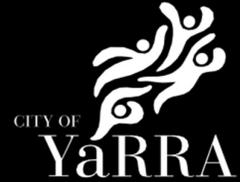


# Draft Amendment C273yara

## Heidelberg Road Precincts

### Information Sheet



### Why is draft Amendment C273yara being prepared?

The State Government requires local councils to address population and employment changes to meet their city's needs. Activity centres have been identified as appropriate areas to accommodate growth as they have good access to employment, public transport and other amenities.

The Yarra Spatial Economic and Employment Strategy (2018) seeks to support growth in retail and other employment uses in the Heidelberg Road Neighbourhood Activity Centre (NAC) and commercial areas along Heidelberg Road.

The former Alphington Paper Mill site (APM) is identified in Plan Melbourne as an 'urban renewal precinct' and is categorised as a 'high change area' in Yarra's Housing Strategy (2018) and in adopted Clause 16.01-1L 'Location of residential development'. The Yarra Housing Strategy notes that a large amount of development is already occurring within the APM site.

Land along Heidelberg Road in Fairfield and Alphington (within commercial areas outside the former APM site) is experiencing development pressure and in response to this, the communities in Fairfield and Alphington have sought stronger planning provisions.

Interim Design and Development Overlay – Schedule 18 (DDO18) currently applies for the Heidelberg Road Precincts but will expire in April 2024 and needs to be replaced with a permanent control.

### What does draft Amendment C273yara do?

Draft Amendment C273yara proposes to replace interim DDO18 with a permanent DDO18 for commercial areas along Heidelberg Road, Alphington/Fairfield.

**This refers to land within the Commercial 1 and 2 Zone along the south side of Heidelberg Road within Yarra.**

The permanent DDO18 will help guide potential future development, ensure development responds to heritage fabric, and minimises impacts on sensitive interfaces such as backyards, and public spaces like footpaths, kerb outstands and parklands.

Draft Amendment C273yara also proposes to apply the Heritage Overlay (HO) to several properties and delete the Heritage Overlay from one property.

Specifically, draft Amendment C273yara proposes to:

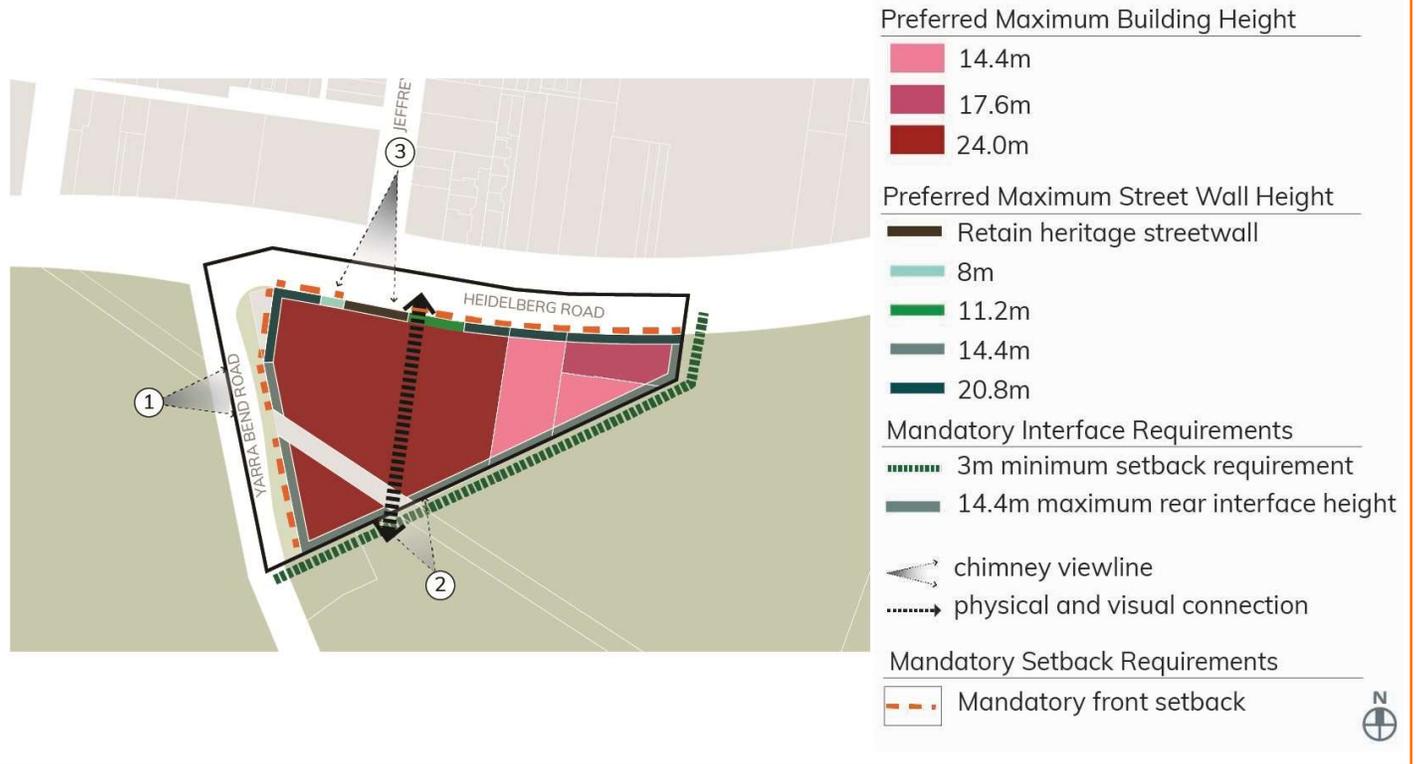
- Include new policy at Clause 21.08 Neighbourhoods to provide general directions for the Heidelberg Road Neighbourhood Activity Centre (Note: Should Amendment C269yara be approved, this new policy will sit within Clause 11.03-1L Activity Centres).
- Replace the interim Design and Development Overlay Schedule 18 (interim DDO18) with a permanent Design and Development Overlay Schedule 18 (DDO18) which applies to commercially zoned land along Heidelberg Road.
- Apply new Heritage Overlays (HOs) to the properties at 730-734 Heidelberg Road, Alphington (HO451) and 760-764 Heidelberg Road, Alphington (HO455).
- Delete the Heritage Overlay (HO362) from the property at 2 Killop Street, Alphington.
- Amend the Schedule to Clause 43.01 Heritage Overlay to include the new HOs.
- Amend the Schedule to Clause 72.04 Incorporated Documents to include new Statements of Significance and update the "City of Yarra Database of Heritage Significant Areas".
- Amend the Schedule to Clause 72.08 Background Documents to introduce the background documents that informed proposed draft DDO18.



## What area does draft Amendment C273yara cover?

The maps below show the land to be included in the Design and Development Overlay (proposed draft DDO18). These maps are a snapshot of the maps contained in proposed draft DDO18 (under Clause 2.3 Precinct Design Requirements). These maps need to be read in conjunction with proposed draft DDO18.

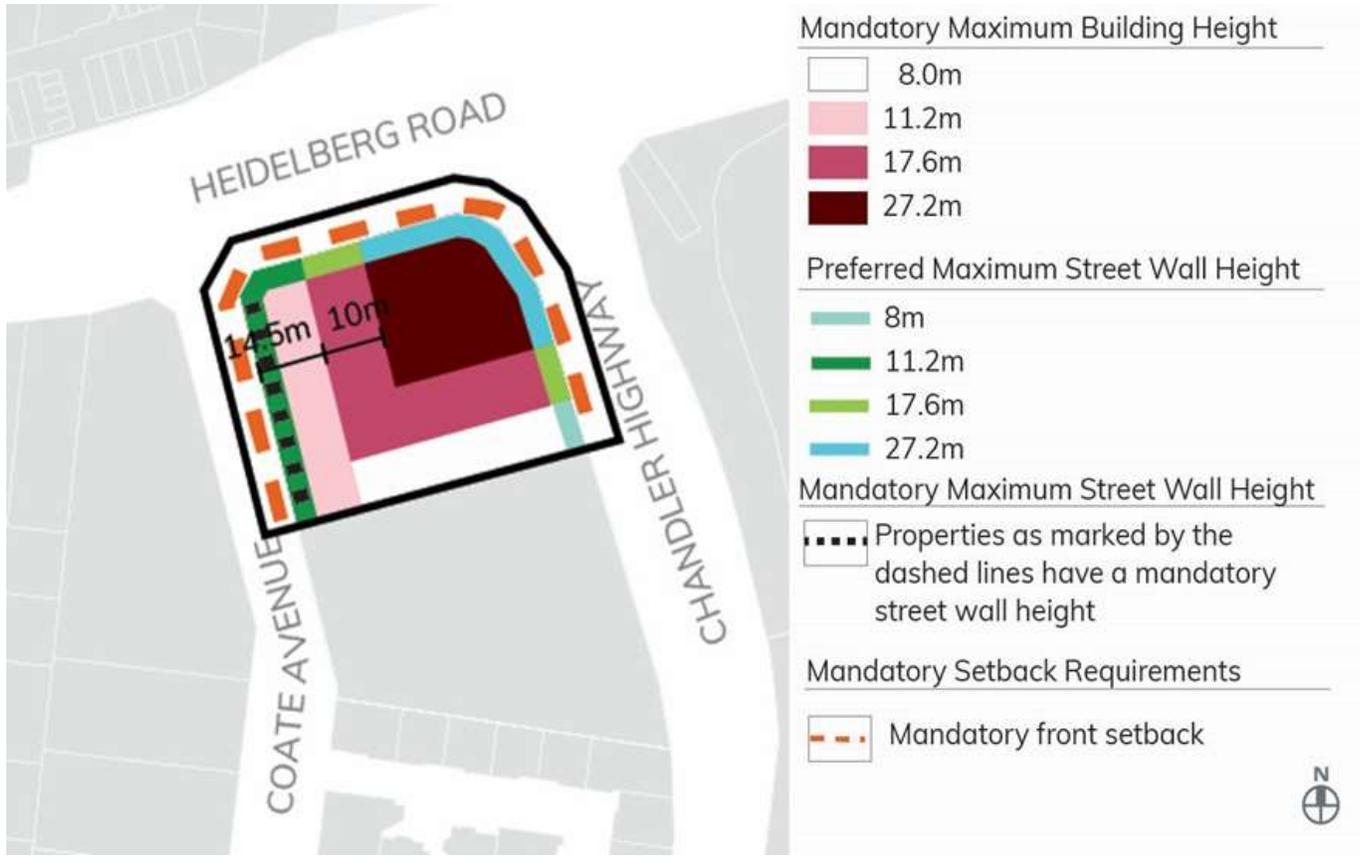
**Map 1: Building and Street Wall Heights for Precinct 1**



**Map 2: Building and Street Wall Heights for Precinct 2**



**Map 3A: Building and Street Wall Heights for Precinct 3A**

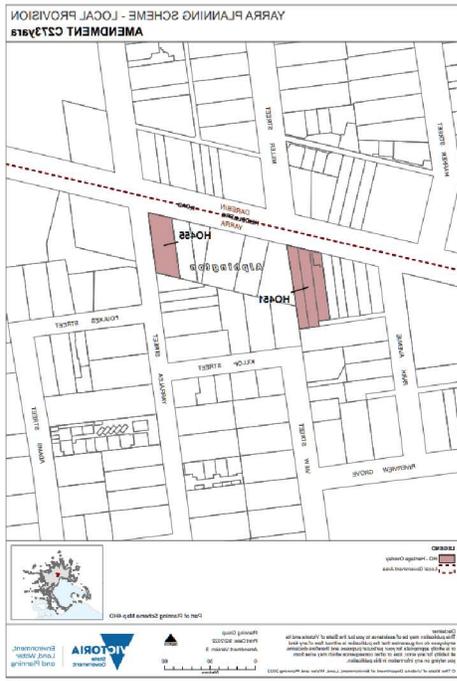


**Map 3B: Building and Street Wall Heights for Precinct 3B**



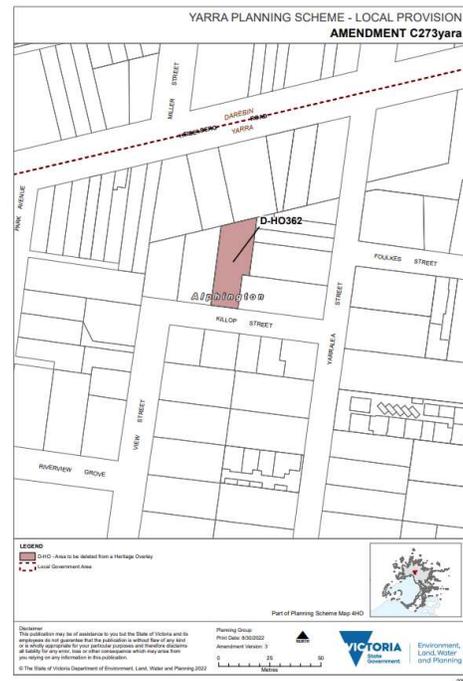
The maps below show the land to be included in the Heritage Overlay and deleted from the Heritage Overlay.

**Map 1: Land to be included in the Heritage Overlay**



- 730-734 Heidelberg Road, Alphington (HO451)
- 760-764 Heidelberg Road, Alphington (HO455)

**Map 2: Land to be deleted from the Heritage Overlay**



- 2 Killop Street, Alphington (HO362)

## How was the Amendment Prepared?

Council prepared the following strategic background work to inform Amendment C272yara which introduced interim DDO18:

- Heidelberg Road Heritage Review (Stage 1), RBA Architects Conservation Consultants 2019;
- Heidelberg Road Heritage Review (Stage 2), RBA Architects Conservation Consultants 2019;
- Part 1: Heidelberg Road Built Form Framework – Urban Context Analysis, Hodyl & Co, July 2019;
- Part 2: Heidelberg Road Built Form Framework – Design Strategy and Recommendations, Hodyl & Co, November 2019; and
- Traffic and Vehicle Access Assessment, Heidelberg Road, Fairfield/Alphington, Traffix Group, November 2019.

Since the strategic background work has been completed and interim controls have been applied, we have undertaken a review of the interim DDO18 to test its suitability for translation into a permanent provision and

made necessary refinements. The review included:

- Consideration of community consultation feedback from 2021;
- Consideration of Victorian Civil and Administrative Tribunal (VCAT) cases within the area to enhance the clarity and workability of the provision;
- Learnings from other recently adopted amendments;
- Ensuring it will achieve the development outcomes sought for the Precincts.

## What is the draft Amendment trying to achieve?

The proposed draft DDO18 aims to provide a balanced approach by guiding different levels of potential development across the Heidelberg Road Precincts.

It aims to ensure that new buildings will respond to heritage fabric and minimises impacts on sensitive interfaces such as backyards, and public spaces like footpaths, kerb outstands and parklands.

The built form and design requirements are split into 'General Requirements' that apply across the Precincts and 'Precinct Design Requirements' that are specific to each Precinct.

The requirements cover elements such as street wall height, upper level front and side street setbacks, building height, interface and rear setbacks, overshadowing and daylight access, front setbacks to street(s), building separation, building layout and access, parking and loading bay requirements.

### Information about the Precincts in proposed draft DDO18:

Proposed draft DDO18 applies to 3 Precincts (Precinct 3 is split into two sub-precincts) along the south side of Heidelberg Road:

**Precinct 1** – Commercial 1 zoned land immediately adjacent to large parklands which front the Yarra River. Includes the Porta site and its large heritage industrial warehouse and distinctive brick chimney.

**Precinct 2** – Commercial 2 zoned land in relatively close proximity to the Fairfield Neighbourhood Activity Centre. The areas to the immediate south are in the Neighbourhood Residential Zone.

**Precinct 3A** – A single large site to the west of the former Alphington Paper Mill site on the corner of Chandler Highway and Heidelberg Road. The site is zoned Commercial 1 and has a direct interface with Neighbourhood Residential zoned areas to the west and south.

The site is included in the Heidelberg Road Neighbourhood Activity Centre.

**Precinct 3B** – Commercial 1 zoned land that includes heritage significant, narrow-fronted buildings. It is also affected by an existing Public Acquisition Overlay (PAO). Draft Amendment C273yara proposes to apply the Heritage Overlay (HO) to several properties within this precinct. This precinct is included within the Heidelberg Road Neighbourhood Activity Centre.

### How tall could development be?

The proposed overall building heights vary across the Heidelberg Road Precincts to respond to local policy directions, urban context, relevant VCAT decisions, learnings from other recent amendments, recommended outcomes from the Heidelberg Road Built Form Framework and the Council Resolution on the interim DDO18.

Buildings of between 4 to 5 storeys are potentially allowable across proposed draft DDO18. In some areas, lower heights of 3 storeys are proposed. Taller buildings of 7 to 8 storeys are envisaged on two larger sites in Precincts 1 and 3A.

To view the proposed building heights for each precinct and whether they are mandatory maximum heights or preferred maximum heights, see Clause 2.3 - Precinct Design Requirements in the proposed draft DDO18.

### How are the impacts on residential areas addressed?

An objective of proposed draft DDO18 is to ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a legible transition to low-rise residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

Draft DDO18 includes requirements to ensure new buildings minimise any impacts on the amenity of adjoining low scale residential neighbourhoods.

### Are any of the requirements mandatory?

Proposed draft DDO18 includes a mix of mandatory maximum requirements and preferred maximum requirements. Mandatory requirements must be met and cannot be varied. A discretionary (or preferred) requirement provides for flexibility to achieve the required outcome.

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

Proposed draft DDO18 includes some mandatory requirements which address elements that are the most important to each location. For example, most of the interface and rear setback requirements are mandatory requirements to respond to sensitive interfaces including low scale residential neighbourhoods and parklands.

## What are the next steps?

Officers will analyse and consider all submissions received during the exhibition period before making their recommendation to Council.

Community members will have an opportunity to speak to their submission at a Council Meeting. Should Council decide to continue with the amendment (with or without changes), the draft amendment and submissions would be referred to an independent Standing Advisory Committee.

The Advisory Committee will review and hear public submissions and provide Council and the Minister for Planning with their recommendations on draft Amendment C273yara.

In accordance with the Terms of Reference, the Advisory Committee hearing dates have been reserved to consider this Amendment:

- Directions Hearing: To commence in the week of Monday, 5 March 2024
- Hearing: To commence in the week of Monday, 22 April 2024

You can find more information regarding the Standing Advisory Committee process on the [Advisory Committee Process and Amendments webpage](#) and [Planning Panel's Victoria website](#).

### How to find out more about the draft Amendment?

More detailed information about draft Amendment C273yara can be found online at:

<https://www.yarracity.vic.gov.au/AmendmentC273yara>

## In person

The draft Amendment can be viewed in person at Richmond Town Hall (333 Bridge Road, Richmond) and the Collingwood Town Hall (140 Hoddle Street, Abbotsford) during standard business hours.

### How to make a submission?

You are welcome to make a submission to the proposed draft Amendment C273yara.

Submissions must be made in writing and are due **on 28 August 2023**.

#### Post

City of Yarra, PO Box 168, Richmond VIC 3121  
(Subject line: Amendment C273yara – Submission)

#### Email

[strategicplanning@yarracity.vic.gov.au](mailto:strategicplanning@yarracity.vic.gov.au)  
(Subject line: Amendment C273yara - Submission)

#### Online

Please visit [yoursayyarra.com.au/heidelbergroad](https://yoursayyarra.com.au/heidelbergroad) and follow the instructions

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

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

Your submission must clearly state the grounds on which you support, partially support or oppose the draft amendment, and indicate what changes (if any) you wish to suggest.

*Please note: in accordance with the Planning and Environment Act 1987, Council must make a copy of any submission available for public inspection.*

### More information

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

**National Relay Service** TTY 133 677 then (03) 9205 5555

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