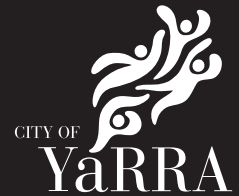


Draft Amendment C291yara Bridge Road and Victoria Street Information Sheet



What does Draft Amendment C291yara do?

Yarra City Council is proposing to introduce permanent built form and design requirements for Bridge Road, Richmond and Victoria Street, Richmond/Abbotsford and some of the surrounding area.

These changes will help guide potential future development, ensure development is sensitive to heritage buildings and minimises impacts on sensitive residential interfaces such as backyards and public spaces like footpaths, parks and expanded street corners.

The permanent built form and design requirements will be introduced through an amendment to the Yarra Planning Scheme known as Draft Amendment C291yara.

The draft amendment proposes to:

- replace the two interim Design and Development Overlay Schedules, DDO21 and DDO22 with 10 new permanent Design and Development Overlay Schedules (DDO41 to DDO50) to guide built form in the Bridge Road and Victoria Street Activity Centres.
- insert new policy on both Victoria Street

and Bridge Road Activity Centres in the Local Area Policy at Clause 21.12. This would include Preferred Future Character Statements and policy covering built form and heritage, access and movement and public realm.

- amend Clause 21.11 Reference Documents to include the Bridge Road and Victoria Street Activity Centre – Review of Interim Built Form Controls – Analysis and Recommendations (April 2021); Built Form Review: Bridge Road, Richmond, Heritage Analysis and Recommendations (April 2021) and; Built Form Review: Victoria Street, Abbotsford & Richmond, Heritage Analysis and Recommendations (April 2021) as reference documents in the planning scheme.

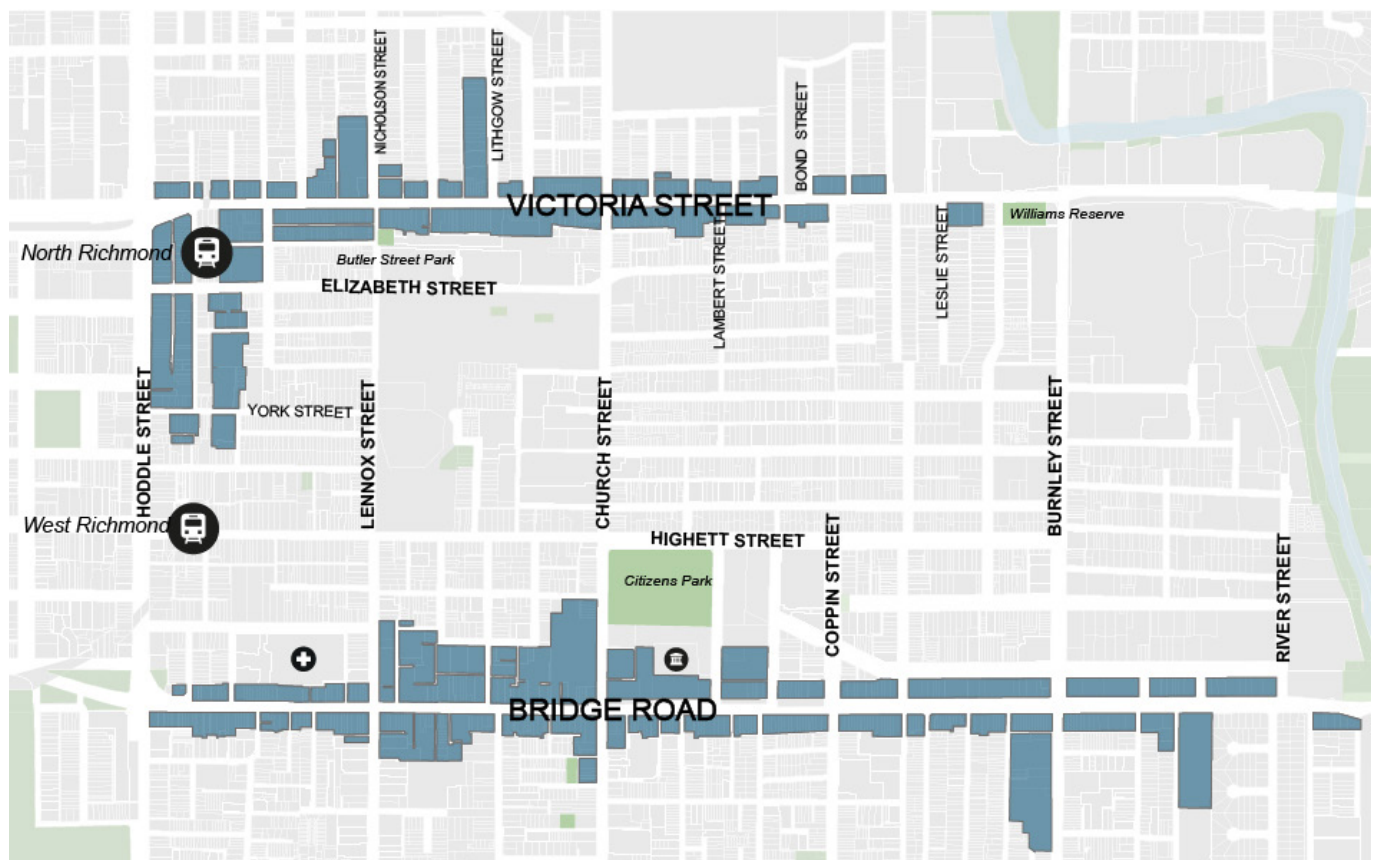
The draft amendment makes some minor changes to the boundaries of the DDOs and includes Commercial 2 zoned land outside the interim DDO21 on the south-western side of Burnley Street as the area contains large sites with high development potential.

The draft amendment does not include any changes to the land use zoning or to the Heritage Overlay.



What area does Draft Amendment C291 cover?

Draft Amendment C291yara applies to land within the Bridge Road and Victoria Street Activity Centres.



What is a planning scheme amendment?

Planning schemes are statutory documents used to guide land use and development. To add or change things in a planning scheme, councils must seek permission from the State Government to begin the process.

Councils are required to go through a formal statutory process referred to as a “planning scheme amendment”. They are ultimately approved by the Minister for Planning.

It is anticipated that draft Amendment C291yara will be subject to an independent Standing Advisory Committee and be considered by the Minister for Planning. You can find out more about the Standing Advisory Committee on Council’s [Advisory Committee Process and Amendments](#) webpage.

Why is Draft Amendment C291 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.

Victoria Street and Bridge Road are both identified as ‘major activity centres’. This means they need to play a significant role in both housing and employment. However, at the same time it is important to retain their heritage and local character.

Interim Design and Development Overlays (DDO21 – Bridge Road and DDO22 – Victoria Street) applied in late 2018 in response to development pressure will lapse in June 2022 and need to be replaced with permanent requirements.

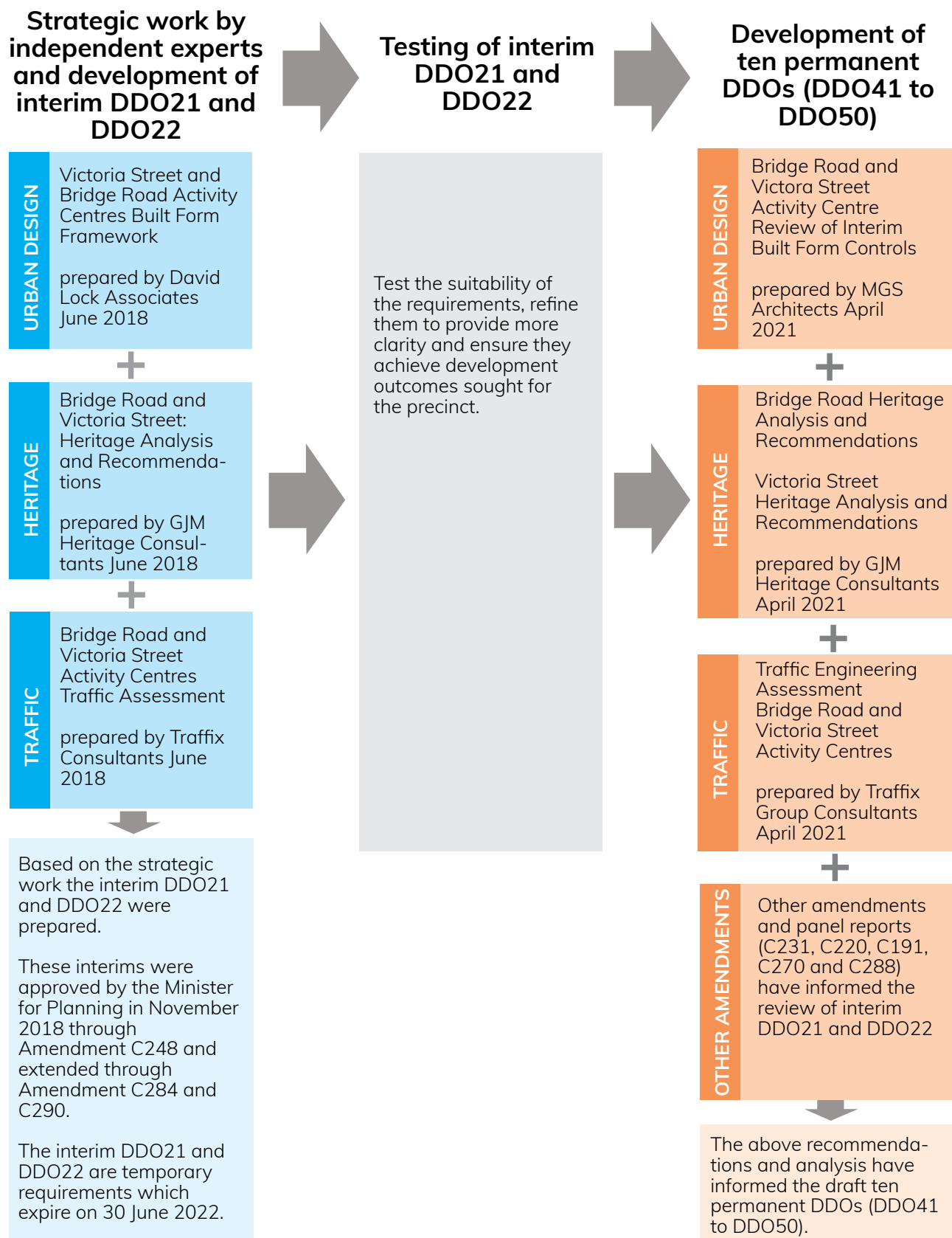
The draft amendment progresses the permanent requirements which will help manage future change, ensure new development responds sensitively towards heritage buildings and public spaces including footpaths, parks and expanded street corners and to provide greater certainty of built form outcomes.

What background work informed Draft Amendment C291yara?

Council engaged urban design, heritage and traffic consultants to review the interim DDOs.

The recommendations of their reports provide

the strategic work which underpins the draft amendment and have informed the permanent provisions for Victoria Street and Bridge Road. The below graphic describes how draft Amendment C291 was prepared.



Why are ten new DDOs being introduced?

Design and Development Overlays (DDOs) are planning tools that are applied to areas where built form and design requirements are needed for new development. They set requirements for the height, form and the general design of buildings.

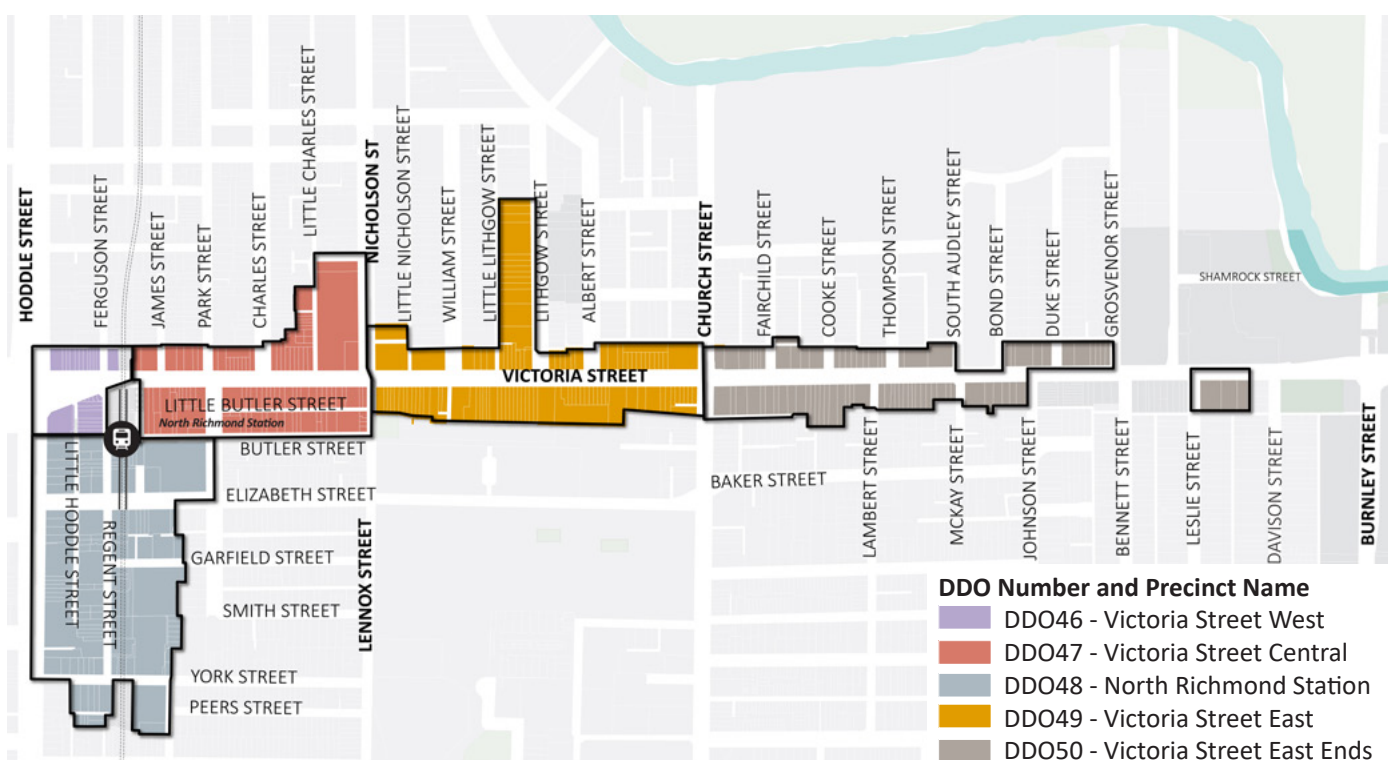
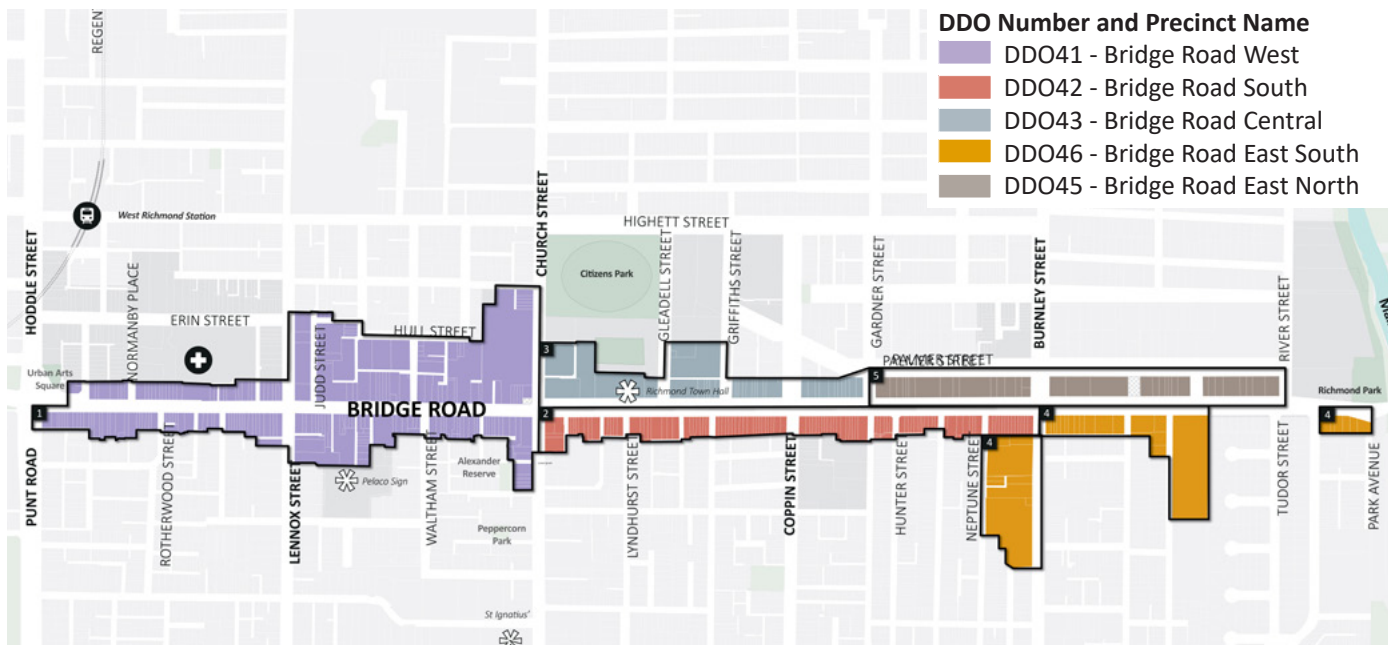
If you want to know more about DDOs see the [General Design and Development Overlay \(DDO\) Information Sheet](#).

The ten new DDOs replace the two existing interim DDOs.

Each DDO is tailored to suit the unique types of built form, heritage and character of that area.

They also provide the opportunity for area-specific design objectives and requirements. This provides greater certainty about what outcomes are sought for each precinct.

The maps below shows the 10 new DDOs. An interactive map on Council's website will enable you to find out which DDO applies to your property or is close by.



What is the draft Amendment trying to do?

The Bridge Road and Victoria Street Activity Centres are divided into 10 different precincts. Tailored built form and design requirements (Design and Development Overlays) apply to each precinct.

The amendment also includes new policy which describes the proposed future character of the 10 precincts (in Clause 21.12 – Local Areas).

The ten draft DDOs guide different levels of development across the two activity centres.

The DDOs aim to strike a balance between ensuring new buildings respond sensitively to heritage buildings and minimise their impacts on footpaths and parks and neighbouring residential areas whilst allowing commercial and mixed-use development.

How tall could development be?

The proposed overall building heights vary across the ten DDOs to respond to the context, opportunities for growth and unique character of each precinct. Heritage streetscapes, important public spaces and low-rise residential neighbourhoods have influenced the proposed heights.

The DDOs generally support lower mid-rise buildings with some taller buildings in appropriate areas. For the majority of the DDOs, buildings of between 5 to 8 storeys are supported. In some areas, lower heights of 3 and 4 storeys are proposed. For example, to protect views to important landmarks. Taller buildings of 8 to 12 storeys are encouraged in other areas where there are less heritage buildings or no neighbouring residential properties.

How has heritage been considered?

Impacts on heritage have been carefully considered in preparing the DDOs.

In the DDOs, new buildings and additions are required to respond sensitively to heritage buildings and heritage streetscapes. They require the heritage streetscapes to be retained and any development above the heritage building to be pushed back.

Mandatory overall building heights have also been applied to heritage buildings.

In other areas, where there are no defining heritage streetscapes, a new character would

be created. In these areas, 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 3 to 6 metres.

Overall building heights in these areas vary from 5 to 10 storeys.

How are the impacts on residential areas addressed?

The DDOs also include requirements to ensure new buildings minimise any impacts on the amenity of adjoining low scale residential neighbourhoods such as overlooking or reducing sunlight to backyards.

What else do the DDOs cover?

A key element of the new DDOs is to make sure future buildings do not block important views to landmarks such as to the Pelaco Sign, St Ignatius Church spire on Richmond Hill, the Richmond Town Hall Clocktower and the Skipping Girl sign.

The DDOs also include requirements that:

- ensure space between taller buildings
- retain sunlight to the footpath on Bridge Road, Victoria Street and other pedestrian and cycle routes
- manage vehicle and pedestrian access to properties
- manage the effects of wind and other building design requirements.

More information on the DDOs

Go to yarracity.vic.gov.au/amendmentC291yara

See the **Information Sheets for DDO41 - DDO50** for more detailed information on the 10 new DDOs.

Also review the DDOs themselves in the **Amendment Documents** on the Yarra website.

Are any of the requirements mandatory?

The exhibited DDOs include a mix of mandatory and preferred requirements to achieve the outcomes generally described above.

The Victorian Planning system prefers the use of preferred requirements. The Department of Environment, Land, Water and Planning has developed a series of planning practice notes to provide guidance on the appropriate use of mandatory and preferred requirements. For further information please check [PPN59](#) and [PPN60](#).

Preferred requirements provide flexibility to respond to local context and unique urban conditions of a site or an area.

Most requirements are 'preferred' as a certain outcome can be reached in numerous ways and/or it is very difficult to be absolute about how a good outcome can be achieved.

Mandatory requirements must be met by 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. Introduction of any mandatory requirements must be based on robust and comprehensive strategic work.

All ten DDOs include some mandatory requirement which address elements that are the most important to each location. The application of mandatory requirements has been carefully considered and applied selectively to:

- heritage buildings and streetscapes
- some sites which have sensitive interfaces with low scale residential properties
- retain sunlight to the footpath on Bridge Road and Victoria Street
- protect views to key landmarks.

What are the next steps?

Following the exhibition of the draft Amendment, a report will be prepared for Council to consider any submissions, and formal position at a future independent Advisory Committee hearing.

Following the Council Meeting, the draft amendment documents and received submissions will be requested to be referred to an Advisory Committee hearing to consider the Amendment and submissions.

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

- Directions Hearing: 17 February 2021
- Advisory Committee Hearing: week commencing 4 April 2021

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?

You can view an interactive map, as well as more detailed information about the Amendment online at: yarracity.vic.gov.au/AmendmentC291yara

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 Draft Amendment C291yara.

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

Email:

strategicplanning@yarracity.vic.gov.au
(Subject line: Amendment C291yara - Submission)

Post:

PO Box 168, Richmond VIC 3121
(Attention Strategic Planning with the subject line: Amendment C291yara - Submission)

Your submission must indicate if you support or oppose the draft Amendment and outline any recommended changes to the draft Amendment.

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

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

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**

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

Languages

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Other 9280 1940

REF 18260