

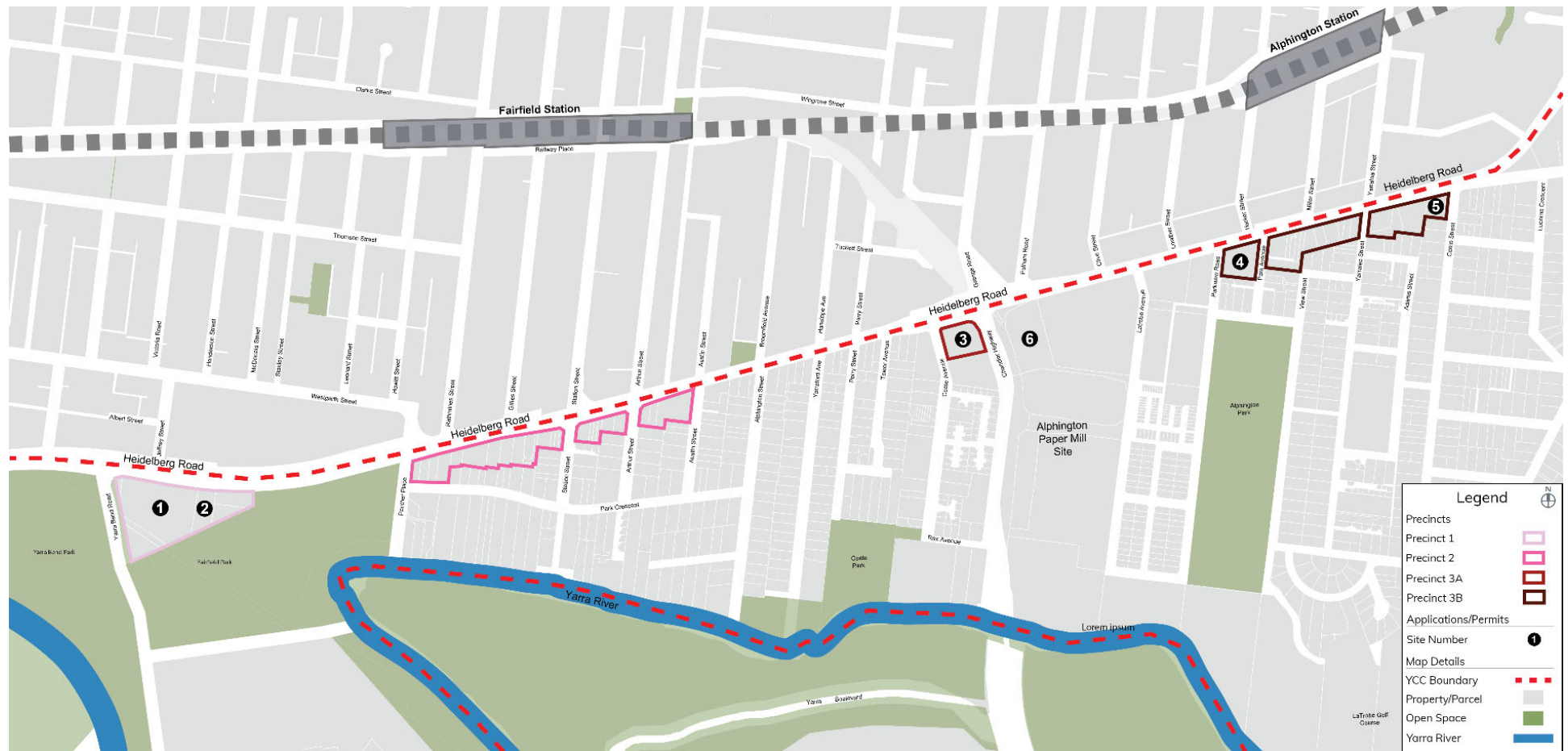


C273yara Heidelberg Road Planning Permits & Development Status Booklet

This Booklet addresses Direction 7 e) set out in the Yarra Activity Centre Standing Advisory Committee directions for Amendment C273yara.

September 2024

Recent Development Sites Overview



Definitions

Building Height does not include non-structural elements that project above the building height and service equipment including plant rooms, lift overruns, structures associated with green roof areas, screens to service areas or other such equipment.

Building storeys are calculated from the part of the development above the ground, no basement is considered.

Street wall means the facade of a building at the street boundary or if a front or street setback is required in this DDO, the front of the building.

Street wall height means the height of the street wall measured at the vertical distance between the footpath at the centre of the frontage and the highest point of the building at the street wall, with the exception of architectural features and building services.

Upper level means development above the height of the street wall.

Upper level setback means the minimum distance between the development above the height of the street wall (including projections such as balconies, building services and architectural features) and the street wall.

1. 224-256 Heidelberg Road, Fairfield

DDO Precinct	DDO18 – Precinct 1
Application Number	PLN19/0912
Application Status	Refused
Zoning	Commercial 1 Zone (C1Z)
Overlays	DDO18-1, DDO1-J, EAO, DCPO1, HO421
Site Area (sqm)	11,642.53
Construction Status	Refused Application
Permit Granted by	Refused by VCAT – Porta Investments Pty Ltd v Yarra CC [2022] VCAT 336
Permit Preamble	Partial demolition and use and development of the land for multi-level accommodation buildings; altering access to Road Zone, Category 1
Notes	Permit Refused by Yarra City Council 02/03/2021 Permit Refused by VCAT 29/03/2022

Requirements	DDO18: Precinct 1	PLN19/0912 VCAT Amended Plans
Building Height (Including Services)	24m (Preferred)	33.7m (36.9m)
Street Wall Height	Heidelberg Rd – 8m-20.8m (Preferred) Yarra Bend Rd – 14.4m (Preferred) Cnr Heidelberg/Yarra Bend Rd – 20.8m (Pref)	Heidelberg Road – 14.2m Yarra Bend Road – 24.5m Cnr Heidelberg Road and Yarra Bend Road – 12m
Upper Level Setback	Heidelberg Road 6m Yarra Bend Road 6m (Preferred)	Heidelberg Road – 3m Cnr Heidelberg Road and Yarra Bend Road – 12m Yarra Bend Road – 10m
Rear Wall Height	8m (Mandatory)	7.7m
Rear Wall Setback	3m (Mandatory)	0m

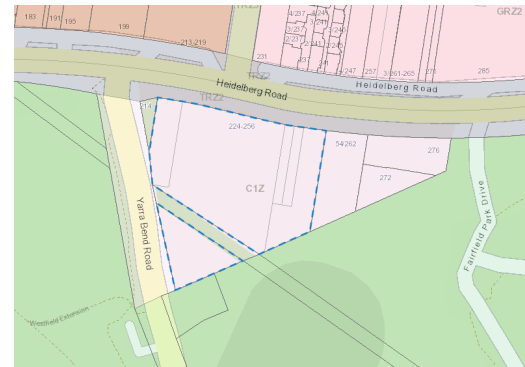


Figure 1. Scheme Map (VicPlan, August 2024)



Figure 2. Aerial Image (NearMap, August 2024)



Figure 3. Design Render from Submitted Planning Application: Entry from Heidelberg Road (PLN19/0912)

2. 262 Heidelberg Road, Alphington

DDO Precinct	DDO18 – Precinct 1
Application Number	PL08/1041, PL08/1041.01
Application Status	Permit Issued
Zoning	Commercial 1 Zone (C1Z)
Overlays	DDO18-1, DDO1-J, EAO, DCPO1
Site Area (sqm)	1,966.89
Construction Status	Constructed
Permit Granted by	Yarra City Council – Issued on 08/07/2010
Permit Preamble	Develop the land for the construction of a four storey building (plus basement), a reduction in the car parking requirement, and alterations to a road access on land adjacent to a Road Zone Category 1.
Notes	Permit Granted by Yarra City Council 28/09/2009 Approved Permit Amendment: PL08/1041.01 Approved Permit Amendment: PL08/1041.02 Approved Permit Amendment: PL08/1041.03 Plans Endorsed 11/12/2013

Requirements	DDO18: Precinct 1	PL08/1041.01 Endorsed Plans
Building Height (Including Services)	14.4m (Preferred)	13.35m (13.35m)
Street Wall Height	20.8m (Preferred)	13.2m
Upper Level Setback	6m (Preferred)	3.5m
Rear Wall Height	8m (Mandatory)	10.5m
Rear Wall Setback	3m (Mandatory)	2m

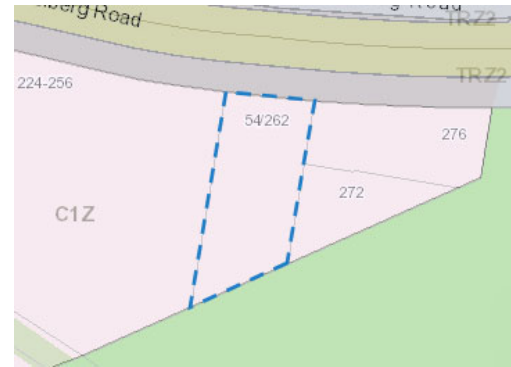


Figure 1. Scheme Map (VicPlan, August 2024)



Figure 2. Aerial Image (NearMap, August 2024)



Figure 3. Constructed Development (Domain, August 2023)

3. 582 Heidelberg Road, Alphington

DDO Precinct	DDO18 – Precinct 3A
Application Number	PLN17/0858
Application Status	Refused
Zoning	Commercial 1 Zone (C1Z)
Overlays	DDO18-3A, DCPO1
Site Area (sqm)	3,728.89
Construction Status	Refused Application
Permit Granted by	Refused by VCAT – <i>The Churches of Christ Vic Tas v Yarra CC [2019] VCAT 842</i>
Permit Preamble	Development of the land for the construction of a multi-storey building, use of the land for dwellings and an indoor recreational facility (gym), reduction in the statutory car parking requirement.
Notes	Permit Refused by Yarra City Council 15/06/2018 Permit Refused by VCAT 11/06/2019

Requirements	DDO18: Precinct 3A	PLN17/0858 Decision Plans
Building Height (Including Services)	8m-27.2m (Mandatory)	45.8m (46.3m)
Street Wall Height	Chandler Hwy – 8m-27.2m (Preferred) Heidelberg Rd – 11.2m-27.2m (Preferred) Coate Ave – 11.2m (Mandatory)	Chandler Hwy – 45.8m Heidelberg Rd – 45.5m Coate Ave – 44m
Upper Level Setback	6m Heidelberg Rd & Chandler Hwy (Preferred) 10m Coate Ave (Mandatory)	Heidelberg Road – 0.7m Chandler Highway – 0m Coate Avenue – 1.8m
Rear Wall Height	8m (Mandatory)	45.1m
Rear Wall Setback	4.5m (Mandatory)	3.64m

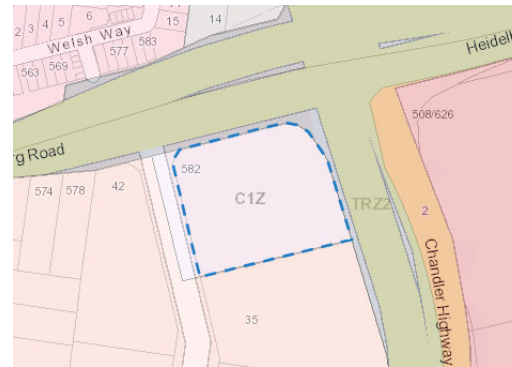


Figure 1. Scheme Map (VicPlan, August 2024)



Figure 2. Aerial Image (NearMap, August 2024)



Figure 3. Development Perspective from Decision Plans (PLN17/0858)

4. 700 Heidelberg Road, Alphington

DDO Precinct	Precinct 3B
Application Number	PLN19/0911, PLN19/0911.01
Application Status	Permit Issued
Zoning	Commercial 1 Zone (C1Z)
Overlays	DDO18-3B, DCPO1, EAO
Site Area (sqm)	2,979.07
Construction Status	Not Constructed – Plans Endorsed
Permit Granted by	VCAT – LX Nominees Pty Ltd v Yarra CC [2021] VCAT 69
Permit Preamble	Removal of all existing buildings on site for construction of buildings and works for an 8 storey mixed use development plus basement, construction of two or more dwellings on a lot, use of the land as dwellings and retail (retail does not require a planning permit), removal of party wall easements and parking reduction.
Notes	Permit Granted by VCAT 29/01/2021 Plans Endorsed 22/08/2024

Requirements	DDO18: Precinct 3B	PLN19/0911 Endorsed Plans
Building Height (Inc. Services)	17.6m (Preferred)	26.85m (28.82m)
Street Wall Height	14.4m (Preferred) – All Streets	Heidelberg Rd – 11.4m Heidelberg Rd (Crn) – 26.85m Parkview Rd – 11.4m Park Ave – 11.6m
Upper Level Setback	6m Heidelberg Road (Mandatory) 3m Side Streets (Preferred)	Heidelberg Rd – 3m Heidelberg Rd (Crn) – 0m Parkview Rd – 3.4m Park Ave – 3m
Rear Wall Height	8m (Mandatory)	4.3m
Rear Wall Setback	3m/5m (Mandatory)	3.54m

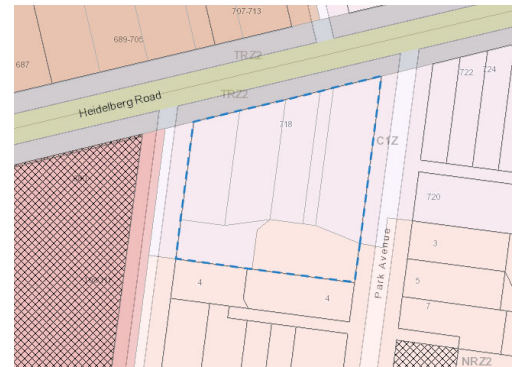


Figure 1. Scheme Map (VicPlan, August 2024)



Figure 2. Aerial Image (NearMap, August 2024)



Figure 3: Design Perspective from Submitted Architectural Plan Set (PLN19/0911.01)

5. 802 Heidelberg Road, Alphington

DDO Precinct	Precinct 3B
Application Number	PLN11/0820, PLN11/0820.01
Application Status	Permit Issued
Zoning	Commercial 1 Zone (C1Z)
Overlays	DDO18-3B, DCPO1, EAO, PAO1, HO362
Site Area (sqm)	1,479.79
Construction Status	Constructed
Permit Granted by	VCAT – Scarabee Holdings v Yarra CC [2012]
Permit Preamble	Mixed use development for construction of ground floor office/food and drink premises and use and development of dwellings above, associated reduction in car parking and loading bay requirements and alteration to access in a Road Zone.
Notes	Permit Granted by VCAT 06/05/2013 Approved Permit Amendment: PLN11/0820.01 Plans Endorsed 12/07/2016

Requirements	DDO18: Precinct 3B	PLN11/0820.01 Amended Plans
Building Height (Including Services)	14.4m (Preferred)	13.4m (14.4m)
Street Wall Height	14.4m (Preferred)	9.6m
Upper Level Setback	6m Heidelberg Road (Discretionary) 3m Side Street (Discretionary)	12.7m Heidelberg Road 0m Como Street
Rear Wall Height	8m (Mandatory)	3m
Rear Wall Setback	3m/5m (Mandatory)	0m



Figure 1. Scheme Map (VicPlan, August 2024)



Figure 2. Aerial Image (NearMap, August 2024)



Figure 3. Constructed Development ([Balmain & Co](#), February 2018)

6. 626 Heidelberg Road, Alphington

This Development does not sit within the Amendment area however has been added into the Development Booklet due to 14 submissions received from this site.

DDO Precinct	Not in amendment area
Application Number	PLN17/0978
Application Status	Permit Issued
Zoning	Mixed Use Zone (MUZ)
Overlays	DPO11, EAO, DCPO1, HO70
Site Area (sqm)	7,311.87
Construction Status	Constructed
Permit Granted by	VCAT – CP Alphington Development Pty Ltd v Yarra CC [2018] VCAT 1725
Permit Preamble	An apartment building of between 5 and 17 storeys high within the Village Precinct (Precinct 2A) of the Alphington Paper Mill Development Plan. The building is residential including townhouse style dwellings and apartments.
Notes	Permit Granted by VCAT 09/11/2018 Approved Permit Amendment: PLN17/0978.01 Plans Endorsed 05/06/2020

Requirements	PLN17/0978 Endorsed Plans
Building Height	17 storeys (58.6m)
Street Wall Height	Chandler Highway – 18m Heidelberg Road – 18m
Upper Level Setback	Chandler Highway – 0m-4.5m Heidelberg Road – 0m-8.3m

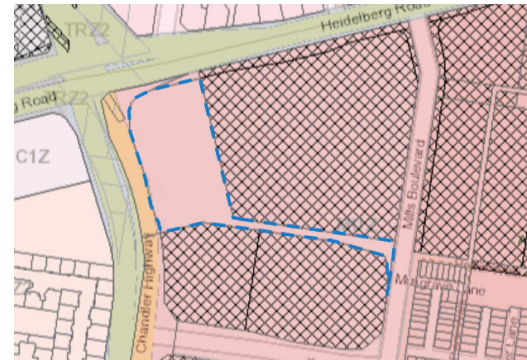


Figure 1. Scheme Map (VicPlan, August 2024)



Figure 2. Aerial Image (NearMap, August 2024)

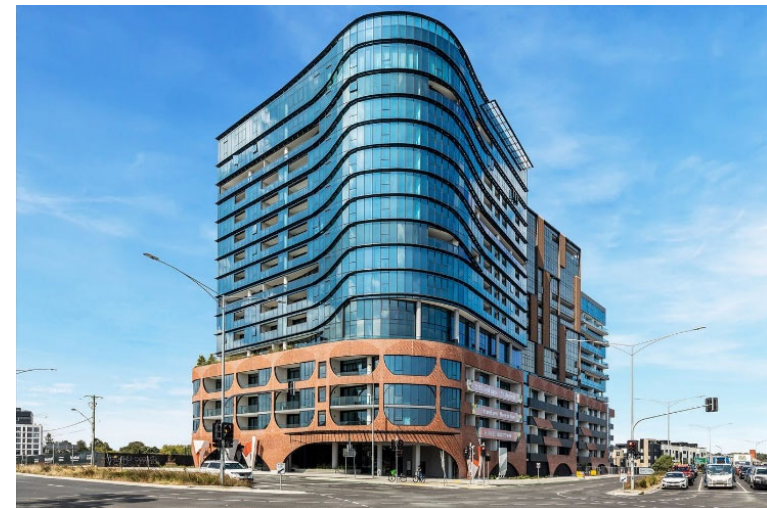


Figure 3. Constructed Development ([Realestate.com.au](https://www.realestate.com.au), April 2024)