

Draft Amendment C271yara – Fitzroy and Collingwood Built Form Provisions

Table of proposed changes

The following table provides a summary of the proposed changes in response to submissions received to Amendment C271yara.

This document corresponds with Attachment 1 “**Response to key issues raised in submissions**” and Attachment 2 “**Summary of individual submissions and responses**” as in the C271yara Council Meeting report.

Please note, in accordance with the requirements of the *Planning and Environment Act 1987* and Privacy and Data Protection Act 2014 Council has removed all personal information (including names and addresses).

DDO	ADDRESS	SUB-THEME	PROPOSED CHANGE
All	N/A	General drafting	Minor administrative grammatical and clarifications through internal review and external strategic planning advice.
All	N/A	Definitions	Update all DDOs to include diagram distinguishing difference between side and rear boundaries.
All	N/A	Heritage	Update all DDOs to include considerations regarding heritage buildings already exceeding the maximum building heights to increase one storey taller.
All	N/A	Flood level considerations	Update all DDOs to include considerations regarding projected flood levels.
All	Relevant properties	Landscape setbacks	Update legend to ‘ retain landscape setback ’ where applicable.
DDO30	1-3 Charles Place, Fitzroy	Building heights	Increase the maximum building height of 1-3 Charles Place, Fitzroy from 3 storeys / 11.2m to 6 storeys / 20.8m.
DDO32	28 & 30 Johnston Street, Fitzroy	Street wall heights	Correct ‘retain heritage street wall’ on non-heritage properties at 28 & 30 Johnston Street, Fitzroy to ‘New 2 storey streetwall / 8.0m’.
DDO36	Along Johnston Street (between Young and Brunswick)	Street wall heights	Increase the street wall heights along Johnston Street (between Young and Brunswick) from ‘New 3 storey streetwall / 11.2m’ to ‘New 4 storey streetwall / 14.4m’.
DDO38	N/A	General drafting	Update the legend for DDO38 to refer to the correct metrics and storeys proposed.
DDO39	169 – 179 Victoria Parade, Fitzroy	Street wall heights	Reapply the ‘retain heritage streetwall’ to 169 – 179 Victoria Parade, Fitzroy.
DDO39	169 - 179 Victoria Parade, Fitzroy	Building heights	Reapply the maximum building height of ‘limited opportunity’ to 169 - 179 Victoria Parade, Fitzroy.
DDO39	169 - 179 Victoria Parade, Fitzroy	Landscape setbacks	Reapply the ‘retain landscape setback’ to 169 – 179 Victoria Parade, Fitzroy.
DDO39	2-12 Rokeby Street, Collingwood	Zoning changes	Rezone 2-12 Rokeby Street, Collingwood from C2Z to C1Z and make associated building height and street wall height inclusion on the relevant map in DDO39.
DDO39	2-12 Rokeby Street, Collingwood	Street wall heights	Apply ‘New 3 storey streetwall / 11.2m’ to 2-12 Rokeby Street, Collingwood.
DDO39	2-12 Rokeby Street, Collingwood	Building heights	Apply a maximum building height of 6 storeys / 20.8m to 2-12 Rokeby Street, Collingwood.

DDO	ADDRESS	SUB-THEME	PROPOSED CHANGE
All	N/A	General drafting	Minor administrative grammatical and clarifications through internal review and external strategic planning advice.
All	N/A	Flood level considerations	Update all DDOs to include considerations regarding projected flood levels.
All	Relevant properties	Landscape setbacks	Update legend to 'retain landscape setback' where applicable.
DDO30	1-3 Charles Place, Fitzroy	Building heights	Increase the maximum building height of 1-3 Charles Place, Fitzroy from 3 storeys / 11.2m to 6 storeys / 20.8m.
DDO32	28 & 30 Johnston Street, Fitzroy	Street wall heights	Correct 'retain heritage street wall' on non-heritage properties at 28 & 30 Johnston Street, Fitzroy to 'New 2 storey streetwall / 8.0m'.
DDO39	167-175 Victoria Parade, Collingwood	Zoning changes	Rezoning section of 167-175 Victoria Parade, Collingwood from C2Z to C1Z to match property boundaries and make associated building height and street wall height inclusion on the relevant map in DDO39.
DDO39	167-175 Victoria Parade, Collingwood (along Rupert Street)	Street wall heights	Apply 'New 3 storey streetwall / 11.2m' to 167-175 Victoria Parade, Collingwood along Rupert Street.
DDO39	167-175 Victoria Parade, Collingwood (along Cromwell Street)	Street wall heights	Extend 'New 4 storey streetwall / 14.4m' to the entire property at 167-175 Victoria Parade, Collingwood along Cromwell Street.
DDO39	165 & 177 Victoria Parade, Collingwood	Building heights	Increase the maximum building height of 165 & 177 Victoria Parade, Collingwood from 7 storeys / 24.0m to 10 storeys / 33.6m.
DDO39	169-175 Victoria Street, Collingwood	Building heights	Increase the maximum building height from 7 storeys / 24.0m to 10 storeys / 33.6m for the eastern portion of 169-175 Victoria Street, Collingwood (including the rezoned rear of property).
DDO39	169-175 Victoria Street, Collingwood	Building heights	Apply a maximum building height of 7 storeys / 24m to the western portion of 169-175 Victoria Street, Collingwood.
DDO39	179-201 Victoria Parade Collingwood	Zoning changes	Rezoning section of 179-201 Victoria Parade, Collingwood from C2Z to C1Z to match property boundaries and make associated building height and streetwall height inclusion on the relevant map in DDO39.
DDO39	179-201 Victoria Parade Collingwood	Street wall heights	Apply 'New 4 storey streetwall / 14.4m' and 'New ground floor setback' to 179-201 Victoria Parade, Collingwood along Cromwell Street.
DDO39	179-201 Victoria Parade, Collingwood	Building heights	Extend the maximum building height of 12 storey / 40.0m to the entire property at 179-201 Victoria Parade, Collingwood.