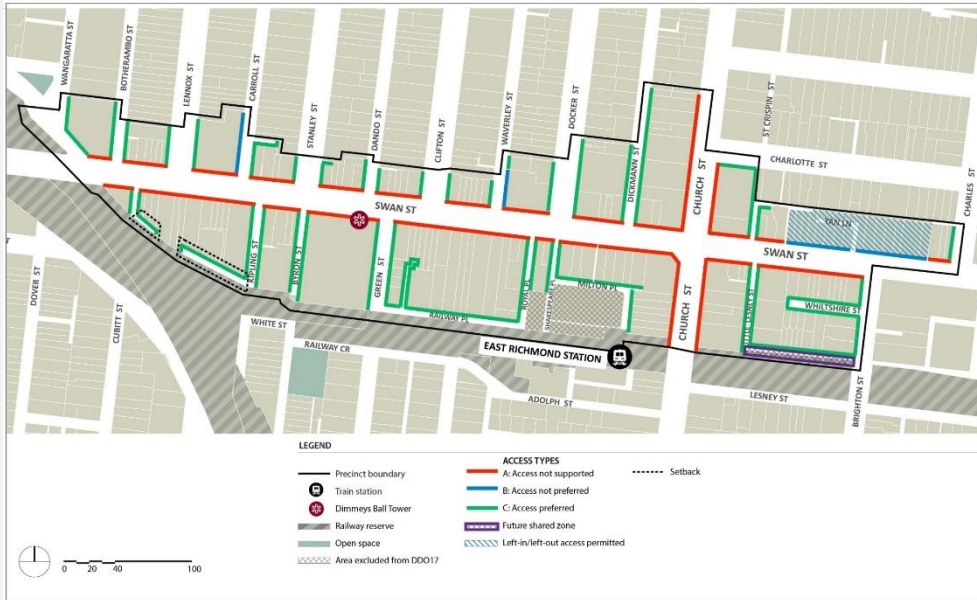
Correction of mapping error to show the taller built form, along the southern side of Swan Street, setback consistently from the lower built form fronting Swan Street (properties 130-208 Swan Street). This better reflects the actual outcomes of the design requirements.

DDO17 EXHIBITED ACCESS AND MOVEMENT PLAN

DDO26 FOR ADOPTION ACCESS AND MOVEMENT PLAN

Plan 4: Access and Movement Plan – Precinct 2 – Swan Street Retail Centre

Plan 2: Access and Movement Plan – Precinct 2 Swan Street Retail Centre



The word 'DDO17' replaced with 'DDO26'.

DDO17 INTERFACE TABLE

Table 2 – Street Wall Heights and Setbacks for Precinct 2

Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
B	Street wall height	11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum.	Match the parapet height of the adjoining heritage building.
	Street wall setback	0m	
	Upper level setback	5m minimum setback	For all development in a heritage overlay, any part of the building above the heritage street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).
C	Street wall Height	11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum.	Match the parapet height of the taller adjoining heritage building.
	Street wall setback	0m	
	Upper level setback	5m minimum for individually significant heritage buildings.	Minimum 5m elsewhere. Any part of a building above the street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).
D	Street wall height	11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum.	Match the parapet height of the taller adjoining heritage building.
	Street wall setback	0m.	
	Upper level setback	10m minimum for development up to 21m. 20m minimum for any height above 21m.	
F	Street wall height		11m maximum
	Street wall setback		0m.
	Upper level setback		5m minimum for land affected by HO335 and individually significant buildings. 3m minimum elsewhere.
G	Street wall height		14.5m maximum.
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on the Plan 4.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11.5m maximum if boundary abuts a laneway.
	Upper level setback		Development must be setback in accordance with Figure 1 and Figure 2. Development should minimise stepped form.

DDO26 FOR ADOPTION INTERFACE TABLE

Table 1 – Street Wall Heights and Setbacks for Precinct 2

NB: Changes are explained in further detail in the table below.

Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
B	Street wall height	11m maximum. 8m minimum.	Match the parapet height of the adjoining heritage building, for a minimum length of 6m from the heritage building.
	Street wall setback	0m.	
	Upper level setback	6m minimum setback.	
C	Street wall height		11m maximum. 8m minimum. Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building.
	Street wall setback	0m.	
	Upper level setback	6m minimum for heritage buildings.	Minimum 6m elsewhere.
D	Street wall height	11m maximum 8m minimum.	Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building.
	Street wall setback	0m.	
	Upper level setback	10m minimum for development up to 21m. 20m minimum for any height above 21m.	
F	Street wall height		11m maximum.
	Street wall setback		0m.
	Upper level setback		6m minimum for land affected by HO335 or heritage buildings. 3m minimum elsewhere.
G	Street wall height		14m maximum.
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on the Plan 2.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11m maximum if boundary abuts a laneway.
	Side and rear setback		Development should be setback in accordance with Figure 1 and Figure 2. Development should minimise stepped form.
K	Street wall height		11m maximum.
	Street wall setback		0m.
	Upper level setback		3m minimum.

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION METICS (* DENOTES MANDATORY)	REASON FOR CHANGE
41.	Maximum building height	<p><u>Height of 27m*</u> 57-61 Swan Street</p>	<p><u>Height of 28m*</u> 57-61 Swan Street (excluding the car park)</p> <p><u>Height of 28m</u> 57-61 Swan Street (only applied to rear car park)</p>	<p>DDO17, as exhibited proposed to apply a mandatory maximum height requirement of 27m to the entire Corner Hotel land holding, including the rear car park. The four schedules for adoption have been amended to show 28m instead of 27m, in accordance with the provisions contained in the approved Queens Parade DDO (DDO16). This change supports a consistent approach to drafting Yarra's DDOs for its activity centres and was supported by the Panel.</p> <p>While the Panel considered that a mandatory maximum 28m building height on the Corner Hotel building was necessary to respond to overshadowing and heritage, the rear part of 57-61 Swan Street currently being used as a car park should have a discretionary (rather than mandatory) maximum building height of 28m.</p> <p>Accordingly, the DDO27 for adoption includes a mandatory maximum building height of 28m for the Corner Hotel(excluding the rear car park) and a discretionary maximum building height of 28m for the rear car park because:</p> <ul style="list-style-type: none"> • The rear car park may be able to accommodate greater height without negative impacts on the Swan Street heritage streetscape and without overshadowing the southern footpath. Any additional height should be assessed on a proposal by proposal basis. • The future built form on the car park is unlikely to negatively affect the heritage fabric in the Swan Street heritage precinct as the car park is located 30m from the finer grain heritage streetscape. • The car park abuts a robust and transforming industrial area. • The car park abutting the Corner Hotel's northern boundary is on a separate property title and does not contain any heritage fabric.
42.		<p><u>Height of 24m</u> 1 Little Lesney Street 9 Wiltshire Street</p> <p><u>Height of 21m</u> 1-7 Wiltshire 3-5 Little Lesney Street 2-6 Brighton Street</p>	<p><u>Height of 28m</u> 1-5 Little Lesney street 1-9 Wiltshire 2-6 Brighton Street</p>	<p>The heights have been increased from a mix of 24m and 21m to 28m in DDO26 as this pocket of land:</p> <ul style="list-style-type: none"> • Is predominantly in the Mixed Use Zone and represents a viable future redevelopment opportunity; • Is located near East Richmond Station and the corner of Swan and Church Streets; • Has no sensitive interfaces, and has no valuable heritage fabric; and • Has the following approved planning permits, which enable the sites to be developed at greater heights: <ul style="list-style-type: none"> ○ PLN18/0658 2 - 8 Brighton Street and 1 - 3 Wiltshire Street and 5 Little Lesney (approved height approximately 25m-32m) ○ PLN14/1000 1 Little Lesney Street and 9 Wiltshire Street Richmond (approved height approximately 28m-33m). <p>An increase in height was supported by Council's planning expert witness and the Panel.</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION METICS (* DENOTES MANDATORY)	REASON FOR CHANGE
				A 28m building height is appropriate for this pocket of land and more realistically reflects heights approved through recent permits. Any heights beyond this measure can be more closely scrutinised through the permit application process as DDO26 sets an appropriate framework for assessing future permit applications.
43.		<p><u>Height of 21m* and 34m Dimmeys (H2184), 140-160 Swan Street</u></p> <p><u>Height of 21m*</u></p> <p><i>State Bank (H0732), 216 Swan Street</i></p> <p><u>No proposed Heights</u></p> <p><i>Former Richmond South Post Office (H0048), 90-92 Swan Street Cremorne</i></p>	<p><u>Maximum building heights no longer specified</u></p> <p><i>Dimmeys (H2184), 140-160 Swan Street</i></p> <p><i>State Bank (H0732), 216 Swan Street</i></p> <p><i>Former Richmond South Post Office (H0048), 90-92 Swan Street Cremorne</i></p>	<p>The art nouveau commercial building at 214-216 (Former State Bank) Swan Street is listed on the Victorian Heritage Register (VHR).</p> <p>Precinct 2 also includes the following two properties listed in the VHR:</p> <ul style="list-style-type: none"> • Dimmeys (H2184), 140-160 Swan Street: <ul style="list-style-type: none"> ○ The site has already been recently redeveloped; • Former Richmond South Post Office (H0048), 90-92 Swan Street, Cremorne: <ul style="list-style-type: none"> ○ The small, triangular site adjacent to the railway overpass is highly constrained. As per its VHR citation, “the post office was planned to cleverly fit on a tight triangular site”; and ○ The place is unlikely to be redeveloped given its pyramidal roof form (which incorporates a tower and three pavilions) is a key element of its significance. <p>Places included in the VHR have been determined to be of State significance and, as such, have the highest level of protection.</p> <p>Heritage Victoria (not Council) manages the protection of these places via a heritage permit process under the Heritage Act 2017 (not the Planning and Environment Act). A permit applicant (who is typically the landowner) must provide Heritage Victoria with a Heritage Impact Statement.</p> <p>Following exhibition of DDO17 Council's heritage consultants, GJM Heritage reviewed the three VHR sites in Precinct 2, including the Former State Bank, and recommended that they are identifiable as 'VHR' sites in the DDO and that the specified heights are removed (for Heritage Victoria to determine), given they are subject to a separate approval process under the Heritage Act and that two of the sites are unlikely to be redeveloped.</p> <p>This change was supported by the Panel.</p>
44.		<p><u>Height of 27m</u></p> <p><i>Rear of 110 – 126 Swan Street</i></p>	<p><u>Height of 28m</u></p> <p><i>Rear of 110 – 126 Swan Street</i></p>	<p>The four schedules for adoption have been amended to show 28m instead of 27m, in accordance with the provisions contained in the approved Queens Parade DDO (DDO16). This change supports a consistent approach to drafting Yarra's DDOs for its activity centres and was supported by the Panel.</p>
45.		<p><u>Height of 18m*</u></p> <p><i>99-147 Swan Street</i></p>	<p><u>Height of 14m*</u></p> <p><i>99-147 Swan Street</i></p>	<p>As a result of increasing the proposed upper level setback in the DDO schedules for adoption from 5m to 6m, the heights of some shallow sites on the north side of Swan Street have been lowered by one storey.</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
				<p>The potential building envelopes for sites is determined by the typical depth of a residential floor plate (10m), the front setback requirements and the residential interface requirements to the rear.</p> <p>The new 6m upper level setback combined with the proposed rear interface requirement restricts development from the front and back of the site, meaning that the overall possible building height is consequently lowered by one storey on these shallow sites.</p> <p>This change was supported by the Panel.</p>
46.		<p><u>Height of 21m*</u> <i>91 to 97 Swan Street</i></p>	<p><u>Height of 14m*</u> <i>91 to 97 Swan Street</i></p>	<p>Following exhibition of DDO17, one submitter noted that their property at 60 Stanley is bound by three Swan Street properties (101-103 Swan Street, 99 Swan Street, and 97 Swan Street). They submitted that the proposed planning provisions would allow for development that would block views to the sky and also create excessive visual bulk.</p> <p>The site at 60 Stanley Street (which is in the Neighbourhood Residential Zone) is the only instance where a residential dwelling shares a side and rear boundary with three commercial properties in the Commercial 1 Zone.</p> <p>As discussed above in Row No. 43, increasing the front upper level setback from 5m to 6m at 99–103 Swan Street would result in the need to lower the proposed height of 18m (approximately five storeys) by one story to 14m (approximately four storeys). Council's heritage consultant's, GJM Heritage recommended that the heritage places at 91 and 97 Swan Street be lowered from 21m (approximately six storeys) to 14m (approximately four storeys), given their level of significance (contributory and individually significant, respectively). 3D Modelling indicates that this would substantially improve the amenity outcomes of 60 Stanley Street if the sites at 91–103 Swan Street were to be developed to their full capacity.</p> <p>This change was supported by the Panel.</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION METICS (* DENOTES MANDATORY)	REASON FOR CHANGE
47.		<p><u>Height of 21m*</u> 94-138 Swan Street 149 Swan Street 166-212 Swan Street 189-235 Swan Street 218-236 Swan Street 456-468 Church Street 421-425 Church Street (Swan Hotel) 242-272 Swan Street</p>	<p><u>Height of 18m*</u> 94-138 Swan Street 149 Swan Street 166-212 Swan Street 189-235 Swan Street 218-236 Swan Street 456-468 Church Street 421-425 Church Street (Swan Hotel) 242-272 Swan Street.</p>	<p>Following exhibition, one submission recommended that given Precinct 2 is the historic core of the centre, Swan Street and part of Church Street be restricted to a maximum height of 18m.</p> <p>Council's heritage consultant, GJM Heritage reviewed the issues raised in the submission and noted that, in Precinct 2, these sites along Swan Street and Church Street (that have a proposed mandatory maximum height of 21m) are not likely to achieve an acceptable heritage outcome as development would likely visually dominate the heritage streetscape. GJM Heritage recommended a maximum height of 18m (5 storeys) is more suitable.</p> <p>As a result of further modelling, testing, and discussions with GJM Heritage, the 21m heights for these sites have been lowered to 18m in the DDO26 for adoption, given the heritage significance of Precinct 2. This will enable a building height that retains the Swan Hotel and M Ball building as the dominant landmarks at the intersection of Swan and Church Street. It will help ensure development sensitively responds to its surrounding heritage fabric.</p> <p>At the hearing two of Council's heritage expert witnesses (Mr Gard'ner's evidence statement Page 42-43 at [110] and Mr Helms' evidence statement, Page 7 at [Table 1]) also recommended that 189 Swan Street and 421-423 Church be lowered to 18m to maintain the prominence of the Swan Hotel.</p> <p>Applying a mandatory maximum building height of 18m to land fronting the north side of Swan Street between Waverley Street (west of Church Street) and Charles Street (east of Church Street) would result in a consistent built form rhythm.</p> <p>In addition, for the reasons discussed above in Row No. 43, increasing the front upper level setback from 5m to 6m at 191-235 Swan Street would result in the need to lower the proposed height of 21m by one storey to 18m.</p> <p>These changes were supported by the Panel.</p>
48.		<p><u>Height of 27m*</u> 79-89 Swan Street</p>	<p><u>Height of 24m*</u> 79-89 Swan Street</p>	<p>Given the site at 79-89 Swan Street is relatively large it can accommodate greater height than other parts of Precinct 2. This is reflected in both the exhibited DDO17 and DDO26 for adoption which specifies the second tallest building height along Swan Street in the precinct for this land.</p> <p>However, the proposed mandatory maximum height of 27m (approximately 8 storeys) at 85 Swan Street in DDO17 has been lowered to 24m (approximately 7 storeys), as the site has a sensitive northern interface with properties subject to the Neighbourhood Residential Zone and Heritage Overlay (HO332 – Richmond Hill Precinct). This lower height would produce a building envelope that is less distracting from the public realm along Swan Street.</p> <p>This change was supported by the Panel.</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION METICS (* DENOTES MANDATORY)	REASON FOR CHANGE
49.	Upper level setback	<u>Interface B</u> 57-61 Swan Street (Stewart Street frontage) <ul style="list-style-type: none"> 6m* minimum 	<u>Interface F</u> 57-61 Swan Street (Stewart Street frontage) <ul style="list-style-type: none"> 6m minimum for land affected by HO335 or heritage buildings. 3m minimum elsewhere 	<p>Stewart Street has a robust interface opposite the elevated railway line including its concrete walls. Given Interface B is intended for Swan Street's more sensitive heritage streetscape, Interface F has been applied to Stewart Street.</p> <p>This change was supported by the Panel.</p>
50.		<u>Interface F</u> 57-61 Swan Street (Wangaratta Street and Botherambo Street frontages) <ul style="list-style-type: none"> 6m minimum for land affected by HO335 and individually significant buildings. 3m minimum elsewhere 	<u>Interface K (new interface)</u> 57-61 Swan Street (Wangaratta Street and Botherambo Street frontages) <ul style="list-style-type: none"> 3m minimum 	<p>The Corner Hotel site has unique circumstances. Unlike most parts of the precinct, it interfaces with a mixed-use area.</p> <p>The Panel recommended a new 'Interface K', which includes a reduced discretionary 3m upper level setback requirement, be applied along Botherambo Street and Wangaratta Street.</p> <p>Council's expert urban design witness (Ms Hodyl's evidence statement, Recommendation 7, Page 4 at [28]) also supported a reduced upper level setback for 57-61 Swan Street along its Botherambo Street frontage.</p> <p>A reduced upper level setback along Botherambo Street and Wangaratta Street would still create a clear street wall, maintain the 'human scale' of the area and limit unreasonable visual bulk impacts from new development.</p> <p>Accordingly, this new 'Interface K' is included in DDO26 for adoption for 57-61 Swan Street (Wangaratta Street frontage and Botherambo Street frontage).</p>
51.		<u>Interface H</u> Southern title boundary of 486 Church Street <ul style="list-style-type: none"> 0m minimum unless setback identified on the Plan 2 	<u>Interface F</u> Southern title boundary of 486 Church Street <ul style="list-style-type: none"> 6m minimum for land affected by HO335 or heritage buildings. 3m minimum elsewhere 	<p>Given the place at 486 Church Street is of heritage significance, Council's heritage expert witness (Mr Gardner's evidence statement, Page 45 at [Table 3]) recommended a preferred upper level setback of 6m minimum for the southern elevation (end of terrace) of 486 Church Street, to be consistent with interface F and protect the primacy of extant heritage fabric.</p> <p>This change was supported by the Panel.</p>
52.		<u>Interface B</u> <ul style="list-style-type: none"> 5m* For all development in a heritage overlay, any part of the building above the heritage street wall should be designed to ensure that it occupies no more than one third of 	<u>Interface B</u> <ul style="list-style-type: none"> 6m* 	<p>Refer to Row No. 24 (REASON FOR CHANGE) for reasons for change.</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION METICS (* DENOTES MANDATORY)	REASON FOR CHANGE
		the vertical angle defined by the whole building in the view from a sight line of 1.7 metres, on the opposite side of the street).		
53.		<u>Interface C</u> <ul style="list-style-type: none"> • 5m minimum for individually significant heritage buildings* • 5m elsewhere • Any part of a building above the street wall must be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street). 	<u>Interface C</u> <ul style="list-style-type: none"> • 6m for heritage buildings* • 6m elsewhere 	Refer to Row No. 24 (REASON FOR CHANGE) for reasons for change.
54.		<u>Interface F</u> <ul style="list-style-type: none"> • 5m minimum for land affected by HO335 and individually significant buildings • 3m minimum elsewhere 	<u>Interface F</u> <ul style="list-style-type: none"> • 6m minimum for land affected by HO335 or heritage buildings • 3m minimum elsewhere 	<p>The wording has been amended to better clarify the intent of the control in DDO26. Given the 6m minimum setback is intended to apply to all land in the HO335 irrespective of its grading, and to all heritage buildings (including those on the VHR) outside the HO335, the words 'individually significant buildings' have been replaced with 'heritage buildings'.</p> <p>This change was supported by the Panel.</p>
55.	Side and rear wall height	<u>Interface I</u> <i>Rear title boundary of 57-61 Swan Street (Corner Hotel)</i> <ul style="list-style-type: none"> • 8m if boundary abuts a residential property 	<u>Interface H</u> <i>Rear title boundary of 57-61 Swan Street (Corner Hotel)</i> <ul style="list-style-type: none"> • No side and rear wall height is specified in Interface H 	<p>The rear title boundary of the site at 57-61 Swan Street abuts the Mixed Use Zone. The character of this Mixed Use Zone area differs from the low scale, established residential areas (zoned General Residential and Neighbourhood Residential) further east. While the Mixed Use Zone is a residential zone, its purpose differs to other residential zones as it seeks to provide for a mix of land uses and housing at higher densities. DDO26 applies Interface H to the rear interface, which removes the discretionary northern/ rear wall height and setback requirements (as Interface H does not specify a side and rear wall height).</p> <p>This change was supported by the Panel.</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION METICS (* DENOTES MANDATORY)	REASON FOR CHANGE
		<u>Interface I</u> <ul style="list-style-type: none"> • 11.5m if boundary abuts a laneway 	<u>Interface I</u> <ul style="list-style-type: none"> • 11m if boundary abuts a laneway 	<p>Refer to Row No. 28 (REASON FOR CHANGE) for reasons for change.</p> <p>The Interface I 'upper level setback' terminology will be replaced with 'side and rear setbacks' to clarify the intent of the interface.</p>
56.	Street wall height	<u>Interface B</u> 57-61 Swan Street (Stewart Street frontage) <ul style="list-style-type: none"> • 11m* maximum. • 8m* minimum. • Match the parapet height of the adjoining heritage building, for a minimum length of 6m from the heritage building. 	<u>Interface F</u> 57-61 Swan Street (Stewart Street frontage) <ul style="list-style-type: none"> • 11m maximum 	<p>Refer to Row No. 49 (REASON FOR CHANGE) for reasons for change.</p>
57.		<u>Interface F</u> 57-61 Swan Street (Wangaratta and Botherambo Street frontages) <ul style="list-style-type: none"> • 11m maximum 	<u>Interface K (new interface)</u> 57-61 Swan Street (Wangaratta and Botherambo Street frontages) <ul style="list-style-type: none"> • 11m maximum 	<p>The new 'Interface k' includes the same street wall height requirements as 'Interface F' included in DDO26 for adoption. An 11m maximum street wall will help to establish a street wall height at the street edge at a scale that does not overwhelm the narrow streetscape.</p>
58.		<u>Interface H</u> <ul style="list-style-type: none"> • N/A 	<u>Interface F</u> Southern title boundary of 486 Church Street <ul style="list-style-type: none"> • 11m maximum 	<p>A discretionary street wall height requirement of 11m has been applied along the southern title boundary of 486 Church Street.</p> <p>Establishing a street wall height at the street edge is important, to not only to create a scale that does not overwhelm the narrow streetscape, but also to provide a scale that is compatible with the surrounding heritage streetscape.</p>
59.		<u>Interface B</u> <ul style="list-style-type: none"> • 11m* maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. • 8m* minimum. 	<u>Interface B</u> <ul style="list-style-type: none"> • 11m* maximum. • 8m* minimum. • Match the parapet height of the adjoining heritage building, for a minimum length of 6m from the heritage building. 	<p>There was confusion from one submitter following exhibition regarding the street wall height requirements in DDO17 and what the requirements are if there are no adjoining heritage buildings to infill development.</p> <p>Following exhibition of DDO17, Council's heritage consultant GJM Heritage reviewed the requirement and recommended the removal of the words 'the street wall should match a neighbouring heritage building that happened to be higher than 11m' as it is arbitrary.</p> <p>All four DDO schedules for adoption include the discretionary requirement 'Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO26 FOR ADOPTION METICS (* DENOTES MANDATORY)	REASON FOR CHANGE
		<ul style="list-style-type: none"> Match the parapet height of the adjoining heritage building. 		<p>building' to provide further guidance and clarity regarding this requirement and to be consistent with similarly worded requirements in approved Queens Parade DDO16.</p> <p>The Panel supported this change.</p>
60.		<p><u>Interface C</u></p> <ul style="list-style-type: none"> 11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum. Match the parapet height of the taller adjoining heritage building. 	<p><u>Interface C</u></p> <ul style="list-style-type: none"> 11m maximum. 8m minimum. Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building. 	<p>Refer to Row No. 31 (REASON FOR CHANGE) for reasons for change.</p>
61.		<p><u>Interface D</u></p> <ul style="list-style-type: none"> 11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m* 8m minimum* Match the parapet height of the taller adjoining heritage building. 	<p><u>Interface D</u></p> <ul style="list-style-type: none"> 11m maximum* 8m minimum* Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building. 	<p>There was confusion from one submitter following exhibition regarding the street wall height requirements in DDO17 and what the requirements are if there are no adjoining heritage buildings to infill development.</p> <p>Following exhibition of DDO17, Council's heritage consultant GJM Heritage reviewed the requirement and recommended the removal of the words 'the street wall should match a neighbouring heritage building that happened to be higher than 11m' as it is arbitrary.</p> <p>All four DDO schedules for adoption include the discretionary requirement 'Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building' to provide further guidance and clarity regarding this requirement and to be consistent with similarly worded requirements in approved Queens Parade DDO16.</p> <p>The Panel supported this change.</p>
62.		<p><u>Interface G</u></p> <ul style="list-style-type: none"> 14.5m maximum 	<p><u>Interface G</u></p> <ul style="list-style-type: none"> 14m maximum 	<p>DDO17 as exhibited included a requirement allowing for a maximum street wall height of 14.5m for Interface G. The DDO schedules for adoption round down this number to 14m. This drafting approach is consistent with the approved form of DDO16 for Queens Parade and supports a consistent approach to drafting Yarra's DDOs for its activity centres.</p> <p>The Panel supported this change.</p>

Precinct specific changes: Schedule 27 to Design and Development Overlay (DDO27) Swan Street Activity Centre - Precinct 3 Swan Street East

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
63.	<p>SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY</p> <p>Shown on the planning scheme map as DDO17.</p> <p>SWAN STREET ACTIVITY CENTRE</p>	<p>SCHEDULE 27 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY</p> <p>Shown on the planning scheme map as DDO27.</p> <p>SWAN STREET ACTIVITY CENTRE - PRECINCT 3 SWAN STREET EAST</p>	<p>The Swan Street DDO has been 'divided' into four separate DDOs, one for each of the four precincts designated in the exhibited DDO17. As a consequence, the title has changed to reflect the new DDO schedule number (DDO27) and precinct (Precinct 3).</p> <p>This change was supported by the Panel.</p>
64.	<p>1.0 General design objectives</p> <ul style="list-style-type: none"> • To recognise and respond to the distinct character and varying development opportunities defined by the four precincts along Swan Street. • To support a new mid rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas that maintains an active, high quality and pedestrian friendly environment. • To ensure development maintains the prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscapes. • To minimise the amenity impacts on residential properties adjoining the Swan Street Activity Centre including overlooking, overshadowing and visual bulk impacts. • To ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network. 	<p>1.0 Design objectives</p> <ul style="list-style-type: none"> • To support a new mid rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas that maintains an active, high quality and pedestrian friendly environment. • To support taller development on the south side of Swan Street that has regard to the north side of Swan Street and gradually scales up to Burnley Street, denoting the importance of the station. • To create a safe and attractive pedestrian environment that protects solar access, enhances ground floor activation along Swan Street and side streets and limits vehicle access from Swan Street to new development. • To reinforce a consistent built form edge to Swan Street while supporting physical and visual permeability through breaks in built form on the south side of Swan Street. • To ensure that, along the north side of Swan Street, the heritage buildings remain visually prominent in the streetscape. 	<p>Title of section 1.0 was amended from 'General Design Objectives' to 'Design Objectives'. Given there are no other objectives in DDO27 e.g. for Precincts, the word 'General' is redundant.</p> <p>The new design objectives were translated from the <i>Swan Street Activity Centre Built Form Framework</i>, Tract September 2017.</p> <p>Objectives have been re-written to strengthen the design objectives and provide greater clarity and certainty regarding the intent of built form outcomes for Precinct 3. They will also better assist with decision-making, particularly where heritage issues are not applicable.</p> <p>These changes were supported by the Panel.</p>
65.	<p>Refer to Row No. 7 (DDO17 EXHIBITED SECTIONS) for exhibited text.</p>	<p>Street wall and setback requirements</p> <p>Refer to Row No. 7 (DDO25, DDO26, DDO27 and DDO8 FOR ADOPTION SECTIONS) for text for adoption, with the following additional street wall and setback requirement in DDO27:</p> <p>...</p>	<p>In addition to the changes and reasons for the changes set out in Row No. 7 above, an additional street wall and setback requirement has been relocated from the 'Precinct Design Requirements' in DDO17 to the 'Street wall and setback requirements' in DDO27.</p> <p>These changes were supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
		<p><i>Development should create a sense of enclosure to Swan Street through the height and setback of its street wall.</i></p> <p>....</p>	
66.	Not included in the exhibited version.	<p>Building separation requirements</p> <p>Refer to Row No. 8 (DDO25, DDO26, DDO27 and DDO8 FOR ADOPTION SECTIONS) for text for adoption, with the following 3 additional building separation requirements in DDO27:</p> <p>...</p> <p><i>Development along the rail corridor must avoid a continuous wall of taller development when viewed from local streets south of the rail corridor.</i></p> <p><i>Development of properties in the locations shown as "Upper Level Building Breaks" on Plan 1 should incorporate side setbacks greater than the setback distances required for upper level development on common boundaries set out above.</i></p> <p><i>Development of properties in the locations shown as "Upper Level Building Breaks" on Plan 1 should enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street and along Lord Street and Edinburgh Street</i></p> <p>....</p>	<p>In addition to the changes and reasons for the changes set out in Row No. 8 above, an additional three building separation requirements have been relocated from the 'Precinct Design Requirements' in DDO17 to the 'Building separation requirements' in DDO27.</p> <p>The DDO17 included discretionary requirements for four upper-level building breaks, located on sites that have deep/wide lots along the south side of Swan Street, to create separation and visibility to the sky between developments. The proposed side setbacks are appropriately discretionary to provide sufficient flexibility to effectively deal with different development proposals.</p> <p>Following further modelling and testing of different built form outcomes, the upper level building breaks (shown on the DDO17 Height and Interface Plan) have been repositioned on the Height and Interface Plan in DDO27 to align with the proposed north-south vehicle access points (shown on the DDO27 Access and Movement plan). These changes will help facilitate practical openings and provide some relief of built form when approaching Swan Street from residential areas.</p> <p>These changes were supported by the Panel.</p>
67.	<p>Overshadowing</p> <p><i>A permit cannot be granted to construct a building or construct or carry out works that would overshadow any of the following spaces between 10 am and 2 pm at 22nd September:</i></p> <ul style="list-style-type: none"> <i>any part of the southern footpath of Swan Street, measured as 4.0m from the southern road boundary of Swan Street,</i> <i>any part of the opposite footpath of Church Street, measured as 4.0 metres from the road boundary of Church Street</i> 	<p>Overshadowing requirements</p> <p><i>A permit must not be granted to construct a building or construct or carry out works that would overshadow any of the following spaces between 10 am and 2 pm at 22nd September:</i></p> <ul style="list-style-type: none"> <i>any part of the southern footpath of Swan Street, measured from the property boundary to the existing kerb.</i> <p><i>A permit should not be granted to construct a building or construct or carry out works that would overshadow part of the opposite footpath of Burnley Street, Mary Street and Coppin Street (measured from the property boundary to the existing kerb between 10 am and 2 pm at 22nd</i></p>	<p>The title was amended to add the word 'requirements' to be consistent with the naming convention of other sections in the DDO.</p> <p>The overshadowing requirements relating to the southern footpath of Church Street has been removed as it is not relevant to Precinct 3.</p> <p>The overshadowing requirements relating to Burnley, Mary and Coppin Streets have been relocated from the 'Precinct design requirements' in DDO17 to the 'Overshadowing requirements' in DDO27. The overshadowing requirement for the western side of Burnley Street has been made discretionary, based on the recommendations contained in the <i>Swan Street Activity Centre Built Form Framework, Tract 2017.</i></p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<ul style="list-style-type: none"> any part of the opposite footpath of Burnley Street, measured as 4.0 metres from the road boundary of Burnley Street <p>A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with the overshadowing requirements specified in Clause 2.3 of this schedule unless the resultant overshadowing would not unreasonably prejudice the amenity of the public space, to the satisfaction of the responsible authority.</p>	<p>September) unless the overshadowing would not unreasonably prejudice the amenity of the public space, to the satisfaction of the responsible authority.</p>	<p>The requirement to not overshadow any part of southern footpath within 4m from the road boundary has been removed. The Panel recommended that the exhibited metric for defining the area for solar access be revised to relate to just the area between the property boundary and the existing kerb as, although it was mentioned in the <i>Swan Street Activity Centre Built Form Framework</i>, Tract September 2017 there was no technical analysis to justify the 4m metric.</p> <p>This alternative metric will still sufficiently protect the existing footpath (and any verge) from shadowing and was supported by the Panel.</p> <p>The section has also been amended to clarify the requirement is discretionary by the use of the word 'should'.</p> <p>These changes were all supported by the Panel.</p>
68.	<p>Vehicle and pedestrian access</p> <p>Development must provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule except in locations identified as "Left in - Left Out Access Permitted" in the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule.</p> <p>Development identified as "Left in - Left Out Access Permitted" in the Access and Movement Plan must limit the width of vehicle crossovers and incorporate 'Left in' and 'Left out' only vehicle access.</p> <p>Development with redundant vehicle access points to Swan Street, Church Street and Burnley Street must reinstate the kerb, linemark parking bays, and relocate any parking signs.</p> <p>Vehicle ingress and egress into development, including loading facilities and building servicing, must be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</p> <p>Pedestrian access to buildings, including upper level apartments, must be from a street or a shared zone shown on the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule. Where pedestrian access can only be provided from a laneway at the rear of buildings</p>	<p>Vehicle and pedestrian access requirements</p> <p>Development should provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plan 2 of this schedule except in locations identified as "Left in - Left Out Access Permitted" in the Access and Movement Plan 2 of this schedule.</p> <p>Development identified as "Left in - Left Out Access Permitted" in the Access and Movement Plan should limit the width of vehicle crossovers and incorporate 'Left in' and 'Left out' only vehicle access.</p> <p>Development with redundant vehicle access points to Swan Street and Burnley Street should reinstate the kerb, linemarked parking bays, and relocate any parking signs.</p> <p>Vehicle ingress and egress into development, including loading facilities and building servicing, should be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</p> <p>Pedestrian access to buildings, including upper level apartments, should be from a street or a shared zone shown on the Access and Movement Plan 2 of this schedule. Where pedestrian access can only be provided from a laneway at the rear of buildings the pedestrian</p>	<p>The title was amended to add the word 'requirements' to be consistent with the naming convention of other sections in the DDO.</p> <p>The section has been amended to clarify the requirements are discretionary by the use of the word 'should'.</p> <p>The vehicle and pedestrian access requirements relating to Church Street have been removed as they are not relevant or applicable to Precinct 3.</p> <p>Two requirements have been relocated from the 'Precinct design requirements' section in DDO17 to the 'Vehicle and pedestrian access requirements' section in DDO27 as they relate to access and movement in Precinct 3.</p> <p>The vehicle and pedestrian access requirements have also been amended to remove reference to other 'Access and Movement Plans' outside of Precinct 3.</p> <p>These changes were supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<p><i>the pedestrian entrance must be setback from the rear laneway and well-lit to enable safe access.</i></p>	<p><i>entrance should be setback from the rear laneway and well-lit to enable safe access.</i></p> <p><i>Development should be designed to enhance, activate, and provide passive surveillance to the pedestrian connection between Glass Street and Swan Street as shown on Plan 2.</i></p> <p><i>Development should include north-south access in the locations shown on the Access and Movement Plan 2 to allow for building services and car park access.</i></p>	
69.	<p>Precinct 3 – Swan Street East</p> <p><i>Shown on the planning scheme map as DDO17-3</i></p> <p><i>The design requirements for Precinct 3 are as follows:</i></p> <ul style="list-style-type: none"> • <i>Development along Swan Street must continue the street level experience of the Swan Street and Burnley Street heritage precincts by maintaining a consistent and prominent street wall.</i> • <i>Development must improve the pedestrian environment and amenity of Swan</i> • <i>Street, and easements and laneways that provide a pedestrian connection to Swan Street and to the entrances to new developments.</i> • <i>Development of properties in the locations shown as “Upper Level Building Breaks” on Plan 5 must incorporate side setbacks greater than the standards in</i> • <i>Clause 2 and enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street and along Lord Street and Edinburgh Street.</i> • <i>Development must not overshadow any part of the opposite footpath of Mary Street and Coppin Street (measured as 2.0m from the road boundary between 10 am and 2 pm at 22nd September).</i> • <i>Development should be designed to enhance, activate, and provide passive surveillance to the pedestrian connection between Glass Street and Swan Street as shown on Plan 6.</i> 	<p>Not included in the version for adoption.</p>	<p>Precinct 3 design guidelines have been deleted and its content relocated elsewhere, namely the ‘Design objectives’ and ‘Design requirements’ sections to reduce unnecessary text and duplication in the provisions.</p> <p>This change was supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<ul style="list-style-type: none"> Development should include north-south access in the locations shown on the Access and Movement Plan 6 to allow for building services and car park access. 		
70.	<p>5.0 Decision guidelines</p> <p>The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</p> <ul style="list-style-type: none"> Whether the General Design Requirements and the Precinct Design Requirements in Clause 2.0 are met. The design of the streetscape interface and its contribution to an active street environment. Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm. The shadowing impacts of the development on footpaths and public spaces. The wind effects created by the development. The separation between buildings at upper levels when viewed from the opposite side of Swan Street and from local streets. The prominence of the heritage street wall in the vistas along Swan Street, Church Street, Burnley Street, and local streets. Whether heritage buildings on street corners retain their prominence when viewed on both streets. Whether heritage buildings retain their three-dimensional form as viewed from the public realm. Whether upper level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings. The impact of development on view lines to the Dimmey's Clock Tower. 	<p>6.0 Decision guidelines</p> <p>The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</p> <ul style="list-style-type: none"> Whether the Design Requirements in Clause 2.3 are met. Whether design excellence is achieved (in terms of building siting, scale, massing, articulation and materials). The design of the streetscape interface and its contribution to an active street environment. Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm. The shadowing impacts of the development on footpaths and public spaces. The wind effects created by the development. The separation between buildings at upper levels when viewed from the opposite side of Swan Street and from local streets. The prominence of the heritage street wall in the vistas along Swan Street, Burnley Street, and local streets. Whether heritage buildings on street corners retain their prominence when viewed on both streets. Whether heritage buildings retain their three-dimensional form as viewed from the public realm. Whether upper level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings. 	<p>The decision guidelines relating to the Dimmeys Clock Tower and Church Street have been deleted as they are not applicable or relevant to Precinct 3. The section has also been amended to remove reference to 'Precinct design requirements' as it is no longer necessary.</p> <p>An additional decision guideline has been added regarding design excellence. Achieving design/architectural excellence is a key development outcome sought by DDO25 and should be considered when decision making.</p> <p>These changes were supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<ul style="list-style-type: none"> The impact of development on the operation of the tram routes along Swan Street and Church Street. 	<ul style="list-style-type: none"> The impact of development on the operation of the tram routes along Swan Street. 	

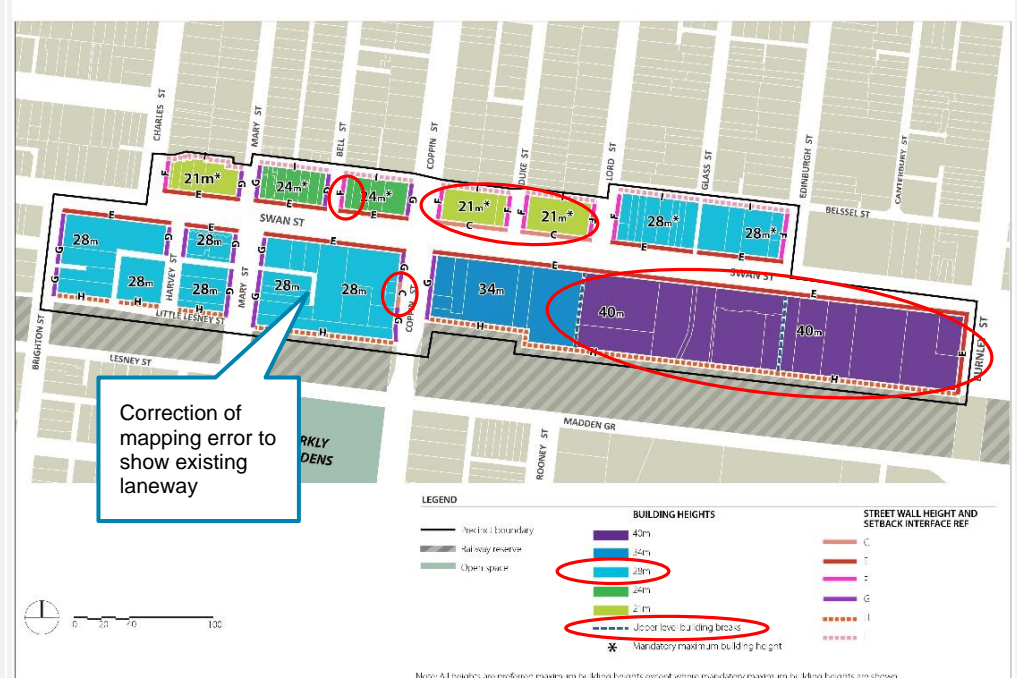
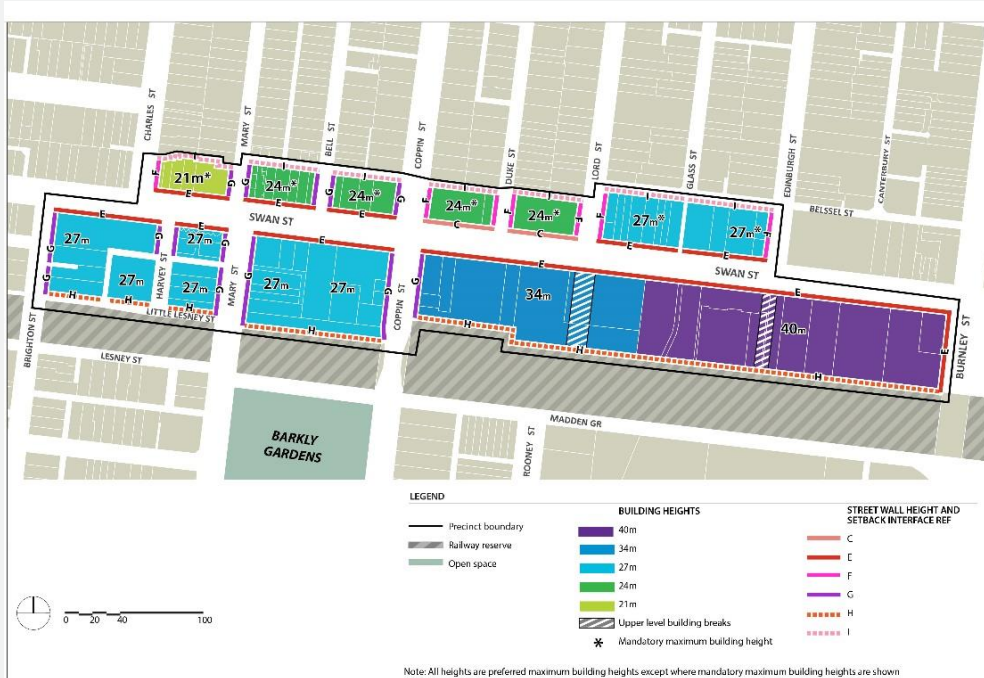
DDO17 EXHIBITED HEIGHT AND INTERFACE PLAN (* DENOTES MANDATORY)

DDO27 FOR ADOPTION HEIGHT AND INTERFACE PLAN (* DENOTES MANDATORY)

Plan 5: Height and Interface Plan – Precinct 3 – Swan Street East

Plan 1: Height and Interface Plan – Precinct 3 Swan Street East

NB: The changes circled in red are explained in further detail in the table below.



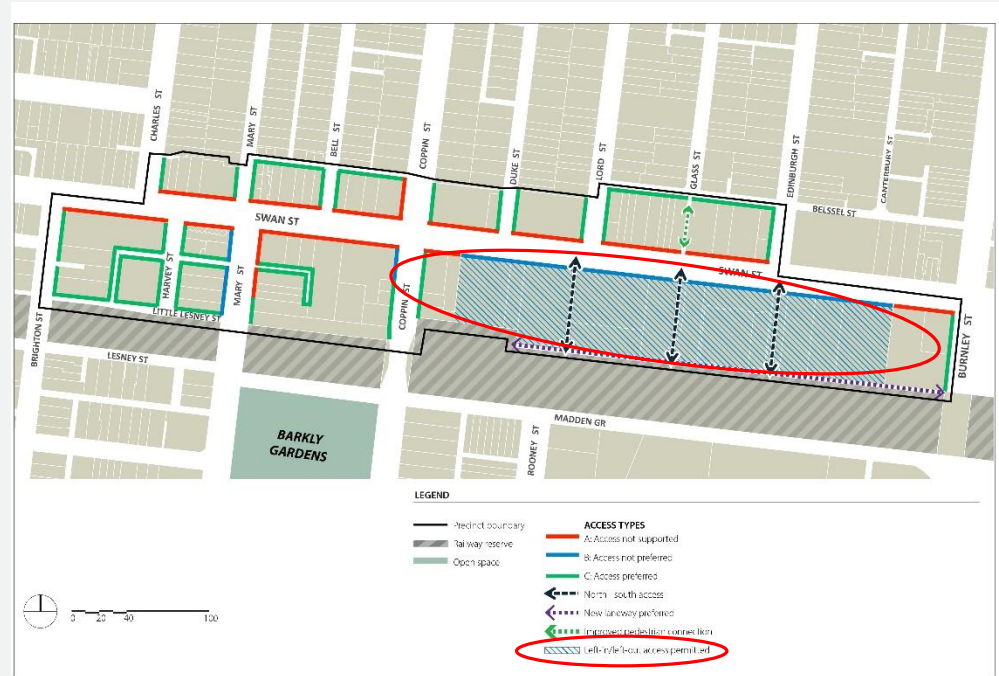
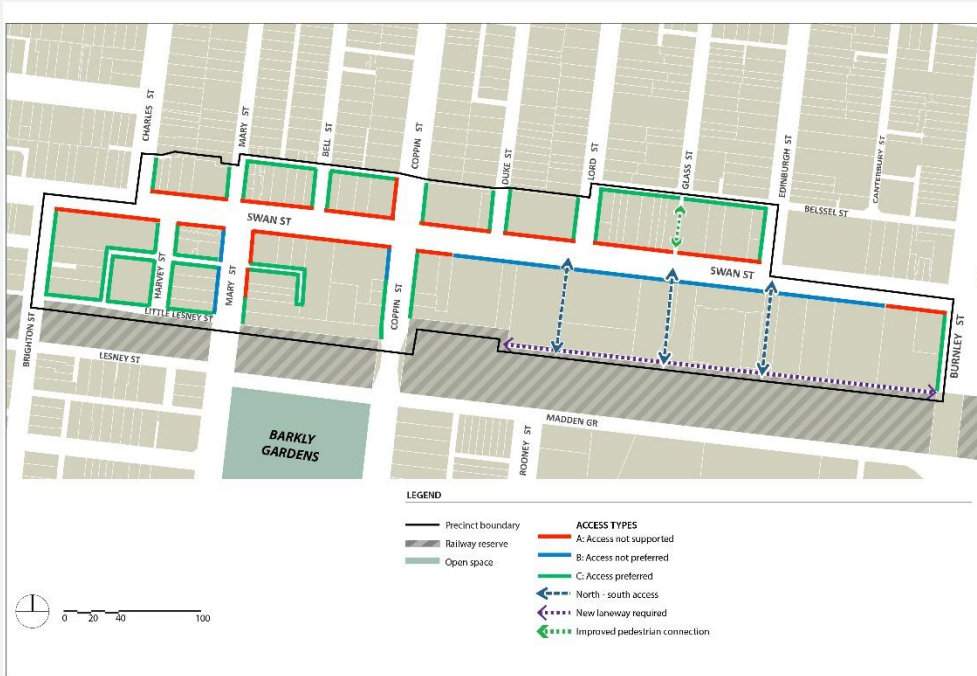
DDO17 EXHIBITED ACCESS AND MOVEMENT PLAN

DDO27 FOR ADOPTION ACCESS AND MOVEMENT PLAN

Plan 6: Access and Movement Plan – Precinct 3 – Swan Street East

Plan 2: Access and Movement Plan – Precinct 3 Swan Street East

NB: The changes circled in red are explained in further detail in the table below.



DDO17 INTERFACE TABLE

Table 3 – Street Wall Heights and Setbacks for Precinct 3

Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
C	Street wall Height		11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum. Match the parapet height of the taller adjoining heritage building
	Street wall setback	0m	
	Upper level setback	Minimum 5m for individually significant heritage buildings.	Minimum 5m elsewhere. Any part of a building above the street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).
E	Street wall height		14.5m maximum .
	Street wall setback		0m.
	Upper level setback		5m minimum.
F	Street wall height		11m minimum.
	Street wall setback		0m.
	Upper level setback		5m minimum for individually significant buildings. 3m minimum elsewhere.
G	Street wall height		14.5m maximum.
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on the Plan 6.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11.5m maximum if boundary abuts a laneway.
	Upper level setback		Development should be setback in accordance with Figure 1 and Figure 2. Development should minimise stepped form.

DDO27 FOR ADOPTION INTERFACE TABLE

Table 1 – Street Wall Heights and Setbacks for Precinct 3

NB: Changes are explained in further detail in the table below.

Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
C	Street wall height		11m maximum. 8m minimum. Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building.
	Street wall setback	0m.	
	Upper level setback	Minimum 6m for heritage buildings.	Minimum 6m elsewhere.
E	Street wall height		14m maximum. Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building.
	Street wall setback		0m.
	Upper level setback	Minimum 6m for heritage buildings.	6m minimum.
F	Street wall height		11m maximum.
	Street wall setback		0m.
	Upper level setback		6m minimum for heritage buildings. 3m minimum elsewhere.
G	Street wall height		14m maximum.
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on the Plan 2.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11m maximum if boundary abuts a laneway.
	Side and rear setback		Development should be setback in accordance with Figure 1 and Figure 2. Development should minimise stepped form.

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION METICS (* DENOTES MANDATORY)	REASON FOR CHANGE
71.	Maximum building height	<u>Height of 34m</u> 370-380 and the rear of 362-368, Swan Street	<u>Height of 40m</u> 370-380 and the rear of 362-368, Swan Street	DDO17, as exhibited proposed a discretionary maximum building height of 34m for the land at 370-380 and the rear of 362-368 Swan Street. Council's planning expert witness supported the 40m maximum building height being extended to the west to include these sites. He considered this a relatively minor adjustment that would retain the design principle of development stepping up in height towards Burnley Station, to the east.

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
				<p>A 40m maximum height for the land at 370-380 and the rear of 362-368 Swan Street is consistent with the adjoining land to the east and the planning permit (PLN16/0915) approved for the site at 370 Swan Street. The height transition from 34m to 40m is at a logical and appropriate point as it aligns with a proposed upper level building break and the western boundary of 370-374 Swan Street.</p> <p>It is noted that the building heights proposed along the south side of Swan Street in Precincts 3 and 4 are greater than the north side due to the absence of heritage and sensitive interfaces. In addition, several large allotments can accommodate more development. These sites on the south side of the street provide an excellent opportunity to accommodate growth without unreasonably affecting existing residential properties. The rail corridor (which ranges in depth from 29m-45m) provides a significant buffer between these sites and the low scale residential areas to the south.</p> <p>This change was supported by the Panel.</p>
72.		<u>Height of 24m*</u> 291-309 Swan Street.	<u>Height of 21m*</u> 291-309 Swan Street.	Refer to Row No. 45 (REASON FOR CHANGE) for reasons for change.
73.		<u>Height of 27m*</u> 319 – 359 Swan Street	<u>Height of 28m*</u> 319 – 359 Swan Street	Refer to Row No. 22 (REASON FOR CHANGE) for reasons for change.
74.		<u>Height of 27m</u> 13 – 9 Brighton Church Street 274 - 324 Swan Street 10-16 Harvey Street 202 – 196 Mary Street 238-232 Coppin Street	<u>Height of 28m</u> 13 – 9 Brighton Church Street 274 - 324 Swan Street 10-16 Harvey Street 202 – 196 Mary Street 238-232 Coppin Street	Refer to Row No. 22 (REASON FOR CHANGE) for reasons for change.
75.	Upper level setback	<u>Interface G</u> 232-234 Coppin Street 273 Swan Street (Bell Street frontage) • 3m minimum	<u>Interface C</u> 232-234 Coppin Street • 6m* minimum for heritage buildings	<p>Council's heritage expert witness (Mr Gard'ner's evidence statement, Page 48 at [Table 4]) recommended a 6m mandatory front setback should apply to HO245 (232- 234 Coppin Street) to be consistent with 'Interface C' and protect the primacy of extant heritage fabric.</p> <p>This change was supported by the Panel.</p>
76.			<u>Interface F</u> 273 Swan Street (Bell Street frontage) • 6m minimum for individually significant buildings • 3m minimum elsewhere	Both of Council's heritage expert witnesses (Mr Gard'ner's evidence statement, Page 47 at [Table 4] and Mr Helms' evidence statement, Page 9 at [Table 1]) recommended that 'Interface G' be replaced with Interface F to the eastern side of Bell Street to protect the visual prominence of HO522.

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
				This change was supported by the Panel.
77.		<u>Interface C</u> <ul style="list-style-type: none"> • 5m* minimum for individually significant heritage buildings • 5m elsewhere • Any part of a building above the street wall must be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street). 	<u>Interface C</u> <ul style="list-style-type: none"> • 6m* for heritage buildings • 6m elsewhere 	Refer to Row No. 24 (REASON FOR CHANGE) for reasons for change.
78.		<u>Interface E</u> <ul style="list-style-type: none"> • 5m minimum 	<u>Interface E</u> <ul style="list-style-type: none"> • 6m minimum. • Minimum 6m* for heritage buildings. 	<p>Refer to Row No. 24 (REASON FOR CHANGE) for reasons for change.</p> <p>In regards to the additional provision ('Minimum 6m* for heritage buildings') for 'Interface E', Council's heritage expert witness (Mr Gardner's evidence statement, Page 47 at [Table 4]) recommended a mandatory 6m upper level setback be applied to sites subject to the Heritage Overlay to ensure that new development retains the primary heritage form.</p> <p>This change was supported by the Panel.</p>
79.		<u>Interface F</u> <ul style="list-style-type: none"> • 5m minimum for individually significant buildings • 3m minimum elsewhere 	<u>Interface F</u> <ul style="list-style-type: none"> • 6m minimum for heritage buildings • 3m minimum elsewhere 	<p>Refer to Row No. 24 (REASON FOR CHANGE) for reasons for change.</p> <p>The wording has been amended to better clarify the intent of the control. Given the 6m minimum setback is intended to apply to heritage buildings (including those on the VHR), the words 'individually significant buildings' have been replaced with 'heritage buildings'.</p> <p>This change was supported by the Panel.</p>
80.	Side and rear wall height	<u>Interface I</u> <ul style="list-style-type: none"> • 11.5m if boundary abuts a laneway 	<u>Interface I</u> <ul style="list-style-type: none"> • 11m if boundary abuts a laneway 	Refer to Row No. 28 (REASON FOR CHANGE) for reasons for change.
81.	Street wall height	<u>Interface G</u> 232-234 Coppin Street 273 Swan Street (Bell Street Frontage)	<u>Interface C</u> 232-234 Coppin Street <ul style="list-style-type: none"> • 11m maximum • 8m minimum 	Council's heritage expert witness (Mr Gardner's evidence statement, Page 48 at [Table 4]) recommended that 'Interface C' be applied to 232- 234 Coppin Street as it is a heritage building (HO245).

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
		<ul style="list-style-type: none"> 14 maximum 	<ul style="list-style-type: none"> Match the parapet height of the adjoining heritage building, for a minimum length of 6m from the heritage building. 	This change was supported by the Panel.
82.			<u>Interface F</u> 273 Swan Street (Bell Street Frontage) <ul style="list-style-type: none"> 11m maximum 	Council's two heritage expert witnesses (Mr Gard'ner's evidence statement, Page 47 at [Table 4] and Mr Helms' evidence statement, Page 9 at [Table 1]) both recommended that 'Interface G' be replaced with 'Interface F' to the eastern side of Bell Street to protect the visual prominence of HO522. This change was supported by the Panel.
83.		<u>Interface C</u> <ul style="list-style-type: none"> 11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum. Match the parapet height of the taller adjoining heritage building. 	<u>Interface C</u> <ul style="list-style-type: none"> 11m maximum. 8m minimum. Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building. 	Refer to Row No. 31 (REASON FOR CHANGE) for reasons for change.
84.		<u>Interface E</u> <ul style="list-style-type: none"> 14.5m maximum. 	<u>Interface E</u> <ul style="list-style-type: none"> 14m maximum Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building. 	Refer to Row No. 62 (REASON FOR CHANGE) for reasons for change. Regarding the additional discretionary provision for 'Interface E' in DDO27 ('Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building'), Council's heritage expert witness (Mr Helms' evidence statement, Page 9 at [Table 1]) recommended adding 'Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building' to Interface E to ensure the rhythm of the heritage parts of the streetscape is maintained. This change was supported by the Panel.
85.		<u>Interface G</u> <ul style="list-style-type: none"> 14.5m maximum. 	<u>Interface G</u> <ul style="list-style-type: none"> 14m maximum 	Refer to Row No. 62 (REASON FOR CHANGE) for reasons for change.
86.	Plan 2: Access and Movement Plan – Precinct 3 Swan Street East	<u>No land identified as “Left in – Left Out Access Permitted”</u> 348-442 Swan Street	<u>Land identified as “Left in – Left Out Access Permitted”</u> 348-442 Swan Street	Council's traffic expert witness (Ms Dunstan's evidence in chief) recommended that turning movements in and out of the north-south access ways in Precinct 3 and any other vehicle entrances in this section of Swan Street should be limited to 'left in-left out' only.

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO27 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
				<p>The 'Plan 2 Access and Movement Plan – Precinct 3 Swan Street East' in DDO27 has been changed to facilitate left in-left out access.</p> <p>This change was supported by the Panel.</p>

Precinct specific changes: Schedule 28 to Design and Development Overlay (DDO28) Swan Street Activity Centre - Precinct 4 Burnley Station

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO28 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
87.	<p>SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY</p> <p><i>Shown on the planning scheme map as DDO17.</i></p> <p>SWAN STREET ACTIVITY CENTRE</p>	<p>SCHEDULE 28 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY</p> <p><i>Shown on the planning scheme map as DDO28.</i></p> <p>SWAN STREET ACTIVITY CENTRE - PRECINCT 4 BURNLEY STATION</p>	<p>The Swan Street DDO has been 'divided' into four separate DDOs, one for each of the four precincts designated in the exhibited DDO17. As a consequence, the title has changed to reflect the new DDO schedule number (DDO28) and precinct (Precinct 4).</p> <p>This change was supported by the Panel.</p>
88.	<p>1.0 General design objectives</p> <ul style="list-style-type: none"> • <i>To recognise and respond to the distinct character and varying development opportunities defined by the four precincts along Swan Street.</i> • <i>To support a new mid rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas that maintains an active, high quality and pedestrian friendly environment.</i> • <i>To ensure development maintains the prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscapes.</i> • <i>To minimise the amenity impacts on residential properties adjoining the Swan Street Activity Centre including overlooking, overshadowing and visual bulk impacts.</i> • <i>To ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network.</i> 	<p>1.0 Design objectives</p> <ul style="list-style-type: none"> • <i>To support a new mid rise scale built form character with lower built form at the interfaces with streets and the adjoining low rise residential areas that maintains an active, high quality and pedestrian friendly environment.</i> • <i>To support taller development on the south side of Swan Street that has regard to the north side of Swan Street and gradually scales up to Burnley Street, denoting the importance of the station.</i> • <i>To create a safe and attractive pedestrian environment that protects solar access, enhances ground floor activation along Swan Street and side streets and limits vehicle access from Swan Street to new development.</i> • <i>To reinforce a consistent built form edge to Swan Street while supporting physical and visual permeability through breaks in built form on the south side of Swan Street.</i> 	<p>Title of section 1.0 was amended from 'General Design Objectives' to 'Design Objectives'. Given there are no other objectives in DDO28 e.g. for Precincts, the word 'General' is redundant.</p> <p>The new design objectives were translated from the <i>Swan Street Activity Centre Built Form Framework</i>, Tract September 2017.</p> <p>Objectives have been re-written to strengthen the design objectives and provide greater clarity and certainty regarding the intent of built form outcomes for Precinct 4. They will also better assist with decision-making, particularly where heritage issues are not applicable.</p> <p>These changes were supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO28 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
		<ul style="list-style-type: none"> To ensure that, along the north side of Swan Street, the heritage buildings remain visually prominent in the streetscape. 	
89.	Not included in the exhibited version.	<p>Design quality requirements</p> <p>Refer to Row No. 5 (DDO25, DDO26, DDO27 and DDO8 FOR ADOPTION SECTIONS) for text for adoption, with the following additional design quality requirement in DDO26:</p> <p><i>Development should maintain the prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscape within land affected by HO474.</i></p> <p>...</p>	<p>In addition to the changes and reasons for the changes set out in Row No. 5 above, an additional requirement has been added.</p> <p>The additional precinct specific design requirement regarding HO474 will ensure development maintains the prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscape on land affected by the Heritage Overlay.</p>
90.	Not included in the exhibited version.	<p>Building separation requirements</p> <p>Refer to Row No. 8 (DDO25, DDO26, DDO27 and DDO8 FOR ADOPTION SECTIONS) for text for adoption, with the following 2 additional building separation requirements in DDO28:</p> <p>...</p> <p><i>Development of properties in the locations shown as "Upper Level Building Breaks" on Plan 1 should incorporate side setbacks greater than the setback distances required for upper level development on common boundaries set out above.</i></p> <p><i>Development of properties in the locations shown as "Upper Level Building Breaks" on Plan 1 should enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street and along Cutter Street and Bendigo Street.</i></p> <p>....</p>	<p>In addition to the changes and reasons for the changes set out in Row No. 8 above, an additional two provisions have been relocated from the 'Precinct Design Requirements' in DDO17 to the 'Building separation requirements' in DDO28.</p> <p>The DDO17 included discretionary requirements for four upper-level building breaks, located on sites that have deep/wide lots along the south side of Swan Street, to create separation and visibility to the sky between developments. The proposed side setbacks are appropriately discretionary to provide sufficient flexibility to effectively deal with different development proposals.</p> <p>Following further modelling and testing of different built form outcomes, the upper level building breaks (shown on the DDO17 Height and Interface Plan) have been shifted to the boundary of the landholdings on the plan. These changes will help facilitate practical openings and provide some relief of built form when approaching Swan Street from residential areas.</p> <p>These changes were supported by the Panel.</p>
91.	<p>Overshadowing</p> <p><i>A permit cannot be granted to construct a building or construct or carry out works that would overshadow any</i></p>	<p>Overshadowing requirements</p> <p><i>A permit must not be granted to construct a building or construct or carry out works that would overshadow any of</i></p>	<p>The title was amended to add the word 'requirements' to be consistent with the naming convention of other sections in the DDO.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO28 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<p><i>of the following spaces between 10 am and 2 pm at 22nd September:</i></p> <ul style="list-style-type: none"> <i>any part of the southern footpath of Swan Street, measured as 4.0m from the southern road boundary of Swan Street,</i> <i>any part of the opposite footpath of Church Street, measured as 4.0 metres from the road boundary of Church Street</i> <i>any part of the opposite footpath of Burnley Street, measured as 4.0 metres from the road boundary of Burnley Street</i> <p><i>A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with the overshadowing requirements specified in Clause 2.3 of this schedule unless the resultant overshadowing would not unreasonably prejudice the amenity of the public space, to the satisfaction of the responsible authority.</i></p>	<p><i>the following spaces between 10 am and 2 pm at 22nd September.</i></p> <ul style="list-style-type: none"> <i>any part of the southern footpath of Swan Street, measured from the property boundary to the existing kerb.</i> <p><i>A permit should not be granted to construct a building or construct or carry out works that would overshadow part of the opposite footpath of Burnley Street or Stawell Street (measured from the property boundary to the existing the kerb between 10 am and 2 pm at 22nd September), unless the overshadowing would not unreasonably prejudice the amenity of the public space, to the satisfaction of the responsible authority.</i></p> <p><i>Development should maintain solar access to Ryan's Reserve as follows:</i></p> <p><i>Beyond 16m of the eastern boundary of the reserve from 10 am onwards on 22 September</i></p> <p><i>At the western boundary of the reserve until 2 pm on 22 September.</i></p>	<p>The overshadowing requirement relating to the southern footpath of Church Street has been removed as it is not relevant to Precinct 4.</p> <p>The overshadowing requirements relating to Burnley and Stawell Streets have been relocated from the 'Precinct design requirements' in DDO17 to 'Overshadowing requirements' in DDO28. The overshadowing requirement for the western side of Burnley Street has been made discretionary, based on the recommendations contained in the <i>Swan Street Activity Centre Built Form Framework, Tract 2017.</i></p> <p>The requirement to not overshadow any part of southern footpath within 4m from the road boundary has been removed. The Panel recommended that the exhibited metric for defining the area for solar access be revised to relate to just the area between the property boundary and the existing kerb as, although it was mentioned in the <i>Swan Street Activity Centre Built Form Framework, Tract September 2017</i> there was no technical analysis to justify the 4m metric.</p> <p>This alternative metric will still sufficiently protect the existing footpath (and any verge) from shadowing and was supported by the Panel.</p> <p>The section has been amended to clarify the requirement is discretionary by the use of the word 'should'.</p> <p>These changes were all supported by the Panel.</p>
92.	<p>Vehicle and pedestrian access</p> <p><i>Development must provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule except in locations identified as "Left in - Left Out Access Permitted" in the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule.</i></p> <p><i>Development identified as "Left in - Left Out Access Permitted" in the Access and Movement Plan must limit the width of vehicle crossovers and incorporate 'Left in' and 'Left out' only vehicle access.</i></p> <p><i>Development with redundant vehicle access points to Swan Street, Church Street and Burnley Street must</i></p>	<p>Vehicle and pedestrian access requirements</p> <p><i>Development should provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plan 2 of this schedule except in locations identified as "Left in - Left Out Access Permitted".</i></p> <p><i>Development identified as "Left in - Left Out Access Permitted" in the Access and Movement Plan must limit the width of vehicle crossovers and incorporate 'Left in' and 'Left out' only vehicle access.</i></p> <p><i>Development with redundant vehicle access points to Swan Street and Burnley Street should reinstate the kerb, linemarked parking bays, and relocate any parking signs.</i></p>	<p>The title was amended to add the word 'requirements' to be consistent with the naming convention of other sections in the DDO.</p> <p>The section has been amended to clarify the requirements are discretionary by the use of the word 'should'.</p> <p>The vehicle and pedestrian access requirements relating to Church Street have been removed as they are not relevant or applicable to Precinct 4.</p> <p>Two requirements have been relocated from the 'Precinct design requirements' section in DDO17 to the 'Vehicle and pedestrian access requirements' section in DDO28 as they relate to access and movement in Precinct 4.</p>

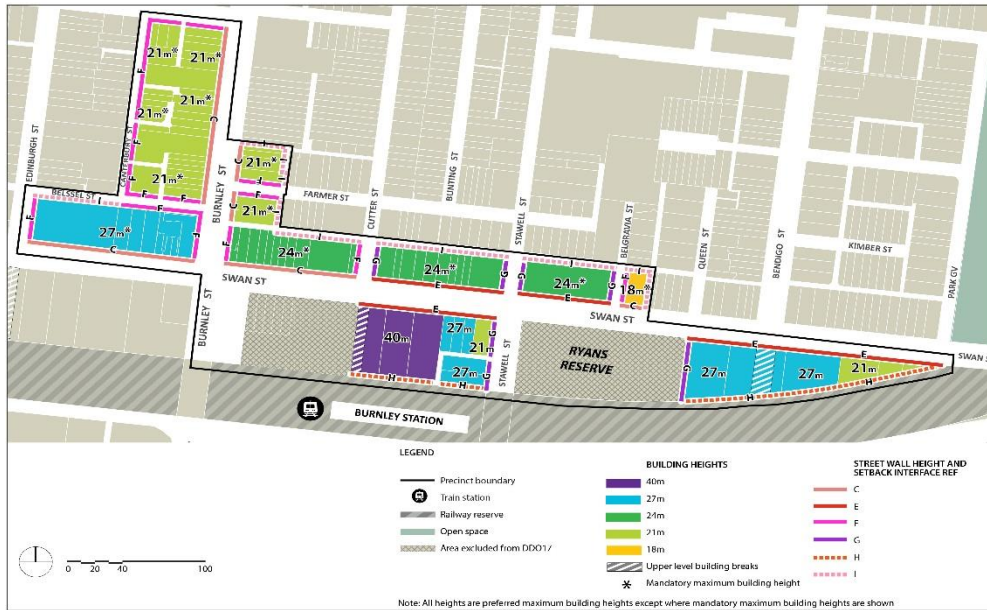
ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO28 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<p><i>reinstate the kerb, linemark parking bays, and relocate any parking signs.</i></p> <p><i>Vehicle ingress and egress into development, including loading facilities and building servicing, must be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</i></p> <p><i>Pedestrian access to buildings, including upper level apartments, must be from a street or a shared zone shown on the Access and Movement Plans (Plan 2, 4, 6 and 8) of this schedule. Where pedestrian access can only be provided from a laneway at the rear of buildings the pedestrian entrance must be setback from the rear laneway and well-lit to enable safe access.</i></p>	<p><i>Vehicle ingress and egress into development, including loading facilities and building servicing, should be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</i></p> <p><i>Pedestrian access to buildings, including upper level apartments, should be from a street or a shared zone shown on the Access and Movement Plan 2 of this schedule. Where pedestrian access can only be provided from a laneway at the rear of buildings the pedestrian entrance should be setback from the rear laneway and well-lit to enable safe access.</i></p> <p><i>Development of 500 to 506 Swan Street, as shown in Plan 2, should include a rear setback, at ground floor, to facilitate the ongoing function of the laneway and allow for building services and car park access. The setback and laneway should be a minimum width of 6m in total.</i></p> <p><i>Development of 130 to 136 Stawell Street, as shown in Plan 2, should include a rear setback, at ground floor, to facilitate the ongoing function of the laneway and allow for building services and car park access. The setback and laneway should be a minimum width of 3m in total.</i></p>	<p>The vehicle and pedestrian access requirements have also been amended to remove reference to other 'Access and Movement Plans' outside of Precinct 4.</p> <p>These changes were supported by the Panel.</p>
93.	<p>Precinct 4 – Burnley Station</p> <p><i>Shown on the planning map as DDO17-4</i></p> <p><i>The Precinct Design Requirements for Precinct 4 are as follows:</i></p> <ul style="list-style-type: none"> <i>• Development must respect the scale, rhythm, and architectural detail of the streetscape and the heritage buildings in the Burnley Street Heritage Precinct.</i> <i>• Development along Swan Street must achieve a prominent street wall and provide an appropriate transition in the street wall height to the Burnley Street and Bendigo Street heritage precincts.</i> <i>• Development must maintain the amenity of Ryan's Reserve.</i> <i>• Development of properties in the locations shown as "Upper Level Building Breaks" on Plan 7 must incorporate side setbacks greater than the standards</i> 	<p>Not included in the version for adoption.</p>	<p>Precinct 4 design guidelines have been deleted in DDO28 and its content relocated elsewhere in DDO28, namely the 'Design objectives' and 'Design requirements' sections to reduce unnecessary text and duplication in the provisions.</p> <p>This change was supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO28 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<p><i>in Clause 2 to enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street and along Cutter Street and Bendigo Street.</i></p> <ul style="list-style-type: none"> <i>Development must not overshadow the opposite footpath of Stawell Street (measured as 2.0m from the road boundary between 10 am and 2 pm at 22nd September).</i> <i>Development must maintain solar access to Ryan's Reserve as follows:</i> <i>Beyond 16m of the eastern boundary of the reserve from 10 am onwards on 22 September</i> <i>At the western boundary of the reserve until 2 pm on 22 September.</i> <i>Development of 500 to 506 Swan Street, as shown in Plan 8, should include a rear setback, at ground floor, to facilitate the ongoing function of the laneway and allow for building services and car park access. The setback and laneway should be a minimum width of 6m in total.</i> <i>Development of 130 to 136 Stawell, as shown in Plan 8, should include a rear setback, at ground floor, to facilitate the ongoing function of the laneway and allow for building services and car park access. The setback and laneway should be a minimum width of 3m in total.</i> 		
94.	<p>5.0 Decision guidelines</p> <p><i>The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</i></p> <ul style="list-style-type: none"> <i>Whether the General Design Requirements and the Precinct Design Requirements in Clause 2.0 are met.</i> <i>The design of the streetscape interface and its contribution to an active street environment.</i> 	<p>6. 0 Decision guidelines</p> <p><i>The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</i></p> <ul style="list-style-type: none"> <i>Whether the Design Requirements in Clause 2.3 are met.</i> <i>Whether design excellence is achieved (in terms of building siting, scale, massing, articulation and materials).</i> 	<p>The decision guidelines relating to the Dimmeys Clock Tower and Church Street have been removed as they are not applicable or relevant to Precinct 4. The section has also been amended to remove to reference to 'Precinct Design Requirements' as it is no longer necessary.</p> <p>An additional decision guideline has been added regarding design excellence. Achieving design/architectural excellence is a key development outcome sought by DDO25 and should be considered when decision making.</p> <p>These changes were supported by the Panel.</p>

ROW NO.	DDO17 EXHIBITED SECTIONS (* DENOTES MANDATORY)	DDO28 FOR ADOPTION SECTIONS (* DENOTES MANDATORY)	REASON FOR CHANGE
	<ul style="list-style-type: none"> • <i>Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.</i> • <i>The shadowing impacts of the development on footpaths and public spaces.</i> • <i>The wind effects created by the development.</i> • <i>The separation between buildings at upper levels when viewed from the opposite side of Swan Street and from local streets.</i> • <i>The prominence of the heritage street wall in the vistas along Swan Street, Church Street, Burnley Street, and local streets.</i> • <i>Whether heritage buildings on street corners retain their prominence when viewed on both streets.</i> • <i>Whether heritage buildings retain their three-dimensional form as viewed from the public realm.</i> • <i>Whether upper level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings.</i> • <i>The impact of development on view lines to the Dimmey's Clock Tower.</i> • <i>The impact of development on the operation of the tram routes along Swan Street and Church Street.</i> 	<ul style="list-style-type: none"> • <i>The design of the streetscape interface and its contribution to an active street environment.</i> • <i>Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.</i> • <i>The shadowing impacts of the development on footpaths and public spaces.</i> • <i>The wind effects created by the development.</i> • <i>The separation between buildings at upper levels when viewed from the opposite side of Swan Street and from local streets.</i> • <i>The prominence of the heritage street wall in the vistas along Swan Street, Burnley Street, and local streets.</i> • <i>Whether heritage buildings on street corners retain their prominence when viewed on both streets.</i> • <i>Whether heritage buildings retain their three-dimensional form as viewed from the public realm.</i> • <i>Whether upper level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings.</i> • <i>The impact of development on the operation of the tram routes along Swan Street.</i> 	

DDO17 EXHIBITED HEIGHT AND INTERFACE PLAN
 (* DENOTES MANDATORY)

Plan 7: Height and Interface Plan – Precinct 4 – Burnley Station



LEGEND

- Precinct boundary
- Train station
- Railway reserve
- Open space
- Area excluded from DDO17

BUILDING HEIGHTS

- 40m
- 27m
- 24m
- 21m
- 18m
- Upper level building breaks
- Mandatory maximum building height

STREET WALL HEIGHT AND SETBACK INTERFACE REF

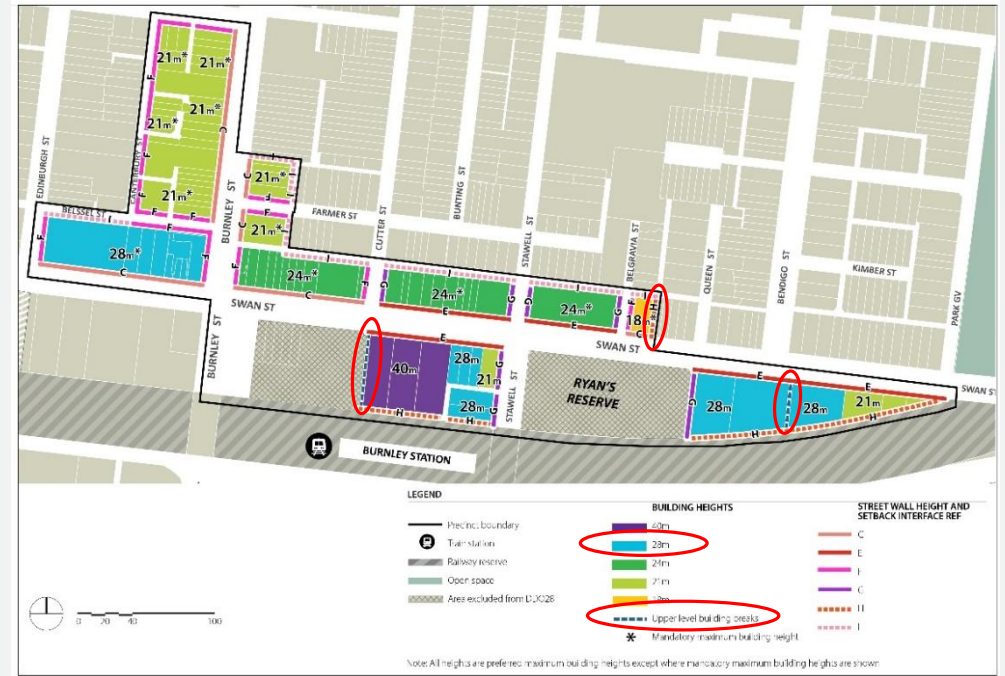
- C
- E
- F
- G
- H
- I

Note: All heights are preferred maximum building heights except where mandatory maximum building heights are shown

DDO28 FOR ADOPTION HEIGHT AND INTERFACE PLAN
 (* DENOTES MANDATORY)

Plan 1: Height and Interface Plan – Precinct 4 Burnley Station

NB: The changes circled in red are explained in further detail in the table below.



LEGEND

- Precinct boundary
- Train station
- Railway reserve
- Open space
- Area excluded from DDO28

BUILDING HEIGHTS

- 40m
- 28m
- 24m
- 21m
- 18m
- Upper level building breaks
- Mandatory maximum building height

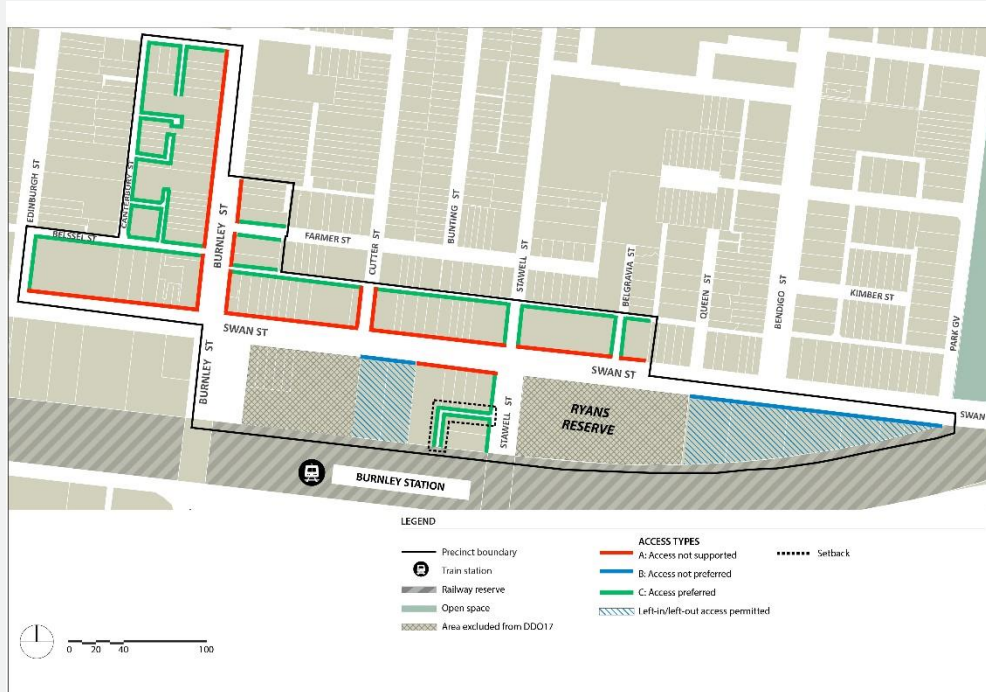
STREET WALL HEIGHT AND SETBACK INTERFACE REF

- C
- E
- F
- G
- H
- I

Note: All heights are preferred maximum building heights except where mandatory maximum building heights are shown

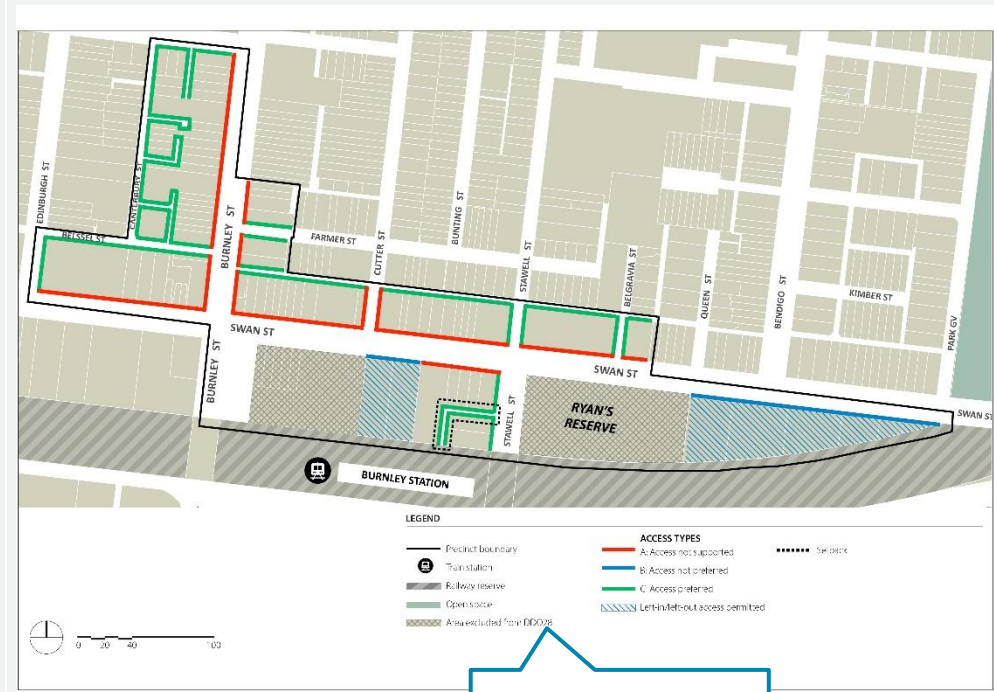
DDO17 EXHIBITED ACCESS AND MOVEMENT PLAN
(* DENOTES MANDATORY)

Plan 8: Access and Movement Plan – Precinct 4 – Burnley Station



DDO28 FOR ADOPTION ACCESS AND MOVEMENT PLAN
(* DENOTES MANDATORY)

Plan 2: Access and Movement Plan – Precinct 4 Burnley Station



The word 'DDO17' replaced with 'DDO28'.

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO28 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
95.	Building height	<p><u>Height of 27m*</u> 365 – 396 Swan Street</p> <p><u>Height of 27m</u> 130-136 Stawell Street 500-504 Swan Street</p>	<p><u>Height of 28m*</u> 365– 395 Swan Street</p> <p><u>Height of 28m</u> 130-136 Stawell Street 500-504 Swan Street</p>	<p>Refer to Row No. 22 (REASON FOR CHANGE) for reasons for changes.</p> <p>Refer to Row No. 22 (REASON FOR CHANGE) for reasons for changes.</p>

ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO28 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
		<i>546-564 Swan Street</i>	<i>546-564 Swan Street</i>	
96.	Upper level setback	<u>Interface I</u> <i>Eastern title boundary of 487 Swan Street</i> <ul style="list-style-type: none"> Development must be setback in accordance with Figure 1 and 2. Development must minimise repetitive stepped form. 	<u>Interface H</u> <i>Eastern title boundary of 487 Swan Street</i> <ul style="list-style-type: none"> 0m minimum unless setback is identified on Plan 2. 	<p>The exhibited DDO17 specifies an 18m mandatory maximum building height for 487 Swan Street. The eastern interface of the site has 'Interface I' (Residential Interface) in DDO17, however, the land to the east is in the Commercial 1 Zone. As such, the DDO28 for adoption applies 'Interface H' (rather than Interface I) to the eastern title boundary, to reflect the non-residential interface.</p> <p>This change was supported by the Panel.</p>
97.		<u>Interface C</u> <ul style="list-style-type: none"> 10m* minimum from Swan Street setback for land affected by HO 286 (365 Swan Street). Minimum 5m* for other individually significant heritage buildings. Minimum 5m elsewhere. Any part of a building above the street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street). 	<u>Interface C</u> <ul style="list-style-type: none"> 10m* minimum from Swan Street setback for land affected by HO286 (365 Swan Street). Minimum 6m.* for other heritage buildings Minimum 6m elsewhere. 	Refer to Row No. 24 (REASON FOR CHANGE) for reasons for change.
98.		<u>Interface E</u> 5m minimum	<u>Interface E</u> <ul style="list-style-type: none"> 6m minimum 	Refer to Row No. 24 (REASON FOR CHANGE) for reasons for change.
99.		<u>Interface F</u> <ul style="list-style-type: none"> 5m minimum for individually significant buildings 3m minimum elsewhere 	<u>Interface F</u> <ul style="list-style-type: none"> 6m minimum for heritage buildings 3m minimum elsewhere 	<p>Refer to Row No. 24 (REASON FOR CHANGE) for reasons for change.</p> <p>The wording has been amended to better clarify the intent of the control. Given the 6m minimum setback is intended to apply to heritage buildings (including those on the VHR), the words 'individually significant buildings' have been replaced with 'heritage buildings'.</p>

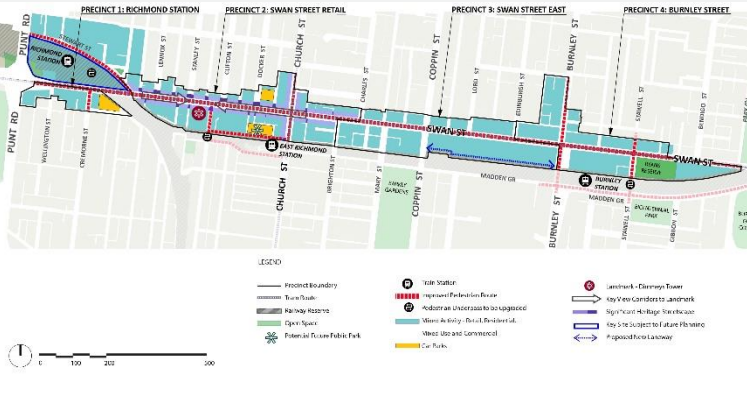
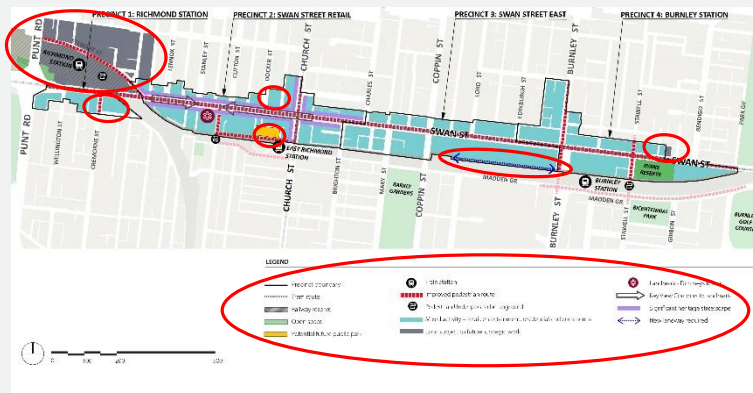
ROW NO.	REQUIREMENT	DDO17 EXHIBITED METRICS (* DENOTES MANDATORY)	DDO28 FOR ADOPTION METRICS (* DENOTES MANDATORY)	REASON FOR CHANGE
				This change was supported by the Panel.
100.	Side and rear wall height	<u>Interface I</u> • 11.5m if boundary abuts a laneway	<u>Interface I</u> • 11m if boundary abuts a laneway	Refer to Row No. 28 (REASON FOR CHANGE) for reasons for change
101.	Street wall Height	<u>Interface C</u> • 11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. • 8m minimum. • Match the parapet height of the taller adjoining heritage building.	<u>Interface C</u> • 11m maximum. • 8m minimum. • Match the parapet height of the taller adjoining heritage building, for a minimum length of 6m from the heritage building.	Refer to Row No. 31 (REASON FOR CHANGE) for reasons for change.
		<u>Interface E</u> 14.5m maximum.	<u>Interface E</u> • 14m maximum	Refer to Row No. 62 (REASON FOR CHANGE) for reasons for change.
		<u>Interface G</u> 14.5m maximum.	<u>Interface G</u> • 14m maximum	Refer to Row No. 62 (REASON FOR CHANGE) for reasons for change.

Clause 21.11 Reference Documents

ROW NO.	EXHIBITED CLAUSE 21.11 REFERENCE DOCUMENTS	CLAUSE 21.11 REFERENCE DOCUMENTS FOR ADOPTION	REASON FOR CHANGE
102.	<i>Swan Street Activity Centre Built Form Framework (Tract, September 2017)</i>	Reference to <i>Swan Street Activity Centre Built Form Framework (Tract, September 2017)</i> has been deleted.	<p>Consistent with guidance in Planning Practice Note 1, a background document referenced in the Planning Scheme is intended to provide further context about the basis for relevant planning provisions.</p> <p>The Panel recommended that Clause 21.11 be amended to delete the reference to 'Swan Street Activity Centre Built Form Framework (Tract, September 2017) (Swan Street Framework).</p> <p>The version of Clause 21.11 for adoption reflects this recommendation for the following reasons:</p> <ul style="list-style-type: none"> • The most important elements from the Swan Street Framework have been translated across into the Amendment; • The Swan Street Framework can still be made available through Council's webpage even though it is not referenced in the Planning Scheme; and

ROW NO.	EXHIBITED CLAUSE 21.11 REFERENCE DOCUMENTS	CLAUSE 21.11 REFERENCE DOCUMENTS FOR ADOPTION	REASON FOR CHANGE
			<ul style="list-style-type: none"> The Swan Street Framework in its current 2017 form no longer accurately reflects the proposed provisions sought to be introduced through the considerably refined version of the Amendment. The DDOs for adoption have departed from the exhibited version of DDO17 (for the reasons set out above) which reflected a more faithful translation of the Swan Street Framework.

Clause 21.12 Local Areas

ROW No.	CLAUSE 21.12 SWAN STREET FRAMEWORK PLAN EXHIBITED	CLAUSE 21.12 SWAN STREET FRAMEWORK PLAN FOR ADOPTION	REASON FOR CHANGE
103.	 <p>The exhibited map shows Swan Street divided into four precincts: Richmond Station, Swan Street Retail, Swan Street East, and Burnley Station. Land use designations include residential, commercial, and public park. A legend at the bottom explains symbols for precinct boundaries, train stations, improved pedestrian routes, and various land use zones.</p>	 <p>The revised map for adoption shows changes to the laneway conditions on the south side of Swan Street, particularly in the area between Church St and Burnley St. Red circles highlight these changes and other updates to the legend, such as the inclusion of 'land subject to future strategic work'.</p>	<p>Figure 1 in clause 21.12 is the 'Swan Street Framework Plan'.</p> <p>The Framework Plan has been revised to depict the laneway condition at the rear of properties on the south side of Swan Street so that it reflects the reference to 'new laneway preferred' in Plan 2 in DDO27.</p> <p>The Framework Plan has also been revised to provide a new colour and designation for the land presently shaded blue but outside the boundary of the DDO precincts. The land to the north of Precinct 1 and the east of Precinct 4 are now identified in the Framework Plan as 'land subject to future strategic work' as they are outside the precinct boundaries.</p> <p>Two of the car parks which were shaded yellow in the exhibited Framework Plan (denoting 'car parks') have been replaced with blue shading (denoting 'mixed activity – retail, entertainment, residential and commercial') to designate a future mixed activity role, given they are not earmarked for a future park.</p>

ROW No.	CLAUSE 21.12 SWAN STREET FRAMEWORK PLAN EXHIBITED	CLAUSE 21.12 SWAN STREET FRAMEWORK PLAN FOR ADOPTION	REASON FOR CHANGE
			<p>The yellow shading in the legend has been changed to denote 'Potential future public park' to indicate the existing car park's future potential use. Several other minor changes have been made to the legend to reflect the changes made to the Framework Plan.</p> <p>These changes to the Framework Plan were supported by the Panel.</p>

Yarra High Streets (Swan Street) Statements of Significance

ROW NO.	EXHIBITED YARRA HIGH STREETS: STATEMENTS OF SIGNIFICANCE, OCTOBER 2017 (GJM HERITAGE)	YARRA HIGH STREETS (SWAN STREET) STATEMENTS OF SIGNIFICANCE: REFERENCE DOCUMENT (DECEMBER 2020) FOR ADOPTION	REASON FOR CHANGE
104.	<i>Yarra High Streets: Statements Of Significance, October 2017 (GJM Heritage)</i>	<i>Yarra High Streets (Swan Street) Statements of Significance: Reference Document, December 2020 (GJM Heritage)</i>	The title of the Yarra High Streets document has been amended to refer to Swan Street and reflect its role and date of adoption.
105.	<p><i>The following places are Individually Significant and have their own statement of significance:</i></p> <p><i>Former Bank of Australasia, 377 Burnley Street,</i></p> <ul style="list-style-type: none"> • <i>Former shop and residence, 380 Burnley Street,</i> • <i>Shops and residences, 400-402 Burnley Street, and</i> • <i>Shops and residences, 413-15 Burnley Street.</i> <p>(Page 16)</p>	<p><i>The following places are Individually Significant and have their own statement of significance:</i></p> <ul style="list-style-type: none"> • <i>Former Bank of Australasia, 377 Burnley Street,</i> • <i>Former shop and residence, 380 Burnley Street,</i> • <i>Shops and residences, 400-402 Burnley Street, and</i> • <i>Shops and residences, 413-415 Swan Street.</i> <p>(Page 16)</p>	The Panel recommended that the Yarra High Streets: Statements of Significance, October 2017 (GJM Heritage) be amended to replace 413-415 Burnley Street with 413-415 Swan Street under 'What is significant?'. The version of <i>Yarra High Streets (Swan Street) Statements Of Significance: Reference Document, December 2020 (GJM Heritage)</i> for adoption corrects this error.
106.	Statement of significance not included in the exhibited version.	<p>Bank of Australasia (Former) 377 Burnley Street, Richmond (within HO474) <i>Source: Context Pty Ltd (2014), Heritage Gap Study, Review of Central Richmond.</i></p>	The Panel recommended that the <i>Yarra High Streets: Statements of Significance, October 2017 (GJM Heritage)</i> be amended to add 377 and 380 Burnley Street (as individually significant properties forming part of the Burnley Street

ROW NO.	EXHIBITED YARRA HIGH STREETS: STATEMENTS OF SIGNIFICANCE, OCTOBER 2017 (GJM HERITAGE)	YARRA HIGH STREETS (SWAN STREET) STATEMENTS OF SIGNIFICANCE: REFERENCE DOCUMENT (DECEMBER 2020) FOR ADOPTION	REASON FOR CHANGE
		<p>What is significant? <i>The former Bank of Australasia, erected in 1889 to a design by the prominent bank designer, Anketell Henderson, of the firm Reed, Henderson and Smart, at 377 Burnley Street, Richmond is significant. It is a freestanding symmetrical two-storey rendered brick building. The ground floor facade has banded rusticated walls, and a central entrance door flanked by tripartite shallow arched windows, which are timber-framed with fixed central lights and double-hung sidelights. The first floor has a loggia-style balcony; the projecting entrance section extends up through the first floor and has an arched opening to the facade. There are three openings in the wall behind. The loggia has a simple patterned balustrade, and a skillion-profile roof; the wing walls have arched openings and their copings terminate in small pediments. There is a prominent parapet with a wide moulded cornice. There is also a string course below the loggia. Non-original alterations and additions to the building are not significant.</i></p> <p>What is significant? <i>The former Bank of Australasia, at 377 Burnley Street, Richmond, is of local architectural significance.</i></p> <p>Why is it significant? <i>Architecturally, the building is a good example of an austere Classically-styled building which is in contrast to much of the more flamboyant boom style Italianate designs of the period. It is an important landmark within the Burnley Street commercial precinct. The building is an important work in the oeuvre of prominent bank architect, Anketell Henderson. Henderson was an important protagonist of the austere classical style of bank architecture of the 1880s. (Criteria D, E & H)</i></p> <p>Shops and Residences 380 Burnley Street, Richmond (within HO474) <i>Source: Context Pty Ltd (2014), Heritage Gap Study, Review of Central Richmond.</i></p> <p>What is significant? <i>The shop and residence, constructed by 1888, at 380 Burnley Street, Richmond is significant. This is a single storey late Victorian shop, one of a pair with no.378. The parapet has a moulded cornice above a stringcourse, each framed by vermiculated corbels inset with lions-heads. The semi-circular</i></p>	<p>Precinct) to the 'Individually significant places within precincts' section of the Yarra High Streets document.</p> <p>The version of <i>Yarra High Streets (Swan Street) Statements Of Significance: Reference Document, December 2020 (GJM Heritage)</i> for adoption includes 377 and 380 Burnley Street as individually significant properties forming part of the Burnley Street Precinct. Their existing Statements Of Significances were unintentionally omitted from the exhibited <i>Yarra High Streets: Statements of Significance, October 2017 (GJM Heritage)</i>. The properties at 377 and 380 Burnley Street have been previously identified as individually significant, have their own statements of significance, and are referred to in the Burnley Street Precinct statement of significance. Acknowledging them in the 'Individually significant places within precincts' section of <i>Yarra High Streets (Swan Street) Statements Of Significance: Reference Document, December 2020</i> accurately reflects this.</p>

ROW NO.	EXHIBITED YARRA HIGH STREETS: STATEMENTS OF SIGNIFICANCE, OCTOBER 2017 (GJM HERITAGE)	YARRA HIGH STREETS (SWAN STREET) STATEMENTS OF SIGNIFICANCE: REFERENCE DOCUMENT (DECEMBER 2020) FOR ADOPTION	REASON FOR CHANGE
		<p><i>pediment has a small acroterion and is flanked by small scrolls, with small scrolls adjacent to the low piers at either end of the parapet that appear to have once supported orbs or urns. The shopfront has timber-framed windows with fixed display windows below highlights, and panelled timber stallboards over a bluestone plinth. The window frames are slender, which is typical of the period, and the recessed central entry enhances the symmetry of the building.</i></p> <p><i>Non-original alterations and additions to the building and signage are not significant.</i></p> <p>How is it significant?</p> <p><i>The shop and residence at 380 Burnley Street, Richmond is of local historic, architectural and aesthetic significance to the City of Yarra.</i></p> <p>Why is it significant?</p> <p><i>Historically, it is significant as one of the oldest surviving shops in Burnley Street and is associated with the beginnings of the transformation of the southern Burnley Street into a local shopping centre during the late nineteenth century. (Criterion A)</i></p> <p><i>It is also significant as a representative example of a shop with typical late Victorian form and detailing including the parapet ornamentation and a timber-framed shopfront with stallboards and a recessed central entry below the pediment that emphasises the symmetry of the building. It is notable for its high degree of intactness, which includes the original shopfront. While many late Victorian shops survive in Richmond very few retain their original shopfront. (Criteria B, D & E)</i></p> <p>(Page 26-27)</p>	
107.	<p>INDIVIDUALLY SIGNIFICANT PLACES WITHIN PRECINCTS</p> <p><i>Some 'Individually Significant' places within heritage precincts have a Statements of Significance. Those places that have one are listed below.</i></p> <p>Corner Hotel</p> <p>57-61 Swan Street, Richmond (within HO335)</p> <p><i>Source: GJM Heritage (2017), Swan Street Built Form Study: Heritage Assessments & Analysis</i></p>	<p>Reference to the Corner Hotel as an individually significant place within the HO335 precinct, and its associated text on page 24 of the <i>Yarra High Streets: Statements of Significance, October 2017</i> (GJM Heritage) document, has been deleted.</p>	<p>The Panel recommended that the HO335 statement of significance be amended to delete the Corner Hotel from the 'Individually significant places within precincts' section.</p> <p>This change is reflected in the <i>Yarra High Streets (Swan Street) Statements Of Significance: Reference Document, December 2020</i> for adoption.</p>

ROW NO.	EXHIBITED YARRA HIGH STREETS: STATEMENTS OF SIGNIFICANCE, OCTOBER 2017 (GJM HERITAGE)	YARRA HIGH STREETS (SWAN STREET) STATEMENTS OF SIGNIFICANCE: REFERENCE DOCUMENT (DECEMBER 2020) FOR ADOPTION	REASON FOR CHANGE
	<p>What is significant? <i>The two-storey hotel known as the Corner Hotel, 57-61 Swan Street, Richmond, built in the 1960s.</i></p> <p>How is it significant? <i>The Corner Hotel, 57-61 Swan Street, Richmond is of local historical and social significance to the City of Yarra.</i></p> <p>Why is it significant? <i>The Corner Hotel, Richmond has made a strong contribution to the commercial and social life of Richmond from its establishment in the early 1870s and an important and highly influential contribution to the music industry as an important live music venue since its rebuilding in the mid 1960s and renovation in the 1990s [Criterion A]. The Corner Hotel, Richmond is of particular social significance for its long-term and continued use as a live music venue. It is a well-established and well-known venue which is considered amongst the most pre-eminent in the City of Yarra and the broader community [Criterion G].</i> (Page 24)</p>		

City of Yarra Database of Heritage Significant Areas

ROW NO.	CITY OF YARRA DATABASE OF HERITAGE SIGNIFICANT AREAS (JANUARY 2019)	CITY OF YARRA DATABASE OF HERITAGE SIGNIFICANT AREAS (DECEMBER 2020)	REASON FOR CHANGE
108.	City Of Yarra Database Of Heritage Significant Areas (January 2019)	City Of Yarra Database Of Heritage Significant Areas (December 2020)	The title of the City Of Yarra Database Of Heritage Significant Areas has been amended to reflect its date of adoption.

ROW NO.	CITY OF YARRA DATABASE OF HERITAGE SIGNIFICANT AREAS (JANUARY 2019)	CITY OF YARRA DATABASE OF HERITAGE SIGNIFICANT AREAS (DECEMBER 2020)	REASON FOR CHANGE																		
109.	<p>HO335 - Swan Street Precinct, Richmond</p> <table border="1" data-bbox="212 287 996 375"> <tr> <td>HO335</td> <td>Swan</td> <td>Street</td> <td>57-61</td> <td>Richmond</td> <td>Corner Hotel</td> <td>190660</td> <td>Individually significant</td> <td>1966?</td> </tr> </table> <p>(Extract)</p>	HO335	Swan	Street	57-61	Richmond	Corner Hotel	190660	Individually significant	1966?	<p>HO335 - Swan Street Precinct, Richmond</p> <table border="1" data-bbox="1041 287 1758 375"> <tr> <td>HO335</td> <td>Swan</td> <td>Street</td> <td>57-61</td> <td>Richmond</td> <td>Corner Hotel</td> <td>190660</td> <td>Not contributory</td> <td>1966?</td> </tr> </table> <p>(Extract)</p>	HO335	Swan	Street	57-61	Richmond	Corner Hotel	190660	Not contributory	1966?	<p>The Panel recommended that the <i>City of Yarra Database of Heritage Significant Areas</i> incorporated document be amended to re-categorise 57-61 Swan Street from 'individually significant' to 'non-contributory'.</p> <p>The Panel found that it was still appropriate and justified to include the Corner Hotel in Heritage Overlay HO335 (Swan Street Precinct, Richmond), but as a place that does not contribute to the broader precinct.</p> <p>The Panel recommended the Corner Hotel be graded 'not contributory' as it is a heavily altered post-war 1955 building and does not contribute to Swan Street's Victorian or Edwardian era or architectural expression, sought to be captured by the updated HO335 statement of significance.</p> <p>The updated version of the <i>Database of Heritage Significant Areas</i> for adoption reflects this recommendation.</p>
HO335	Swan	Street	57-61	Richmond	Corner Hotel	190660	Individually significant	1966?													
HO335	Swan	Street	57-61	Richmond	Corner Hotel	190660	Not contributory	1966?													