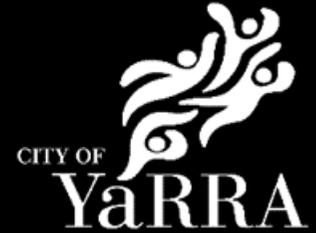


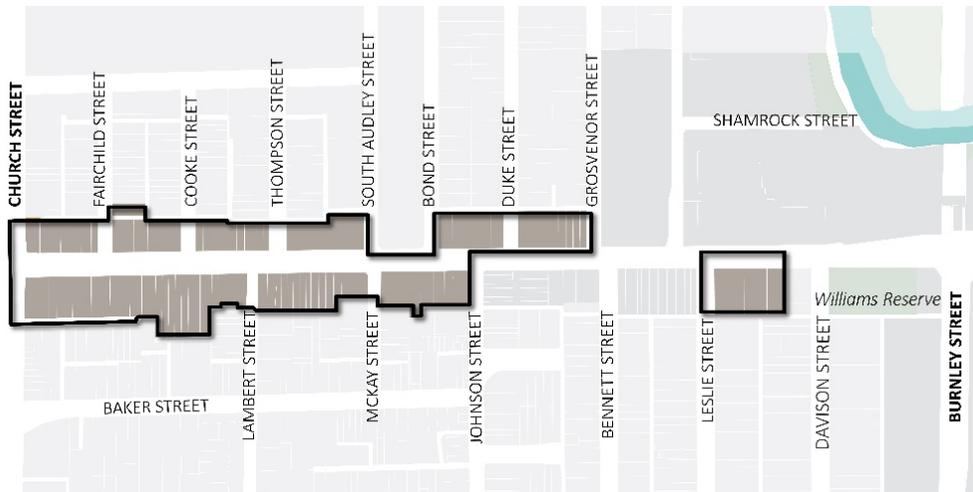
Draft DDO50 – Victoria Street East End

Information Sheet



Victoria Street East End is located on Victoria Street between Church Street and Davison Street. It does not include land zoned residential between Johnson and Leslie Streets or land east of Grosvenor Street which is covered by other planning controls.

The precinct includes a mix of shops, large format retail, cafes and restaurants, offices and apartment buildings. The precinct abuts both residential and industrial land.



More information

If you would like to know more about this project, contact us on **9205 5555** or strategicplanning@yarracity.vic.gov.au

What is this Design and Development Overlay trying to achieve?

Draft Design and Development Overlay – Schedule 50 (Draft DDO50) generally supports new mid-rise development up to 7 storeys that creates taller buildings along Victoria Street. In this area, as there is no defining heritage streetscape, a new character would be created. Lower building heights of 5 storeys apply closer to Church Street to match heights to the west.

The height of street wall (the height of the building on the street) could be up to 15m (4 storeys). Taller parts of the building above 4 storeys would be pushed back by 4.5 metres.

For any heritage buildings in the precinct, a greater upper level setback is required to ensure the prominence of these buildings.

DDO50 requires that on larger sites, buildings are designed with breaks between upper levels of the development to provide views to the sky from the street and an interesting skyline.

Under the DDO50, development should be designed to create safe, active and attractive street frontages. Development must be designed to protect sunlight to Victoria Street, Church Street and Davison Street. The draft DDO also encourages for improved pedestrian connections or linkages from the Yarra River/Birrarung.

It also aims to make sure new development minimises its amenity impacts on the low scale residential neighbourhoods which abut the Precinct. This includes minimising overlooking, overshadowing and visual bulk.

What are the main design requirements to guide potential developments?

Below are maps and tables providing a summary of built form and design requirements in draft DDO50 (see Section 2.2 of the DDO50).

Built form and design requirements in DDO50 relate to front setbacks, street wall height, setbacks for upper levels, building height and transition of potential development towards residential properties at the rear.

The DDO also includes requirements and guidelines on overshadowing, facade design, access and movement and others.

NOTE: Amendment C291yara also includes new policy which describes the proposed future character of the precinct (see [Clause 21.11 – Local Areas](#)).

Mandatory and preferred requirements

DDO50 includes a mix of mandatory and preferred requirements.

A mandatory requirement is a requirement or control that must be met. There is no opportunity to vary it. For example, a proposal cannot be approved taller than the mandatory height listed in the DDO.

A preferred requirement provides for flexibility in the approach to achieve the required outcome.

(See the [Design and Development Overlays Information Sheet](#) for more information about how DDOs work.)

Building heights and interfaces

The Height and Interface Plan and Interface Table show the maximum building heights and the interface requirements that apply.

Mandatory maximum heights are shown with cross hatching.

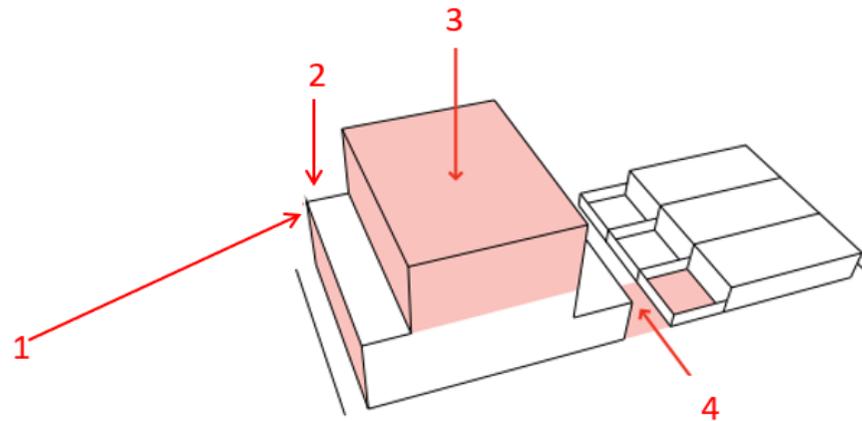
NOTE

This information sheet provides a summary of some requirements and where they apply can be found in the DDO. It is not part of the formal amendment documentation. It is recommended you refer to the DDO and the supporting documents below if you wish to make a submission. Go to the Yarra website to review [Draft DDO50](#).

See *Section 2.2 Building Height, Street Wall and Setback and Upper Level Requirements* in draft DDO50 for greater detail.

Common terms

Street wall, upper level setbacks and overall building height are terms that are used in the DDO which set the general building envelop which new buildings or additions should fit into (see the diagram below).



1. Street wall
2. Upper level setback
3. Overall building height
4. Residential interface

Source: Johnston Street Local Area Plan - Built Form Analysis and Recommendations (December 2015)

Heritage buildings are buildings within a Heritage Overlay in the planning scheme, which are graded as either 'Contributory' or 'Individually Significant' or any building on the Victorian Heritage Register.

Building Heights and Interfaces



Legend

Precinct Boundary

Green Streets - Key pedestrian/cycle routes

Note all heights are preferred maximum building Heights except where mandatory maximum building heights are shown

Building Heights

15m

18m

21m

24m

Mandatory heights

Street wall height and setback interface ref

Interface A

Interface C

Interface D

Interface E

Interface F

Interface H Residential interface (direct abuttal)

Interface H Residential interface (laneway)

Interface I

2m Setback

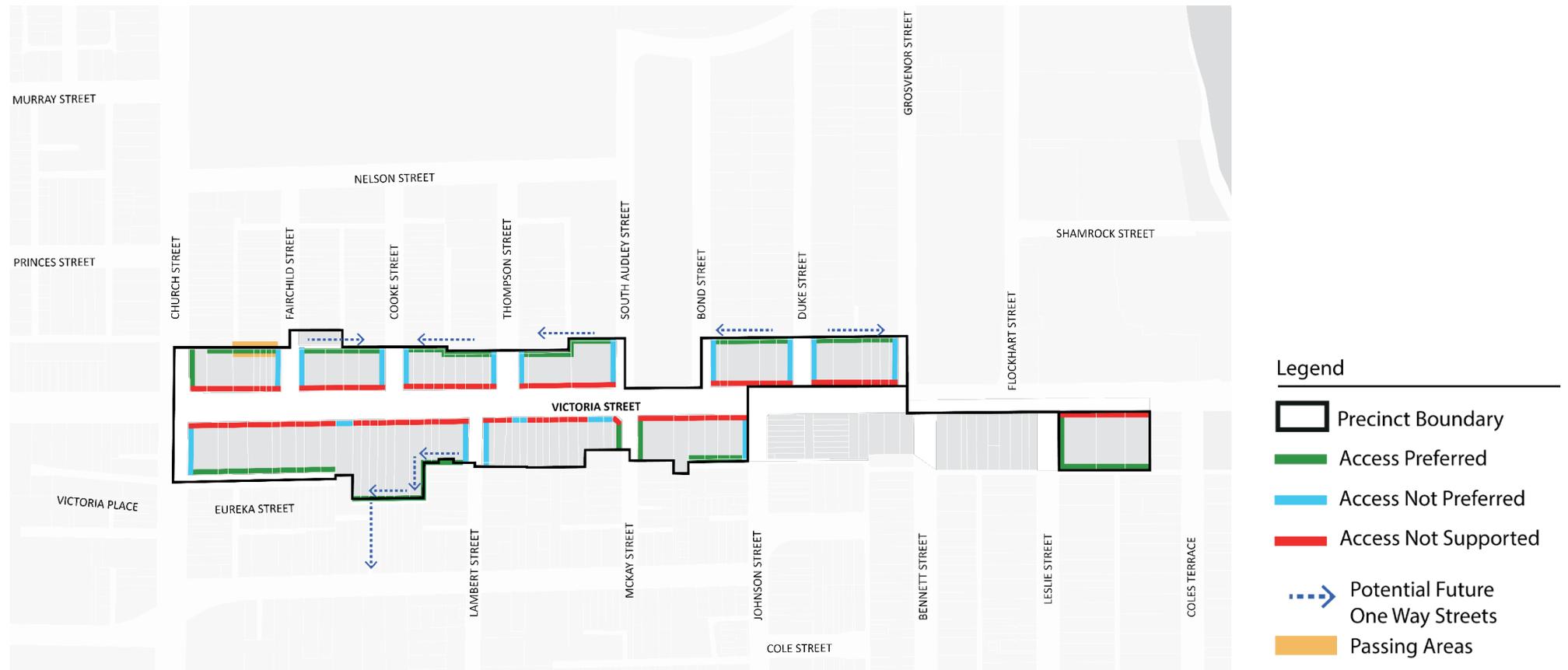
Interfaces

Interface Type	Street Wall Height	Street Wall Setback	Upper Level Setback
Interface A 	Retain existing street wall height for heritage buildings 8m-11m (2-3 storeys) for other buildings <u>Mandatory</u> Other buildings should match the parapet height of the adjoining heritage building, for a minimum length of 6m from the heritage building. <u>Preferred</u>	Retain existing street wall setback for heritage buildings <u>Mandatory</u> 0m for other buildings <u>Preferred</u>	316 -326 Victoria Street - 8 m Elsewhere - 6m minimum <u>Mandatory</u> For buildings >15m (4 storeys), the uppermost level should be set back 9m minimum <u>Preferred</u>
Interface C 	Retain existing street wall height for heritage buildings 8m – 11m (2-3 storeys) for other buildings Match the parapet height of the adjoining heritage building, for a minimum length of 6m from the heritage building. <u>Preferred</u>	Retain existing street wall setback for heritage buildings Elsewhere - 0m <u>Preferred</u>	6m minimum <u>Preferred</u>
Interface D 	15m (4 storeys) maximum <u>Preferred</u>	551 to 585 Victoria Street – 2m setback to Victoria Street Elsewhere - 0m <u>Preferred</u>	4.5m minimum <u>Preferred</u>
Interface E 	Retain existing street wall height for heritage buildings 11m (3 storeys) maximum for other buildings <u>Preferred</u>	Retain existing street wall setback for heritage buildings <u>Preferred</u>	6m minimum for heritage buildings 3m minimum for other buildings <u>Preferred</u>
Interface F 	8m (2 storeys) maximum <u>Preferred</u>	None specified	4.5m minimum <u>Preferred</u>
Interface I 	11m (3 storeys) maximum <u>Preferred</u> NOTE: Interface I control relates to side / rear wall height rather than street wall height	None specified	Minimum 4.5m from the centre of the laneway <u>Preferred</u>

Access and Movement

Vehicle access

The requirements aim to provide a safe and accessible environment for everyone and to limit potential conflict between vehicle movements and pedestrians. See *Section 2.2 Vehicle Access* in draft DDO50 for more information.



Pedestrian and Bicycle Access

The DDO requires new development consider the design of bicycle parking and how pedestrians and cyclists safely and easily access the building. See *Section 2.2 Pedestrian and Bicycle Access* in DDO50 for more information.

What are some of the other design requirements?

Views to landmarks

The Skipping Girl is an iconic sign on Victoria Street. New buildings must not obstruct views to the Skipping Girl sign from corner of Victoria Street and Leslie Street.

See Section 2.2 *View Lines* in DDO50 for all the details. The viewline is shown in Plan 1.

Interfaces to residential properties

The DDO includes a requirement which ensure new buildings minimise any impacts on the amenity of adjoining low scale residential neighbourhoods such as overlooking or reducing sunlight to backyards.

See Section 2.2 *Interface to residential properties in NRZ or GRZ requirements* in DDO50 for all the details.

Building separation

Building separation refers to the space between buildings at upper levels. The requirement aims to ensure good levels of internal amenity for current and future building occupants and provides a visual break between taller buildings.

See Section 2.2 *Building Separation* in DDO50 for all the details.

Overshadowing

The requirement aims to retain sunlight to the footpath on Victoria Street and identified as Green Streets, important pedestrian and cycle routes. (Shown on the Height and Interface Plan in this Information Sheet and in the DDO).

See Section 2.2 *Overshadowing in DDO50 for all the details.*

Design quality

The DDO includes a number of requirements to ensure buildings are well designed.

Several requirements ensure new development provides high quality and pedestrian focussed design at street level. They will ensure the precinct's main streets are activated. Where existing heritage buildings are not a constraint, the DDOs also encourage generous entry spaces to buildings where there are narrow footpaths. New designs need to be designed to fit into the character of the area.

The DDO also addresses how new development responds to heritage and design details like services on roof and front of buildings (like meter boxes and gas mains).

Developments along identified Green Streets (shown on Height and Interface Plan in this Information Sheet and DDO50) are encouraged to contribute to urban greening through planting, including vertical and rooftop gardens.

See Section 2.2 *Design Quality* in DDO50 for all the details.

How to make a submission?

Submissions must be made in writing. Submissions close **27 October 2021**.

- **Email:** strategicplanning@yarracity.vic.gov.au
- **Post:** Attention Strategic Planning PO Box 168, Richmond VIC 3121
- **Subject line:** Amendment C291yara - Submission

Note: Your submission must indicate if you support or oppose the draft amendment (or parts thereof) and outline any recommended changes to the draft amendment.

If you do not receive a confirmation email on your submission, please get in touch with us on 9205 5555.

National Relay Service

TTY 133 677 then (03) 9205 5055

Languages

العربية 9280 1930

中文 9280 1937

Ελληνικά 9280 1934

Italiano 9280 1931

Español 9280 1935

Tiếng Việt 9280 1939

Other 9280 1940