- BFO1 pg.1-14
- BFO2 pg.15-26
- BFO3 pg.27-38
- BFO4 pg.39-51
- BFO5 pg.52-61
- BFO6 pg.62-72
- BFO7 pg.73-85
- BFO8 pg.86-97
- BFO9 pg.98-110
- BFO10 pg.111-123
- BFO11 pg.124-140
- BFO12 pg.141-154
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C291yara

SCHEDULE 1 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO1**.

BRIDGE ROAD ACTIVITY CENTRE – PRECINCT 1 BRIDGE ROAD WEST

1.0 Development objectives

30/07/2026
C291yara

To support mid-rise development which maintains the visual prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscape.

To support high quality taller development on the north side of Bridge Road between Lennox Street and Church Street, which transitions to the adjacent low-rise residential neighbourhoods while avoiding underdevelopment.

To ensure development retains view lines to the Pelaco Sign, the Richmond Town Hall Clocktower and the spire and belfry of St Ignatius Church.

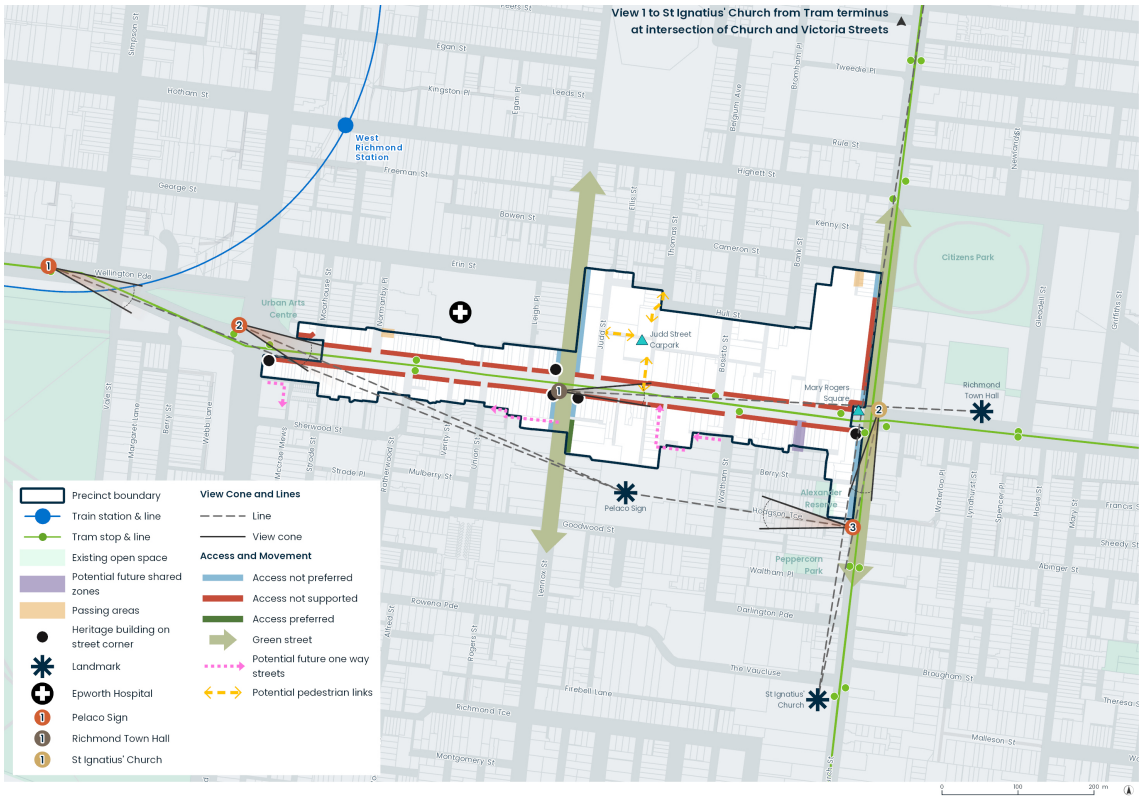
To ensure development enhances the pedestrian experience through street activation and passive surveillance, the creation of new through-block links and protecting sunlight access to the southern side of Bridge Road, Church Street, Lennox Street and Alexander Reserve.

To ensure development responds to sensitive interfaces by providing a suitable transition to low scale residential areas and minimising amenity impacts on residential properties including overlooking, overshadowing and visual bulk impacts.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 1 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

Table 1: Views to landmarks

Landmark	Architectural element	View number on Map 1	View line
Pelaco Sign	Sign	1	Tram Stop 13 on Wellington Street immediately west of Simpson Street
		2	The footpath on the north west corner of Wellington Parade and Hoddle Street
		3	South-west corner of intersection of Church Street and Hodgson Terrace
St Ignatius Church	Tower belfry and spire	1	The tram stop at the intersection of Victoria Street and Church Street
		2	The north east corner of the Bridge Road and Church Street intersection
Richmond Town Hall	Cornice and iron balustrade, clock stage, pyramidal roof and flag pole	1	South-west corner of Lennox Street and Bridge Road intersection

3.0 Master plan requirements

30/07/2026
C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C291yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~-/-/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:-

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- an alteration to an existing building façade, provided:
  ~~An alteration to an existing building façade in land in the Commercial 1 Zone or Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~
  - the alteration does not include the installation of an external roller shutter;
  - in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing; and
  - in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under either Clause 53.22, Clause 53.23 or Clause 53.25, which will prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 does not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

The maximum building height specified in Standard BF02 for the land at 2 to 70 Bridge Road (even numbers - between Punt Road and Rotherwood Street) is the vertical distance from natural ground at the centre of the Bridge Road frontage of the site to the roof or parapet at that point.

Map 2 to Schedule 1 to Clause 43.06: Building heights

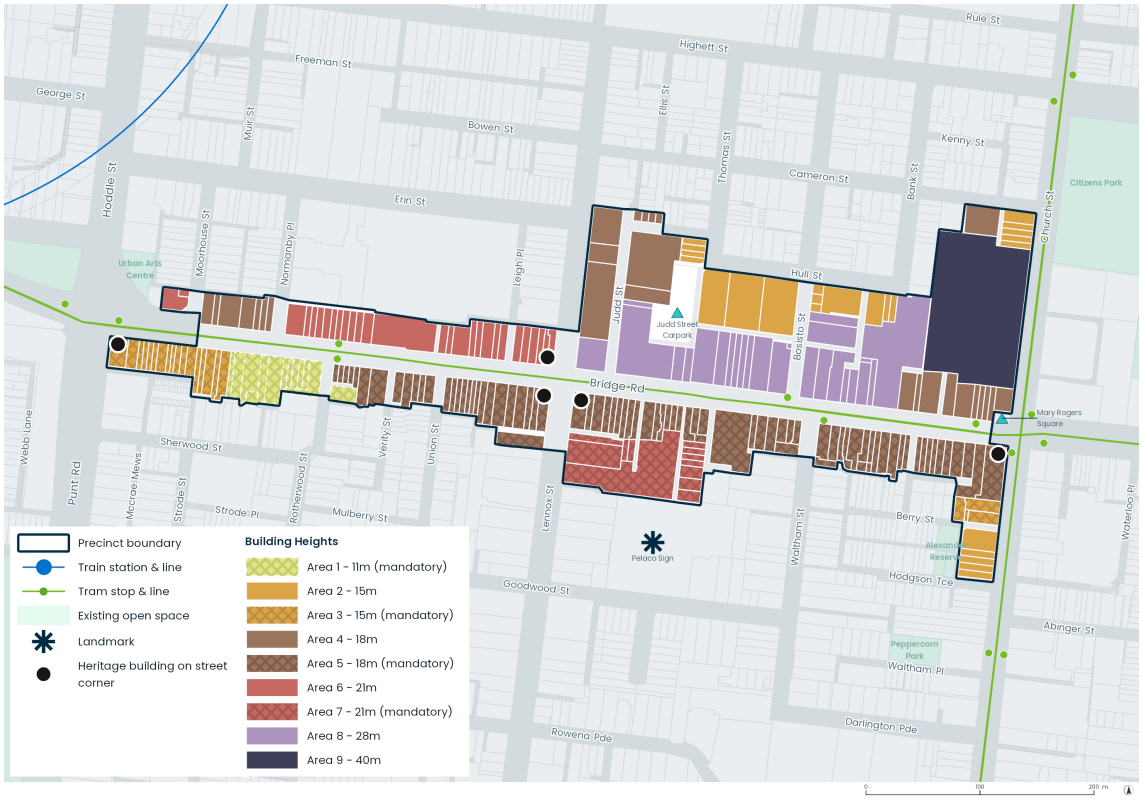


Table 2: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	11m	Mandatory	Yes
Area 2	15m	Discretionary	Yes
Area 3	15m	Mandatory	Yes
Area 4	18m	Discretionary	Yes
Area 5	18m	Mandatory	Yes
Area 6	21m	Discretionary	Yes
Area 7	21m	Mandatory	Yes
Area 8	28m	Discretionary	Yes
Area 9	40m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 3 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 3: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Bridge Road, measured from the property boundary to the existing kerb	No additional overshadowing between 10am and 2pm on 22 September	Mandatory	Yes
Any part of the opposite footpath of Lennox Street measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes
Any part of the opposite footpath of Church Street measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes
Existing and proposed public open space			
Alexander Reserve	No additional overshadowing to Alexander Reserve between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development along Bridge Road should provide a street wall on the street boundary.
- Development should provide the following to a street boundary (except to Bridge Road or where heritage is a constraint):
  - A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping, or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
  - A corner splay at minimum of 1 x 1 metre at the corner boundaries.
- If a new building is on a corner where two different street wall heights are specified in Table 5, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining heritage building, that is graded either individually significant or contributory:

- The front setback and street wall height of a heritage building must be retained where Interface A or B is shown on Map 3.
- The front setback and street wall height of a heritage building should be retained where Interface C or E is shown on Map 3.
- Development should match:
  - The front setback of any adjoining heritage building from the same street.
  - The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 1 to Clause 43.06: Front setbacks, street wall and front wall heights and setbacks above the street wall and front wall

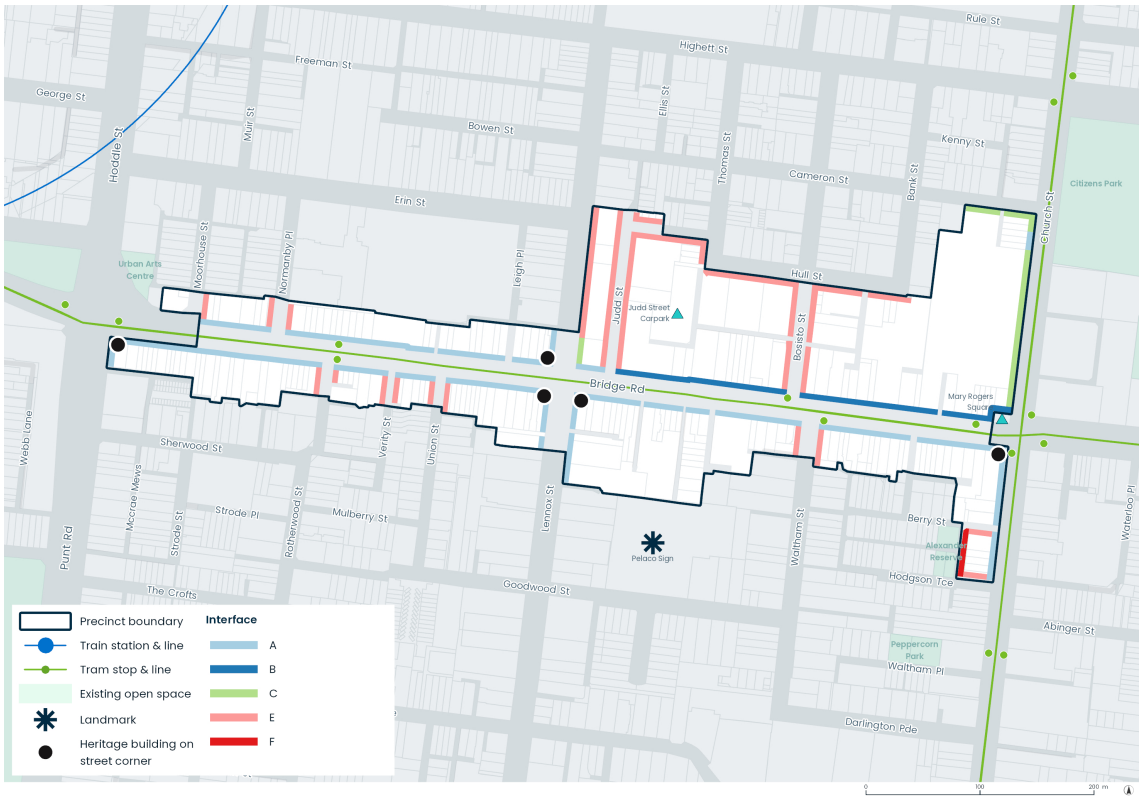


Table 4: Front setbacks

Interface shown on Map 3	Front setback	Discretionary or Mandatory	Deemed to Comply
Interface A, B, C, E	0m	Discretionary	No
Interface F	None specified		

Table 5: Street wall and front wall heights

Interface shown on Map 3	Minimum street wall or front wall height	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface A, B	8m	11m	Mandatory	No
Interface C	8m	11m	Discretionary	No
Interface E	None specified	11m	Discretionary	No

Interface shown on Map 3	Minimum street wall or front wall height	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface F	None specified	8m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall must be set back to retain views to architectural elements of landmarks specified in Table 1 and identified on Map 1.
- Development above the street wall or front wall should be set back to:
  - Retain the visual prominence of prominent corner buildings and local landmark, the Former Napier Hotel at 2 Bridge Road.
  - Avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.
  - Ensure that development above the street wall or front wall does not detract from the character of the streetscape when viewed directly or obliquely along the street.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of any adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 6: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Interface A	38-44 Bridge Road	10m	Mandatory	No
	Elsewhere	6m	Mandatory	No
	The uppermost level of a building, where the building height is greater than 15m	9m	Discretionary	No
Interface B	All locations	13m	Discretionary	No
Interface C	All locations	6m	Discretionary	No
Interface E	Individually significant or contributory heritage buildings	6m	Discretionary	No
	72 Bridge Road	6m		

Interface shown on Map 3	Qualification	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
	Elsewhere	6m	Mandatory	No
Interface F	All locations	4.5m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should be set back from dwellings in the Neighbourhood Residential Zone or General Residential Zone to minimise visual bulk, overshadowing of private open space and overlooking.

Where a site adjoins a potential one way street shown on Map 1 to the side or rear boundary, a sufficient setback should be provided to achieve practicable vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

Where a site adjoins an existing laneway to the rear boundary, a sufficient rear setback should be provided to achieve a minimum 6.1 metre wide laneway (including the existing laneway) for vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

A wall on a side or rear boundary:

- Should not exceed the maximum height specified in Table 7.
- Should be set back at least the minimum side or rear setback specified in Table 7.

Map 4 to Schedule 1 to Clause 43.06:Side and rear boundary setbacks and wall on a side or rear boundary

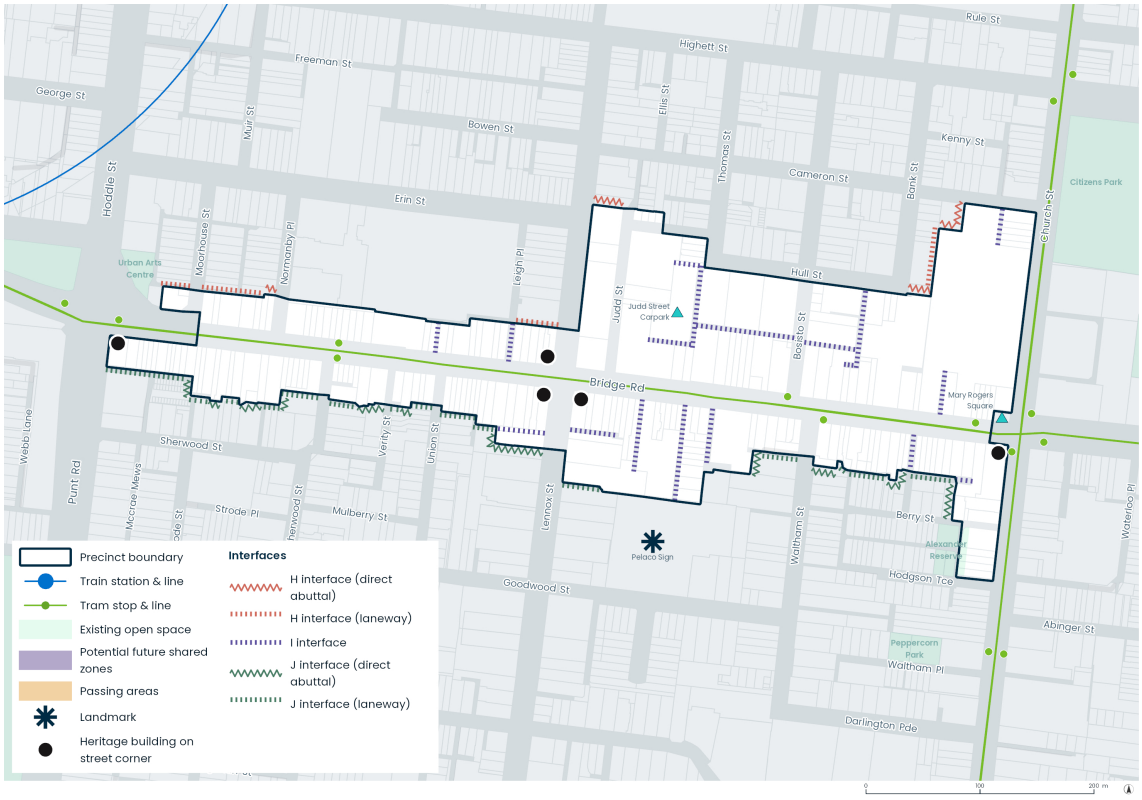


Table 7: Side and rear boundary setbacks and wall on a side or rear boundary

Interface shown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Discretionary or Mandatory	Deemed to Comply
Interface H	Where a side or rear boundary abuts a laneway	5m, plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane, up to 10m	Discretionary	No
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary, up to 10m	Discretionary	No
Interface I	All locations	11m	4.5m from the centreline of the laneway	Discretionary	No
Interface J	Where a side or rear boundary abuts a laneway	5m, plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane	Discretionary	No
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary	Discretionary	No

Diagram 1: Interface H

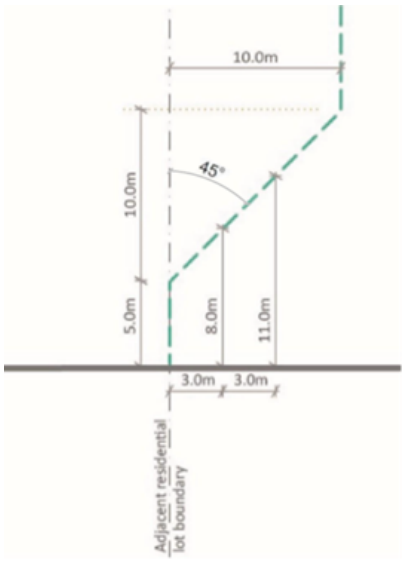
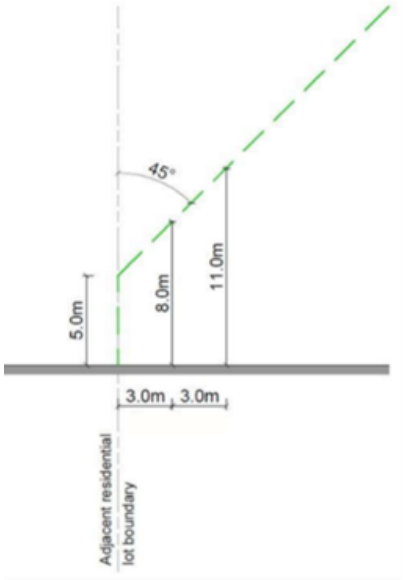


Diagram 2: Interface J



Building separation

Where development shares a common boundary within the overlay to which no interface is specified on Map 4:

- Development above the street wall or front wall height up to 21 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
  - 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.
- For buildings greater than 21 metres in height, any development above the street wall or front wall height or 15 metres in height (whichever is greater) should be set back a minimum of 4.5 metres from the common boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non- habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate commercial floor to floor heights of at least 4 metres at ground level, where heritage elements are not a constraint.

Pedestrian access should:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway, provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Pedestrian connections

Standard BF10

Development should provide the indicative pedestrian connections where potential pedestrian links are shown on Map 1 along the alignment indicated.

6.2-7 Weather protection

Standard BF11

Facades should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-8 Landscape and fencing

Standard BF12

Development with a frontage to a ‘Green Street’ shown on Map 1 should contribute to the amenity of the key pedestrian and cycling route by introducing trees, ground cover, and vertical and rooftop vegetation.

6.2-9 Car parking design

Standard BF13

Vehicle access:

- Must not be provided from a frontage shown on Map 1 as ‘Access not supported’.
- Should not be provided from a frontage shown on Map 1 as ‘Access not preferred’.
- Should be provided from a frontage shown on Map 1 as ‘Access preferred’.

Car parking should be located in a basement.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.2-10 Exterior design

Standard BF15

Facades should incorporate vertical proportions in the street wall and upper levels that reflects and aligns with the prevailing pattern of subdivision and buildings.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report, prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must also be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether upper level development above the street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether the development impacts the prominence of the heritage street wall when viewed along Bridge Road, Church Street, and local streets.
- Whether the development impacts the prominence of heritage buildings on street corners when viewed on both streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether the development impacts on view lines to the Pelaco sign; the Richmond Town Hall; and the St Ignatius' Church.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what would result from a proposal that complies with the specified building height.

Variations to discretionary standards for street wall heights and setbacks above street wall or front wall

- Whether the proposed street wall height facilitates floor to floor heights to accommodate commercial uses.

11.0 Mandatory permit conditions

30/07/2026
C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C291yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 21 to Clause 43.02

30/07/2026
C291yara

SCHEDULE 2 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO2**.

BRIDGE ROAD ACTIVITY CENTRE – PRECINCT 2 BRIDGE ROAD SOUTH

1.0 Development objectives

30/07/2026
C291yara

To support lower mid-rise development which maintains the visual prominence of the heritage street wall and respects the architectural form and qualities of heritage buildings and the heritage streetscape.

To ensure development retains view lines to the Richmond Town Hall Clocktower and the spire and belfry of St Ignatius Church.

To retain the visual prominence of the return facades of corner heritage buildings and local landmarks.

To ensure development enhances the pedestrian experience through street activation and passive surveillance along Bridge Road and side streets and protects sunlight access to Church Street and Burnley Street.

To ensure development responds to sensitive interfaces by providing a suitable transition to low scale residential areas and minimising amenity impacts on residential properties including overlooking, overshadowing and visual bulk impacts.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 2 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

Table 1: Views to landmarks

Landmark	Architectural element	View number on Map 1	View line
St Ignatius Church	Tower belfry and spire	1	Tram stop at the intersection of Victoria Street and Church Street
		2	North east corner of the Bridge Road and Church Street intersection
		3	Citizens Park at the entrance from Highett and Gleadell Street intersection
Richmond Town Hall	Cornice and iron balustrade, clock stage, pyramidal roof and flag pole	2	South-east corner of Burnley Street and Bridge Road intersection

3.0 Master plan requirements

30/07/2026
C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C291yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit is ~~not required to~~required to construct a building or construct or carry out works, except for:−

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade~~ in the Commercial 1 Zone or Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~ , provided:
  - the alteration does not include the installation of an external roller shutter; and
  - in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 Floor area ratios and Clause 43.06-7.10 Pedestrian connections do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Map 2 to Schedule 2 to Clause 43.06: Building heights

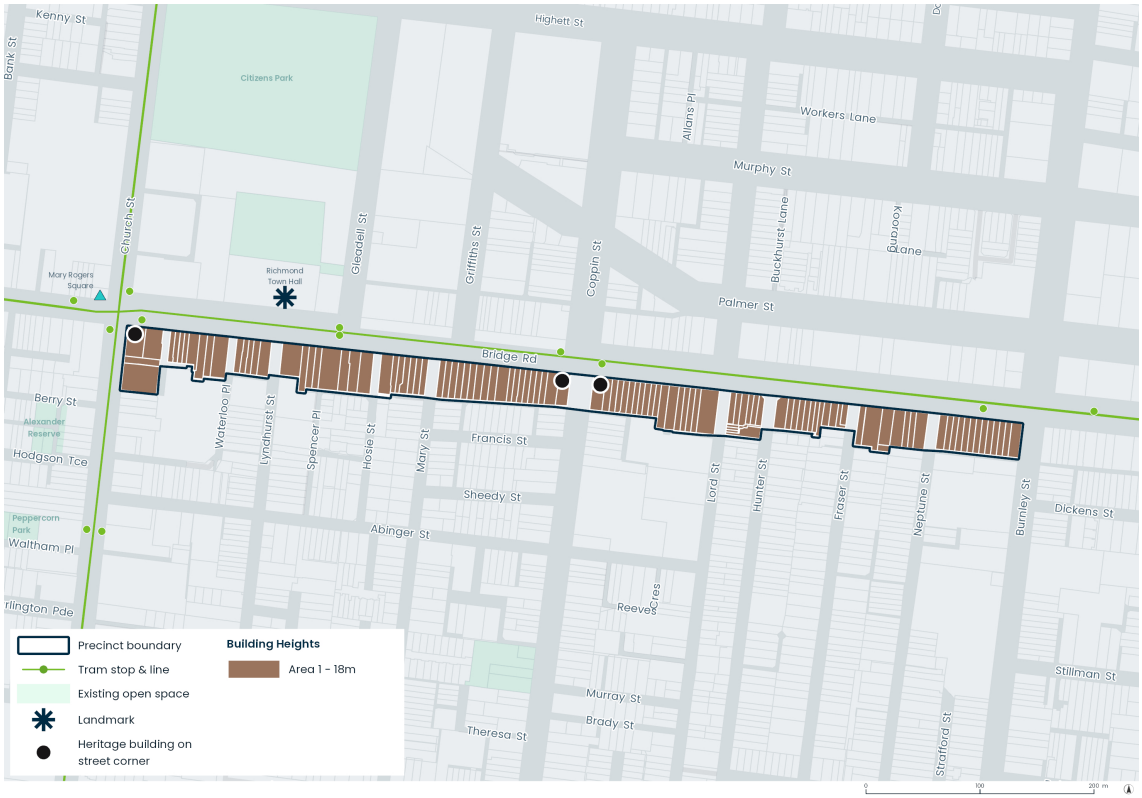


Table 2: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	18m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 3 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 3: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Bridge Road, measured from the property boundary to the existing kerb	No additional overshadowing between 10am and 2pm on 22nd September	Mandatory	Yes
Any part of the opposite footpath of Church Street, Gleadell Street, Griffiths Street, Gardner Street, Coppin Street (north of Bridge Road) and Burnley Street measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22nd September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development along Bridge Road should provide a street wall on the street boundary.
- Development should provide the following to a street boundary (except to Bridge Road or where heritage is a constraint):
  - A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
  - A corner splay at minimum of 1 x 1 metre at the corner boundaries.
- If a new building is on a corner where two different street wall heights are specified in Table 5, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining heritage building, that is graded either individually significant or contributory:

- The street wall and front wall height and front setback of a heritage building must be retained where Interface A is shown on Map 3.

- The street wall and front wall height and front setback of a heritage building should be retained where Interface C or E is shown on Map 3.
- Development should match:
  - The front setback of any adjoining heritage building from the same street.
  - The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 2 to Clause 43.06: Front setbacks, street wall and front wall heights and setbacks above the street wall and front wall



Table 4: Front setbacks

Interface shown on Map 3	Front setback	Discretionary or Mandatory	Deemed to Comply
Interface A, C, E	0m	Discretionary	No

Table 5: Street wall and front wall heights

Interface shown on Map 3	Minimum street wall height	Maximum street wall height	Discretionary or Mandatory	Deemed to Comply
Interface A	8m	11m	Mandatory	No
Interface C	8m	11m	Discretionary	No
Interface E	None specified	11m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development must be set back to retain views to architectural elements specified in Table 1 of the landmarks identified in the development framework.
- Development above the street wall or front wall should be set back to:
  - Retain the visual prominence of prominent corner buildings and local landmarks, The Vine Hotel, 254 Bridge Road and the Spread Eagle Hotel, 372 Bridge Road.
  - Avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.
  - Ensure that development above the street wall or front wall does not detract from the character of the streetscape when viewed directly or obliquely along the street.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of the adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street.

Table 6: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Interface A	All locations	6m	Mandatory	No
	The uppermost level of a building, where the building height is greater than 15m	9m	Discretionary	No
Interface C	All locations	6m	Discretionary	No
Interface E	Individually significant or contributory heritage buildings	6m	Discretionary	No
	All other locations	3m		

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should be set back from dwellings in the Neighbourhood Residential Zone or General Residential Zone to minimise visual bulk, overshadowing of private open space and overlooking.

Where a site adjoins a potential one way street shown on Map 1 to the side or rear boundary, a sufficient setback should be provided to achieve practicable vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

Where a site adjoins an existing laneway to the rear boundary, a sufficient rear setback should be provided to achieve a minimum 6.1 metre wide laneway (including the existing laneway) for vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

A wall on a side or rear boundary:

- Should not exceed the maximum height specified in Table 7.
- Should be set back at least the minimum side or rear setback specified in Table 7.

Map 4 to Schedule 2 to Clause 43.06:Side and rear boundary setbacks and wall on a side or rear boundary

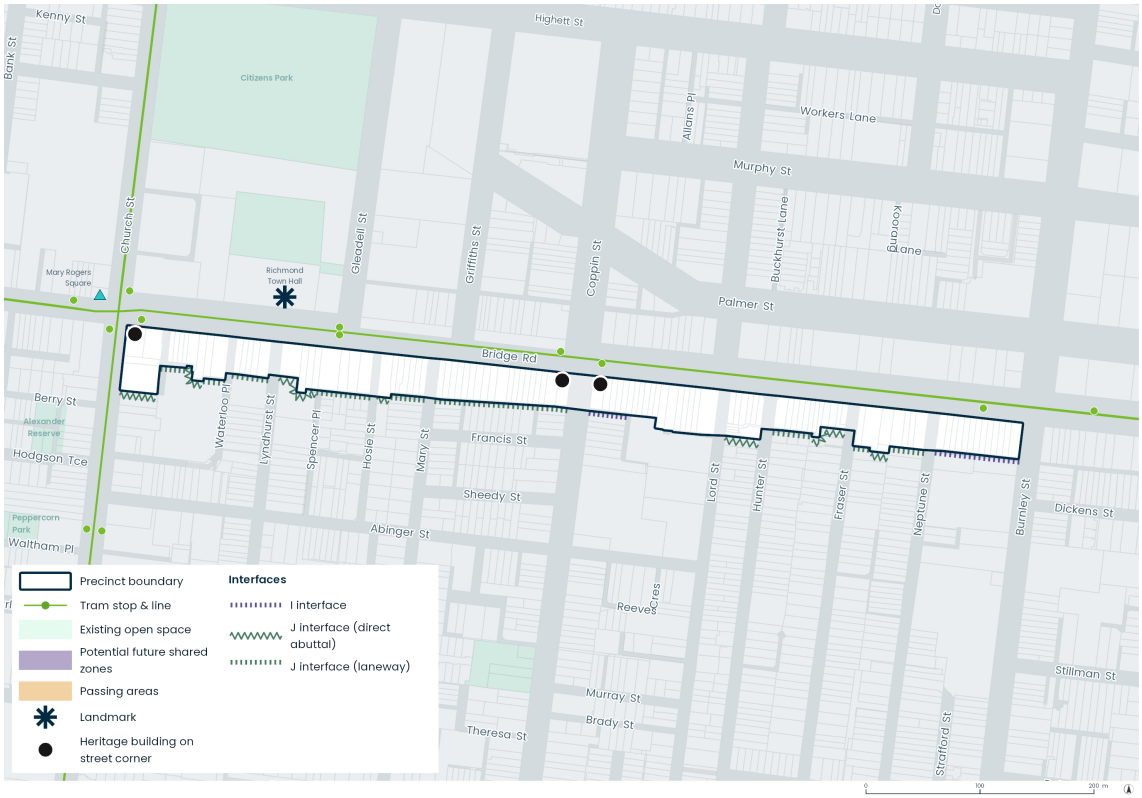
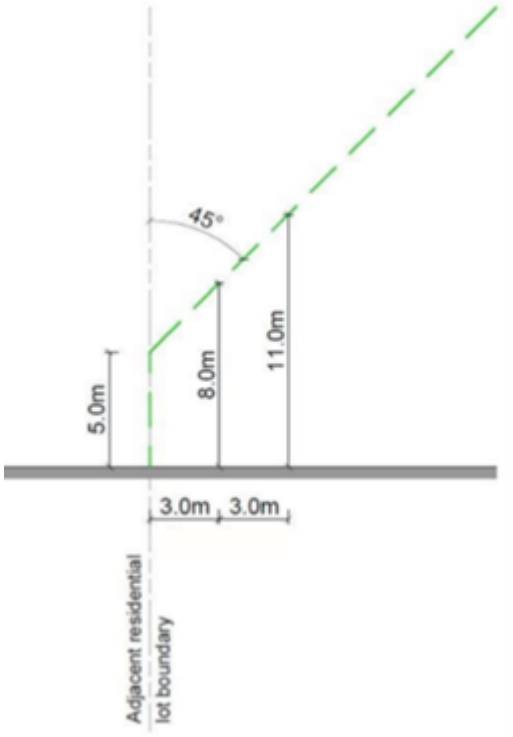


Table 7: Side and rear boundary setbacks and wall on a side or rear interface boundary

Interface shown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Discretionary or Mandatory	Deemed to Comply
Interface I	All locations	11m	4.5m from the centreline of the laneway	Discretionary	No
Interface J	Where a side or rear boundary abuts a laneway	5m plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite	Discretionary	No

Interface shown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Discretionary or Mandatory	Deemed to Comply
			property across the lane		
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary	Discretionary	No

Diagram 1: Interface J



Building separation

Where development shares a common boundary within the overlay to which no interface is specified on Map 4:

- Development above the street wall or front wall height up to 21 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
  - 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.
- For buildings greater than 21 metres in height, any development above the street wall or front wall height or 15 metres in height (whichever is greater) should be set back a minimum of 4.5 metres from the common boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non- habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate commercial floor to floor heights of at least 4 metres at ground level, where heritage elements are not a constraint.

Pedestrian access should be:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Weather protection

Standard BF11

Frontages at the ground floor should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-7 Landscape and fencing

Standard BF12

Development with a frontage to a 'Green Street' shown on Map 1 should contribute to the amenity of the key pedestrian and cycling route by introducing trees, ground cover, and vertical and rooftop vegetation.

6.2-8 Car parking design

Standard BF13

Vehicle access:

- Must not be provided from a frontage shown on Map 1 as 'Access not supported'.
- Should not be provided from a frontage shown on Map 1 as 'Access not preferred'.
- Should be provided from a frontage shown on Map 1 as 'Access preferred'.

Car parking should be located in a basement.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.2-9 Exterior design

Standard BF15

Facades should incorporate vertical proportions in the street wall and upper levels that reflects and aligns with the prevailing pattern of subdivision and buildings.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether the development provides separation between buildings above the street wall or front wall when viewed from the opposite side of Bridge Road and from local streets.
- Whether upper level development above the street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether the development impacts the prominence of the heritage street wall when viewed along Bridge Road, Church Street, and local streets.
- Whether the development impacts the prominence of heritage buildings on street corners when viewed on both streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether the development impacts on view lines to the Richmond Town Hall; and the belfry and spire of the Ignatius' Church.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what would result from a proposal that complies with the preferred building height.

Variations to discretionary standards for street wall heights and setbacks above street wall or front wall

- Whether the proposed street wall height facilitates floor to floor heights to accommodate commercial uses.

11.0 Mandatory permit conditions

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C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C291yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 21 to Clause 43.02.

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SCHEDULE 3 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO3**.

BRIDGE ROAD ACTIVITY CENTRE – PRECINCT 3 BRIDGE ROAD CENTRAL

1.0 Development objectives

30/07/2026
C291yara

To support lower mid-rise development that retains the visual prominence of heritage buildings, heritage streetscape, local landmarks and the visual separation and openness between the Richmond Town Hall and other heritage buildings.

To support high quality taller development on large sites behind Bridge Road which activate the street frontage and contribute to the public realm.

To ensure development retains view lines to the Richmond Town Hall Clocktower and the spire and belfry of St Ignatius Church.

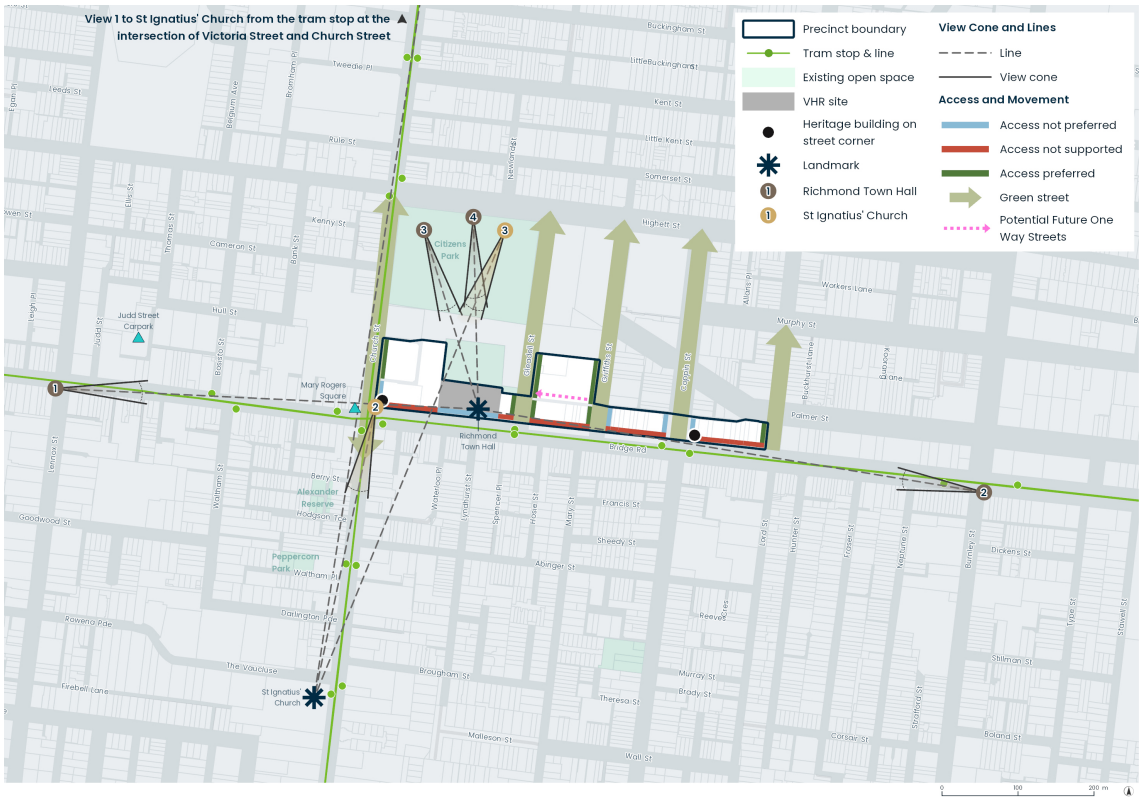
To ensure development enhances the pedestrian experience through street activation and passive surveillance along Bridge Road and its side streets and protects sunlight access to Church Street, Gleadell Street, Griffiths Street, Coppin Street and the southern side of Bridge Road.

To ensure development responds to sensitive interfaces by providing a suitable transition to low scale residential areas and minimising amenity impacts on residential properties including overlooking, overshadowing and visual bulk impacts.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 3 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

Table 1: Views to landmarks

Landmark	Architectural element	View number on Map 1	View line
St Ignatius Church	Tower belfry and spire	1	The tram stop at the intersection of Victoria Street and Church Street
		2	The north east corner of the Bridge Road and Church Street intersection
		3	Citizens Park at the entrance from Highett and Gleadell Street intersection
Richmond Town Hall	Cornice and iron balustrade, clock stage, pyramidal roof and flag pole	1	South-west corner of Lennox Street and Bridge Road intersection
		2	South-east corner of Burnley Street and Bridge Road intersection
		3 and 4	Citizens Park at the at Highett Street/Church Street entry and the central entry from Highett Street

3.0 Master plan requirements

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C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

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C291yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~-/-/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:-

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade ~~in land in the Commercial 1 Zone and the Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~, provided:
  - the alteration does not include the installation of an external roller shutter; and
  - in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 Floor area ratios and Clause 43.06-7.10 Pedestrian connections do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Map 2 to Schedule 3 to Clause 43.06: Building heights



Table 2: Building heights

Area as shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	11m	Discretionary	Yes
Area 2	15m	Discretionary	Yes
Area 3	18m	Discretionary	Yes

Area as shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 4	24m	Discretionary	Yes
Area 5	28m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 3 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 3: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Bridge Road measured from the property boundary to the existing kerb	No additional overshadowing between 10am and 2pm on 22 September	Mandatory	Yes
Any part of the opposite footpath of Church Street, Gleadell Street, Griffiths Street, Gardner Street and Coppin Street (north of Bridge Road) measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development along Bridge Road should provide a street wall on the street boundary.
- Development should provide the following to a street boundary (except to Bridge Road or where heritage is a constraint):

- A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
- A corner splay at minimum of 1 x 1 metre at the corner boundaries.

- If a new building is on a corner where two different street wall heights are specified in Table 5, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building that is graded either individually significant or contributory:

- The street wall and front wall height and front setback of a heritage building must be retained where Interface A or B is shown on Map 3.
- The street wall and front wall height and front setback of a heritage building should be retained where Interface C is shown on Map 3.
- Development should match:
  - The front setback of an adjoining heritage building from the same street.
  - The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 3 to Clause 43.06: Front setbacks, street wall and front wall heights and setbacks above the street wall and front wall



Table 4: Front setbacks

Interface shown on Map 3	Front setback	Discretionary or Mandatory	Deemed to comply
Interface A, B, C	0m	Discretionary	No

Table 5: Street wall and front wall heights

Interface shown on Map 3	Minimum street wall height	Maximum street wall height	Discretionary or Mandatory	Deemed to comply
Interface A, B	8m	11m	Mandatory	No
Interface C	8m	11m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development must be set back to retain views to architectural elements of landmarks specified in Table 1 and identified on Map 1.
- Development above the street wall or front wall should be set back to:
  - Retain the visual prominence of prominent corner buildings and local landmark, the Former Richmond Police Station, 319-323 Bridge Road.
  - Avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.
  - Ensure that development above the street wall or front wall does not detract from the character of the streetscape when viewed directly or obliquely along the street.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of any adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 6: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to comply
Interface A	All locations	6m	Mandatory	No
	The uppermost level of a building, where the building height is greater than 15m	9m	Discretionary	No
Interface B	All locations	13m	Discretionary	No
Interface C	All locations	6m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development with an Interface I at the southern boundary of 17 Gleadell Street should provide a 2 metre setback at ground level as shown on Map 4.

Development should be set back from dwellings in the Neighbourhood Residential Zone or General Residential Zone to minimise visual bulk, overshadowing of private open space and overlooking.

Where a site adjoins a potential one way street shown on Map 1 to the side or rear boundary, a sufficient setback should be provided to achieve practicable vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

Where a site adjoins an existing laneway to the rear boundary, a sufficient rear setback should be provided to achieve a minimum 6.1 metre wide laneway (including the existing laneway) for vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

A wall on a side or rear boundary:

- Should not exceed the maximum height specified in Table 7.
- Should be set back at least the minimum side or rear setback specified in Table 7.

Map 4 to Schedule 3 to Clause 43.06:Side and rear boundary setbacks and wall on a side or rear boundary

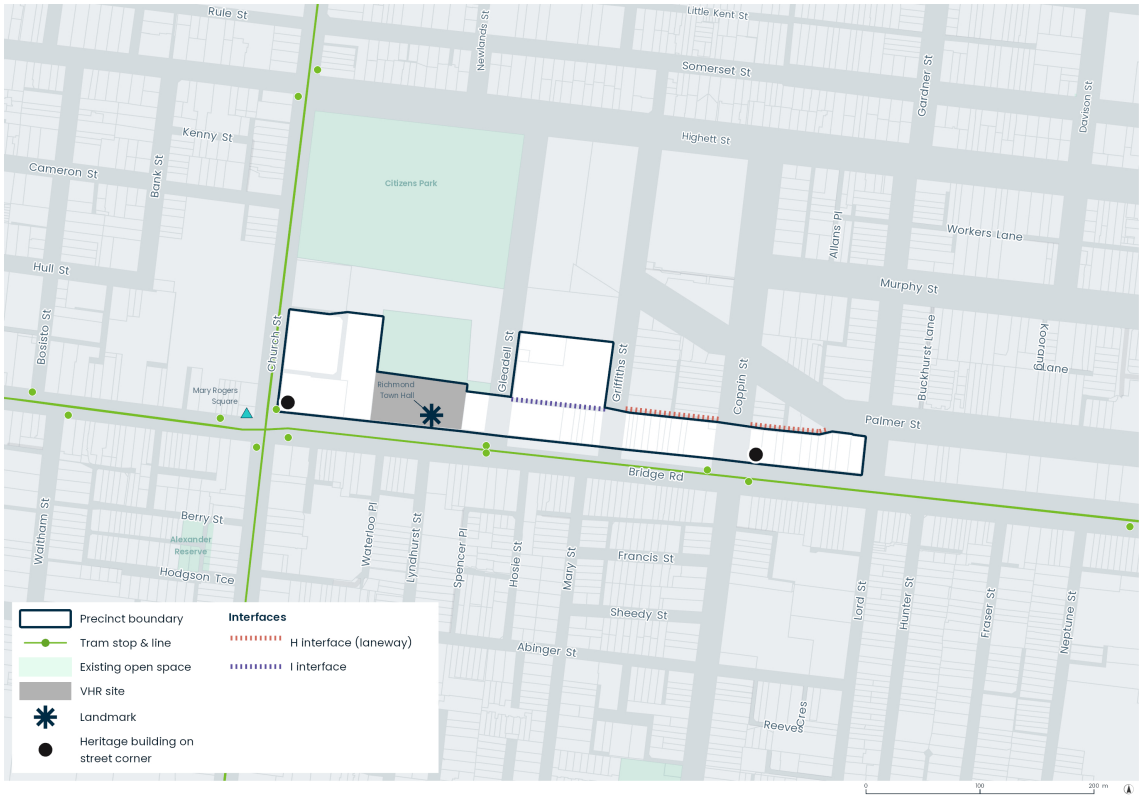
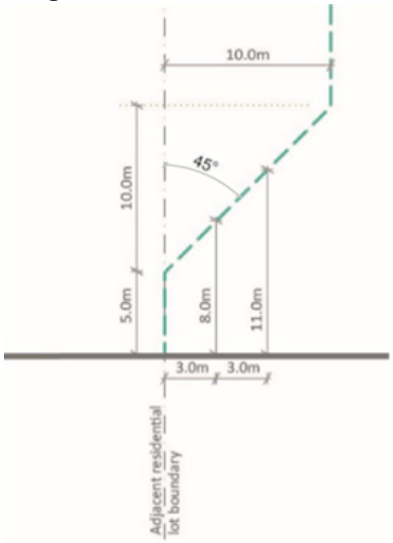


Table 7: Side and rear boundary setbacks and wall on a side or rear boundary

Interface shown on Map 4	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Discretionary or Mandatory	Deemed to Comply
Interface H	5m plus the width of the laneway, measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane, up to 10m.	Discretionary	No
Interface I	11m	4.5m from the centreline of the laneway.	Discretionary	No

Diagram 1: Interface H



Building separation

Where development shares a common boundary within the overlay to which no interface is specified on Map 4:

- Development above the street wall or front wall height up to 21 metres should be set back a minimum of:
- - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
  - 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.
- For buildings greater than 21 metres in height, any development above the street wall or front wall height or 15 metres in height (whichever is greater) should be set back a minimum of 4.5 metres from the common boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate commercial floor to floor heights of at least 4 metres at ground level, where heritage elements are not a constraint.

Pedestrian access should:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Weather protection

Standard BF11

Frontages at the ground floor should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-7 Landscape and fencing

Standard BF12

Development with a frontage to a 'Green Street' shown on Map 1 should contribute to the amenity of the key pedestrian and cycling route by introducing trees, ground cover, and vertical and rooftop vegetation.

6.2-8 Car parking design

Standard BF13

Vehicle access:

- Must not be provided from a frontage shown on Map 1 as 'Access not supported'.
- Should not be provided from a frontage shown on Map 1 as 'Access not preferred'.
- Should be provided from a frontage shown on Map 1 as 'Access preferred'.

Car parking should be located in a basement.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report, prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).

- Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
- Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.

- An application to construct a building of five or more storeys, excluding a basement, must also be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether the development provides separation between buildings above the street wall or front wall when viewed from the opposite side of Bridge Road and from local streets.
- Whether upper level development above the street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether the development impacts the prominence of the heritage street wall when viewed along Bridge Road, Church Street and local streets.
- Whether the development impacts the prominence of heritage buildings on street corners when viewed on both streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether the development impacts on view lines to the Pelaco sign; the Richmond Town Hall; and the belfry and spire of the Ignatius' Church.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.

- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what would result from a proposal that complies with the preferred building height.

Variations to discretionary standards for street wall heights and reducing preferred minimum setbacks above street walls or front walls

- Whether the proposed street wall height facilitates floor to floor heights to accommodate commercial uses.

11.0 Mandatory permit conditions

30/07/2026
C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C291yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 21 to Clause 43.02.

30/07/2026
C291yara

SCHEDULE 4 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO4.**

BRIDGE ROAD ACTIVITY CENTRE – PRECINCT 4 BRIDGE ROAD EAST SOUTH

1.0 Development objectives

30/07/2026
C291yara

To support mid-rise development on Bridge Road which maintains and reinforces the prominence of the street wall character.

To support development at 566 Bridge Road and 188-198 Burnley Street that provides a transition in scale to the adjacent Racecourse Heritage Precinct and lower scale residential areas, creates engaging street frontages and provides physical and visual permeability through breaks in the built form.

To ensure development maintains visual prominence of local landmarks, Former Flour Mill and Grain Store Complex and Bridge Hotel, heritage buildings and heritage streetscapes, and from the Yarra River (Birrarung) Corridor at the corner of Bridge Road and Yarra Boulevard.

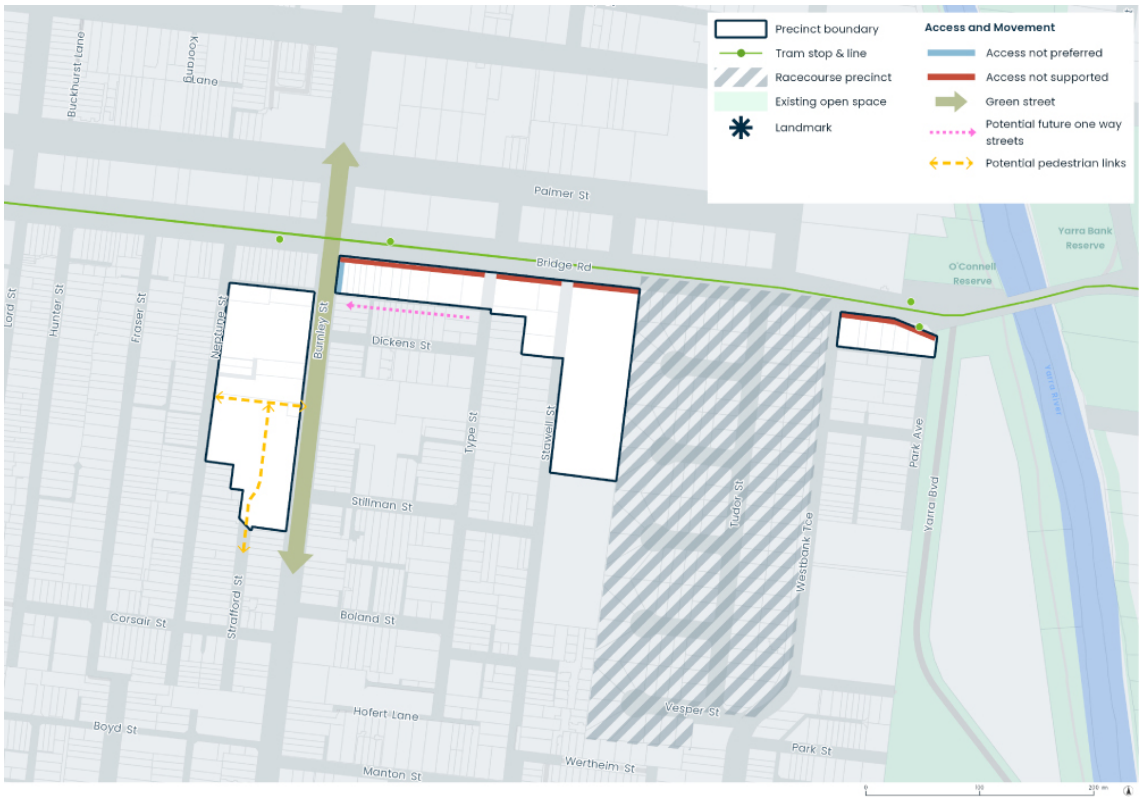
To ensure development enhances the pedestrian experience through street activation and passive surveillance and protects sunlight access to Burnley Street.

To ensure development responds to sensitive interfaces and by providing a suitable transition to low scale residential areas and minimising amenity impacts on residential properties including overlooking, overshadowing and visual bulk impacts.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 4 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C291yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit is ~~not required to~~required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade ~~in land in the Commercial 1 Zone and the Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~ , provided:
  - the alteration does not include the installation of an external roller shutter;
  - in a C1Z and C2Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing; and
  - in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 Floor area ratios does not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Map 2 to Schedule 4 to Clause 43.06: Building heights

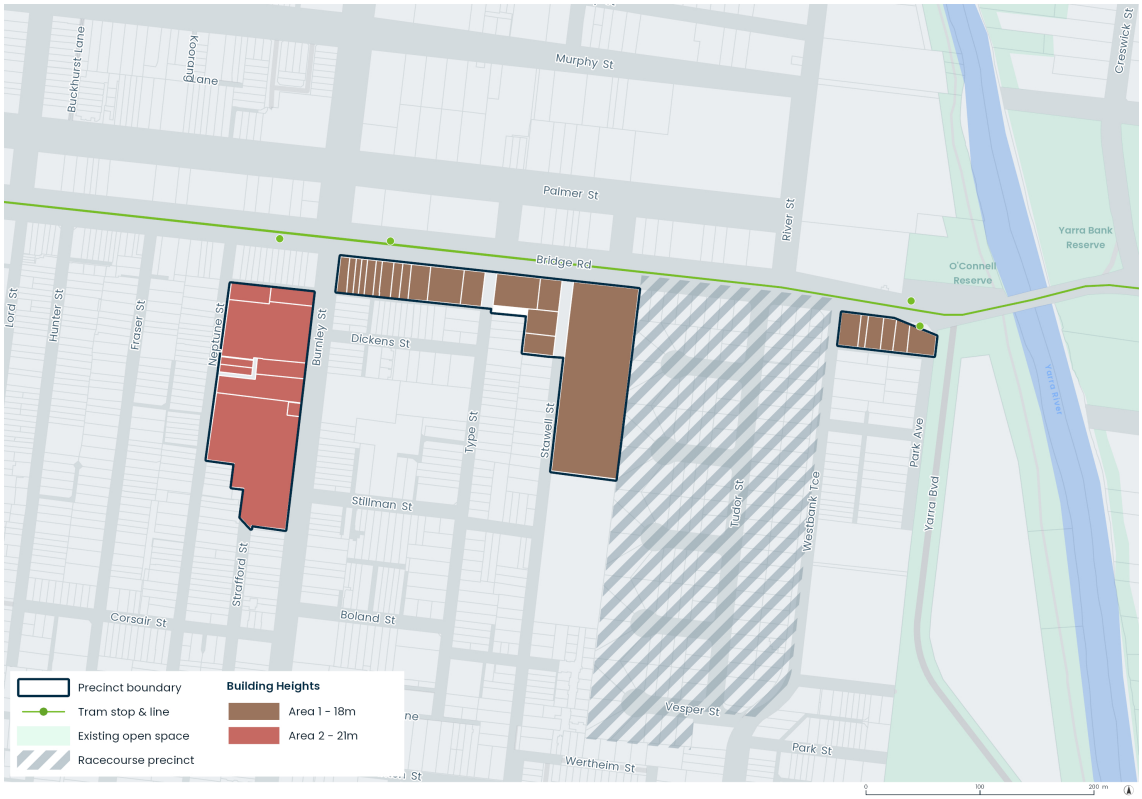


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	18m	Discretionary	Yes
Area 2	21m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Bridge Road measured from the property boundary to the existing kerb	No additional overshadowing between 10am and 2pm on 22nd September	Mandatory	Yes
Any part of the opposite footpath of Burnley Street measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22nd September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development along Bridge Road should provide a street wall on the street boundary.
- Development should provide the following to a street boundary (except to Bridge Road or where heritage is a constraint):
  - A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
  - A corner splay at minimum of 1 x 1 metre at the corner boundaries.
- If a new building is on a corner where two different street wall heights are specified in Table 4, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining heritage building, that is graded either individually significant or contributory:

- The street wall and front wall height and front setback of a heritage building must be retained where Interface A is shown on Map 3.
- The street wall and front wall height and front setback of a heritage building should be retained where Interface C or E is shown on Map 3.
- Development should match:

- The front setback of any adjoining heritage building from the same street.
- The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 4 to Clause 43.06: Front setbacks, street wall and front wall heights and setbacks above the street wall and front wall



Table 3: Front setbacks

Interface shown on Map 3	Qualification	Front setback	Discretionary or Mandatory	Deemed to Comply
Interface A	Elsewhere	0m	Discretionary	No
Interface C	188 to 198 Burnley Street	Minimum 3m landscape setback	Discretionary	No
	566 Bridge Road	Minimum 2m landscape setback	Discretionary	No
	Elsewhere	0m	Discretionary	No
Interface E	566 Bridge Road	Minimum 2m landscape setback	Discretionary	No
	Elsewhere	0m	Discretionary	No
Interface F	566 Bridge Road	Minimum 2m landscape setback	Discretionary	No
	188-198 Burnley Street	Minimum 2m landscape setback for non-heritage buildings	Discretionary	No
	21 & 23 Neptune Street			No
	Elsewhere	None specified	Discretionary	No

Table 4: Street wall and front wall heights

Interface shown on Map 3	Minimum street wall and front wall height	Maximum street wall height	Discretionary or Mandatory	Deemed to Comply
Interface A	8m	11m	Mandatory	No
Interface C	8m	11m	Discretionary	No
Interface E	None specified	11m	Discretionary	No
Interface F	None specified	8m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall should be set back to:
  - Avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.
  - Retain the visual prominence of prominent corner buildings and local landmark, the Former Flour Mill & Grain Store Complex, 534 Bridge Road (includes part 516-524 Bridge Road) and the Bridge Hotel, 642 Bridge Road.
  - Ensure that development above the street wall or front wall does not detract from the character of the streetscape when viewed directly or obliquely along the street.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building, that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of the adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 5: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Interface A	All locations	6m	Mandatory	No
	The uppermost level of a building where the building height is greater than 15m	9m	Discretionary	No
Interface C	188 to 198 Burnley Street	4.5m	Discretionary	No
	Elsewhere	6m	Discretionary	No

Interface shown on Map 3	Qualification	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Interface E	Individually significant or contributory heritage buildings	6m	Discretionary	No
	Other buildings	3m	Discretionary	No
Interface F	188-198 Burnley Street	6m	Discretionary	No
	21 & 23 Neptune Street			
	Elsewhere	4.5m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should be set back from dwellings in the Neighbourhood Residential Zone or General Residential Zone to minimise visual bulk, overshadowing of private open space and overlooking.

Where a site adjoins a potential one way street shown on Map 1 to the side or rear boundary, a sufficient setback should be provided to achieve practicable vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

Where a site adjoins an existing laneway to the rear boundary, a sufficient rear setback should be provided to achieve a minimum 6.1 metre wide laneway (including the existing laneway) for vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

Development at 566 Bridge Road should provide a 6 metre landscaped setback to the eastern boundary to the Racecourse Precinct and to the southern boundary to 65 Stawell Street.

Development at 198-282 Burnley Street should provide:

- A 3 metre landscaped setback to the southern boundary to 244 Burnley Street.
- A 1.3 metre landscaped setback should be provided to the western boundary to 2 Strafford Street and to 53-57 Neptune Street.

A side or rear wall:

- Should not exceed the maximum height specified in Table 6.
- Should be set back at least the minimum side or rear setback specified in Table 6.

Map 4 to Schedule 4 to Clause 43.06:Side and rear setbacks and wall heights

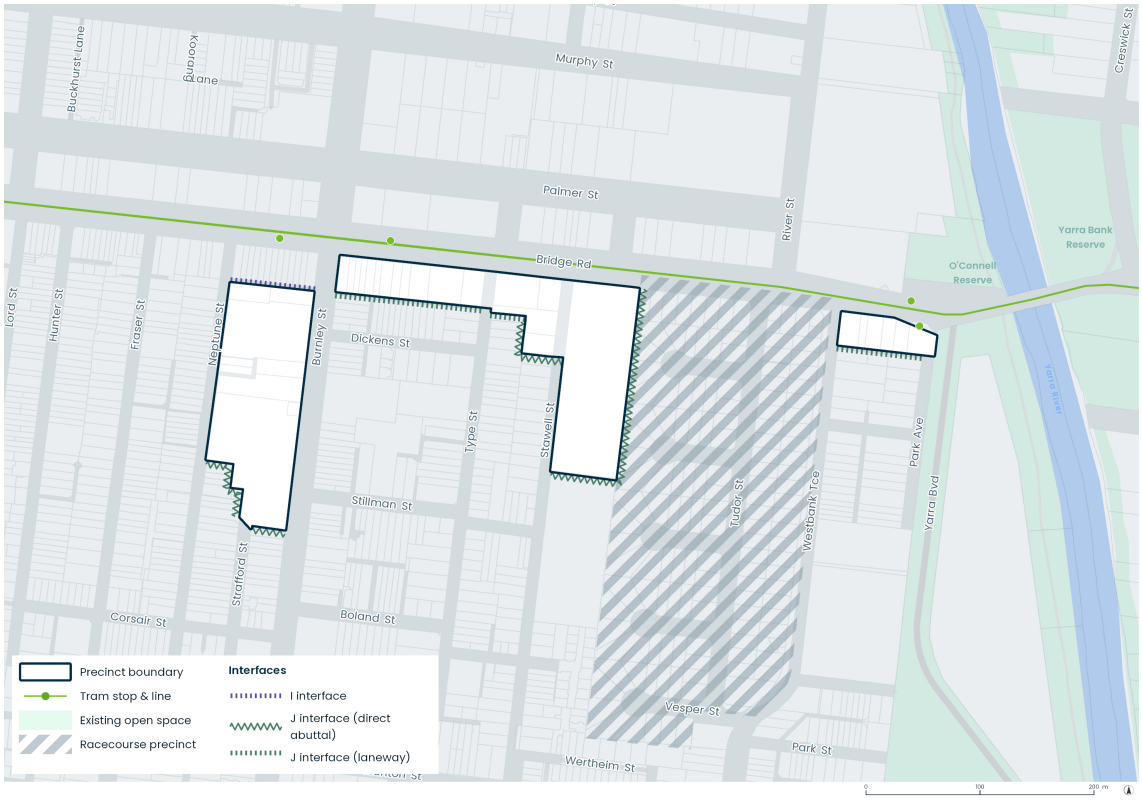


Table 6: Side and rear boundary setbacks and wall heights

Interface shown on Map 4	Qualification	Maximum height of a side or rear wall	Minimum setback above a side or rear wall	Discretionary or Mandatory	Deemed to Comply
Interface I	All locations	11m	4.5m from the centreline of the laneway	Discretionary	No
Interface J	Where a side or rear boundary abuts a laneway	5m, plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane	Discretionary	No
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary	Discretionary	No
	Where a side or rear wall abuts a landscaped setback	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary	Discretionary	No

Diagram 1: Interface H

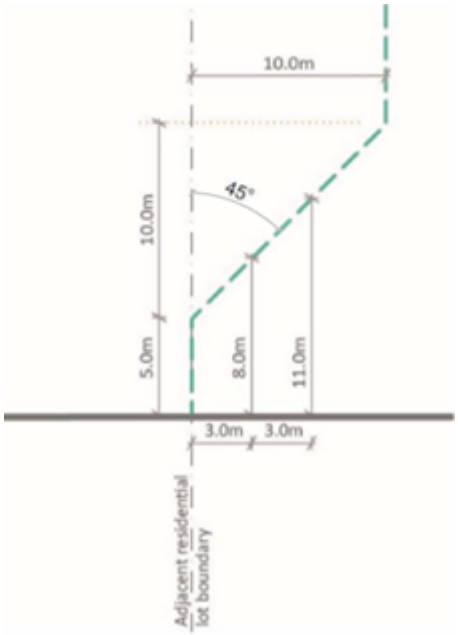
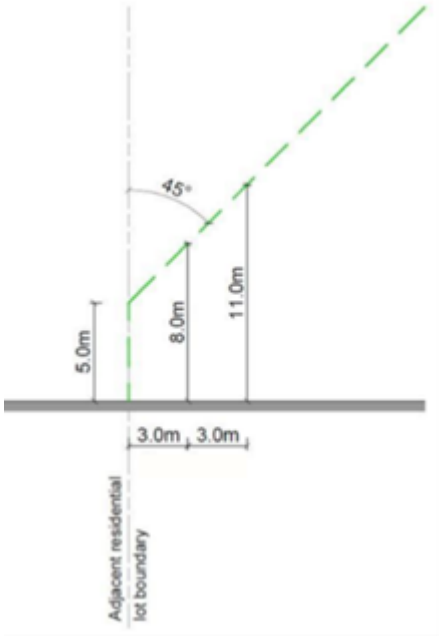


Diagram 2: Interface J



Building separation

Where development shares a common boundary within the overlay to which no interface is specified on Map 4:

- Development above the street wall or front wall height up to 21 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
  - 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.
- For buildings greater than 21 metres in height, any development above the street wall or front wall height or 15 metres in height (whichever is greater) should be set back a minimum of 4.5 metres from the common boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non- habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate commercial floor to floor heights of at least 4 metres at ground level, where heritage elements are not a constraint.

Pedestrian access should:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Pedestrian connections

Standard BF10

Development should provide indicative pedestrian connections shown on Map 1 where the potential pedestrian links are along the alignment indicated.

6.2-7 Weather protection

Standard BF11

Frontages at ground floor should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-8 Landscape and fencing

Standard BF12

Development with a frontage to a 'Green Street' identified in the development framework should contribute to the amenity of the key pedestrian and cycling route by introducing trees, ground cover, and vertical and rooftop vegetation.

6.2-9 Car parking design

Standard BF13

Vehicle access:

- Must not be provided from a frontage shown on Map 1 as 'Access not supported'.
- Should not be provided from a frontage shown on Map 1 as 'Access not preferred'.

Car parking should be located in a basement.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- For development at 664-662 Bridge Road, Richmond, a visual impact assessment showing the development in relation to key views from the Yarra River (Birrarung) Corridor.
- A traffic engineering report, prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must also be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether the development provides separation between buildings above the street wall or front wall when viewed from the opposite side of Bridge Road and from local streets.
- Whether upper-level development above the street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether the development impacts the prominence of the heritage street wall when viewed along Bridge Road and local streets.
- Whether the development impacts the prominence of heritage buildings on street corners when viewed on both streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of the development on the landscape values, public use and amenity of the parklands and open spaces of Yarra River land.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what would result from a proposal that complies with the preferred building height.

Variations to discretionary standards for street wall heights and reducing preferred minimum setbacks above street walls or front walls standards

- Whether the proposed street wall height facilitates floor to floor ceiling heights to accommodate commercial uses.

11.0 Mandatory permit conditions

30/07/2026
C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C291yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 21 to Clause 43.02.

30/07/2026
C291yara

SCHEDULE 5 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO5**.

BRIDGE ROAD ACTIVITY CENTRE – PRECINCT 5 BRIDGE ROAD EAST NORTH

1.0 Development objectives

30/07/2026
C291yara

To support a mid-rise character which creates a consistent taller built form edge on Bridge Road and Palmer Street and responds to the interface with industrial areas and low scale residential areas to the north.

To ensure development provides building separation and views to the sky above the street wall when viewed from the northern footpath of Palmer Street and the southern footpath of Bridge Road.

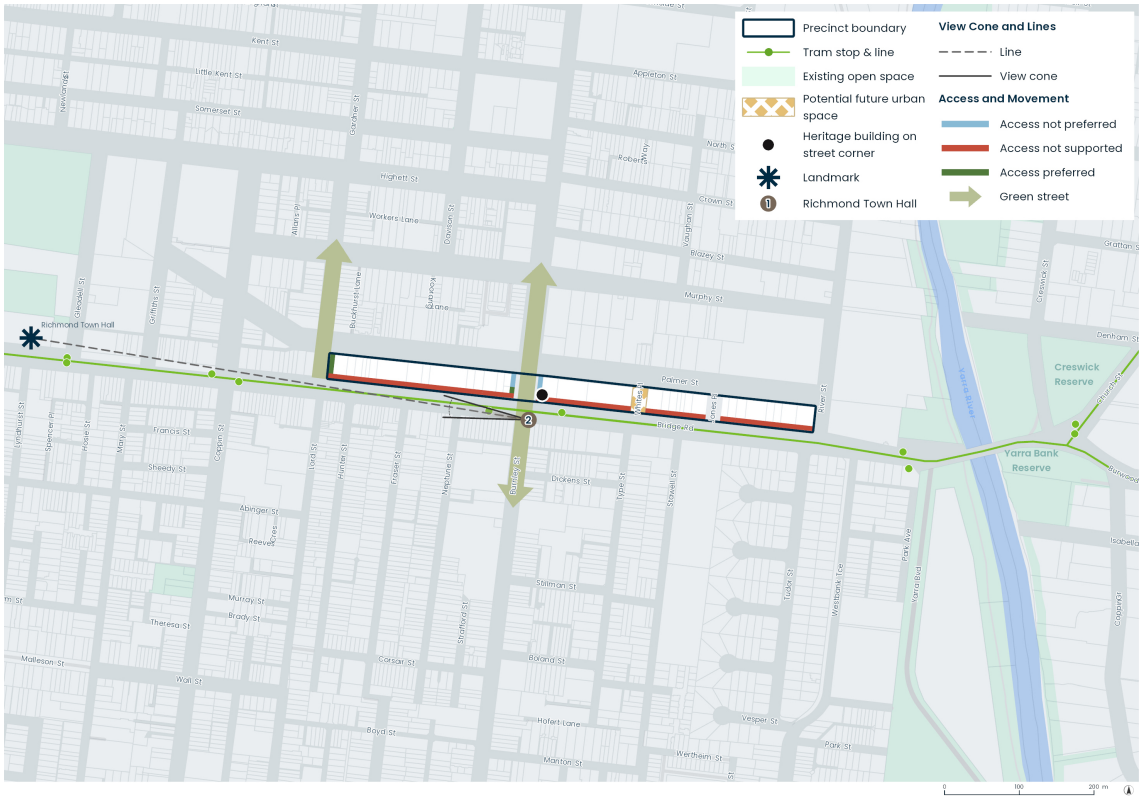
To ensure development maintains the visual prominence of the Royal Oak Hotel and other heritage buildings.

To ensure development enhances the pedestrian experience through street activation and surveillance and protecting sunlight access to the southern side of Bridge Road, Burnley Street and any potential future urban space at Whites Place.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 5 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

Table 1: Views to landmarks

Landmark	Architectural element	View number on Map 1	View line
Richmond Town Hall	Cornice and iron balustrade, clock stage, pyramidal roof and flag pole	2	South-east corner of Burnley Street and Bridge Road intersection

3.0 Master plan requirements

30/07/2026
C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C291yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~-/--/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:-

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade ~~in land in the Commercial 1 Zone or Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~, provided:
  - the alteration does not include the installation of an external roller shutter; and
  - in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 Floor area ratios and Clause 43.06-7.10 Pedestrian connections do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Map 2 to Schedule 5 to Clause 43.06: Building heights



Table 2: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	18m	Discretionary	Yes
Area 2	28m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 3 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 3: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Bridge Road, measured from the property boundary to the existing kerb	No additional overshadowing between 10am and 2pm on 22nd September	Mandatory	Yes
Any part of the opposite footpath of Burnley Street measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22nd September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development along Bridge Road should provide a street wall on the street boundary.
- Development should provide the following to a street boundary (except Bridge Road or where heritage is a constraint):
  - A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
  - A corner splay at minimum of 1 x 1 metre at the corner boundaries.
- If a new building is on a corner where two different street wall heights are specified in Table 5, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining heritage building, that is graded either individually significant or contributory:

- The street wall and front wall height and front setback of a heritage building must be retained where Interface A is shown on Map 3.
- The street wall and front wall height and front setback of a heritage building should be retained where Interface C is shown on Map 3.
- Development should match:

- The front setback of any adjoining heritage building from the same street.
- The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 5 to Clause 43.06: Front setbacks, street wall and front wall heights and setbacks above the street wall and front wall

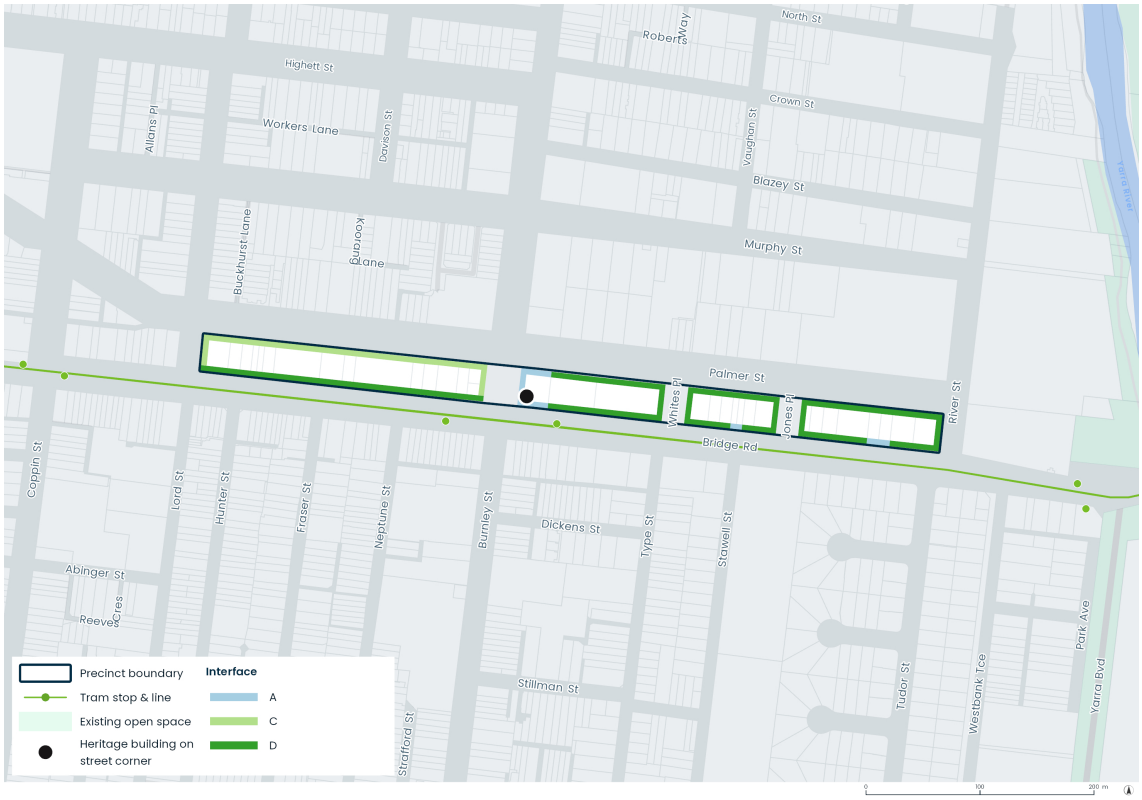


Table 4: Front setbacks

Interface shown on Map 3	Maximum front setback	Discretionary or Mandatory	Deemed to comply
Interface A, C, D	0m	Discretionary	No

Table 5: Street wall and front wall heights

Interface shown on Map 3	Minimum street wall and front wall height	Maximum street wall height	Discretionary or Mandatory	Deemed to comply
Interface A	8m	11m	Mandatory	No
Interface C	8m	11m	Discretionary	No
Interface D	None Specified	15m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development must be set back to retain views to architectural elements of landmarks specified in Table 1 and identified on Map 1.
- Development above the street wall or front wall should be set back to:

- Avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.
- Retain the visual prominence of prominent corner buildings and local landmark, Royal Oak Hotel, 527-533 Bridge Road.
- Ensure that development above the street wall or front wall does not detract from the character of the streetscape when viewed directly or obliquely along the street.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building, that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of the adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 6: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Interface A	All locations	6m	Mandatory	No
	The uppermost level of a building where the building height is greater than 15m	9m	Discretionary	No
Interface C	All locations	6m	Discretionary	No
Interface D	All locations	4.5m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Building separation

Where development shares a common boundary within the overlay:

- Development above the street wall or front wall height up to 21 metres should be set back a minimum of:

- 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
- 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.

- For buildings greater than 21 metres in height, any development above the street wall or front wall height or 15 metres in height (whichever is greater) should be set back a minimum of 4.5 metres from the common boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non- habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate commercial floor to floor heights of at least 4 metres at ground level, where heritage elements are not a constraint.

Development should address the potential future urban space at Whites Place.

Pedestrian access should be:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Weather protection

Standard BF11

Frontages should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-7 Landscape and fencing

Standard BF12

Development with a frontage to a ‘Green Street’ shown on Map 1 should contribute to the amenity of the key pedestrian and cycling route by introducing trees, ground cover, and vertical and rooftop vegetation.

6.2-8 Car parking design

Standard BF13

Vehicle access:

- Must not be provided from a frontage shown on Map 1 as ‘Access not supported’.

- Should not be provided from a frontage shown on Map 1 as 'Access not preferred'.
- Should be provided from a frontage shown on Map 1 as 'Access preferred'.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.2-9 Exterior design

Standard BF15

Facades should incorporate vertical proportions in the street wall and upper levels that reflects and aligns with the prevailing pattern of subdivision and buildings.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report, prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must also be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.

- Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
- Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether upper level development above the street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether the development impacts the prominence of the heritage street wall when viewed along Bridge Road and local streets.
- Whether the development impacts the prominence of heritage buildings on street corners when viewed on both streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether the development impacts on view lines to the Richmond Town Hall.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what would result from a proposal that complies with the preferred building height.

Variations to discretionary standards for street wall heights and setbacks above street wall or front wall

- Whether the proposed street wall height facilitates floor to floor heights to accommodate commercial uses.

11.0 Mandatory permit conditions

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C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C291yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 21 to Clause 43.02.

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C291yara

SCHEDULE 6 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO6.**

VICTORIA STREET ACTIVITY CENTRE – PRECINCT 1 VICTORIA STREET WEST

1.0 Development objectives

30/07/2026
C291yara

To support lower mid-rise development that maintains the visual prominence of the heritage street wall and local landmarks and respects the architectural form and qualities of heritage buildings and the heritage streetscape.

To enhance the prominent south-east corner of Hoddle and Victoria Streets through high quality taller development that creates a strong address to each street frontage.

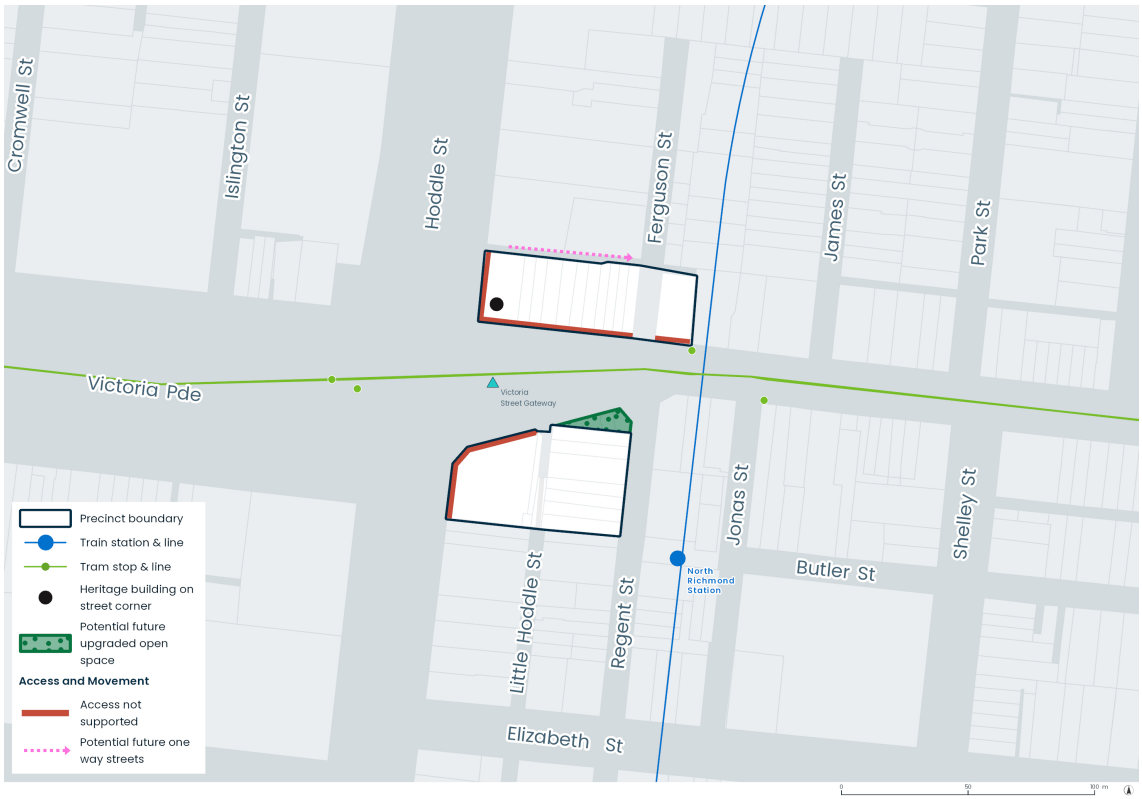
To ensure development respects and appropriately transitions to the low scale heritage buildings in Regent Street.

To ensure development enhances the pedestrian experience through street activation and passive surveillance along Victoria Street and its side streets, including Little Hoddle Street and protects sunlight access to the southern side of Victoria Street and the open space opposite the Victoria Street Gateway.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 6 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C291yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit ~~is not required to~~is required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade ~~in land in the Commercial 1 Zone and the Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~ , provided:
  - the alteration does not include the installation of an external roller shutter;
  - in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing; and
  - in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 Floor area rations does not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Map 2 to Schedule 6 to Clause 43.06: Building heights

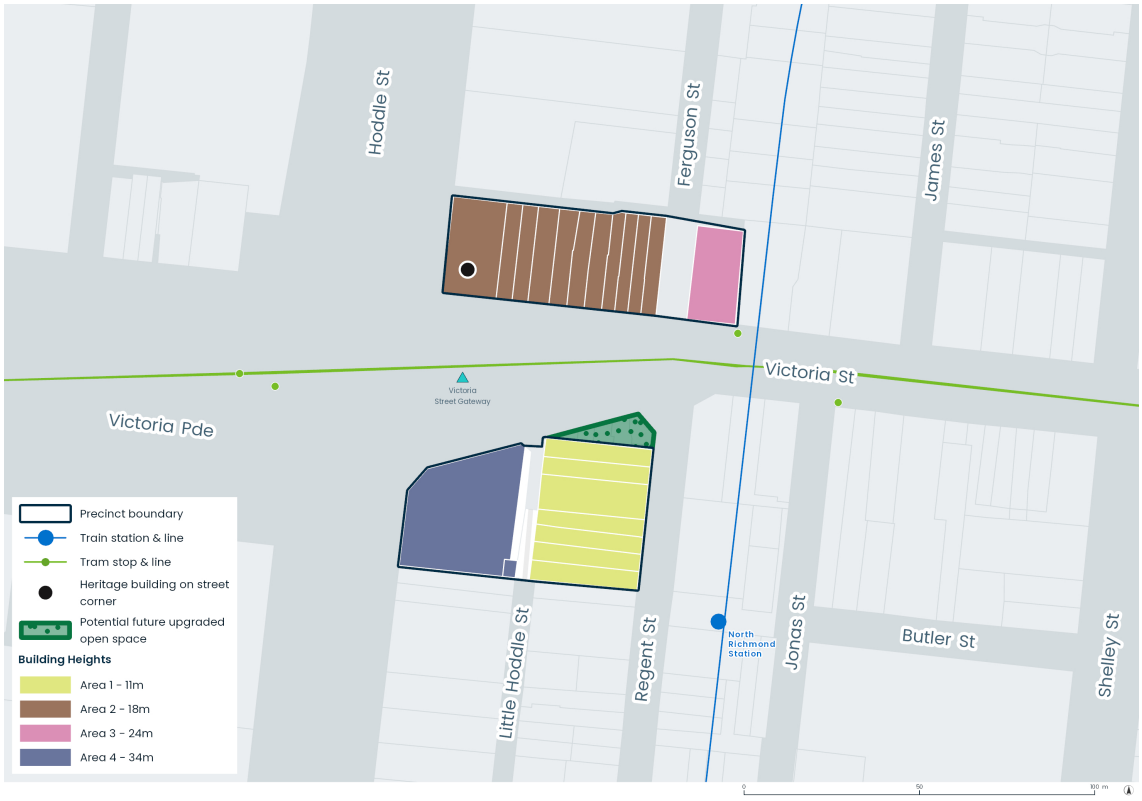


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	11m	Discretionary	Yes
Area 2	18m	Discretionary	Yes
Area 3	24m	Discretionary	Yes
Area 4	34m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Victoria Street measured from the property boundary to the existing kerb	No additional overshadowing between 10am and 2pm on 22 September	Mandatory	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development along Victoria Street should provide a street wall on the street boundary unless a front setback is specified for the boundary in Table 3.
- Development should provide the following to a street boundary (except to Victoria Street or where heritage is a constraint):
  - A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
  - A corner splay at minimum of 1 x 1 metre at the corner boundaries.
- If a new building is on a corner where two different street wall heights are specified in Table 4, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building, that is graded either individually significant or contributory:

- The street wall and front wall height and front setback of a heritage building must be retained where Interface A or G is shown on Map 3.
- The street wall and front wall height and front setback of a heritage building should be retained where Interface E is shown on Map 3.
- Development should match:
  - The front setback of any adjoining heritage building from the same street.
  - The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 6 to Clause 43.06: Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall

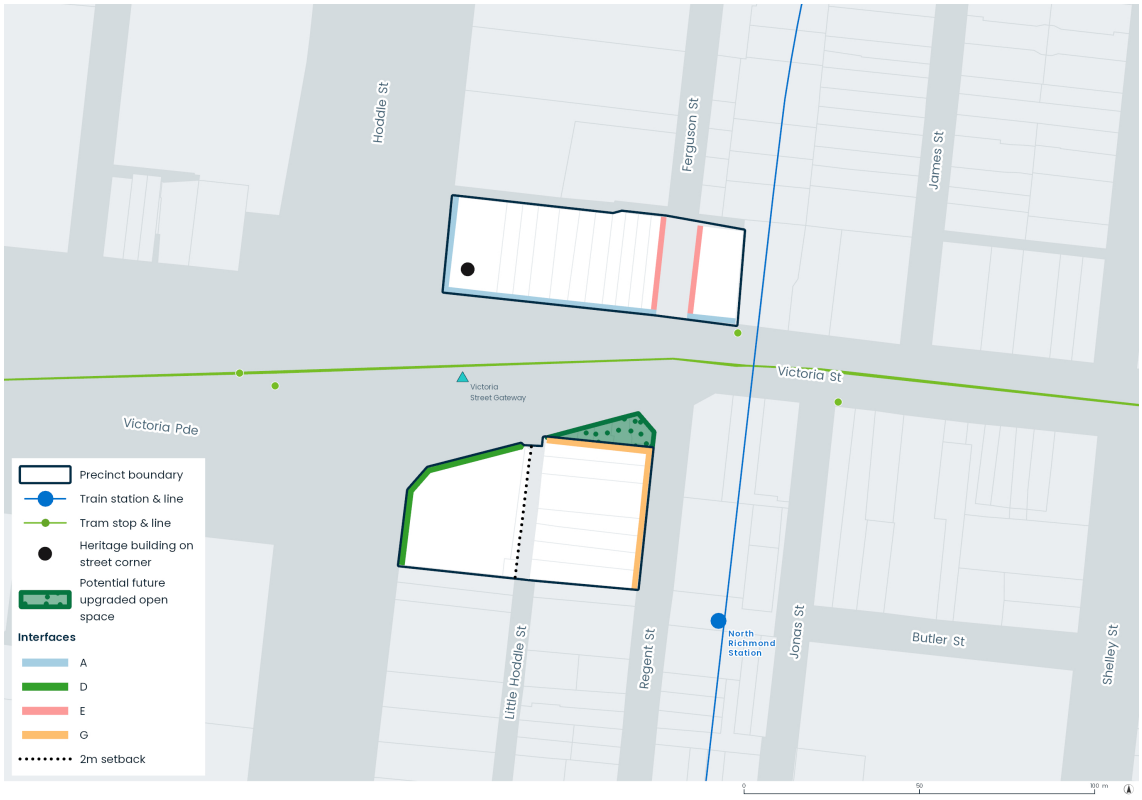


Table 3: Front setbacks

Interface shown on Map 3	Qualification	Front setback	Discretionary or Mandatory	Deemed to Comply
Interface A, D	All locations	0m	Discretionary	No
Interface E	Western boundary of 253-257 Victoria Street	Minimum 2m	Discretionary	No
Interface G	All locations	None specified	Discretionary	No

Table 4: Street wall and front wall heights

Interface shown on Map 3	Minimum street and front wall height	Maximum street and front wall height	Discretionary or Mandatory	Deemed to Comply
Interface A	8m	11m	Mandatory	No
Interface D	None specified	15m	Discretionary	No
Interface E	None specified	11m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall should be set back to:

- Retain the visual prominence of prominent corner buildings and local landmark, the Former State Savings Bank at 231 Victoria Street.
- Avoid repetitive steps in the built form and incorporate no more than two steps (including the setback above the street wall as one step).
- Ensure that development above the street wall or front wall does not detract from the character of the streetscape when viewed directly or obliquely along the street.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of the adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be provided in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 5: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above the street wall and front wall	Discretionary or Mandatory	Deemed to Comply
Interface A	All locations	6m	Mandatory	No
	The uppermost level of a building, where the building height is greater than 15m	9m	Discretionary	No
Interface D	All locations	4.5m	Discretionary	No
Interface E	Individually significant or contributory heritage buildings	6m	Discretionary	No
	All other locations	3m	Discretionary	No
Interface G	Individually significant or contributory heritage buildings	7m	Mandatory	No
	All other locations	7m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development with an eastern boundary to Little Hoddle Street should provide a 2 metre setback at ground level as shown on Map 3.

Where a site adjoins a potential one way street shown on Map 1 to the side or rear boundary, a sufficient setback should be provided to achieve practicable vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

Where a site adjoins an existing laneway to the rear boundary, a sufficient rear setback should be provided to achieve a minimum 6.1 metre wide laneway (including the existing laneway) for vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

A wall on a side or rear boundary:

- Should not exceed the maximum height specified in Table 6.
- Should be set back at least the minimum side or rear setbacks specified in Table 6.

Map 4 to Schedule 6 to Clause 43.06: Side and rear boundary setbacks and wall on a side or rear boundary

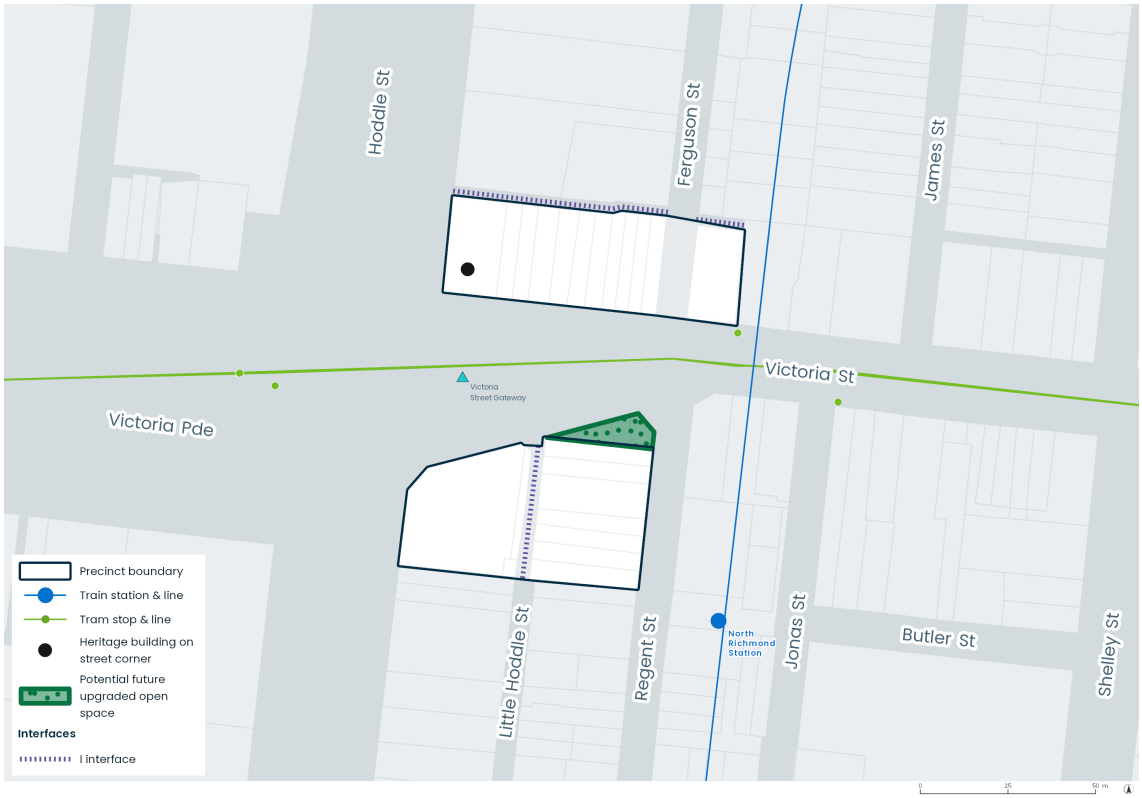


Table 6: Side and rear boundary setbacks and wall on a side or rear boundary

Interfaces shown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Discretionary or Mandatory	Deemed to Comply
Interface I	Little Hoddle Street	11m	6.5m	Discretionary	No
	The uppermost level of a building on the western side of Little Hoddle Street, where the building height is greater than 30m		9.5m		
	All other locations	11m	4.5m from the centreline of the laneway		

Building separation

Where development shares a common boundary within the overlay:

- Development above the street wall or front wall height up to 21 metres in height, upper level development should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
  - 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.
- For buildings greater than 21 metres in height, any development above the street wall or 15 metres in height (whichever is greater) facing the common boundary should be set back a minimum of 4.5 metres from that boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate floor to floor heights suitable for commercial activity of at least 4 metres at ground level, where heritage elements are not a constraint.

Pedestrian access should:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway, provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Weather protection

Standard BF11

Frontages at ground floor should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-7 Car parking design

Standard BF13

Vehicle access must not be provided from a frontage shown on Map 1 as ‘Access not supported’.

Car parking should be located in a basement.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.2-8 Exterior design

Standard BF15

Facades should incorporate vertical proportions in the street wall and upper levels that reflects and aligns with the prevailing pattern of subdivision and buildings.

6.3 Other outcomes and standards

Not specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).
  - Demonstrates how the development reduces care dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether the development provides separation between buildings above the street wall or front wall when viewed from the opposite side of Victoria Street and from local streets.
- Whether upper level development above the street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether the development impacts the prominence of the heritage street wall when viewed along Victoria Street and local streets.
- Whether the development impacts the prominence of heritage buildings on street corners when viewed on both streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm.
- Whether the development responds to the interface with existing, low scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what result from a proposal that complies with the specified building height.

Variations to discretionary standards for street wall heights and setbacks above street walls or front walls

- Whether the proposed street wall height facilitates floor to floor heights to accommodate commercial uses.

11.0 Mandatory permit conditions

30/07/2026
C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C291yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 22 to Clause 43.02

30/07/2026
C291yara

SCHEDULE 7 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO7**.

VICTORIA STREET ACTIVITY CENTRE - PRECINCT 2 VICTORIA STREET CENTRAL

1.0 Development objectives

30/07/2026
C291yara

To support mid-rise development which maintains and reinforces the prominence of the existing street wall and fine grain character and pattern of shops and restaurants along Victoria Street.

To ensure development respects the architectural form and qualities of heritage buildings, local landmarks and the heritage streetscape.

To support high quality new buildings adjoining North Richmond Station with mixed uses that activate and improve pedestrian connections to the station, including a potential future urban space at Jonas Street.

To ensure development enhances the pedestrian experience through street activation and passive surveillance along Victoria Street and its side streets, enhancing pedestrian connections to the North Richmond Station and protecting sunlight access to the southern side of Victoria Street, Shelley Street, Charles Street, Nicholson Street and the Butler Street Park.

To ensure development responds to sensitive interfaces by providing a suitable transition to low scale residential areas and minimising amenity impacts on residential properties including overlooking, overshadowing and visual bulk impacts.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 7 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C291yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit is ~~not required to~~required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade ~~in land in the Commercial 1 Zone or Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~ , provided:
  - the alteration does not include the installation of an external roller shutter;
  - in a C1Z and C2Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing; and
  - in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 Floor area ratios does not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Map 2 to Schedule 7 to Clause 43.06: Building heights



Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	11m	Discretionary	Yes
Area 2	15m	Discretionary	Yes
Area 3	18m	Discretionary	Yes
Area 4	24m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings should maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Victoria Street measured from the property boundary to the existing kerb	No additional overshadowing between 10am and 2pm on 22 September	Mandatory	Yes
Any part of the opposite footpath of Charles Street, Church Street, Nicholson Street and Shelley Street measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes
Existing and proposed public open space			
Butler Street Park	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development along Victoria Street should provide a street wall on the street boundary.
- Development should provide the following to a street boundary (except to Victoria Street or where heritage is a constraint):
  - A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
  - A corner splay at minimum of 1 x 1 metre at the corner boundaries.
- If a new building is on a corner where two different street wall heights are specified in Table 4, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building, that is graded either individually significant or contributory:

- The street wall and front wall height and front setback of a heritage building must be retained where Interface A is shown on Map 3.
- The street wall and front wall height and front setback of a heritage building should be retained where Area C or E is shown on Map 3.
- Development should match:
  - The front setback of any adjoining heritage building from the same street.
  - The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 7 to Clause 43.06: Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall



Table 3: Front setbacks

Interface shown on Map 3	Qualification	Front setback	Discretionary or Mandatory	Deemed to Comply
Interface A, C	All locations	0m	Discretionary	No
Interface E	All locations	None specified	Discretionary	No

Table 4: Street wall and front wall heights

Interface shown on Map 3	Minimum street and front wall height	Maximum street and front wall height	Discretionary or Mandatory	Deemed to Comply
Interface A	8m	11m	Mandatory	No

Interface shown on Map 3	Minimum street and front wall height	Maximum street and front wall height	Discretionary or Mandatory	Deemed to Comply
Interface C	8m	11m	Discretionary	No
Interface E	None specified	11m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall should be set back to:
  - Retain the visual prominence of prominent corner buildings and local landmark, Former National Bank, 261 Victoria Street, Abbotsford.
  - Avoid repetitive steps in the built form and incorporate no more than two steps (including the setback above the street wall as one step).
  - Ensure that development above the street wall or front wall does not detract from the character of the streetscape when viewed directly or obliquely along the street.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of any adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be provided in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 5: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above the street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Interface A	All locations	6m	Mandatory	No
	The uppermost level of a building, where the building height is greater than 15m	9m	Discretionary	No
Interface C	All locations	6m	Discretionary	No
Interface E	Individually significant or contributory heritage buildings	6m	Discretionary	No
	All other locations	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should be set back from dwellings in the Neighbourhood Residential Zone or General Residential Zone to minimise visual bulk, overshadowing of private open space and overlooking.

Where a site adjoins a potential one way street shown on Map 1 to the side or rear boundary, a sufficient setback should be provided to achieve practicable vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

Where a site adjoins an existing laneway to the rear boundary, a sufficient rear setback should be provided to achieve a minimum 6.1 metre wide laneway (including the existing laneway) for vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

A wall on a side or rear boundary:

- Should not exceed the maximum height specified in Table 6.
- Should be set back at least the minimum side or rear setbacks specified in Table 6.

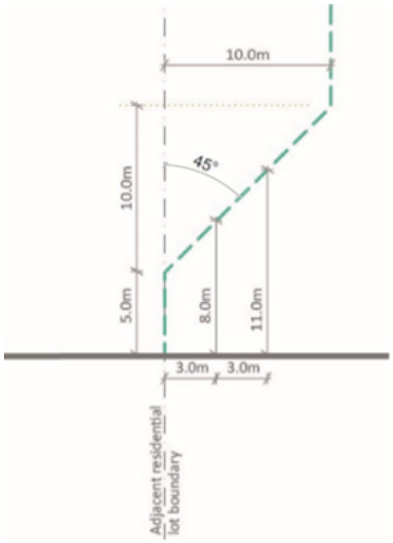
Map 4 to Schedule 7 to Clause 43.06: Side and rear boundary setbacks and wall on an interface boundary



Table 6: Side and rear boundary setbacks and wall on an interface boundary

Interfaceshown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Discretionary or Mandatory	Deemed to Comply
Interface H	Where a side or rear boundary abuts a laneway	5m, plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane, up to 10m	Discretionary	No
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary, up to 10m	Discretionary	No
Interface I	All locations	11m	4.5m from the centreline of the laneway	Discretionary	No

Diagram 1: Interface H



Building separation

Where development shares a common boundary within the overlay to which no interface treatment is specified in Map 4:

- Development above the street wall or front wall height up to 21 metres in height, upper level development should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
  - 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.
- For buildings greater than 21 metres in height, any development above the street wall or 15 metres in height (whichever is greater) facing the common boundary should be set back a minimum of 4.5 metres from that boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Development should be designed to address the potential future urban space at Jonas Place.

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate floor to floor heights suitable for commercial activity of at least 4 metres at ground level, where heritage elements are not a constraint.

Pedestrian access should:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway, provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Weather protection

Standard BF11

Frontages at ground floor should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-7 Landscape and fencing

Standard BF12

Development with a frontage to a 'Green Street' shown on Map 1 should contribute to the amenity of the key pedestrian and cycling route by introducing trees, ground cover, and vertical and rooftop vegetation.

6.2-8 Car parking design

Standard BF13

Vehicle access:

- Must not be provided from a frontage shown on Map 1 as 'Access not supported'.
- Should not be provided from a frontage shown on Map 1 as 'Access not preferred'.
- Should be provided from a frontage shown on Map 1 as 'Access preferred'.

Car parking should be located in a basement.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.2-9 Exterior design

Standard BF15

Facades should incorporate vertical proportions in the street wall and upper levels that reflects and aligns with the prevailing pattern of subdivision and buildings.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).
  - Demonstrates how the development reduces care dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether the development provides separation between buildings above the street wall or front wall when viewed from the opposite side of Victoria Street and from local streets.
- Whether upper level development above the street wall is visually recessive and does not overwhelm the heritage buildings.

- Whether the development impacts the prominence of the heritage street wall when viewed along Victoria Street and local streets.
- Whether the development impacts the prominence of heritage buildings on street corners when viewed on both streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm.
- Whether the development responds to the interface with existing, low scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what which would result from a proposal that complies with the preferred building height.

Variations to discretionary standards for street wall heights and setbacks above street wall or front wall.

- Whether the proposed street wall height facilitates floor to floor heights to accommodate commercial uses.

11.0 Mandatory permit conditions

30/07/2026
C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:

- Made before the approval date of Amendment C291yara.
- An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.

- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 22 to Clause 43.02.

30/07/2026
C291yara

SCHEDULE 8 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO8**.

VICTORIA STREET ACTIVITY CENTRE – PRECINCT 3 NORTH RICHMOND STATION

1.0 Development objectives

30/07/2026
C291yara

To promote quality building design and a mid-rise character on Hoddle Street that reinforces the importance of the boulevard and improves its pedestrian environment and landscape character.

To support mid-rise character on Regent Street and on the larger sites east of the railway line with lower built form at the interfaces with streets and the adjoining low-rise residential areas.

To ensure development maintains the visual prominence of heritage buildings.

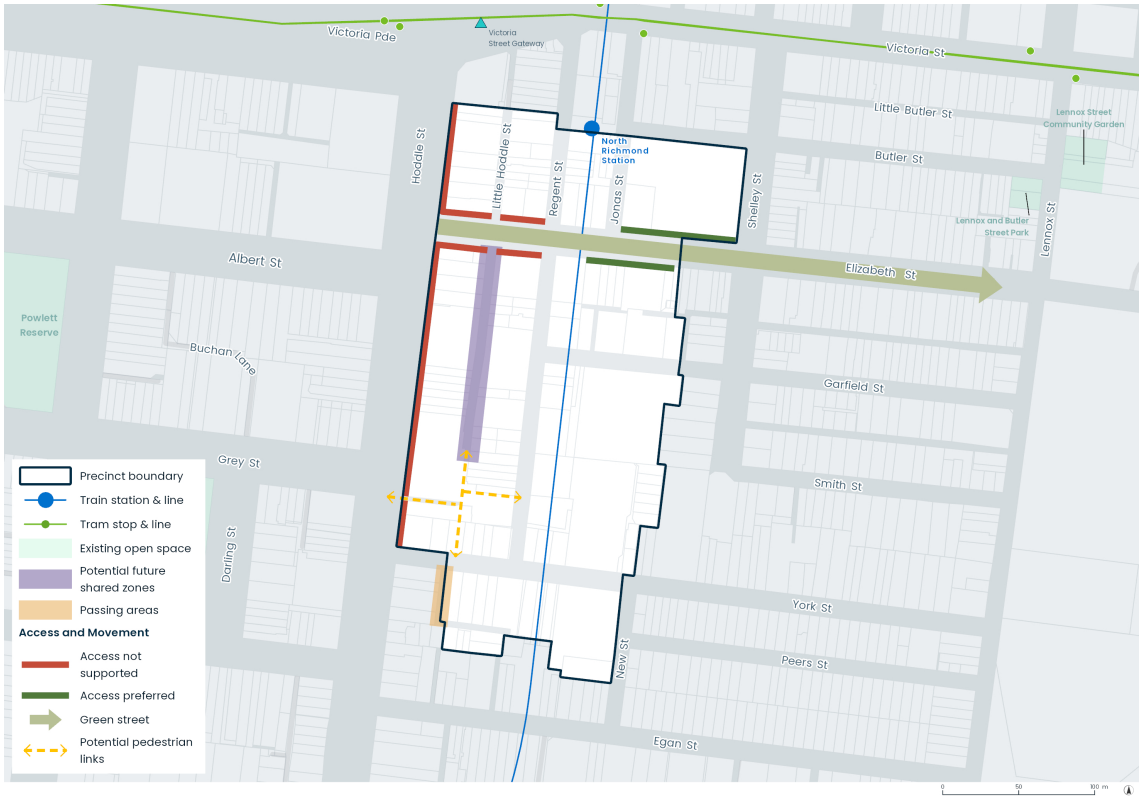
To ensure development enhances the pedestrian experience through street activation and passive surveillance to all streets, including Little Hoddle Street and the streets leading to the North Richmond Station and protects sunlight access to Elizabeth Street – a key pedestrian and cycling route.

To ensure development responds to sensitive interfaces by providing a suitable transition to low scale residential areas and minimising amenity impacts on residential properties including overlooking, overshadowing and visual bulk impacts.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 8 to Clause 43.06: Development Framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C291yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit is ~~not required to~~required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade~~ in land in the Commercial 1 Zone or Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~ , provided:
  - the alteration does not include the installation of an external roller shutter;
  - in a C2Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing; and
  - in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 Floor area ratios does not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Map 2 to Schedule 8 to Clause 43.06: Building heights

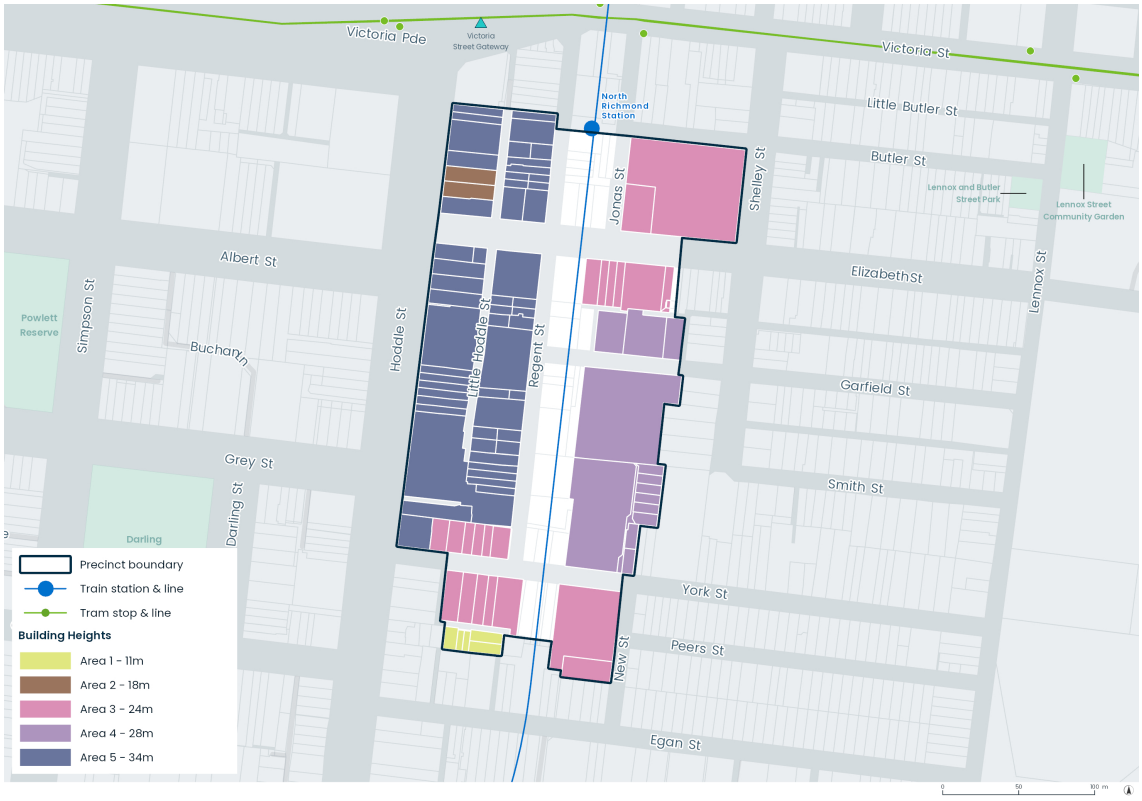


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	11m	Discretionary	Yes
Area 2	18m	Discretionary	Yes
Area 3	24m	Discretionary	Yes
Area 4	28m	Discretionary	Yes
Area 5	34m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Elizabeth Street measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should provide a street wall on the street boundary, unless a front setback is specified for the site in Table 3.
- Where heritage is not a constraint, development should provide:
  - A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
  - A corner splay at minimum of 1 x 1 metre at the corner boundaries.
- If a new building is on a corner where two different street wall heights are specified in Table 4, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building, that is graded either individually significant or contributory:

- The street wall and front wall height and front setback of a heritage building must be retained where Interface A is shown on Map 3.
- The street wall and front wall height and front setback of a heritage building should be retained where Interface C is shown on Map 3.
- Development should match:
  - The front setback of any adjoining heritage building from the same street.
  - The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 8 to Clause 43.06: Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall

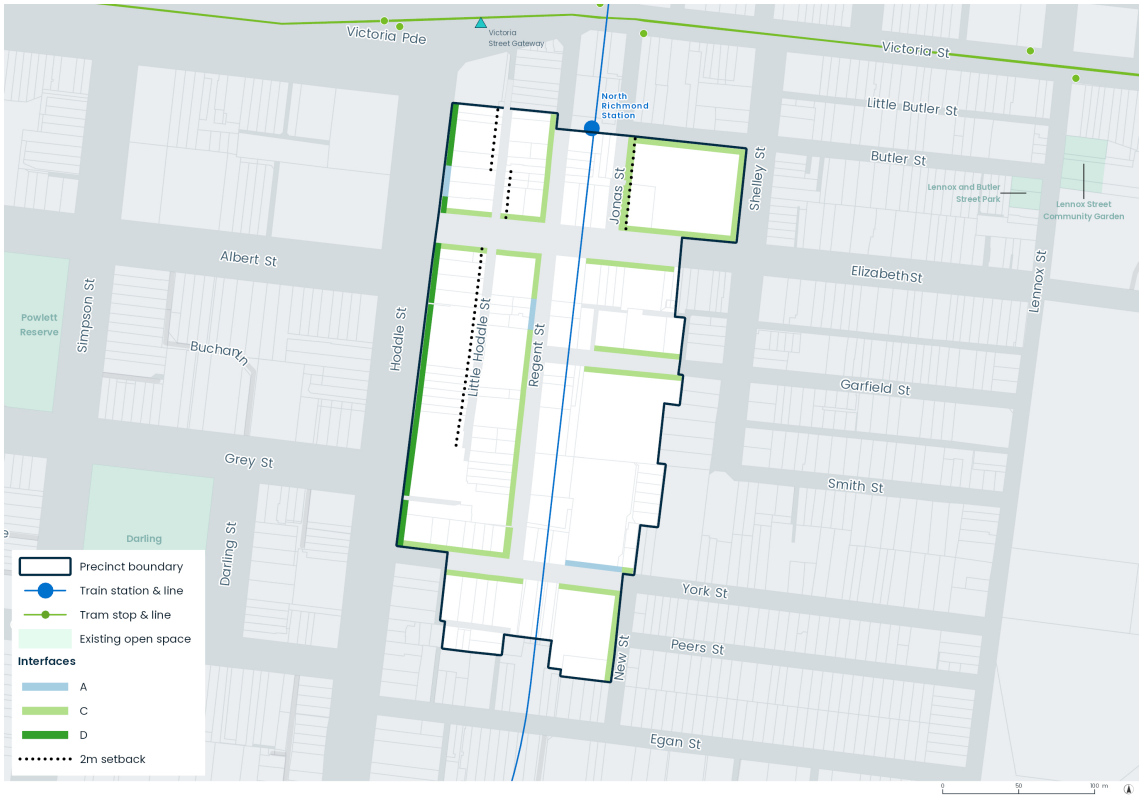


Table 3: Front setbacks

Interface shown on Map 3	Qualification	Front setback	Discretionary or Mandatory	Deemed to Comply
Interface A	All locations	0m	Discretionary	No
Interface C	Western boundary of 12 Shelley Street and 33 Elizabeth Street	Minimum 2m	Discretionary	No
	All other locations	0m	Discretionary	No
Interface D	All locations	0m	Discretionary	No

Table 4: Street wall and front wall heights

Interface shown on Map 3	Minimum street and front wall height	Maximum street and front wall height	Discretionary or Mandatory	Deemed to Comply
Interface A	8m	11m	Mandatory	No
Interface C	8m	11m	Discretionary	No
Interface D	None specified	15m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall should be set back to:

- Retain the visual prominence of prominent corner buildings.
- Avoid repetitive steps in the built form and incorporate no more than two steps (including the setback above the street wall as one step).
- Ensure that development above the street wall or front wall does not detract from the character of the streetscape when viewed directly or obliquely along the street.

Requirements for heritage buildings or land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of the adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be provided in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 5: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above the street wall	Discretionary or Mandatory	Deemed to Comply
Interface A	All locations	6m	Mandatory	No
	The uppermost level of a building, where the building height is greater than 15m	9m	Discretionary	No
Interface C	Where a building is along Elizabeth Street (between Hoddle Street and Little Hoddle Street)	3m	Discretionary	No
	All other locations	6m	Discretionary	No
Interface D	Where a building is along Hoddle Street (south of Elizabeth Street)	3m	Discretionary	No
	All other locations	4.5m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development with an Interface I shown on Map 4 should provide a 2 metre setback at ground level as shown on Map 3.

Development should be set back from dwellings in the Neighbourhood Residential Zone or General Residential Zone to minimise visual bulk, overshadowing of private open space and overlooking.

Development in the Commercial 2 Zone should be set back from dwellings in the Mixed Use Zone to enable adequate daylight and minimise direct views to habitable rooms and private open space.

Where a site adjoins an existing laneway to the rear boundary, a sufficient rear setback should be provided to achieve a minimum 6.1 metre wide laneway (including the existing laneway) for vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

A wall on a side or rear boundary:

- Should not exceed the maximum height specified in Table 6.
- Should be set back at least the minimum side or rear setbacks specified in Table 6.

Map 4 to Schedule 8 to Clause 43.06: Side and rear setbacks and wall on a side or rear boundary

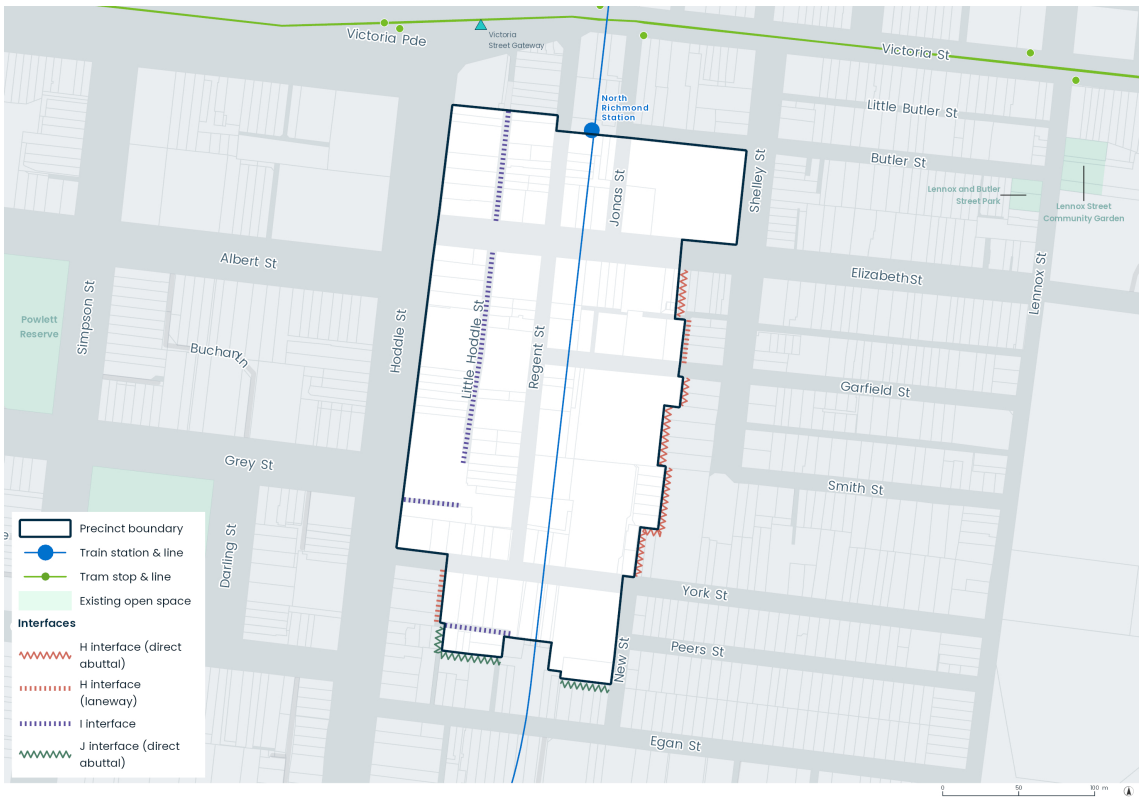


Table 6: Side and rear boundary setbacks and wall on a side or rear boundary

Interface shown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Mandatory or discretionary	Deemed to Comply
Interface H	Where a side or rear boundary abuts a laneway	5m, plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane, up to 10m	Discretionary	No
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary, up to 10m	Discretionary	No
Interface I	Little Hoddle Street	11m	6.5m	Discretionary	No

Interface shown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Mandatory or discretionary	Deemed to Comply
	The uppermost level of a building on the Western Side of Little Hoddle Street where the building height is greater than 30m	None specified.	9.5m		
	All other locations	11m	4.5m from the centreline of the laneway		
Interface J	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary	Discretionary	No

Diagram 1: Interface H

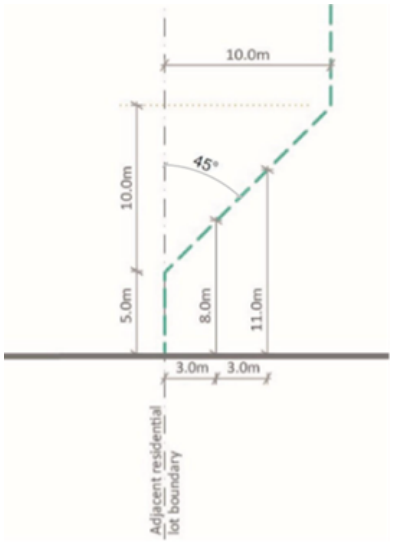
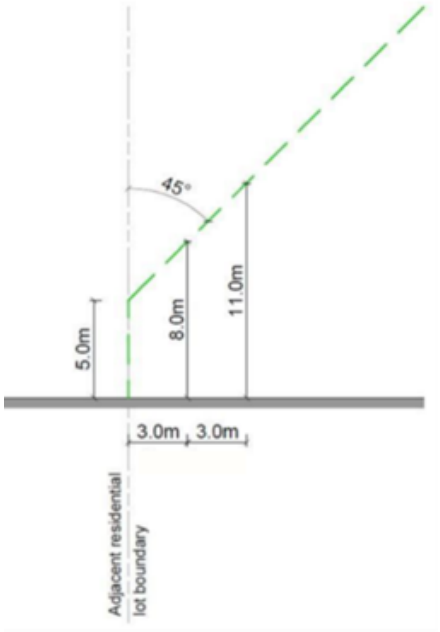


Diagram 2: Interface J



Building separation

Where development shares a common boundary within the overlay to which no interface treatment is specified in Map 4:

- Development above the street wall or front wall height up to 21 metres in height, upper level development should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
  - 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.
- For buildings greater than 21 metres in height, any development above the street wall or 15 metres in height (whichever is greater) facing the common boundary should be set back a minimum of 4.5 metres from that boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate floor to floor heights suitable for commercial activity of at least 4 metres at ground level, where heritage elements are not a constraint.

Pedestrian access should:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway, provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Pedestrian connections

Standard BF10

Development should provide indicative pedestrian connections where potential pedestrian links are shown on Map 1 along the alignment indicated.

6.2-7 Weather protection

Standard BF11

Facades should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-8 Landscape and fencing

Standard BF12

Development with a frontage to a 'Green Street' shown on Map 1 should contribute to the amenity of the key pedestrian and cycling route by introducing trees, ground cover, and vertical and rooftop vegetation.

6.2-9 Car parking design

Standard BF13

Vehicle access:

- Must not be provided from a frontage shown on Map 1 as 'Access not supported'.
- Should be provided from a frontage shown on Map 1 as 'Access preferred'.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.2-10 Exterior design

Standard BF15

Facades should incorporate vertical proportions in the street wall and upper levels that reflects and aligns with the prevailing pattern of subdivision and buildings.

6.3 Other outcomes and standards

Not specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).

  - Demonstrates how the development reduces care dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.

- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether the development provides separation between buildings above the street wall or front wall when viewed from the opposite side of Victoria Street and from local streets.
- Whether upper level development above the street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether the development impacts the prominence of the heritage street wall when viewed along local streets.
- Whether the development impacts the prominence of heritage buildings on street corners when viewed on both streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm.
- Whether the development responds to the interface with existing, low scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.

- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what would result from a proposal that complies with the preferred building height.

Variations to discretionary standards for street wall heights and setbacks above street wall or front wall

- Whether the proposed street wall height facilitates floor to floor heights to accommodate commercial uses.

11.0 Mandatory permit conditions

30/07/2026
C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C291yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 22 to Clause 43.02.

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SCHEDULE 9 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO9**.

VICTORIA STREET ACTIVITY CENTRE - PRECINCT 4 VICTORIA STREET EAST

1.0 Development objectives

30/07/2026
C291yara

To support mid-rise development that maintains and reinforces the prominence of the existing street wall and fine grain character and pattern of shops and restaurants along Victoria Street.

To ensure development respects the architectural form and qualities of heritage buildings, local landmarks and the heritage streetscape in Victoria Street and along Lithgow Street.

To support a mid-rise character between Lennox Street and Church Street with high quality new buildings that activate and improve the public realm.

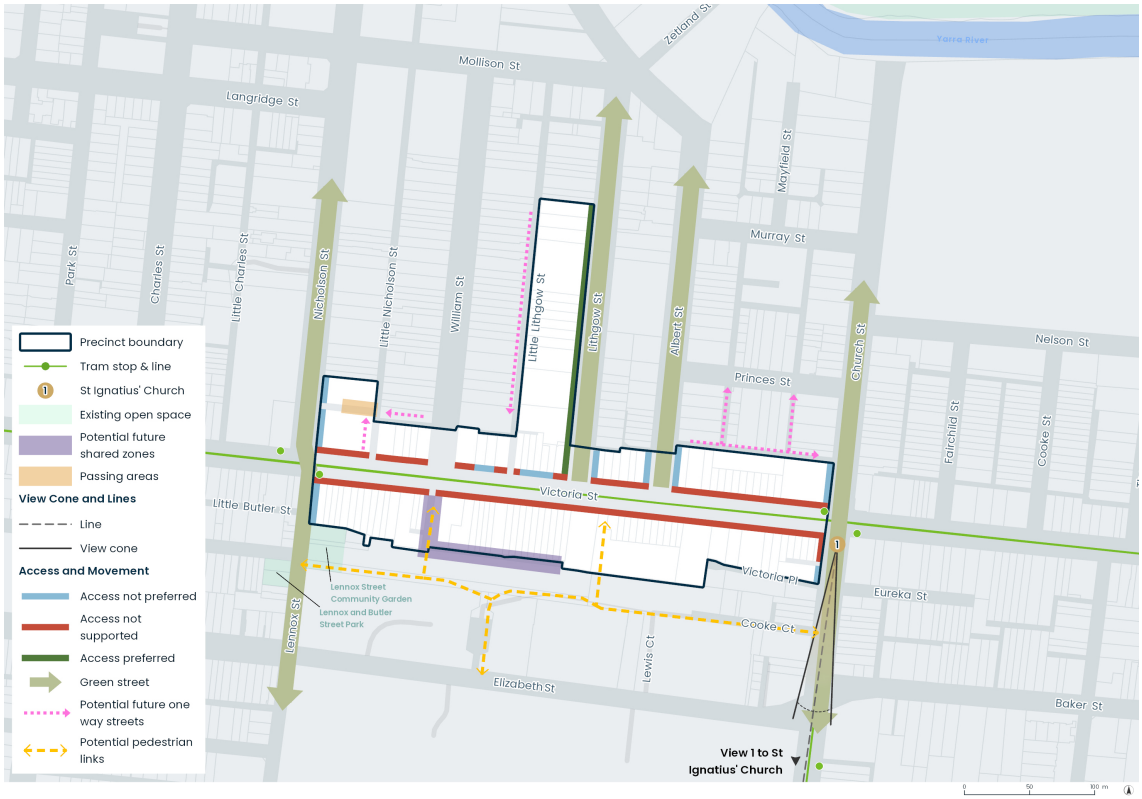
To ensure development enhances the pedestrian experience through street activation and passive surveillance on Victoria Street and its side streets, improved pedestrian connections from Victoria Street to Elizabeth Street and protecting sunlight access to the southern side of Victoria Street, Nicholson Street, Lithgow Street, Albert Street and Church Street.

To ensure development responds to sensitive interfaces by providing a suitable transition to low scale residential areas and minimising amenity impacts on residential properties including overlooking, overshadowing and visual bulk impacts.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 9 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

Table 1: Views to landmarks

Landmark	Architectural element	View number on Map 1	View line
St Ignatius Church	Tower belfry and spire	1	Tram stop at the intersection of Victoria Street and Church Street

3.0 Master plan requirements

30/07/2026
C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C291yara

None specified.

5.0 Buildings and works

~~30/07/2026 -/--/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit ~~is not required to~~is required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade ~~in land in the Commercial 1 Zone or Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~ , provided:
  - the alteration does not include the installation of an external roller shutter;
  - in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing; and
  - in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 Floor area ratios does not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Map 2 to Schedule 9 to Clause 43.06: Building heights

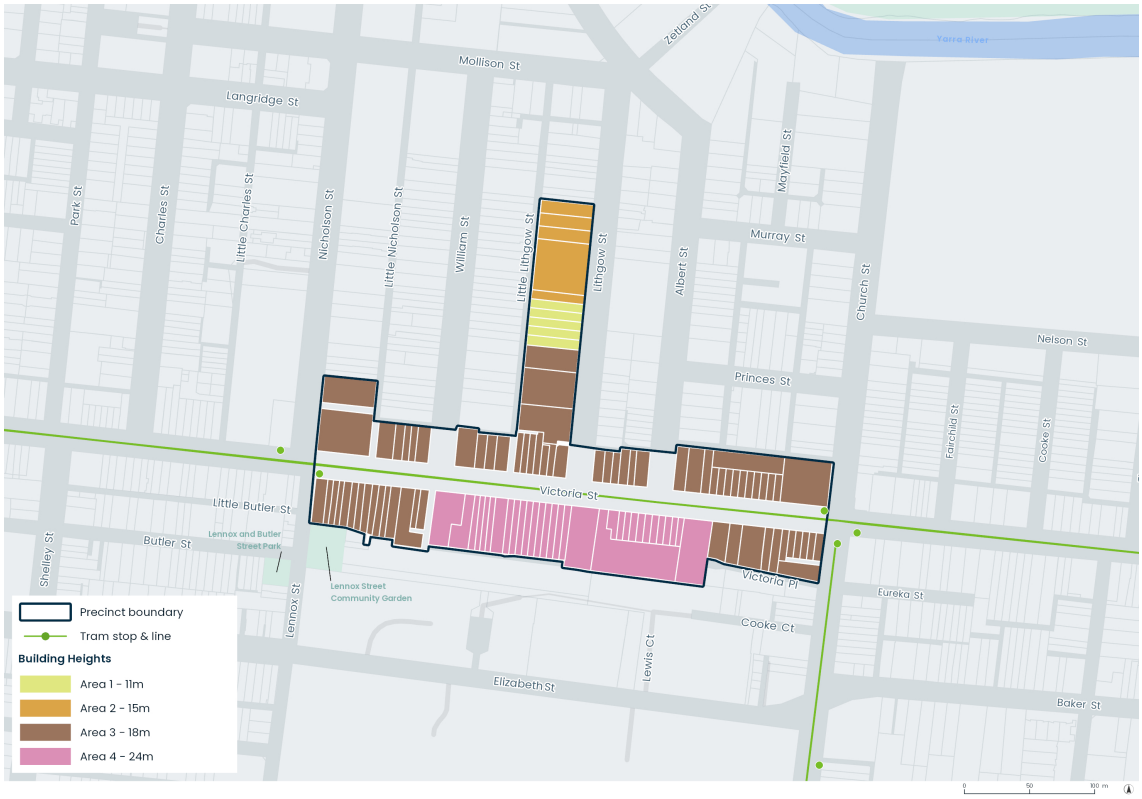


Table 2: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	11m	Discretionary	Yes
Area 2	15m	Discretionary	Yes
Area 3	18m	Discretionary	Yes
Area 4	24m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 3 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 3: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Victoria Street measured from the property boundary to the existing kerb	No additional overshadowing between 10am and 2pm on 22 September	Mandatory	Yes
Any part of opposite footpaths of Nicholson Street, Lithgow Street, Albert Street, Shelley Street and Church Street measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development along Victoria Street should provide a street wall on the street boundary unless a front setback is specified for the boundary in Table 4.
- Development should provide the following to a street boundary (except to Victoria Street or where heritage is a constraint):
  - A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
  - A corner splay at minimum of 1 x 1 metre at the corner boundaries.
- If a new building is on a corner where two different street wall heights are specified in Table 5, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building, that is graded either individually significant or contributory:

- The street wall and front wall height and front setback of a heritage building should be retained where Interface A is shown on Map 3.

- The street wall and front wall height and front setback of a heritage building should be retained where Interface C or E is shown on Map 3.
- Development should match:
  - The front setback of any adjoining heritage building from the same street.
  - The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 9 to Clause 43.06: Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall



Table 4: Front setbacks

Interface shown on Map 3	Qualification	Front setback	Discretionary or Mandatory	Deemed to Comply
Interface A	All locations	0m	Discretionary	No
Interface C	All locations	0m	Discretionary	No
Interface E	Western boundary of 136 Lennox Street	Minimum 2m	Discretionary	No
	All locations	0m	Discretionary	No

Table 5: Street wall and front wall heights

Interface shown on Map 3	Minimum street and front wall height	Maximum street and front wall height	Discretionary or Mandatory	Deemed to Comply
Interface A	8m	11m	Mandatory	No
Interface C	8m	11m	Discretionary	No

Interface shown on Map 3	Minimum street and front wall height	Maximum street and front wall height	Discretionary or Mandatory	Deemed to Comply
Interface E	None specified	11m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development must retain views to architectural elements of landmarks specified in Table 1 and identified on Map 1.
- Development above the street wall or front wall should be set back to:
  - Retain the visual prominence of prominent corner buildings and local landmarks - the Former Duke of Albany Hotel, 323-325 Victoria Street and Former East Collingwood Hotel, 385 Victoria Street.
  - Avoid repetitive steps in the built form and incorporate no more than two steps (including the setback above the street wall as one step).

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of the adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be provided in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 6: Street wall and front wall heights

Interface shown on Map 3	Minimum street wall height	Maximum street wall height	Discretionary or Mandatory	Deemed to Comply
Interface A	8m	11m	Mandatory	No
Interface C	8m	11m	Discretionary	No
Interface E	None specified	11m	Discretionary	No

Table 7: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above street wall	Discretionary or Mandatory	Deemed to Comply
Interface A	25-33 Lithgow Street	8m	Mandatory	No
	All other locations	6m	Mandatory	No

Interface shown on Map 3	Qualification	Minimum setback above street wall	Discretionary or Mandatory	Deemed to Comply
	The uppermost level of a building where the building height is greater than 15m	9m	Discretionary	No
Interface C	All locations	6m	Discretionary	No
Interface E	Individually significant or contributory heritage buildings	6m	Discretionary	No
	All other locations	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should be set back from dwellings in the Neighbourhood Residential Zone or General Residential Zone to minimise visual bulk, overshadowing of private open space and overlooking.

Where a site adjoins a potential one way street shown on Map 1 to the side or rear boundary, a sufficient setback should be provided to achieve practicable vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

Where a site adjoins an existing laneway to the rear boundary, a sufficient rear setback should be provided to achieve a minimum 6.1 metre wide laneway (including the existing laneway) for vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

A wall on a side or rear boundary:

- Should not exceed the maximum height specified in Table 8.
- Should be set back at least the minimum side or rear setbacks specified in Table 8.

Map 4 to Schedule 9 to Clause 43.06: Side and rear boundary setbacks and wall on an interface boundary



Table 8: Side and rear boundary setbacks and wall on an interface boundary

Interface shown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Discretionary or Mandatory	Deemed to Comply
Interface H	Where a side or rear boundary abuts a laneway	5m, plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane, up to 10m.	Discretionary	No
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary, up to 10m.	Discretionary	No
Interface I	All locations	11m	4.5m from the centreline of the laneway.	Discretionary	No
Interface J	Where a side or rear boundary abuts a laneway	5m, plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane.	Discretionary	No
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary.	Discretionary	No

Diagram 1: Interface H

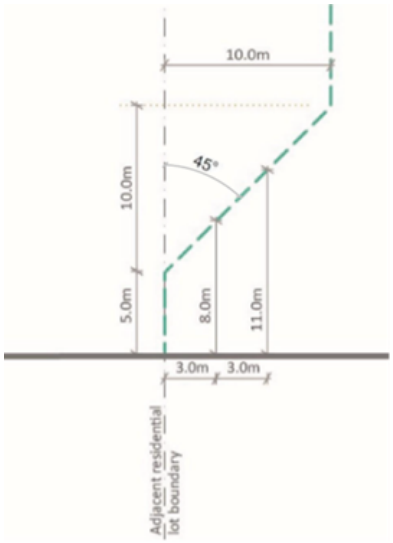
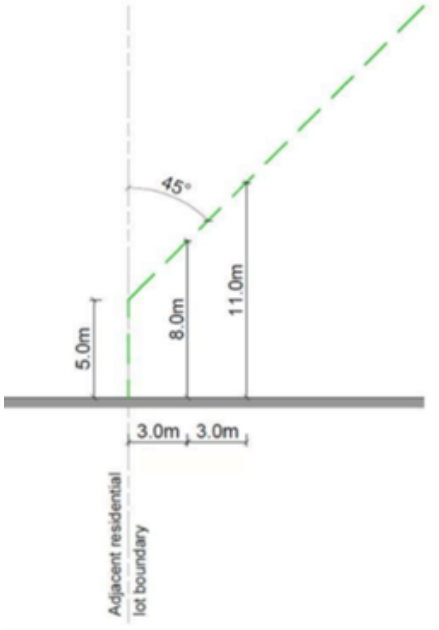


Diagram 2: Interface J



Building separation

Where development shares a common boundary within the overlay to which no interface treatment is specified in Map 4:

- Development above the street wall or front wall height up to 21 metres in height should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
  - 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.
- For buildings greater than 21 metres in height, any development above the street wall or 15 metres in height (whichever is greater) facing the common boundary should be set back a minimum of 4.5 metres from that boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate floor to floor heights suitable for commercial activity of at least 4 metres at ground level, where heritage elements are not a constraint.

Pedestrian access should:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway, provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Pedestrian connections

Standard BF10

Development should provide indicative pedestrian connections where potential pedestrian links are shown on Map 1 along the alignment indicated.

6.2-7 Weather protection

Standard BF11

Frontages at ground floor should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-8 Landscape and fencing

Standard BF12

Development with a frontage to a 'Green Street' identified in the development framework should contribute to the key pedestrian and cycling route by introducing trees, ground cover, and vertical and rooftop vegetation.

6.2-9 Car parking design

Standard BF13

Vehicle access:

- Must not be provided from a frontage shown on Map 1 as 'Access not supported'.
- Should not be provided from a frontage shown on Map 1 as 'Access not preferred'.
- Should be provided from a frontage shown on Map 1 as 'Access preferred'.

Car parking should be located in a basement.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.2-10 Exterior design

Standard BF15

Facades should incorporate vertical proportions in the street wall and upper levels that reflects and aligns with the prevailing pattern of subdivision and buildings.

6.3 Other outcomes and standards

Not specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).
  - Demonstrates how the development reduces care dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether the development provides separation between buildings above the street wall or front wall when viewed from the opposite side of Victoria Street and from local streets.
- Whether the development impacts the prominence of the heritage street wall when viewed along Victoria Street, Church Street and local streets.
- Whether upper level development above the street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm.
- Whether the development responds to the interface with existing, low scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the development impacts the view lines to the St Ignatius Church.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what would result from a proposal that complies with the specified building height.

Variations to discretionary standards for street wall heights and setbacks above street walls or front walls

- Whether the proposed street wall height facilitates floor to floor heights to accommodate commercial uses.

11.0 Mandatory permit conditions

30/07/2026
C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C291yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 22 to Clause 43.02.

30/07/2026
C291yara

SCHEDULE 10 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO10**.

VICTORIA STREET ACTIVITY CENTRE – PRECINCT 5 VICTORIA STREET EAST END

1.0 Development objectives

30/07/2026
C291yara

To support a mid-rise character to create a consistent taller built form edge on Victoria Street, matching the street wall of developments in the Victoria Street East Precinct, and responds to the interface with industrial areas and low scale residential areas.

To ensure development respects the architectural form and qualities of heritage buildings and the heritage streetscape in Victoria Street.

To ensure development on large and/or consolidated sites provides building separation and setbacks to offer views to the sky above the street wall when viewed from the opposite footpath of Victoria Street.

To ensure development enhances the pedestrian experience through street activation and passive surveillance, improved pedestrian connections from the Birrarung (Yarra River) and protecting sunlight access to the south side of Victoria Street, Church Street and Davison Street.

To ensure development responds to sensitive interfaces by providing a suitable transition to low scale residential areas and minimising amenity impacts on residential properties including overlooking, overshadowing and visual bulk impacts.

2.0 Development framework

30/07/2026
C291yara

Map 1 to Schedule 10 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

Table 1: Views to landmarks

Landmark	Architectural element	View number on Map 1	View line
The Skipping Girl Sign	Sign	1	The footpath on the western corner of Victoria Street and Leslie Street

3.0 Master plan requirements

30/07/2026
C291yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C291yara

None specified.

5.0 Buildings and works

~~30/07/2026 -/-/----~~
~~C291yara~~Proposed C334yara

Permit requirement

A permit ~~is not required to~~is required to construct a building or construct or carry out works~~.~~, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade ~~in land in the Commercial 1 Zone or Mixed Use Zone, provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~ , provided:
  - the alteration does not include the installation of an external roller shutter;
  - in a C1Z and C2Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing; and
  - in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C291yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 Floor area ratios does not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Map 2 to Schedule 10 to Clause 43.06: Building heights



Table 2: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	15m	Discretionary	Yes
Area 2	18m	Discretionary	Yes
Area 3	21m	Discretionary	Yes
Area 4	24m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings should maintain existing sun access to the overshadowing areas identified at Table 3 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 3: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Any part of the southern footpath of Victoria Street measured from the property boundary to the existing kerb	No additional overshadowing between 10am and 2pm on 22 September	Mandatory	Yes
Any part of opposite footpaths of Church Street and eastern footpath of Davison Street measured from the property boundary to the existing kerb (including any opposite kerb outstands, seating and/or planting)	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development along Victoria Street should provide a street wall on the street boundary unless a front setback is specified for the boundary in Table 4.
- Development should provide the following to a street boundary (except to Victoria Street or where heritage is not a constraint):
  - A front setback where it would enhance the public realm and accommodate space for outdoor dining, street level bike parking or landscaping or be consistent with an adjoining development to achieve a consistent approach along a street frontage.
  - A corner splay at minimum of 1 x 1 metre at the corner boundaries.
- If a new building is on a corner where two different street wall heights are specified in Table 5, development should continue the greater street wall height along the side street, with a transition to the lower street wall height along the side street towards the rear of the building.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building, that is graded either individually significant or contributory:

- The street wall and front wall height and front setback of a heritage building must be retained where Interface A is shown on Map 3.

- The street wall and front wall height and front setback of heritage buildings should be retained where Interface C or E is shown on Map 3.
- Development should match:
  - The front setback of any adjoining heritage building from the same street.
  - The parapet height of any adjoining heritage building for a minimum of 6 metres in length excluding brackets, pediments, urns, finials and other decorative elements.

Map 3 to Schedule 10 to Clause 43.06: Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall



Table 4: Front setbacks

Interface shown on Map 3	Qualification	Front setback	Discretionary or Mandatory	Deemed to Comply
Interface A, C	All locations	0m	Discretionary	No
Interface D	551 to 585 Victoria Street	Minimum 2m	Discretionary	No
	All other locations	0m	Discretionary	No
Interface E, F	All locations	None specified	Discretionary	No

Table 5: Street wall and front wall heights

Interface shown on Map 3	Minimum street and front wall height	Maximum street and front wall height	Discretionary or Mandatory	Deemed to Comply
Interface A	8m	11m	Mandatory	No
Interface C	8m	11m	Discretionary	No

Interface shown on Map 3	Minimum street and front wall height	Maximum street and front wall height	Discretionary or Mandatory	Deemed to Comply
Interface D	None specified	15m	Discretionary	No
Interface E	None specified	11m	Discretionary	No
Interface F	None specified	8m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall must be set back to retain views to architectural elements of landmarks specified in Table 1 and identified on Map 1.
- Development above the street wall or front wall should be setback to:
  - Retain the visual prominence of prominent corner buildings and local landmarks.
  - Avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall as one step.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building or land adjoining a heritage building, that is graded either individually significant or contributory:

- Development should match the setback above the street wall or front wall of any adjoining heritage building for a minimum of 6 metres in length.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 6: Setbacks above street walls and front walls

Interface shown on Map 3	Qualification	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Interface A	316-326 Victoria Street	8m	Mandatory	No
	All other locations	6m	Mandatory	No
	The uppermost level of a building where the building height is greater than 15m	9m	Discretionary	No
Interface C	All locations	6m	Discretionary	No
Interface D, F	All locations	4.5m	Discretionary	No
Interface E	Individually significant and contributory heritage buildings	6m	Discretionary	No

Interface shown on Map 3	Qualification	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
	All other locations	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should be set back from dwellings in the Neighbourhood Residential Zone or General Residential Zone to minimise visual bulk, overshadowing of private open space and overlooking.

Where a site adjoins a potential one way street shown on Map 1 to the side or rear boundary, a sufficient setback should be provided to achieve practicable vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

Where a site adjoins an existing laneway to the rear boundary, a sufficient rear setback should be provided to achieve a minimum 6.1 metre wide laneway (including the existing laneway) for vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

A wall on a side or rear boundary:

- Should not exceed the maximum height specified in Table 7.
- Should be set back at least the minimum side or rear setback specified in Table 7.

Map 4 to Schedule 10 to Clause 43.06: Side and rear boundary setbacks and wall on a side or rear boundary



Table 7: Side and rear boundary setbacks and wall on a side or rear boundary

Interface shown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Discretionary or Mandatory	Deemed to Comply
Interface H	Where a side or rear boundary abuts a laneway	5m, plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane horizontally, up to 10m.	Discretionary	No
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary horizontally, up to 10m.	Discretionary	No
Interface I	Where a side or rear boundary abuts a laneway	11m	4.5m from the centreline of the laneway	Discretionary	No
Interface J	Where a side or rear boundary abuts a laneway	5m, plus the width of the laneway measured from the opposite property	Contained within a 45 degree incline plane measured from 5m in height at the boundary of the opposite property across the lane horizontally.	Discretionary	No

Interface shown on Map 4	Qualification	Maximum height of a wall on a side or rear boundary	Minimum setback above a side or rear boundary wall	Discretionary or Mandatory	Deemed to Comply
	Where a side or rear boundary abuts an existing property	5m	Contained within a 45 degree incline plane measured from 5m in height at the boundary horizontally.	Discretionary	No

Diagram 1: Interface H

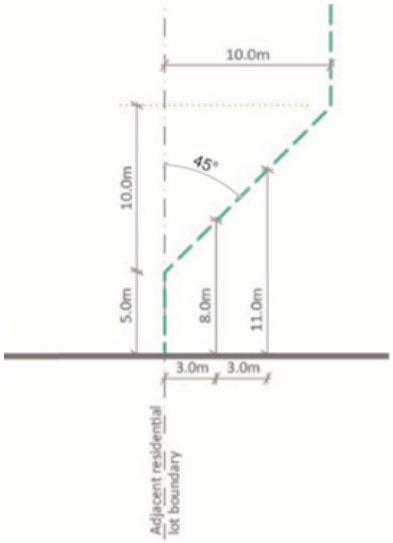
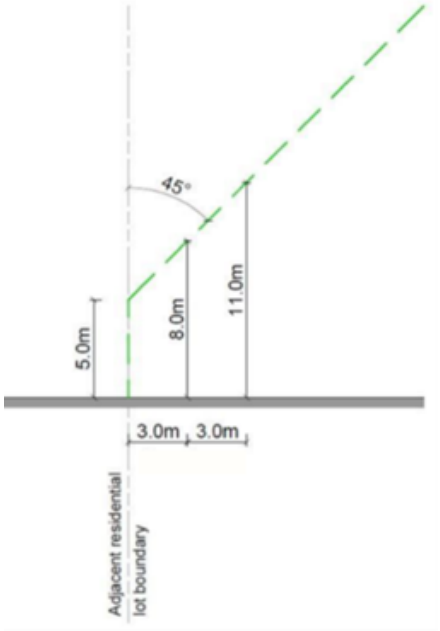


Diagram 2: Interface J



Building separation

Where development shares a common boundary within the overlay to which no interface treatment is specified in Map 4:

- Development above the street wall or front wall height up to 21 metres in height should be set back a minimum of:

- 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site.
- 3 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site.

- For buildings greater than 21 metres in height, any development above the street wall or front wall or 15 metres in height (whichever is greater) should be set back a minimum of 4.5 metres from the common boundary.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development should be set back a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Development in the Commercial 1 Zone or the Mixed Use Zone should incorporate commercial floor to floor heights of at least 4 metres at ground level, where heritage elements are not a constraint.

Pedestrian access should:

- Be achieved via streets or a shared zone and avoided from laneways. Where access is appropriate from a laneway, provide for a ground floor setback, pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Weather protection

Standard BF11

Frontages at ground floor should incorporate awnings or verandahs.

The form and scale of awnings or verandahs should be consistent with adjoining awnings or verandahs.

6.2-7 Landscape and fencing

Standard BF12

Development with a frontage to a ‘Green Street’ shown on Map 1 should contribute the amenity of the key pedestrian and cycling route by introducing trees, ground cover, vertical and rooftop vegetation.

6.2-8 Car parking design

Standard BF13

Vehicle access:

- Must not be provided from a frontage shown on Map 1 as ‘Access not supported’.

- Should not be provided from a frontage shown on Map 1 as 'Access not preferred'.
- Should be provided from a frontage shown on Map 1 as 'Access preferred'.

Car parking should be located in a basement.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.2-9 Exterior design

Standard BF15

Facades should incorporate vertical proportions in the street wall and upper levels that reflects and aligns with the prevailing pattern of subdivision and buildings.

6.3 Other outcomes and standards

Not specified.

7.0 Subdivision

30/07/2026
C291yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C291yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services and bike lanes).
  - Demonstrates how the development reduces care dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.

- Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
- Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C291yara

None specified.

10.0 Decision guidelines

30/07/2026
C291yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bike lanes.
- Whether the development provides separation between buildings above the street wall or front wall when viewed from the opposite side of Victoria Street and from local streets.
- Whether upper-level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether the development impacts the prominence of the heritage street wall when viewed along Victoria Street and local streets.
- Whether the development impacts the prominence of heritage buildings on street corners when viewed on both streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm.
- Whether the development responds to the interface with existing, low scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.
- Whether the development impacts the view lines to the Skipping Girl sign.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing or overlooking of residentially zoned properties would result from the development beyond what would result from a proposal that complies with the preferred building height.

Variations to discretionary standards for street wall heights and setbacks above street wall or front wall

- Whether the proposed street wall height facilitates floor to floor heights to accommodate commercial uses.

11.0 Mandatory permit conditions

30/07/2026
C291yara

None specified.

12.0 Signs

30/07/2026
C291yara

None specified.

13.0 Transitional provisions

30/07/2026
C291yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C291yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C291yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C291yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C291yara, continue to apply to applications which this transitional provision applies:
  - Schedule 22 to Clause 43.02.

30/07/2026
C273yara

SCHEDULE 11 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO11**.

HEIDELBERG ROAD

1.0 Development objectives

30/07/2026
C273yara

To ensure development contributes to the creation of identified preferred built form character, while responding to the existing surrounding low scale residential and parkland character.

To ensure development improves pedestrian amenity along Heidelberg Road by providing a high quality landscaped interface that incorporates canopy trees, openness, passive surveillance and activated pedestrian-oriented façades.

To ensure development responds to heritage fabric through recessive upper level development and a legible transition in scale from taller building form towards the interface with heritage buildings, and retains the prominence of and key view lines to the former Porta factory and chimney at 224-256 Heidelberg Road, Fairfield.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of development provides a legible transition to low-rise residential areas and public open space and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C273yara

Map 1 to Schedule 11 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

Table 1: Future character statements

Sub-precinct shown on Map 1	Future character
Sub-precinct 1	New development will: ▪ Support a new mid-rise contemporary character. ▪ Provide a street wall to frame Heidelberg Road. ▪ Retain the prominence of and key view lines to the former Porta factory and chimney, including views to the Porta chimney from: – Fairfield Park to the south. – The opposite footpath on Yarra Bend Road. – The corner of Jeffrey Street and Heidelberg Road. ▪ Enable a transition in building scale down towards each of the adjacent parklands that form part of the Greater Yarra Urban Parklands. ▪ Not be visible from the Fairfield Pipe Bridge Yarra River (Birrarung) Corridor. ▪ Be separated into multiple buildings and provide a fine grain subdivision pattern. ▪ Achieve a character that resembles a mix of old industrial and new commercial towards Heidelberg Road and fine-grain residential development that is sensitive to the surrounding parklands including Fairfield Park, TH Westfield Reserve and surrounding open space. ▪ Consider the adaptive re-use of the heritage buildings and/or integrate them with any new buildings on the site.
Sub-precinct 2	New development will: ▪ Support an emerging mid-rise commercial character. ▪ Comprise of development behind a landscape setback, with consistent street wall and recessive upper levels along Heidelberg Road.
Sub-precinct 3A	New development will: ▪ Support a new mid-rise contemporary character that addresses the prominent corner location, without competing with the adjacent high-rise development on the east side of Chandler Highway. ▪ Provides perimeter landscape setbacks and street wall and building heights that transition down in scale to the adjacent low-rise forms in Coate Avenue.
Sub-precinct 3B	New development will: ▪ Support a new mid-rise character. ▪ Provide a mix of retained heritage and complementary street wall heights along Heidelberg Road. ▪ Provide a landscape setback between Yarralea Street and Como Street.

3.0 Master plan requirements

30/07/2026
C273yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C273yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C273yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade ~~provided at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~, provided:
  - the alteration does not include the installation of an external roller shutter; and
  - at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C273yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 Floor area ratios does not apply.

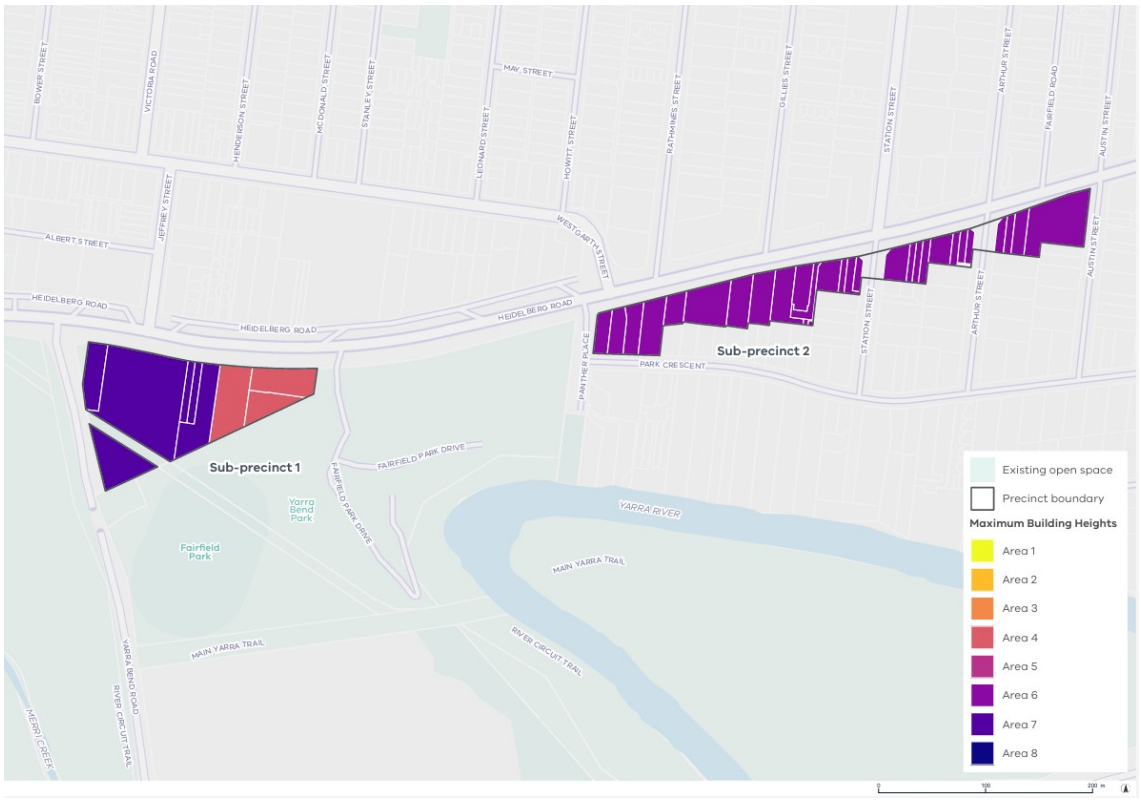
6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Map 2 to Schedule 11 to Clause 43.06: Sub-precinct 1 and 2 building heights



Map 3 to Schedule 11 to Clause 43.06: Sub-precinct 3A and 3B building heights

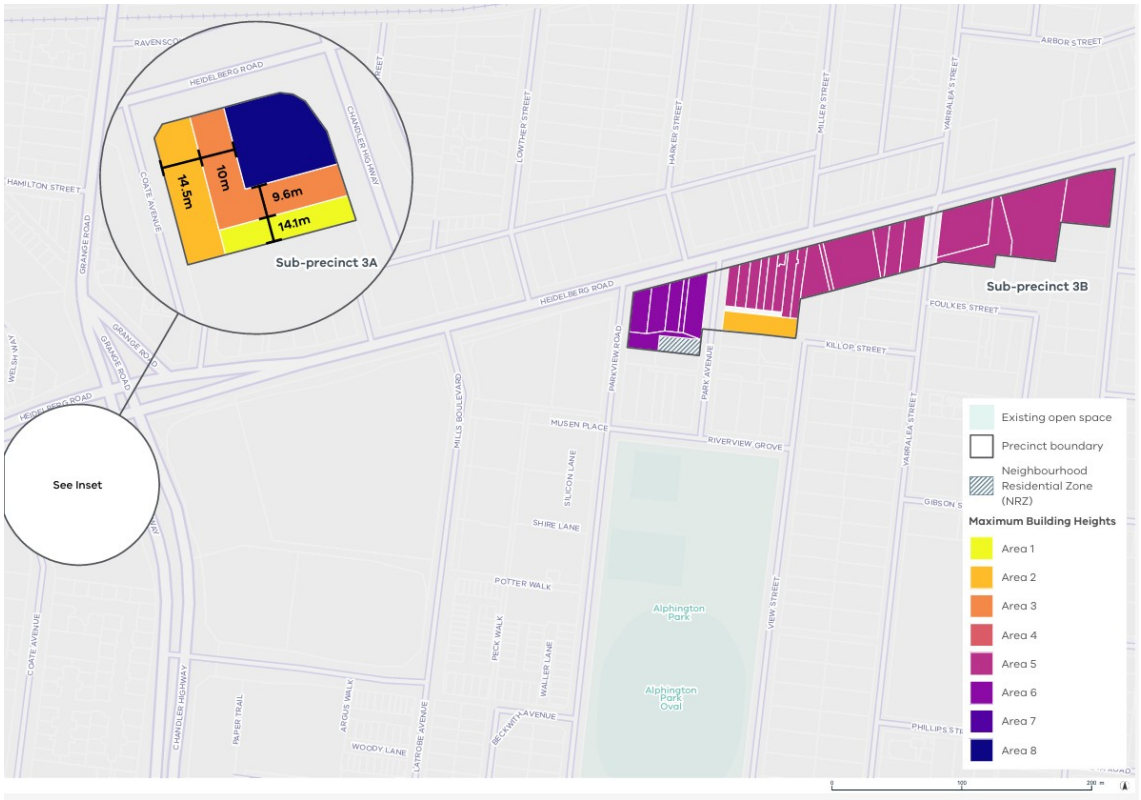


Table 2: Building heights

Area as shown on Map 2 and Map 3	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	8m	Discretionary	Yes
Area 2	11.2m	Discretionary	Yes
Area 3	17.6m	Discretionary	Yes
Area 4	20m	Discretionary	Yes
Area 5	20.8m	Discretionary	Yes
Area 6	24m	Discretionary	Yes
Area 7	27m	Discretionary	Yes
Area 8	27.2m	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within a residential zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 3 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 3: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Public realm			
Any opposite kerb outstand, seating, or planting area, as applicable	No overshadowing between 10am and 2pm on 22 September	Discretionary	Yes
Opposite footpath of a side street, from property boundary to kerb	No overshadowing between 10am and 2pm on 22 September	Discretionary	Yes
Public open space			
Fairfield Park, TH Westfield Reserve and surrounding open space, excluding car parks and associated access ways abutting the southern boundary of Sub-precinct 1	No additional overshadowing between 10am and 2pm on 22 September beyond that cast by a 14.4m wall that is set back 3m from the property boundary	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, except balconies and balustrades where all of the following is met:

- The balcony is within a front setback to Heidelberg Road shown on Map 4 and Map 5.
- The balcony does not:
  - Restrict the ability to provide space for circulation, small canopy trees and landscaping.
  - Protrude more than 2 metres into the setback.
  - Present as a second street wall when viewed from the opposite side of the street and at oblique angles.
- The balcony is not enclosed (except for balustrades).
- Balustrades to the balcony are designed to be visually permeable.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Where no front setback is specified in Table 4 and the site adjoins a footpath 1.8 metres wide or less, development should provide a street wall or front wall that is setback or generous recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating or visitor bicycle parking.
- Front setbacks should provide:
  - Space for circulation and canopy trees.
  - Separation from Heidelberg Road with a high quality landscaped interface that enhances the pedestrian experience.
- Front setbacks in Sub-precinct 3A and Sub-precinct 3B between Yarralea Street and Como Street should include canopy trees and soft landscaping that:
  - Blends in with the residential character of Sub-precinct 3A.
  - Creates a more pedestrian-friendly environment and avoids the dominance of car parking areas between Yarralea Street and Como Street.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall height or front wall height for a minimum of 8 metres to the side street, with a transition in height to match the rear or side wall where required.
- Development should provide a street wall or front wall that appropriately transitions and scales down to the interface with low rise residential areas.
- A street wall or front wall should be provided to Park Crescent that does not dominate its low scale, residential character.

Requirement for land adjoining heritage buildings

Development adjoining a heritage building, graded either individually significant or contributory, should provide a street wall that matches the parapet height of an adjoining heritage building for a minimum of 6 metres in length, excluding brackets, pediments, urns, finials or other decorative elements.

Map 4 to Schedule 11 to Clause 43.06: Sub-precincts 1 and 2 front setbacks



Map 5 to Schedule 11 to Clause 43.06: Sub-precincts 3A and 3B front setbacks

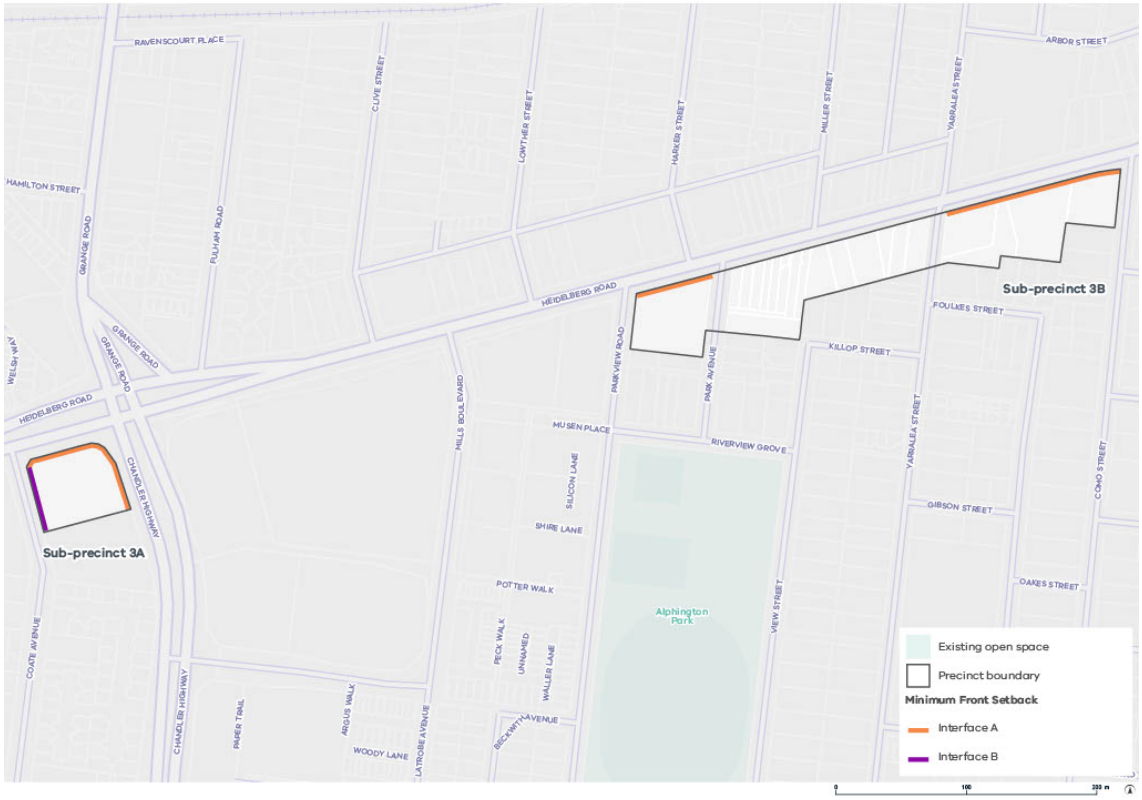


Table 4: Front setbacks

Interface shown on Maps 4 and 5	Minimum front setback	Discretionary or Mandatory	Deemed to Comply
Interface A	3m	Discretionary	No
Interface B	4.5m	Discretionary	No

Map 6 to Schedule 11 to Clause 43.06: Sub-precinct 1 and 2 street wall and front wall heights



Map 7 to Schedule 11 to Clause 43.06: Sub-precinct 3A and 3B street wall and front wall heights

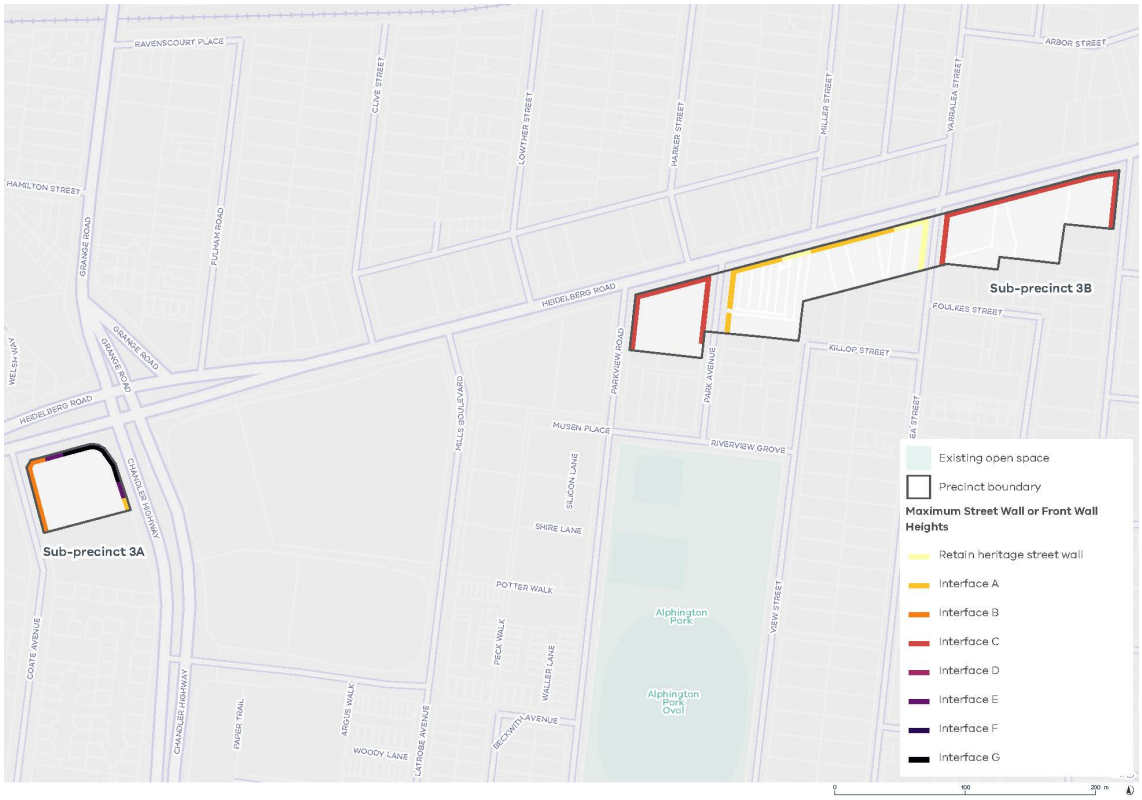


Table 5: Street wall and front wall heights

Interface shown on Maps 6 and 7	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface A	8m	Discretionary	No
Interface B	11.2m	Discretionary	No
Interface C	14.4m	Discretionary	No
Interface D	16m	Discretionary	No
Interface E	17.6m	Discretionary	No
Interface F	20.8m	Discretionary	No
Interface G	27.2m	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall should:
  - Avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.
  - Achieve a sense of openness by providing strong separation of upper levels from Coate Avenue and adjoining residential properties in Sub-precinct 3A.

Requirements for heritage buildings

The following requirements apply to a heritage building graded either individually significant or contributory:

- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.

Table 6: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Heidelberg Road	6m	Discretionary	No
Park Crescent			
Yarra Bend Road			
Chandler Highway			
Coate Avenue	10m and an additional minimum of 10m above the secondary step	Discretionary	No
Other side streets	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should provide landscaped side and rear setbacks as specified in Table 7 and shown on Map 8 and Map 9.

Where a site adjoins a laneway to the rear boundary, a sufficient rear setback should be provided to achieve practicable vehicle access, including to building services and car parks, up to a minimum clearance height of 3.6 metres.

A rear wall behind the rear setback should not exceed the maximum height specified in Table 7 and shown on Map 8 and Map 9.

Development above a rear wall:

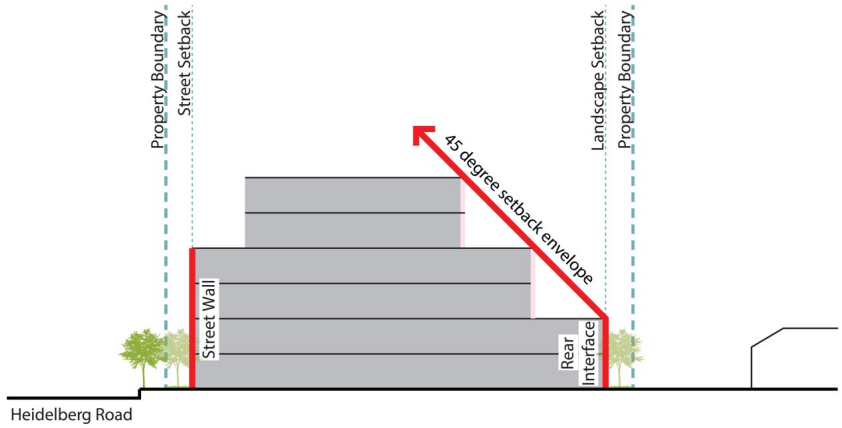
- Should be contained within a 45 degree setback envelope that is measured from the top of the rear wall taken from the centre of the boundary, as shown in Figure 1.
- Should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the rear wall as one step) or be contained within a sloped facade.
- Should achieve a sense of openness by providing strong separation of upper levels from Coate Avenue and residential properties to the rear.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate adjoining dwellings on lots in the Neighbourhood Residential Zone.

Figure 1: Indicative cross section

Figure 1: Indicative cross section



Map 8 to Schedule 11 to Clause 43.06: Sub-precinct 1 and 2 side and rear setbacks and rear walls



Map 9 to Schedule 11 to Clause 43.06: Sub-precinct 3A and 3B side and rear setbacks and rear walls

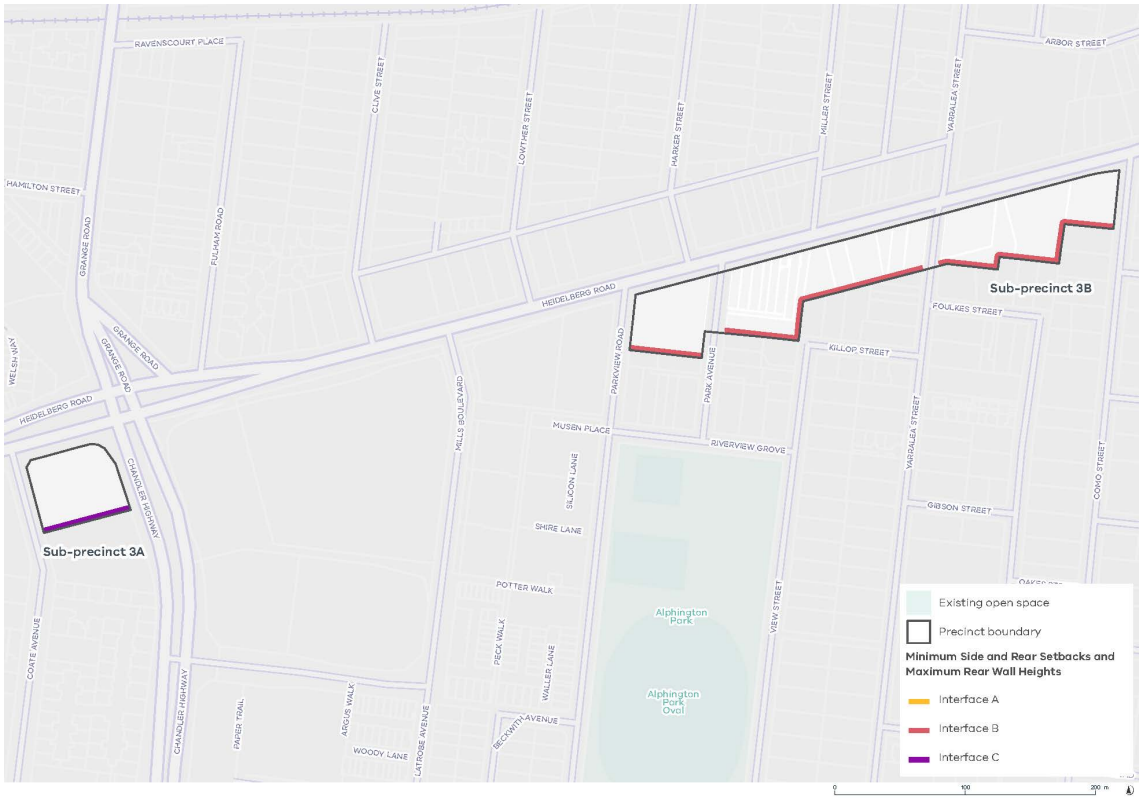


Table 7: Side and rear setbacks and rear walls

Interface shown on Maps 8 and 9	Minimum side and rear landscaped setbacks	Maximum height of a rear wall	Discretionary or Mandatory	Deemed to Comply
Interface A	3m	14.4m	Discretionary	No
Interface B	3m	8m	Discretionary	No
Interface C	4.5m	8m	Discretionary	No

Building separation

Development should be setback:

- 4.5 metres from a common boundary within the overlay, where a habitable window or balcony facing the common boundary is proposed on the subject site and/or exists on the adjoining property.
- 3 metres from a common side boundary within the overlay where a commercial or non-habitable window facing the common boundary is proposed on the subject site and/or exists on the adjoining property.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Lower levels of development should:

- Be designed to incorporate a commercial floor to floor height of approximately 4 metres.
- Incorporate adaptable commercial and residential floor layouts.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway, provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Building entrances of development in Sub-precinct 1 should be designed to be safe and accessible from a public thoroughfare.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

Development along Heidelberg Road, Chandler Highway and Coate Avenue in Sub-precincts 2, 3A and 3B should provide an active frontage.

Development along Heidelberg Road and Chandler Highway in Sub-precinct 3A should provide for a fine grain commercial building façade.

6.2-7 Pedestrian connections

Standard BF10

Development in Sub-precinct 1 should provide the indicative pedestrian connection shown on Map 1 along the alignment indicated.

The pedestrian connection should:

- Be open to the sky and publicly accessible 24 hours a day.
- Provide a communal space adjoining the building affected by Heritage Overlay 421 in a location with minimal overshadowing.

6.2-8 Landscape and fencing

Standard BF12

Development in Sub-precinct 1 should:

- Create a stronger connection with the surrounding parklands by including canopy trees throughout the site.
- Blend in with the surrounding parkland by including vertical greening.

6.2-9 Carparking design

Standard BF13

Vehicle access is discouraged from Heidelberg Road.

Consolidate multiple vehicle access points to Heidelberg Road, if they already exist.

Wide crossovers to multiple adjoining properties should be avoided by spacing apart car park entries.

Car parks should be located in a basement or concealed from the public realm.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metres x 3 metres splay at ground level to facilitate vehicle access.

6.2-10 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Development should:

- Incorporate a greater proportion of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and windowsills.

Materials and colours should be simple and limited to avoid overly busy facades.

Development in Sub-precinct 1 should minimise the dominance of its bulk to blend in with the adjoining parklands by using natural materials and colours.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C273yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C273yara

The following application requirements apply to an application for a permit under Clause 43.06, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan that addresses:

- Retention and integration of existing and new canopy trees, including provision of deep soil areas.
- Irrigation of all planted areas, as appropriate.
- A maintenance regime for all proposed planting.
- Any measures to improve the public realm interfaces adjacent the site.

- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including bicycle lanes).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.
- For an application in Sub-precinct 1 and Sub-precinct 2, a visual impact assessment showing the development in relation to key views from adjoining parkland, including from the Yarra River (Birrarung) Corridor and Fairfield Pipe Bridge.

9.0 Notice and review

30/07/2026
C273yara

None specified.

10.0 Decision guidelines

30/07/2026
C273yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether development impacts the prominence of the heritage street wall along Heidelberg Road.
- Whether development impacts the prominence of heritage buildings on street corners, when viewed from the opposite side of the primary and secondary street.
- Whether the proposal responds to the presence of heritage buildings either on, or in close proximity to the site through a suitable transition in scale of street-wall, upper level setbacks and building height.

- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether the overshadowing impacts of the development on opposite footpaths and public spaces are minimised.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- The impact of the development on the landscape values, public use and amenity of the parklands and open spaces of Yarra River land.
- Whether development in Sub-precinct 3A along Coate Avenue achieves a fine-grain, lower scale residential character to complement the character of the street.
- Whether development in Sub-precinct 1 creates a sense of openness around the heritage Porta factory building and chimney by gradually stepping down towards the factory and creating a clear, physical separation from the chimney.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing to secluded private open space to residentially zoned properties or adjacent parkland or reserves adversely affects the use, quality and amenity of the public space.

Variations to discretionary standards for street wall heights

- Whether the street wall height:
  - Provides an appropriate transition, scaling down to the interface with a heritage building.
  - Avoids visually overwhelming an adjoining heritage building.
  - Provides an appropriate transition, scaling down to the interface with low rise residential areas.

Variations to discretionary standards for setbacks above the street walls and front walls

- Whether development above the street wall is visually recessive and does not visually overwhelm the heritage buildings.

11.0 Mandatory permit conditions

30/07/2026
C273yara

None specified.

12.0 Signs

30/07/2026
C273yara

None specified.

13.0 Transitional provisions

30/07/2026
C273yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C273yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C273yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C273yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C273yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C273yara, continue to apply to applications which this transitional provision applies:
  - Schedule 18 to Clause 43.02.

30/07/2026
C271yara

SCHEDULE 12 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO12**.

BRUNSWICK STREET SHOPS

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the heritage character and open streetscape of Brunswick Street by supporting:

- A new low-rise to mid-rise character (ranging from 4 to 6 storeys) behind a consistent street wall north of Leicester Street and south of Johnston Street.
- The existing low-rise character (ranging from 3 to 4 storeys) and consistent intact street wall between Johnston Street and Leicester Street.
- The existing low-rise character (ranging from 3 to 4 storeys) at the intersections at Johnston Street and Gertrude Street.

To retain view lines to St Patrick's Cathedral and the St Luke's Church and to retain the prominence and integrity of corner heritage buildings, particularly at the Johnston and Gertrude Street intersections.

To ensure development maintains the prominence of the existing low-scale heritage street wall and fine-grain heritage character through recessive upper levels and a façade composition and articulation that complements the Brunswick Street character.

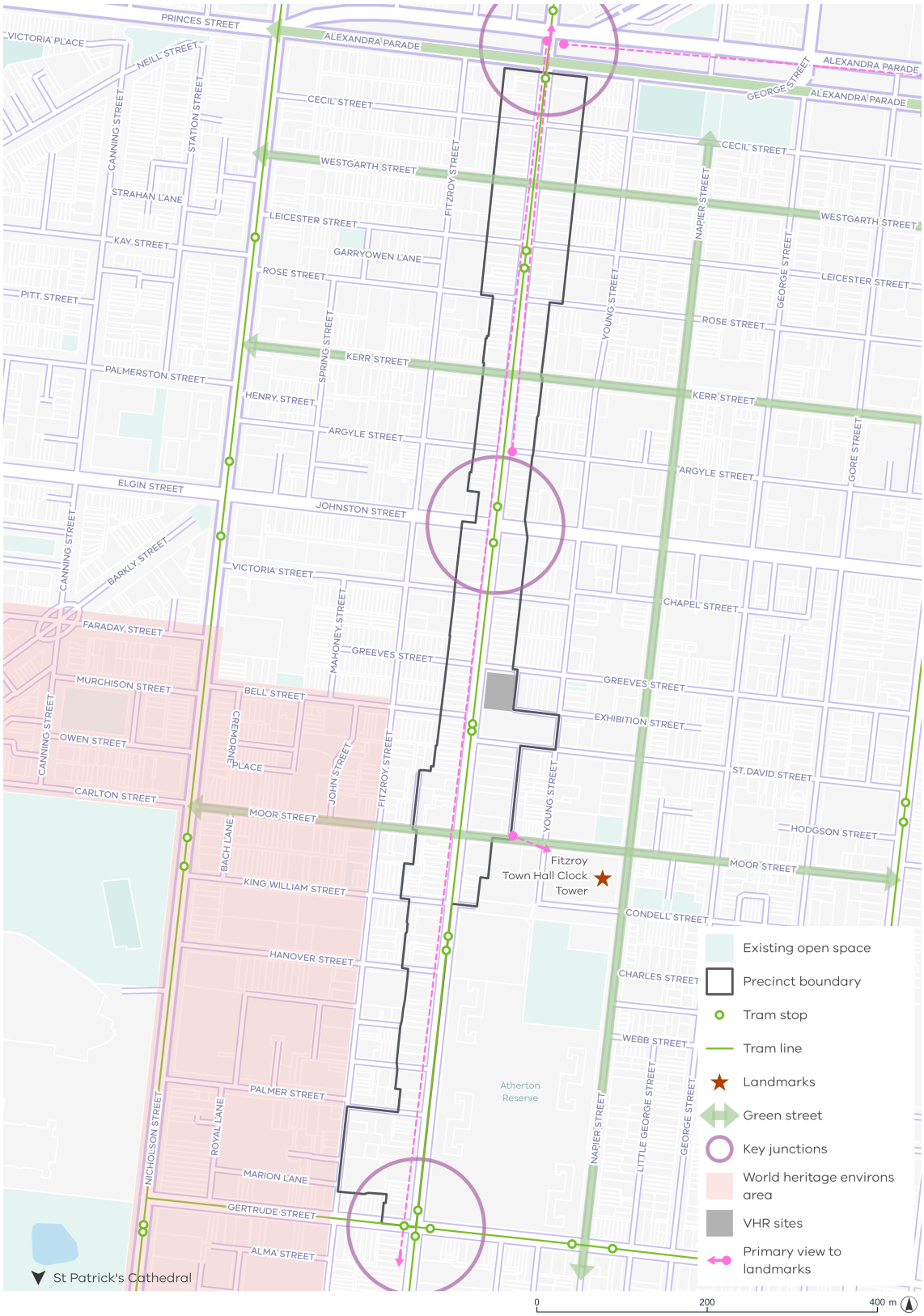
To encourage development that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths on Brunswick Street, side streets and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 12 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~-/-/----~~
~~C271yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:-

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade, provided:-
  - the alteration does not include the installation of an external roller shutter;
  - ~~The land is in the Commercial 1 Zone, and~~in a C1Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing~~.~~;
    and
  - ~~The land is in the Mixed Use Zone, and~~in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not ~~create blank walls which exceed 40 per cent of the building façade at ground floor level~~increase blank walls.-
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

For land in a Special Building Overlay, the maximum building height specified in Standard BF02 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Map 2 to Schedule 12 to Clause 43.06: Building heights

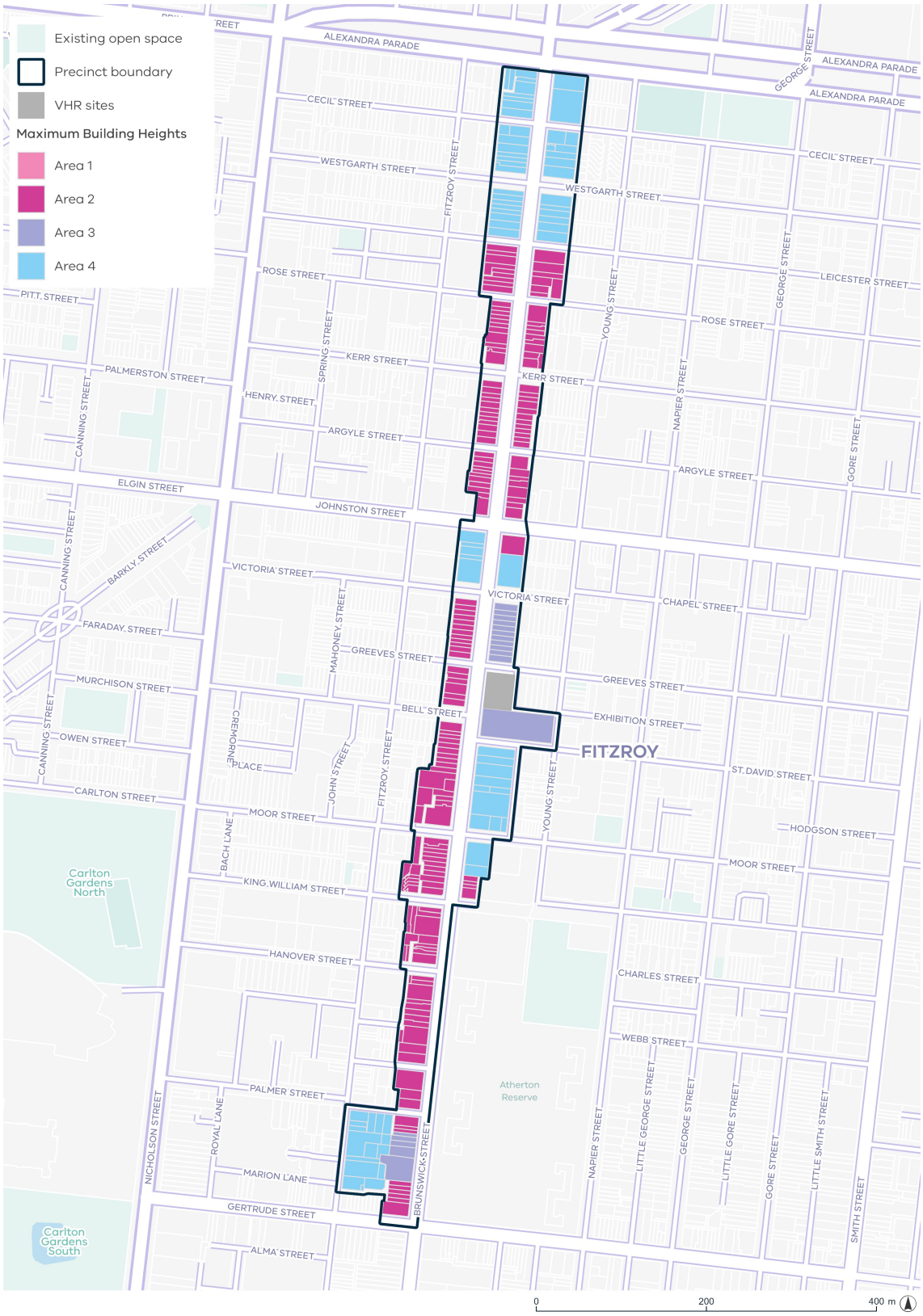


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	3 storeys (11.2m)	Discretionary	Yes
Area 2	4 storeys (15m)	Discretionary	Yes

Area 3	5 storeys (18m)	Discretionary	Yes
Area 4	6 storeys (21m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone or General Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Brunswick, Johnston and Gertrude Streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
All other streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	Yes
Properties			
Properties fronting the east side of Kent Street from the first floor upwards	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

For land in a Special Building Overlay, the maximum street wall height specified in Standard BF05 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless the site adjoins a footpath 1.8 metres wide or less.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 12 to Clause 43.06: Street wall and front wall heights

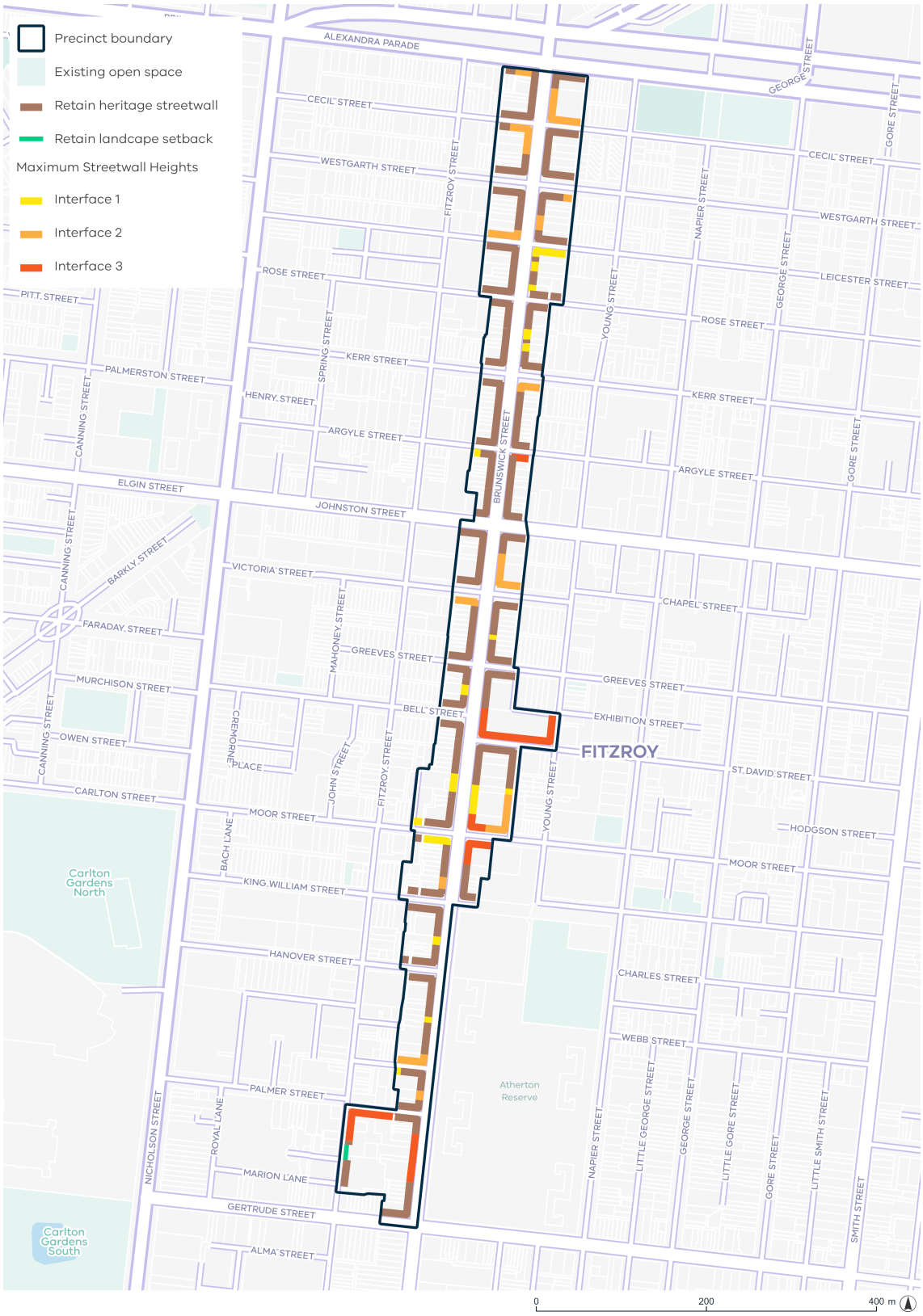


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Mandatory	No
Interface 2	3 storeys (11.2m)	Mandatory	No

Interface 3 (other than 67-75, 77-81 and 83 Brunswick Street and 74 Palmer Street)	4 storeys (15m)	Mandatory	No
Interface 3 (67-75, 77-81 and 83 Brunswick Street and 74 Palmer Street)	4 storeys (15m)	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- The uppermost level of a building where the building height is greater than 16.4 metres should be set back a further 3.2 metres from the Brunswick Street frontage.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the heritage building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street.

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On Brunswick Street and Johnston Street	6m	Mandatory	No
On side and other streets 10 metres or greater in width	6m	Discretionary	No
On side streets less than 10 metres in width	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

A wall on a rear boundary should not exceed the maximum height specified in Table 5, unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Table 5: Wall on rear boundary

Adjoining zone to rear boundary	Maximum height of wall on rear boundary	Discretionary or Mandatory	Deemed to Comply
NRZ	8m	Discretionary	No
GRZ where there is no laneway	8m	Discretionary	No
GRZ where there is an existing laneway	11.2m	Discretionary	No
MUZ	11.2m	Discretionary	No
C1Z	11.2m	Discretionary	No

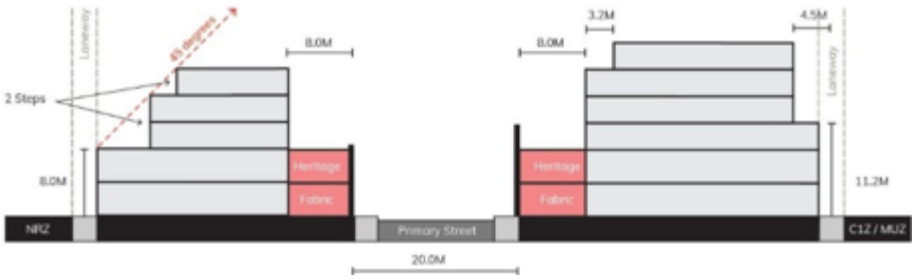
Development above a wall on a rear boundary:

- Should be set back from the rear boundary and be contained within a 45-degree setback envelope, except for built-in planter boxes, mesh frames or other structures required to support landscaping and vertical greening. The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary (or where separated by a laneway, the boundary of the residential site directly opposite), taken from the centre of the development site's rear boundary. This setback does not apply where a rear boundary adjoins the Commercial 1 Zone or Mixed Use Zone.
- Should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land in the General Residential Zone and Neighbourhood Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common side boundary within the overlay or adjoins a property in the Commercial 1 Zone or Mixed Use Zone outside of the overlay, development above the street wall or front wall height should be set back a minimum of:

- 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site or exists on the adjoining property.
- 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site or exists on the adjoining property.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Ground level interfaces fronting Brunswick Street should achieve a fine-grain, shop front design that includes elements of:

- A stall riser.
- Pilasters.
- Clerestory window.

Security grills or mesh should:

- Be transparent.
- Not block views into tenancies at night.
- Be mounted internally to the shop windows.

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Weather protection

Standard BF11

Development should include continuous weather protection along Brunswick Street, except where a heritage place warrants an alternative approach.

6.2-8 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support landscaping and vertical greening.

6.2-9 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided from Brunswick Street.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-10 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-11 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades on Brunswick Street should incorporate vertical and horizontal proportions of the traditional fine-grain, retail shop front character of the street.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the responsible authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- The design of the shop fronts on Brunswick Street.
- Whether development impacts the prominence of the heritage street wall when viewed along Brunswick Street.

- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of Brunswick Street.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on or adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

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C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C271yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.

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SCHEDULE 13 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO13**.

SMITH STREET SHOPS

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the heritage character and varied streetscape of Smith Street by supporting:

- A new low-rise to mid-rise character (ranging from 4 to 6 storeys) behind a consistent street wall north of Stanley and St David Streets and south of Gertrude Street.
- A new mid-rise character (ranging from 3 to 8 storeys) behind a varied heritage street wall between Stanley and St David Streets and Gertrude and Langridge Street.

To retain view lines to the former department stores and the prominence and integrity of corner heritage buildings, particularly at the Johnston Street intersection.

To ensure development maintains the prominence of the existing heritage street wall and fine-gain heritage character through recessive upper levels and a façade composition and articulation that complements the Smith Street character.

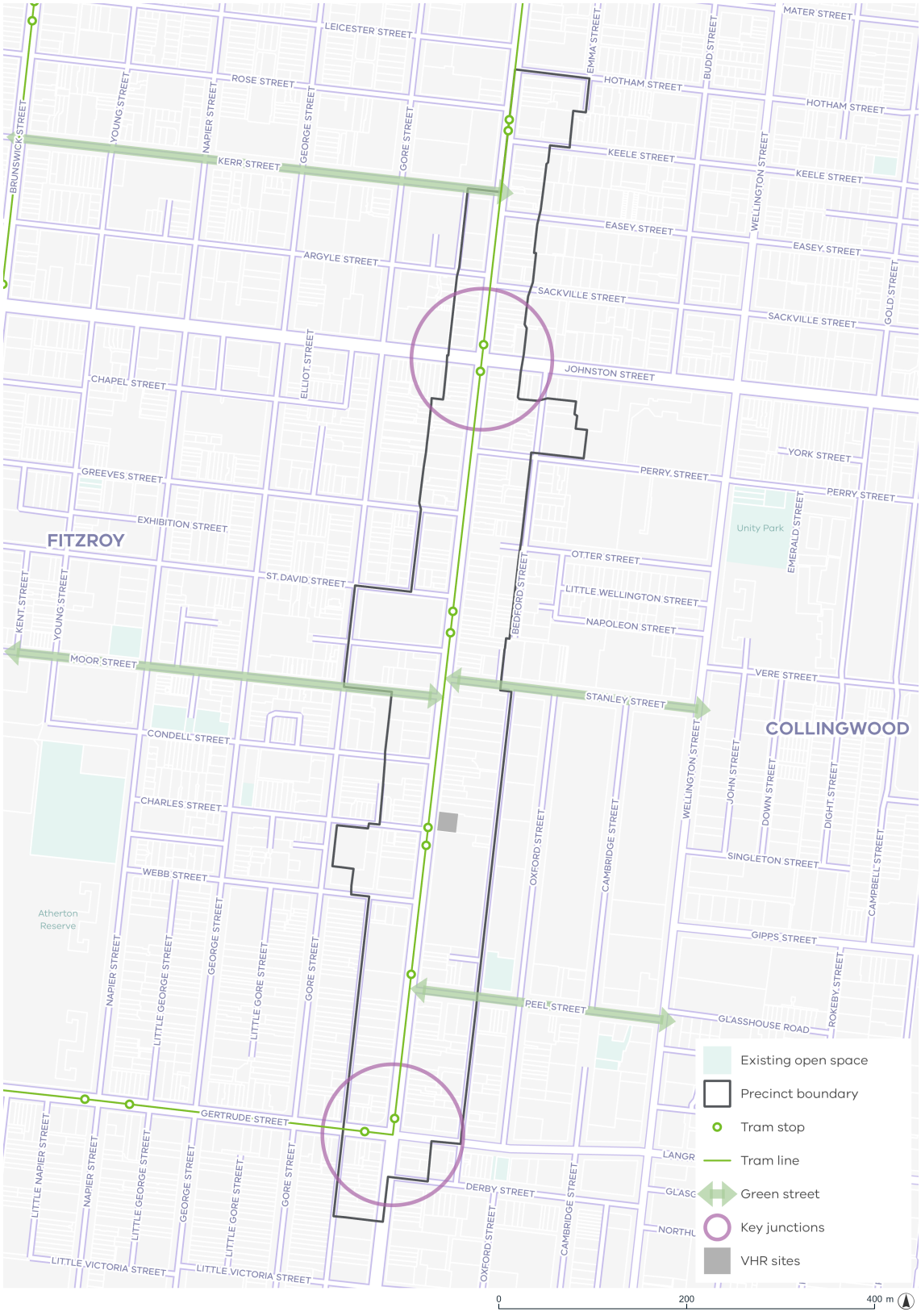
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths on Smith Street, side streets and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 13 to Clause 43.06: Development Framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C271yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade, provided:-
  - the alteration does not include the installation of an external roller shutter;
  - ~~The land is in the Commercial 1 Zone, and~~in a C1Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing~~.~~; and
  - ~~The land is in the Mixed Use Zone, and~~in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not ~~create blank walls which exceed 40 per cent of the building façade at ground floor level~~increase blank walls.–
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

For land in a Special Building Overlay, the maximum building height specified in Standard BF02 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Map 2 to Schedule 13 to Clause 43.06: Building heights

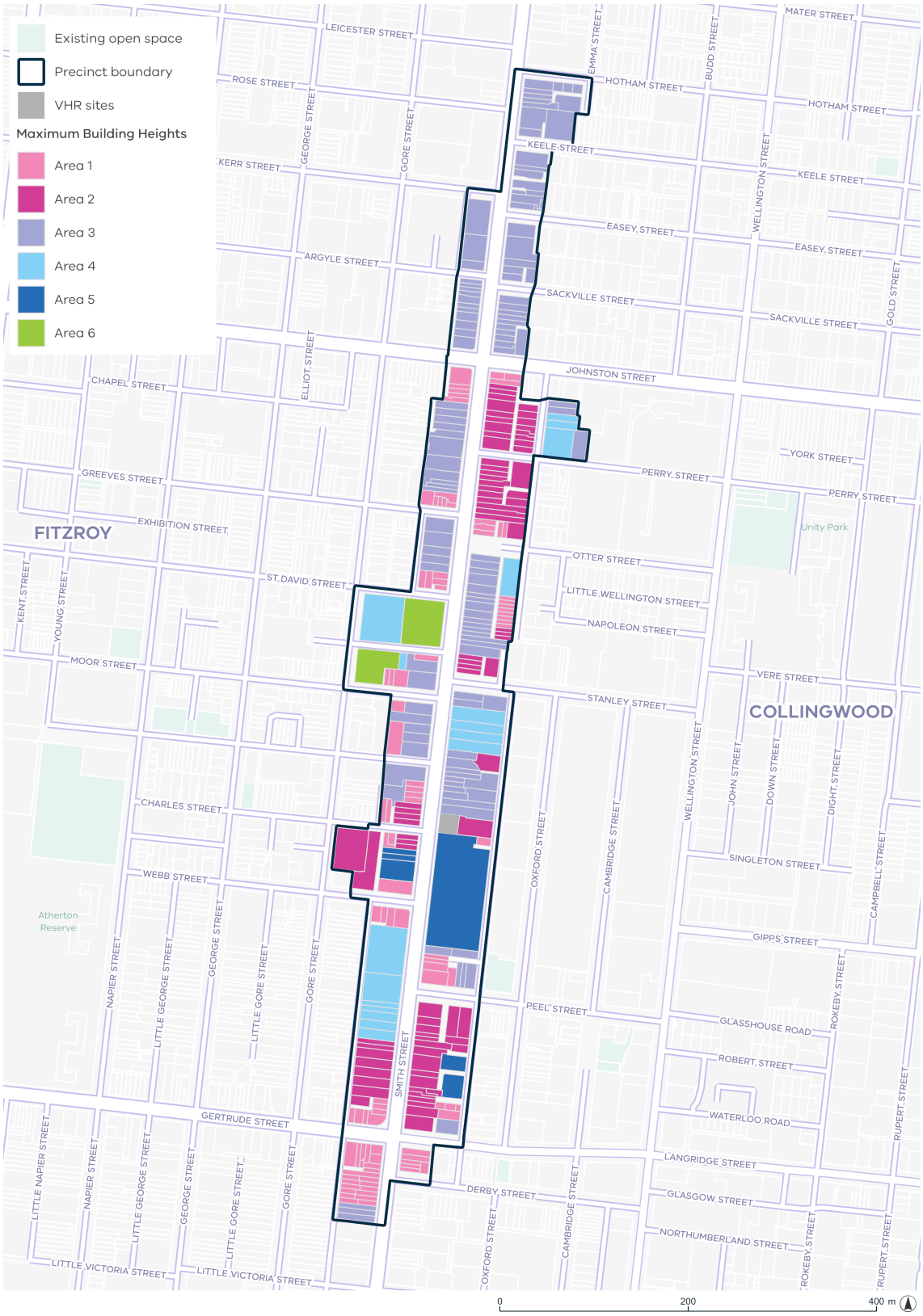


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	4 storeys (15m)	Discretionary	Yes
Area 2	5 storeys (18m)	Discretionary	Yes

Area 3	6 storeys (21m)	Discretionary	Yes
Area 4	7 storeys (24m)	Discretionary	Yes
Area 5	8 storeys (28m)	Discretionary	Yes
Area 6	9 storeys (31m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone or General Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Smith, Johnston and Gertrude Streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
All other streets	No additional overshadowing boundary between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	Yes
Properties			
Properties fronting Bedford Street, Little Oxford Street or Little Smith Street from the first floor upwards	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

For land in a Special Building Overlay, the maximum street wall height specified in Standard BF05 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless:
  - The site adjoins a footpath 1.8 metres wide or less.
  - An existing landscaped setback is required to be retained as shown on Map 3.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall to Smith Street no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 13 to Clause 43.06: Street wall and front wall heights and landscaped setbacks

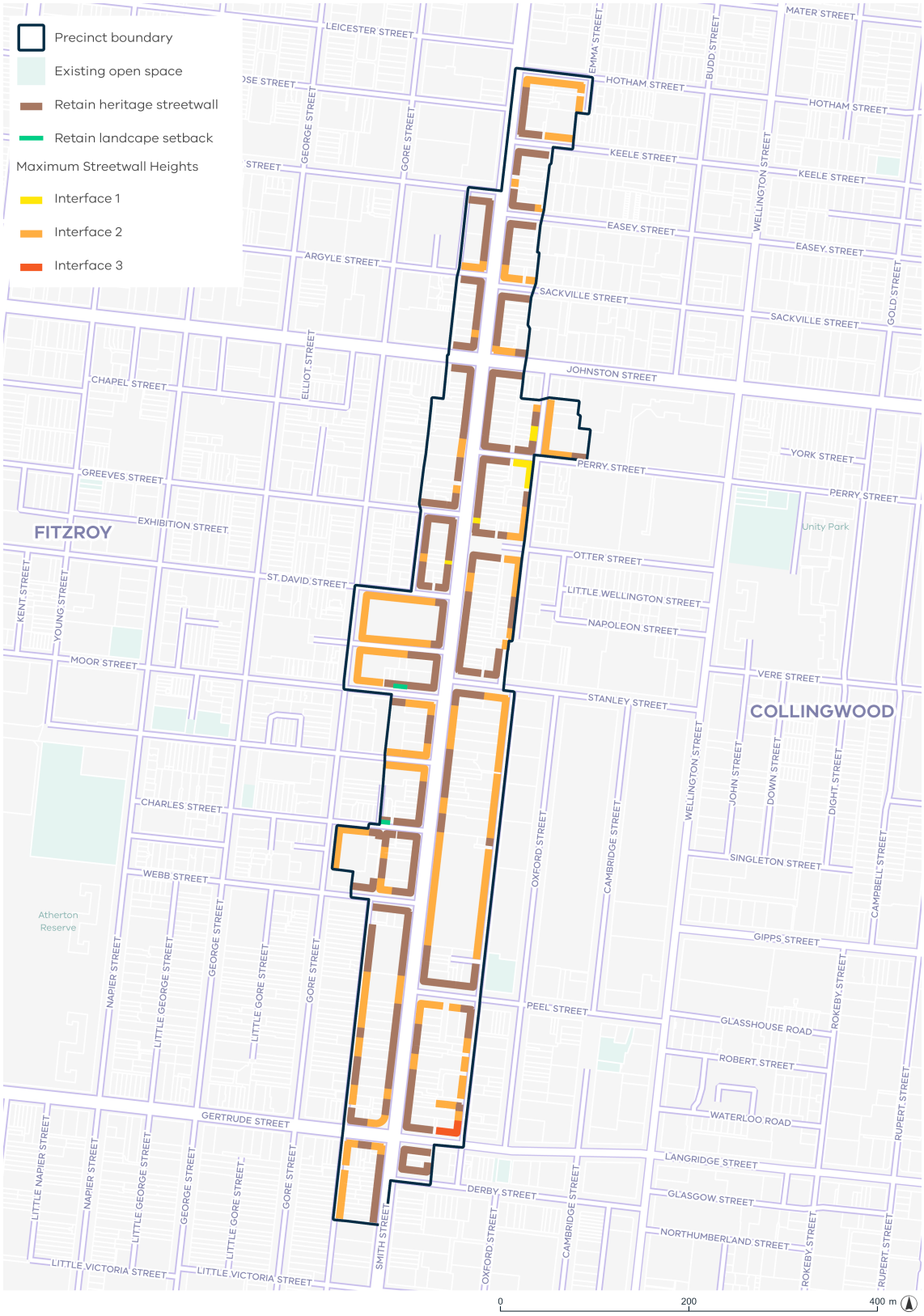


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Mandatory	No

Interface 2 (other than 243-255 Smith Street)	3 storeys (11.2m)	Mandatory	No
Interface 2 (243-255 Smith Street)	3 storeys (11.2m)	Discretionary	No
Interface 3	4 storeys (15m)	Mandatory	No

Setbacks above the street wall or front wall

Requirements for all land

Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- The uppermost level of a building where the building height is greater than 16.4 metres should be set back a further 3.2 metres from the Smith Street frontage.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street.

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On Smith Street and Johnston Street	6m	Mandatory	No
On Langridge Street and on side streets 10 metres or greater in width	6m	Discretionary	No
On side streets less than 10 metres in width	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

A wall on a rear boundary should not exceed the maximum height specified in Table 5, unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Table 5: Wall on a rear boundary

Adjoining zone to rear boundary	Maximum height of wall on a rear boundary	Discretionary or Mandatory	Deemed to Comply
NRZ	8m	Discretionary	No
GRZ where there is no existing laneway	8m	Discretionary	No
GRZ where there is an existing laneway	11.2m	Discretionary	No
MUZ	11.2m	Discretionary	No
C1Z	11.2m	Discretionary	No

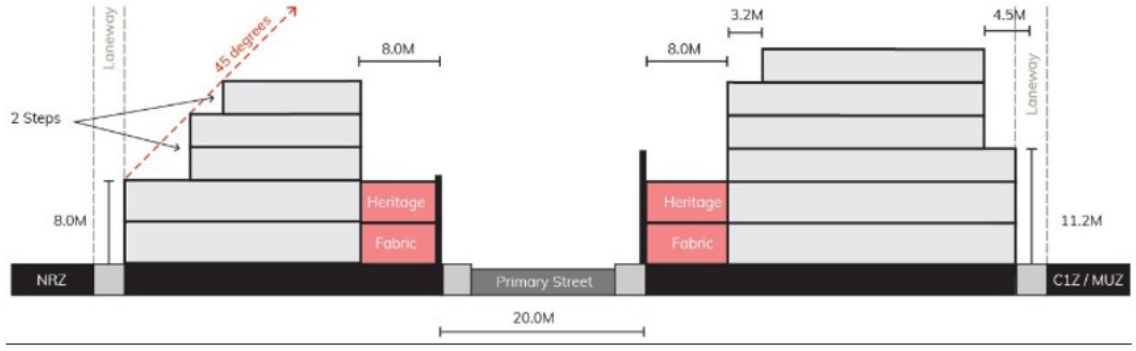
Development above a wall on a rear boundary:

- Should be set back from the rear boundary and be contained within a 45-degree setback envelope, except for built-in planter boxes, mesh frames or other structures required to support landscaping and vertical greening. The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary (or where separated by a laneway, the boundary of the residential site directly opposite), taken from the centre of the development site's rear boundary. This setback does not apply where a rear boundary adjoins the Commercial 1 Zone or Mixed Use Zone.
- Should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land in the Neighbourhood Residential Zone and the General Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common side boundary within the overlay or adjoins a property in the Commercial 1 Zone or Mixed Use Zone outside of the overlay:

- Development above the street wall or front wall height up to 27 metres should be set back a minimum of:

  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site or exists on the adjoining property.
  - 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site or exists on the adjoining property.
- Development above the street wall or front wall height exceeding 27 metres should be set back a minimum of 6 metres from the common boundary, whether or not windows are proposed on the subject site.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway, provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Ground level interfaces fronting Smith Street should achieve a fine-grain, shop front design that includes elements of:

- A stall riser.
- Pilasters.
- Clerestory window.

Security grills or mesh should:

- Be transparent.
- Not block views into tenancies at night.
- Be mounted internally to the shop windows.

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Weather protection

Standard BF11

Development should include continuous weather protection along Smith Street, except where a heritage place warrants an alternative approach.

6.2-8 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support including landscaping and vertical greening.

6.2-9 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided from Smith Street.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-10 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-11 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades on Smith Street should incorporate vertical and horizontal proportions of the traditional fine-grain, retail shop front character of the street.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal meets the development objectives and requirements of this schedule.

- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- The design of the shop fronts on Smith Street.
- Whether development impacts the prominence of the heritage street wall when viewed along Smith Street.
- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of Smith Street.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on or adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:

- Made before the approval date of Amendment C271yara.
- An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.

- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C271yara, continue to apply to applications which this transitional provision applies:
  - Schedule 30 to Clause 43.02.

30/07/2026
C271yara

SCHEDULE 14 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO14**.

GERTRUDE STREET SHOPS

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the heritage character and intact streetscape of Gertrude Street by supporting a low-rise character (ranging from 3 to 4 storeys).

To ensure development retains view lines to the drum, dome, lantern and flagpole of the Royal Exhibition Building from the southern footpath of Gertrude Street between Fitzroy Street and Brunswick Street (west side), and respects the prominence and integrity of corner heritage buildings.

To ensure development maintains the prominence of the low-scale heritage street wall and buildings through recessive upper levels and façade composition and articulation that complements the Gertrude Street character.

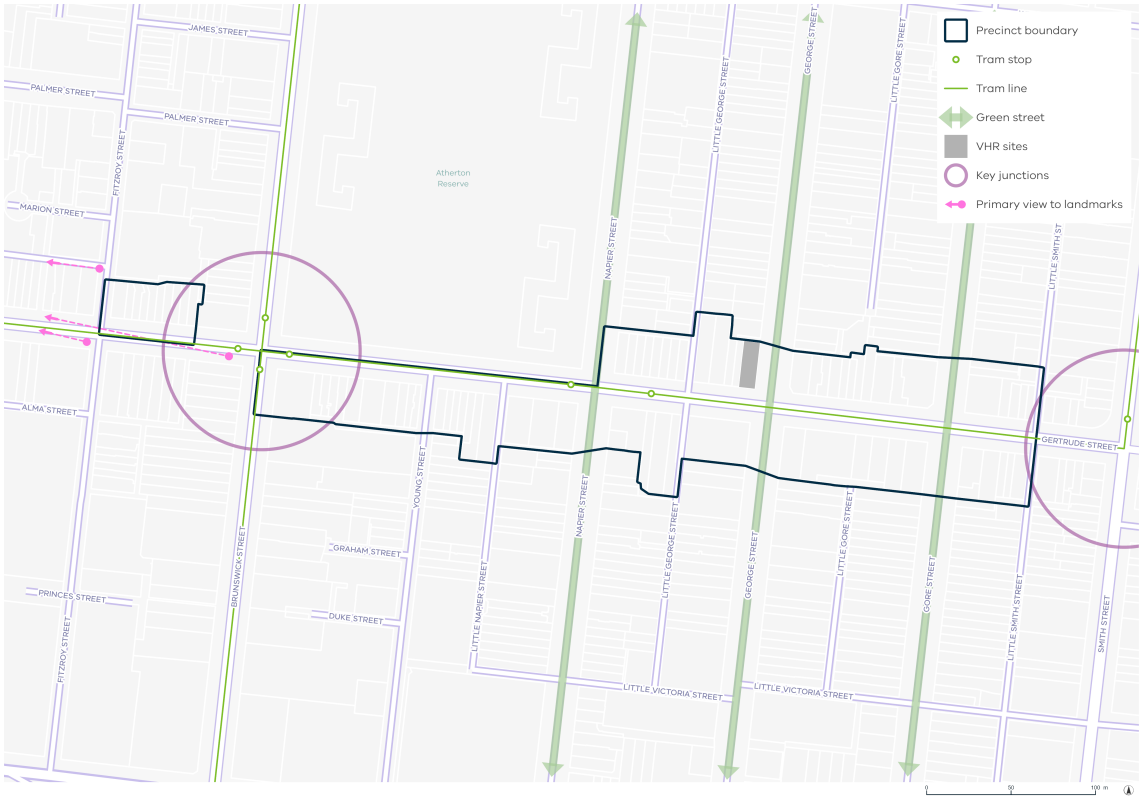
To encourage development design that promote pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths on Gertrude Street, side streets and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 14 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~-/-/----~~
~~C271yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:-

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade ~~provided, the land is in the Commercial 1 Zone, and at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.~~ , provided:
  - the alteration does not include the installation of an external roller shutter;
  - in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing; and
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

Map 2 to Schedule 14 to Clause 43.06: Building heights

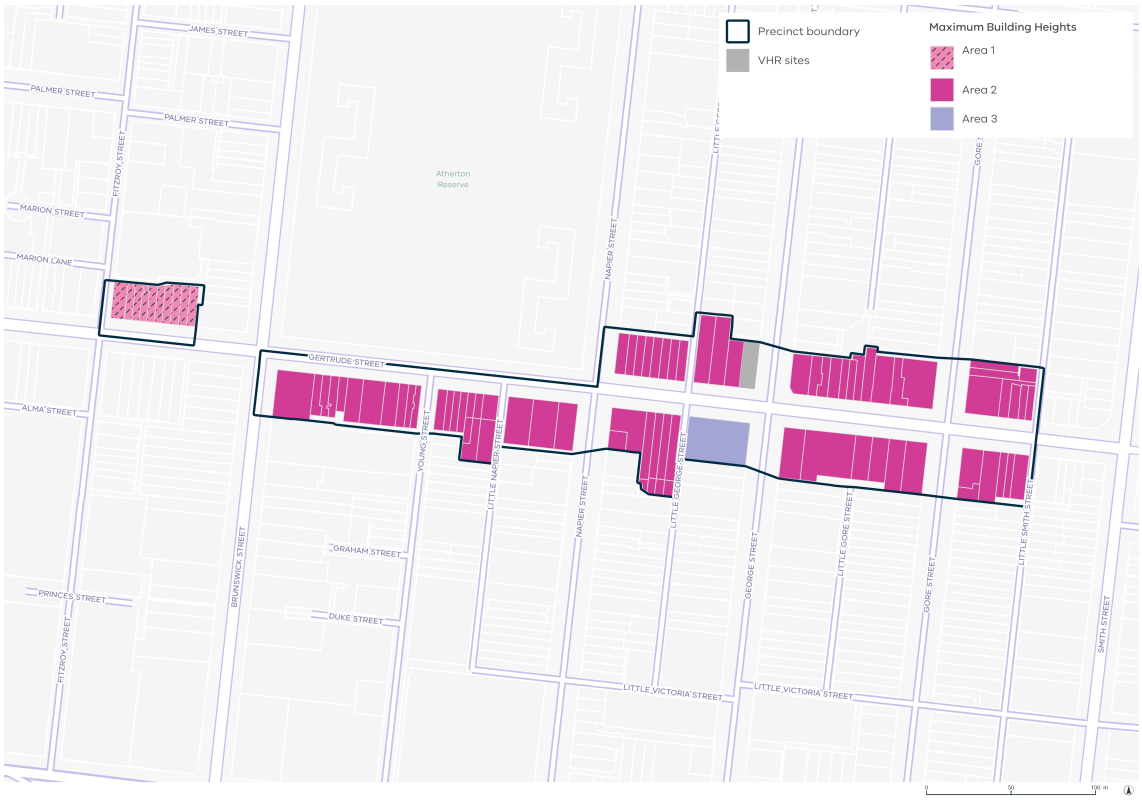


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	4 storeys (15m)	Mandatory	Yes
Area 2	4 storeys (15m)	Discretionary	Yes
Area 3	5 storeys (18m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone or General Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply

Streets			
Brunswick and Gertrude Streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
All other streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

Front setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless the site adjoins a footpath 1.8 metres wide or less.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall to Gertrude Street no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 14 to Clause 43.06: Street wall and front wall heights



Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Mandatory	No
Interface 2	3 storeys (11.2m)	Mandatory	No

Setbacks above the street wall or front wall

Requirements for all land

Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.

- It would maintain the perception of the three-dimensional form and depth of the building.
- A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street.

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On Gertrude Street, west of Brunswick Street	10m	Mandatory	No
On Gertrude Street, east of Brunswick Street	6m	Mandatory	No
On all other streets of 10 metres or greater in width	6m	Discretionary	No
On side streets less than 10 metres in width	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

A wall on a rear boundary should not exceed the maximum height specified in Table 5, unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Table 5: Wall on a rear boundary

Adjoining zone to rear boundary	Maximum height of wall on a rear boundary	Discretionary or Mandatory	Deemed to Comply
NRZ	8m	Discretionary	No
GRZ where there is no existing laneway	8m	Discretionary	No
GRZ where there is an existing laneway	11.2m	Discretionary	No
MUZ	11.2m	Discretionary	No
C1Z	11.2m	Discretionary	No

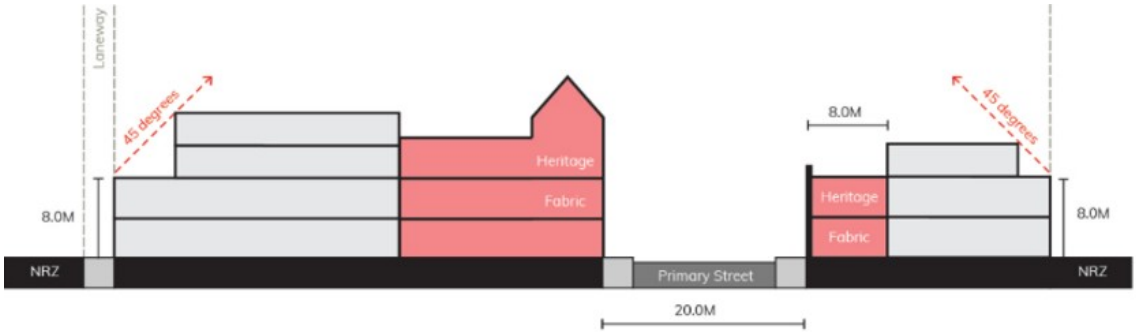
Development above a wall on a rear boundary:

- Should be set back from the rear boundary and be contained within a 45-degree setback envelope, except for built-in planter boxes, mesh frames or other structures required to support landscaping and vertical greening to support landscaping. The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary (or where separated by a laneway, the boundary of the residential site directly opposite), taken from the centre of the development site's rear boundary. This setback does not apply where a rear boundary adjoins the Commercial 1 Zone or Mixed Use Zone.
- Should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land in the General Residential Zone and Neighbourhood Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common side boundary within the overlay or adjoins a property in the Commercial 1 Zone or Mixed Use Zone outside of the overlay, development above the street wall or front wall should be set back a minimum of:

- 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site and/or exists on the adjoining property.
- 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site and/or exists on the adjoining property.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway, provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Ground level interfaces fronting Gertrude Street should achieve a fine-grain, shop front design that includes elements of:

- A stall riser.
- Pilasters.
- Clerestory window.

Security grills or mesh should:

- Be transparent.
- Not block views into tenancies at night.
- Be mounted internally to the shop windows.

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Weather protection

Standard BF11

Development should include continuous weather protection along Gertrude Street, except where a heritage place warrants an alternative approach.

6.2-8 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support including landscaping and vertical greening.

6.2-9 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided from Gertrude Street.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-10 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-11 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades on Gertrude Street should incorporate vertical and horizontal proportions of the traditional fine-grain, retail shop front character of the street.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.

- For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
- Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
- Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- The design of the shop fronts on Gertrude Street.
- Whether development impacts the prominence of the heritage street wall when viewed along Gertrude Street.
- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of Gertrude Street.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on or adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.

- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C271yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.

30/07/2026
C271yara

SCHEDULE 15 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO15**.

JOHNSTON STREET WEST

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the varied character and open streetscape of Johnston Street by supporting:

- A new mid-rise character (ranging from 4 to 9 storeys) behind a new street wall along the north side of Johnston Street.
- A mid-rise character (ranging from 4 to 8 storeys) behind a low, consistent heritage street wall on the south side of Johnston Street.

To ensure development creates a new mid-rise character (ranging from 6 to 9 storeys) along Nicholson Street that is set behind a robust street wall and transitions down towards Johnston Place and the former Avon Butter Factory.

To ensure development respects the lower-scale street wall through recessive upper levels and façade composition and articulation that complements the heritage character of the street.

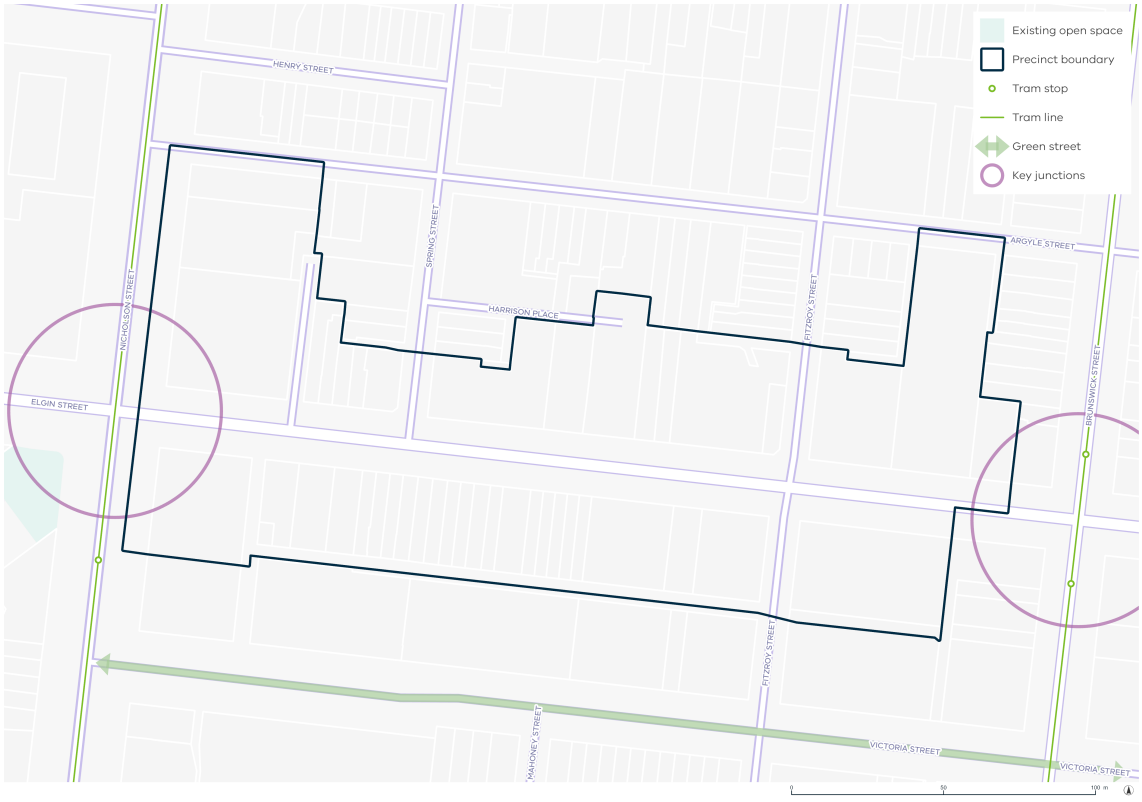
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths on Johnston Street and properties fronting Victoria Street.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 15 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ -/-/----
~~C274yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade, provided:-
  - the alteration does not include the installation of an external roller shutter;

- ~~The land is in the Commercial 1 Zone, and~~in a C1Z and C2Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing~~.~~; and
- ~~The land is in the Mixed Use Zone, and~~in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not ~~create blank walls which exceed 40 per cent of the building façade at ground floor level~~increase blank walls.

- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

Map 2 to Schedule 15 to Clause 43.06: Building heights

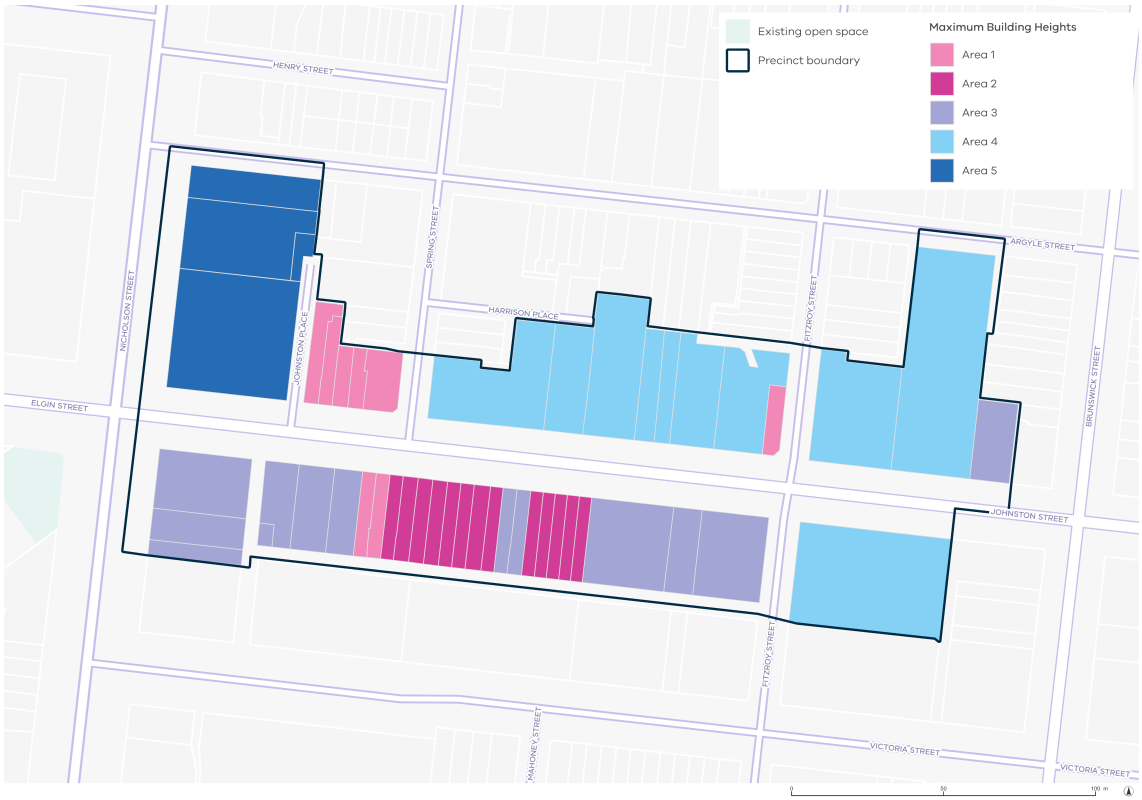


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	4 storeys (15m)	Discretionary	Yes
Area 2	5 storeys (18m)	Discretionary	Yes
Area 3	6 storeys (21m)	Discretionary	Yes
Area 5	8 storeys (28m)	Discretionary	Yes
Area 6	9 storeys (31m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			

Johnston Street	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
All other streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	Yes
Properties			
Properties on the south side of the laneway between Johnston and Victoria Street, from the first floor upwards	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes
Properties on the east side of Johnston Place, from the first floor upwards	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless the site adjoins a footpath 1.8 metres wide or less.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall to Johnston Street and Nicholson Street no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 15 to Clause 43.06: Street wall and front wall heights

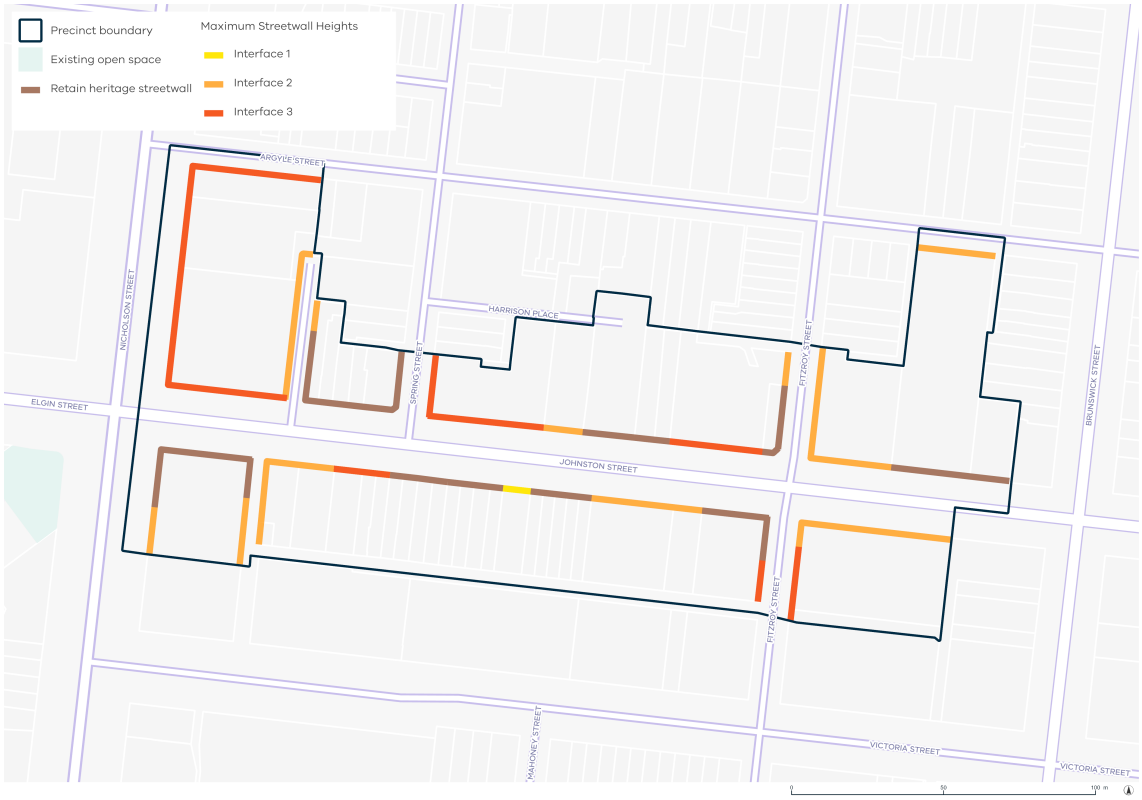


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Mandatory	No
Interface 2	3 storeys (11.2m)	Mandatory	No
Interface 3 (Fitzroy Street)	4 storeys (15m)	Mandatory	No
Interface 3 (All other streets)	4 storeys (15m)	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- The uppermost storey of a building greater than 5 storeys should be set back a further 3.2 metres from the main street frontage.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street.

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On Johnston Street	6m	Mandatory	No
On Argyle Street and Nicholson Street	6m	Discretionary	No
On side streets	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

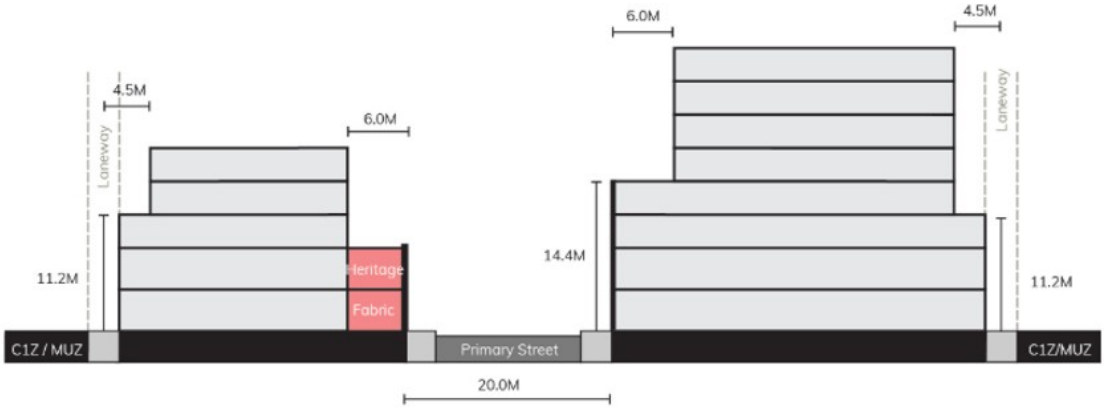
A wall on a rear boundary should not exceed a maximum height of 11.2 metres unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Development above a wall on rear boundary should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common boundary within the overlay or adjoins a Commercial 1 Zone or Mixed Use Zone outside of the overlay:

- Development above the street wall or front wall height up to 27 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site or exists on the adjoining property.
  - 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site or exists on the adjoining property.
- Development above the street wall or front wall height exceeding 27 metres should be set back a minimum of 6 metres from the common boundary, whether or not windows are proposed on the subject site.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway, provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Ground level interfaces fronting Johnston Street should achieve a fine-grain, shop front design that includes elements of:

- A stall riser.

- Pilasters.
- Clerestory window.

Security grills or mesh should:

- Be transparent.
- Not block views into tenancies at night.
- Be mounted internally to the shop windows.

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Weather protection

Standard BF11

Development should include continuous weather protection along Johnston Street, except where a heritage place warrants an alternative approach.

6.2-8 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support including landscaping and vertical greening.

6.2-9 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided from Johnston Street.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3m x 3m splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-10 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-11 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades on Johnston Street should incorporate vertical and horizontal proportions of the traditional fine-grain, retail shop front character of the street.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- The design of the shop fronts on Johnston Street.
- Whether the design of development fronting Nicholson Street achieves a commercial character.
- Whether development impacts the prominence of the heritage street wall when viewed along Johnston Street.
- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of Johnston Street.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on or adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C271yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.

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C271yara

SCHEDULE 16 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO16**.

BRUNSWICK STREET GRAND RESIDENTIAL

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the heritage character and open streetscape of Brunswick Street by supporting:

- The retention of the low-rise character (generally up to 4 storeys) along the west side of Brunswick Street with development being located behind the heritage buildings.
- A low-rise character (up to 4 storeys) along the east side of Brunswick Street behind the low, varied street wall.

To retain view lines to St Patrick's Cathedral and the St Luke's Church and the prominence of the 'grand' residential heritage buildings on the west side of Brunswick Street.

To ensure development maintains the varied heritage street wall and buildings on the east side through recessive upper levels and façade composition and articulation that complements the Brunswick Street character.

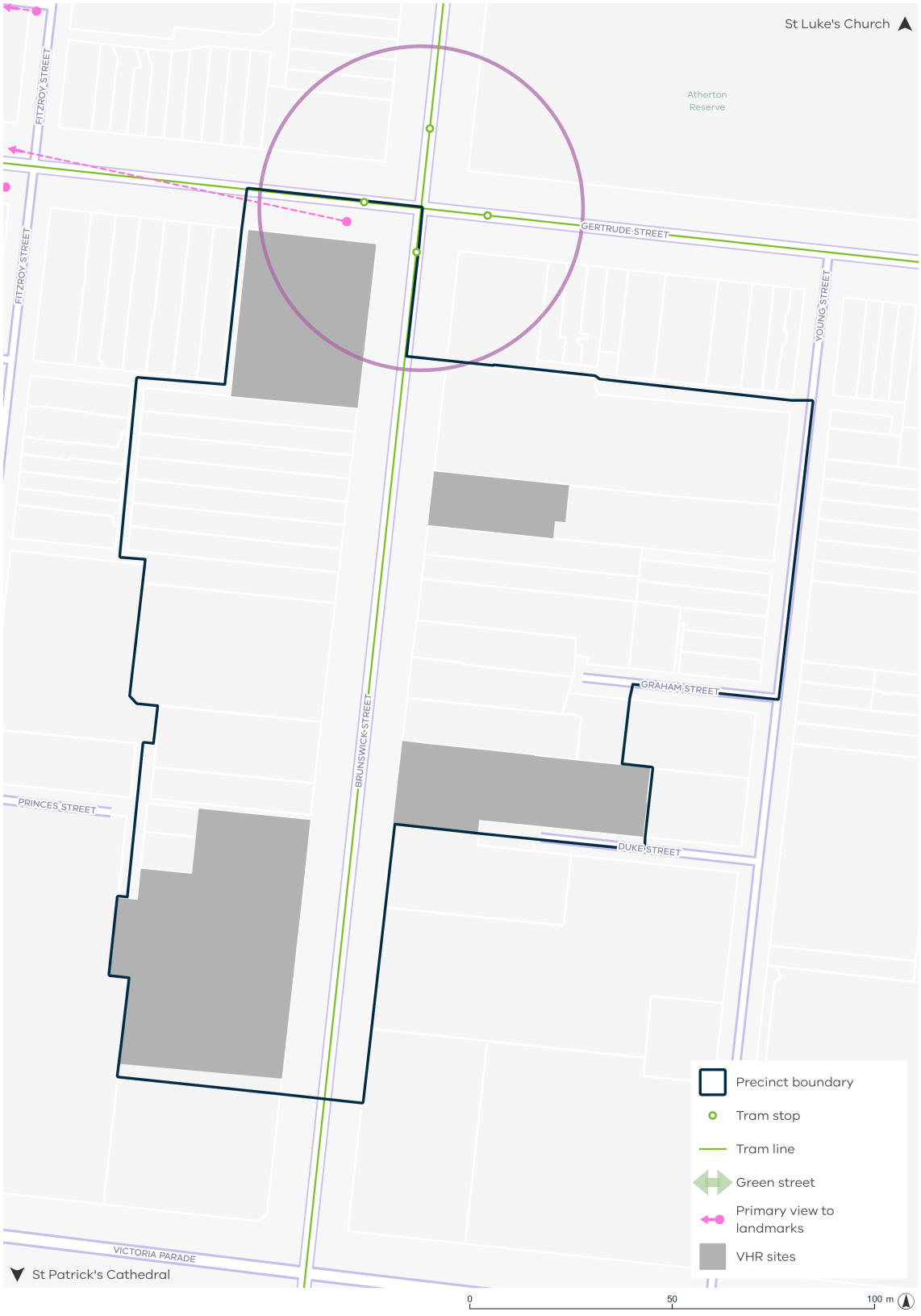
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths on Brunswick Street, side streets and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 16 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C271yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:-

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade ~~provided the alterations include and/or retain existing windows and pedestrian entry points and do not create blank walls which exceed 40 per cent of the building façade at ground floor level.~~ , provided:
  - the alteration does not include the installation of an external roller shutter;
  - in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing; and
  - in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

Map 2 to Schedule 16 to Clause 43.06: Building heights

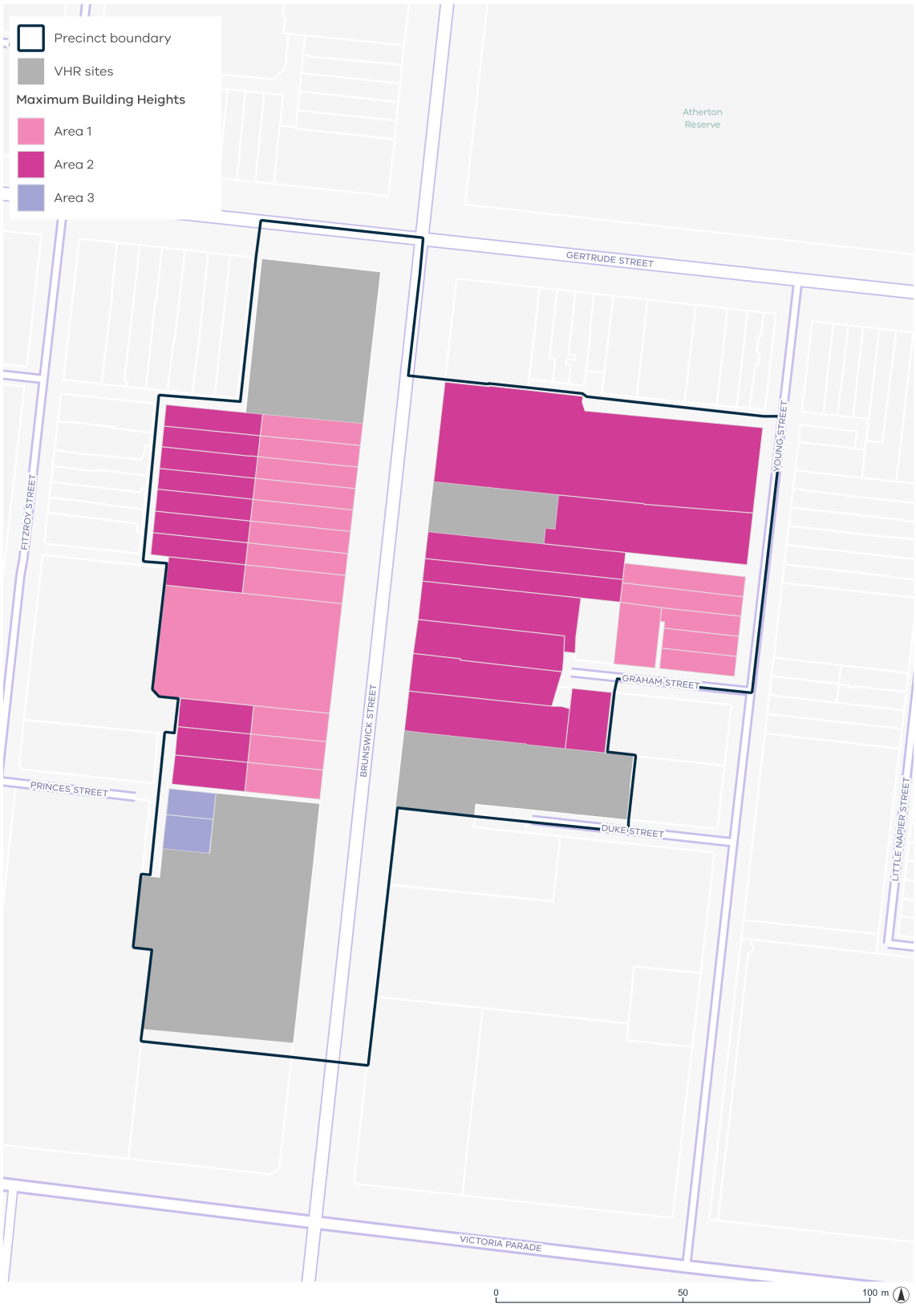


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	3 storeys (11.2m)	Discretionary	Yes
Area 2	4 storeys (15m)	Discretionary	Yes

Area 3	7 storeys (24m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Brunswick Street	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless:
  - The site adjoins a footpath 1.8 metres wide or less.
  - An existing landscaped setback is required to be retained as shown on Map 3.

- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 16 to Clause 43.06: Street wall and front wall heights and landscaped setbacks

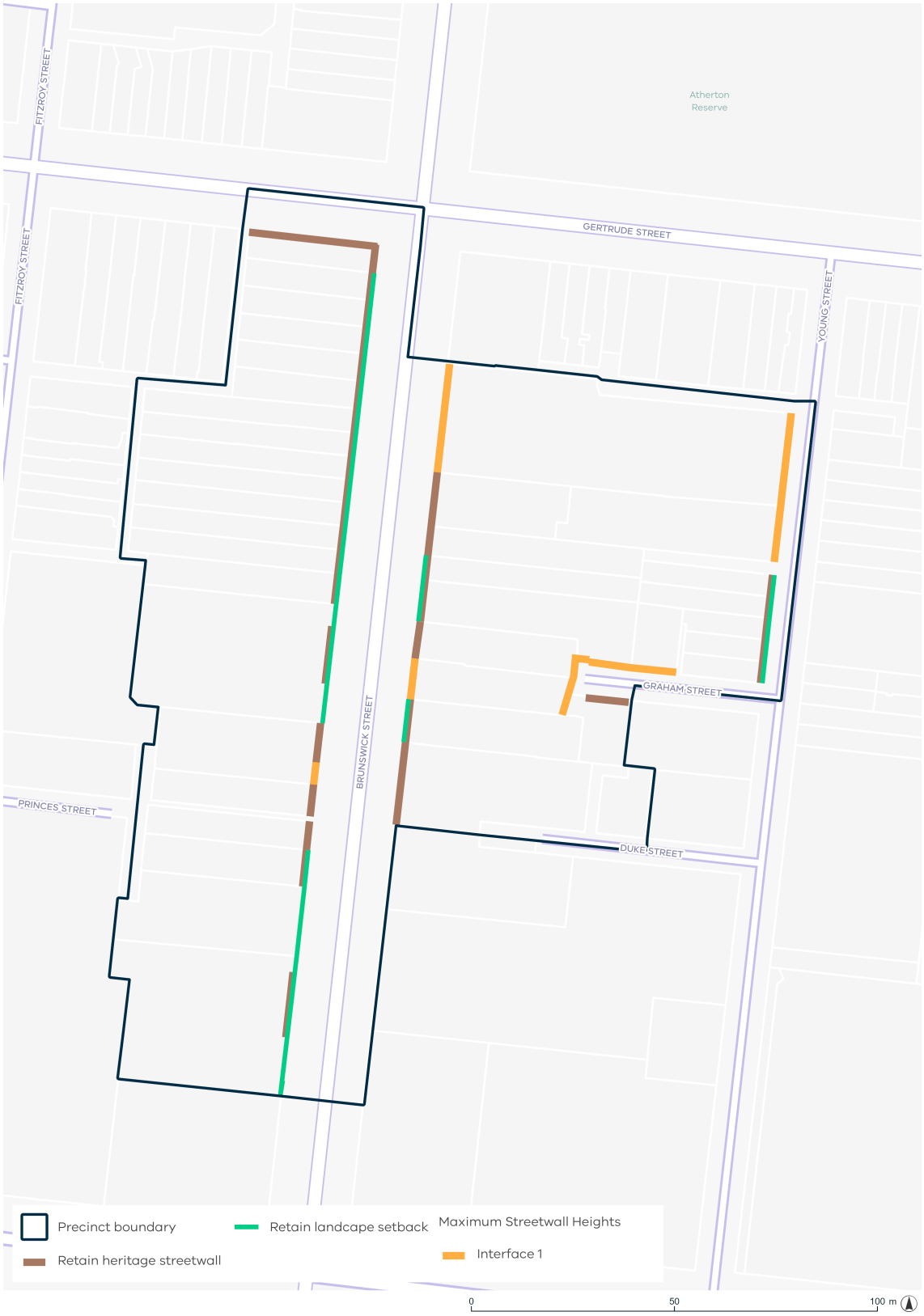


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	3 storeys (11.2m)	Mandatory	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall along the west side of Brunswick Street must be set back behind the existing heritage building.
- Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On east side of Brunswick Street	6m	Mandatory	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

A wall on a rear boundary should not exceed the maximum height specified in Table 5 unless:

- The site is located on the west side of Brunswick Street south of No. 25 Brunswick Street.
- A street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Table 5: Wall on a rear boundary

Adjoining zone to rear boundary	Maximum height of wall on a rear boundary	Discretionary or Mandatory	Deemed to Comply
NRZ	8m	Discretionary	No
MUZ	11.2m	Discretionary	No
C1Z	11.2m	Discretionary	No

Development above the height of a wall on a rear boundary located on the east side of Brunswick Street or on the west side of Brunswick Street from No. 25 Brunswick Street and northwards:

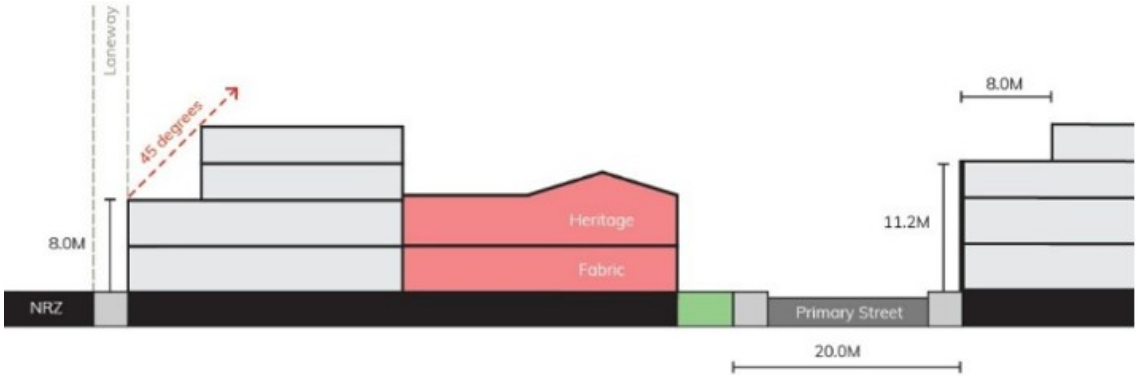
- Should be set back from the rear boundary and be contained within a 45-degree setback envelope, except built-in planter boxes, mesh frames or other structures required to support landscaping and vertical greening. The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary (or where separated by a laneway, the boundary of the residential site directly opposite), taken from the centre of the development site's rear boundary. This setback does not apply where a rear boundary adjoins the Commercial 1 Zone or Mixed Use Zone.

Development above a wall on boundary should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped façade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land in the Neighbourhood Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common side boundary within the overlay, is located on the west side of Brunswick south of 25 Brunswick Street or adjoins a Commercial 1 Zone or Mixed Use Zone outside of the overlay, development above the street wall or front wall height should be set back a minimum of:

- 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site or exists on the adjoining property.
- 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site or exists on the adjoining property.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway, provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support landscaping and vertical greening.

6.2-8 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided from Brunswick Street.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-9 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-10 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades should incorporate vertical and horizontal proportions of either:

- The grand residential building character on the west side of Brunswick Street.
- The mixed retail, commercial and residential character on the east side of Brunswick Street.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.

- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- Whether development impacts the prominence of the heritage street wall and grand residential character along the western side of Brunswick Street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on,or adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of Brunswick Street.
- Whether the design of development along the east side of Brunswick Street achieves a mixed retail, commercial and residential character.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:

- Made before the approval date of Amendment C271yara.
- An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.

30/07/2026
C271yara

SCHEDULE 17 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO17.**

FITZROY TOWN HALL AND BACK BLOCKS

1.0 Development objectives

30/07/2026
C271yara

To ensure development supports a low-rise to mid-rise character (ranging from 3 to 6 storeys) in the Fitzroy Town Hall precinct and back blocks behind Brunswick Street.

To ensure development retains view lines to the Fitzroy Town Hall clock tower from the western corner of Kent Street and Moor Street.

To ensure development respects the low-scale heritage street wall and buildings through recessive upper levels and façade composition and articulation that complements the mixed industrial and residential character of each area.

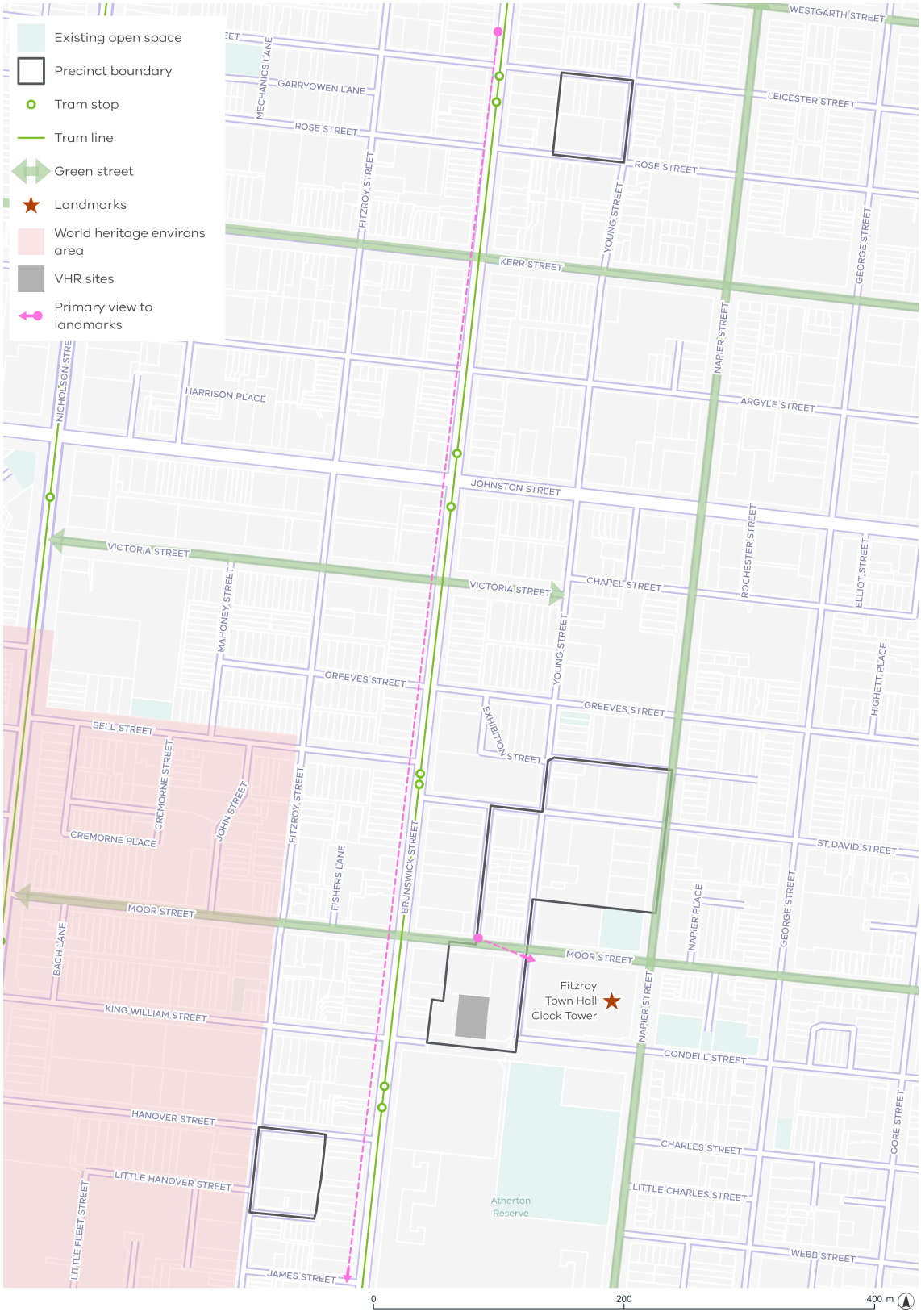
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 17 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C271yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade, provided:-
  - the alteration does not include the installation of an external roller shutter;
  - ~~The land is in the Commercial 1 Zone, and~~in a C1Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing~~.~~; and
  - ~~The land is in the Mixed Use Zone, and~~in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not ~~create blank walls which exceed 40 per cent of the building façade at ground floor level~~increase blank walls.–
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

Map 2 to Schedule 17 to Clause 43.06: Building heights

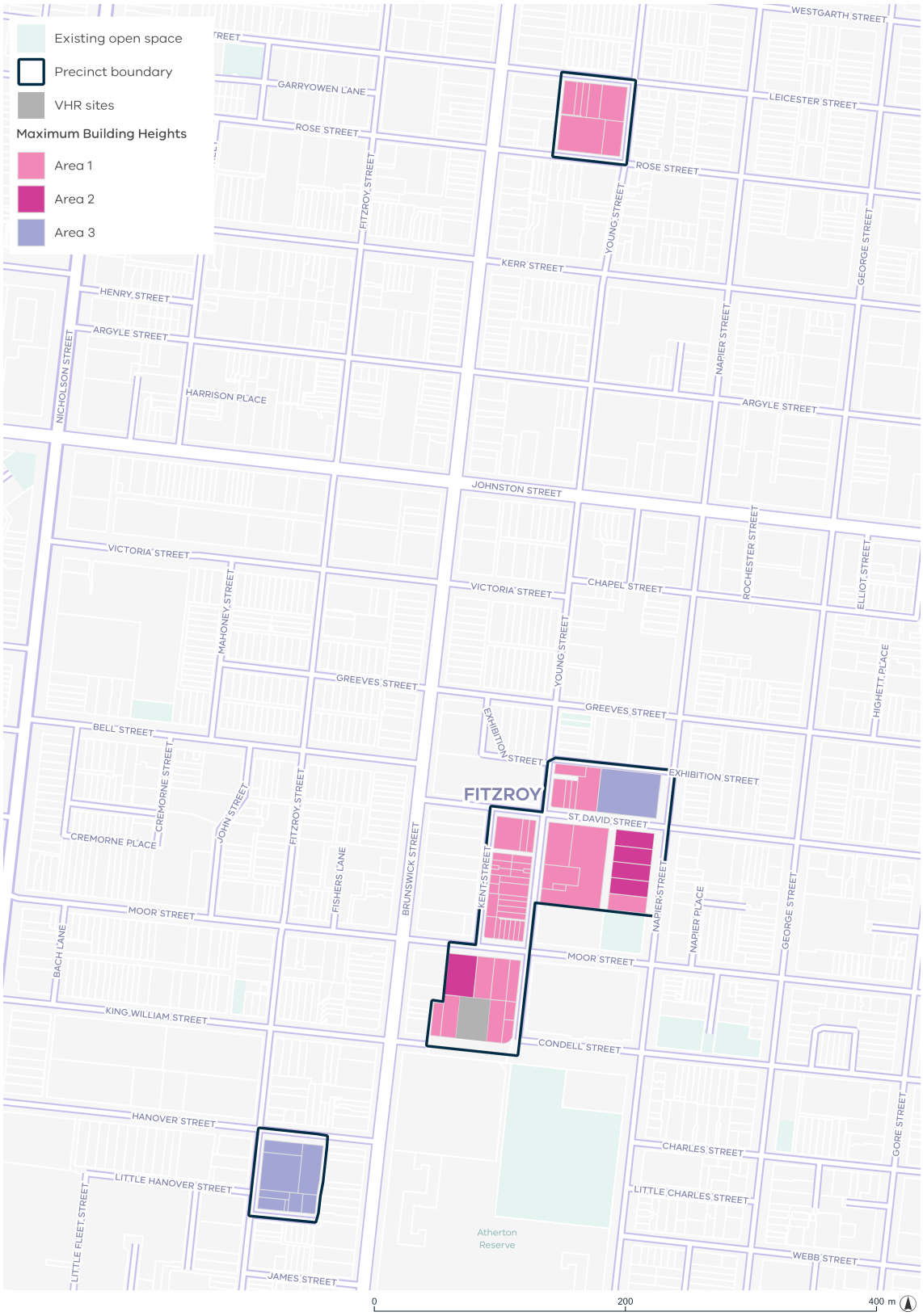


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	4 storeys (15m)	Discretionary	Yes
Area 2	5 storeys (18m)	Discretionary	Yes

Area 3	6 storeys (21m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone or General Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Brunswick Street	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
All other streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	Yes
Other public open space and public realm			
A public open space, reserve or parklet	No additional overshadowing between 10am and 2pm on 22 September	Mandatory	No

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.

- Development should provide a street wall on the street boundary, unless:
  - The site adjoins a footpath 1.8 metres wide or less.
  - An existing landscaped setback is required to be retained as shown on Map 3.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 17 to Clause 43.06: Street wall and front wall heights and landscaped setbacks

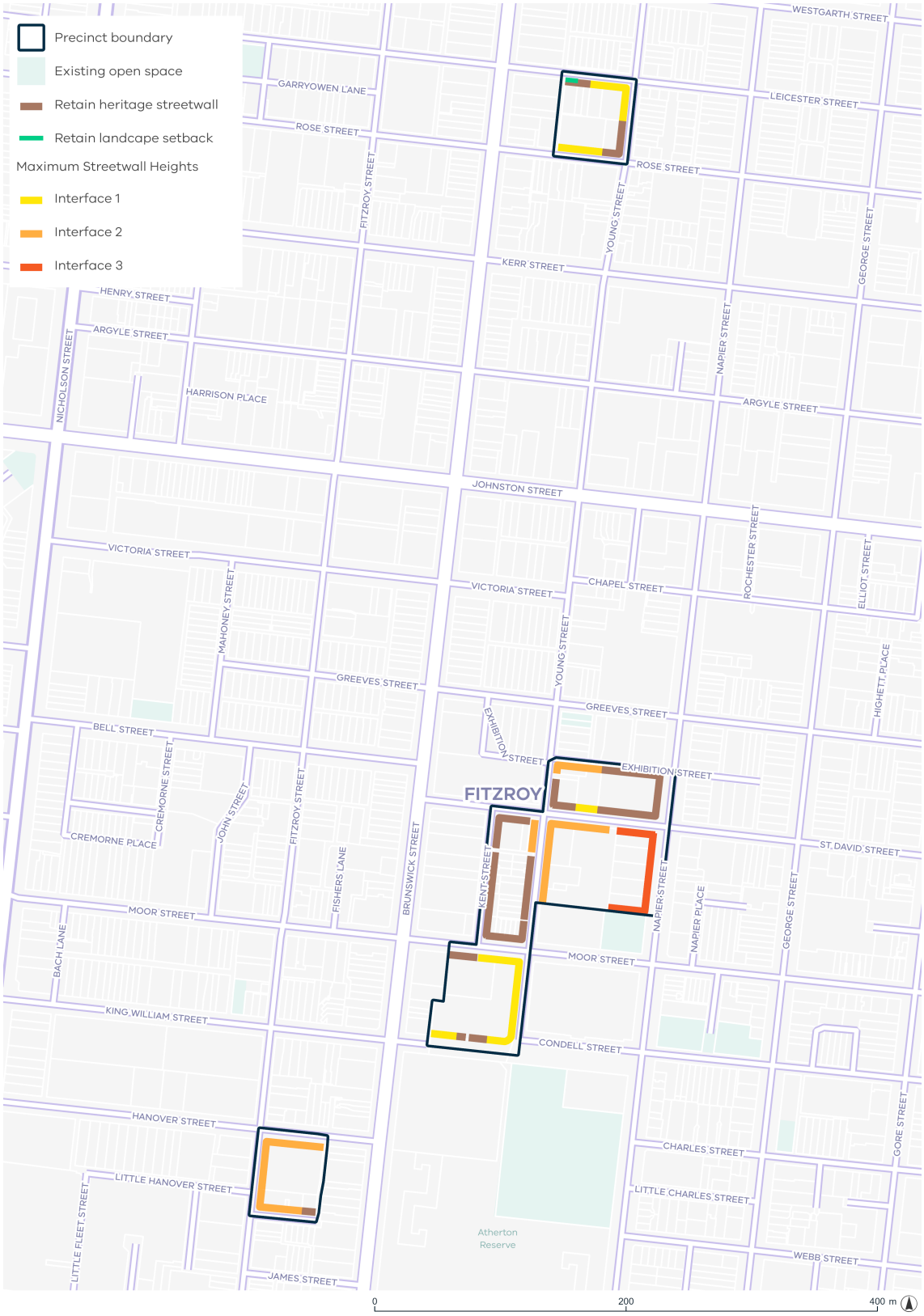


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Mandatory	No

Interface 2 (All other streets)	3 storeys (11.2m)	Mandatory	No
Interface 2 (Hanover Street, Fitzroy Street and Brunswick Place)	3 storeys (11.2m)	Discretionary	No
Interface 3	4 storeys (15m)	Mandatory	No

Setbacks above the street wall or front wall

Requirements for all land

Development above the street wall or front wall should:

- Retain views towards the tower of the Fitzroy Town Hall from the western corner of Kent and Moor Streets.
- Avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street.

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On the primary frontage except on King William Street	6m	Discretionary	No
On the primary frontage on King William Street	8m	Discretionary	No
On side streets	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

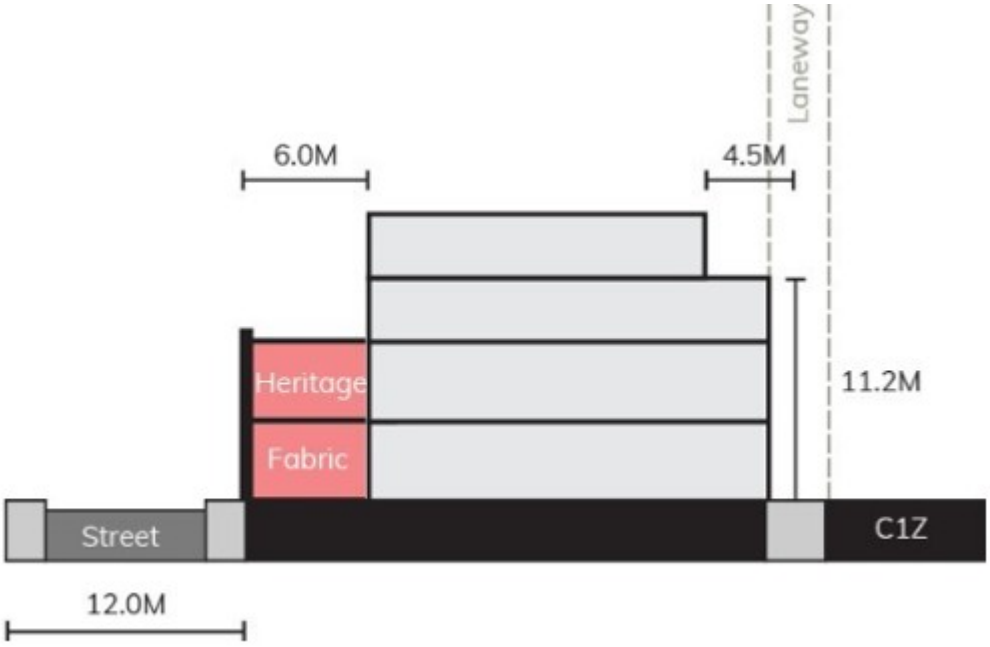
A wall on a rear boundary should not exceed a maximum height of 11.2 meters unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Development above a wall on a rear boundary should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land in the Neighbourhood Residential Zone or General Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common boundary within the overlay or adjoins a Commercial 1 Zone or Mixed Use Zone outside of the overlay:

- Development above the street wall or front wall height up to 27 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site or exists on the adjoining property.
  - 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site or exists on the adjoining property.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway, provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support landscaping and vertical greening.

6.2-8 Car parking design

Standard BF13

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-9 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-10 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- Whether the design of development achieves a mixed use industrial warehouse and/or residential character, as applicable.
- Whether development impacts the prominence of Fitzroy Town Hall.
- Whether development impacts the prominence of the heritage street wall when viewed along the primary street frontage.
- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of the primary and secondary street.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on or, adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing to secluded private open space to residentially zoned properties or adjacent parkland or reserves adversely affects the use, quality and amenity of the space.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C271yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.

30/07/2026
C271yara

SCHEDULE 18 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO18.**

JOHNSTON STREET SOUTH AND VICTORIA STREET

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the heritage character and varied streetscape by supporting:

- A mid-rise character (ranging from 3 to 8 storeys) behind a consistent street wall along Victoria Street.
- A low-rise to mid-rise character (ranging from 3 to 6 storeys) behind a low street wall between Johnston, Victoria and Chapel Streets.

To retain the prominence and integrity of corner heritage buildings, particularly the former Avon Butter Factory and heritage warehouse buildings on Victoria Street.

To ensure development respects the heritage street wall and buildings through recessive upper levels and façade composition and articulation that complement:

- The commercial character of Johnston Street.
- The varied commercial and residential character along side and rear streets.
- The heritage warehouse streetscape of Victoria Street.

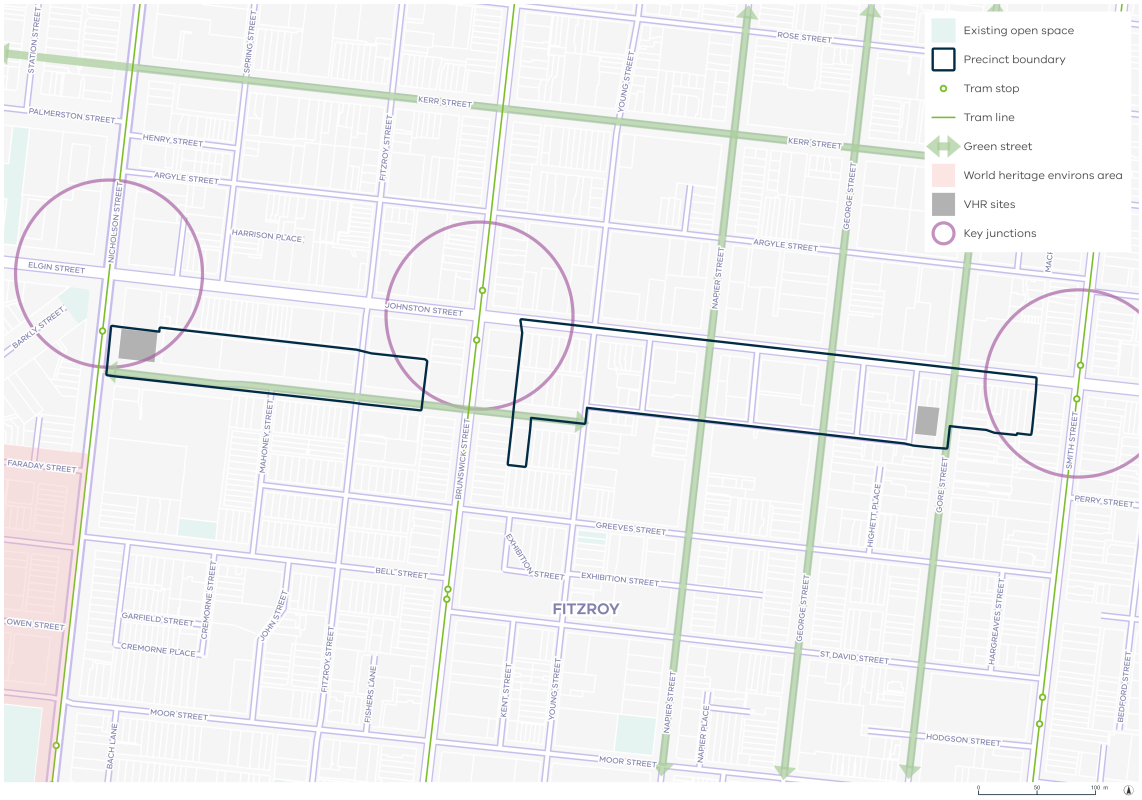
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high quality public realm, and avoids overshadowing of opposite footpaths on Victoria Street, opposite footpaths of Kerr, George and Gore Streets and properties south of Chapel Street, including the primary school.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 18 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C271yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade, provided:-
  - the alteration does not include the installation of an external roller shutter;

- ~~The land is in the Commercial 1 Zone, and~~in a C1Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing~~.~~; and
- ~~The land is in the Mixed Use Zone, and~~in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not ~~create blank walls which exceed 40 per cent of the building façade at ground floor level~~increase blank walls.~~–~~

- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

Map 2 to Schedule 18 to Clause 43.06: Building heights

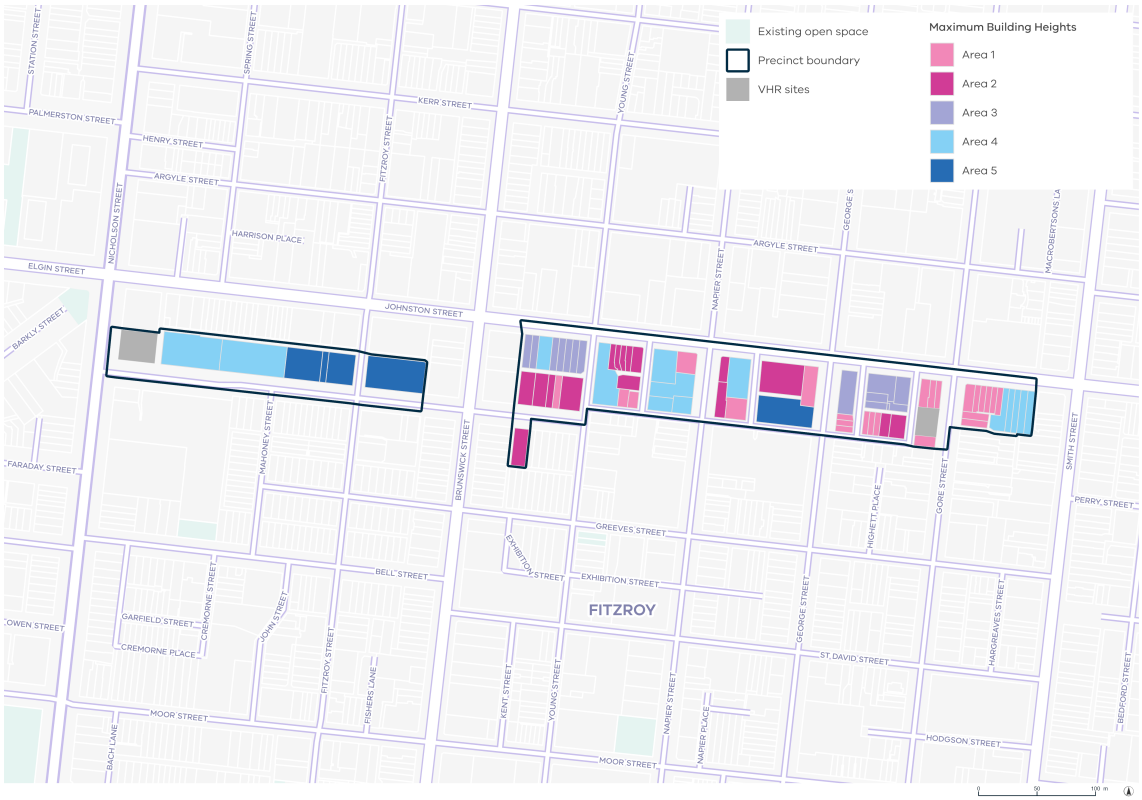


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	3 storeys (11.2m)	Discretionary	Yes
Area 2	4 storeys (15m)	Discretionary	Yes
Area 3	5 storeys (18m)	Discretionary	Yes
Area 4	6 storeys (21m)	Discretionary	Yes
Area 5	8 storeys (28m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone or General Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Victoria Street	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
All other streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	Yes
Other public space and public realm			
Land within a Public Use Zone, south of Chapel Street	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless:
  - The site adjoins a footpath 1.8 metres wide or less.
  - A landscaped setback is required as shown on Map 3.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.

- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 18 to Clause 43.06: Street wall and front wall heights and landscaped setbacks

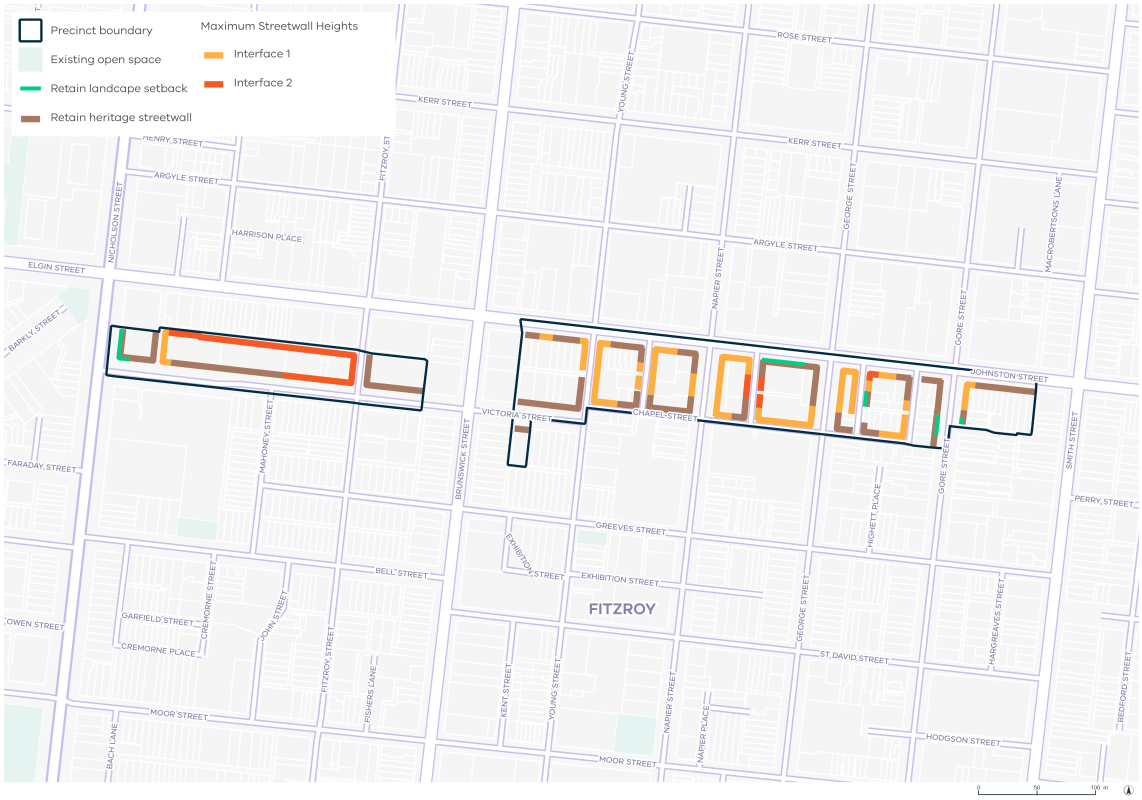


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	3 storeys (11.2m)	Mandatory	No
Interface 2	4 storeys (15m)	Mandatory	No

Setbacks above the street wall or front wall

Requirements for all land

Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- The top level of development over 16.4 metres should be set back a further 3.2 metres from the Johnston Street frontage.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On Johnston Street	6m	Mandatory	No
On the north side of Victoria Street	6m	Mandatory	No
On Chapel Street	6m	Discretionary	No
Individually significant and contributory heritage buildings on side streets	6m	Discretionary	No
Non-contributory heritage buildings on side streets	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

A wall on a rear boundary should not exceed the maximum height specified in Table 5 unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Table 5: Wall on a rear boundary

Adjoining zone to rear boundary	Maximum height of wall on a rear boundary	Discretionary or Mandatory	Deemed to Comply
NRZ	8m	Discretionary	No
MUZ	11.2m	Discretionary	No
C1Z	11.2m	Discretionary	No

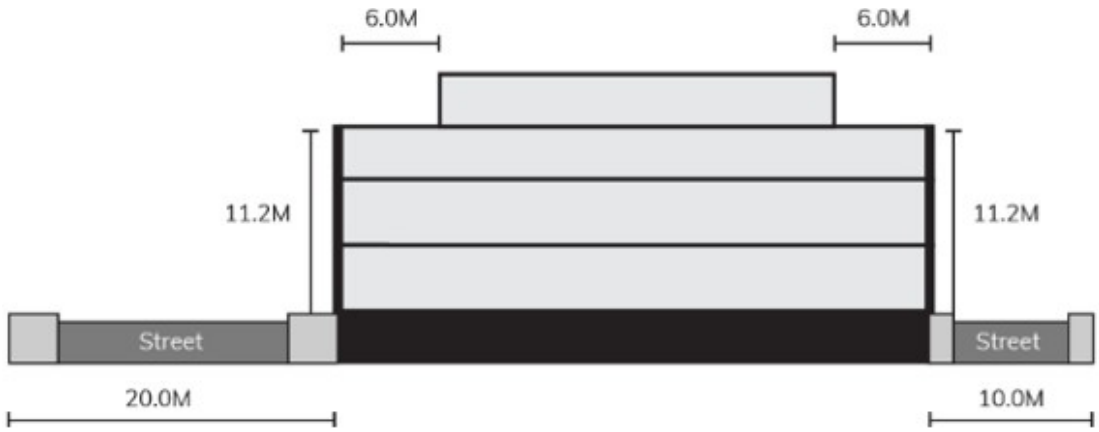
Development above a wall on a rear boundary:

- Should be set back from the rear boundary and be contained within a 45-degree setback envelope, except for built-in planter boxes, mesh frames or other structures required to support landscaping and vertical greening. The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary (or where separated by a laneway, the boundary of the residential site directly opposite), taken from the centre of the development site's rear boundary. This setback does not apply where a rear boundary adjoins the Commercial 1 Zone or Mixed Use Zone.
- Should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining residential land in the Neighbourhood Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common side boundary within the overlay or adjoins a property in the Commercial 1 Zone or Mixed Use Zone outside of the overlay:

- Development above the street wall or front wall height up to 27 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site and/or exists on the adjoining property.
  - 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site and/or exists on the adjoining property.
- Development above the street wall or front wall height exceeding 27 metres should be set back a minimum of 6 metres from the common boundary, whether or not windows are proposed on the subject site.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Ground level interfaces fronting Johnston Street should achieve a fine-grain, shop front design that includes elements of:

- A stall riser.
- Pilasters.
- Clerestory window.

Security grills or mesh should:

- Be transparent.
- Not block views into tenancies at night.
- Be mounted internally to the shop windows.

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Weather protection

Standard BF11

Development should include continuous weather protection along Johnston Street, except where a heritage place warrants an alternative approach.

6.2-8 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support landscaping and vertical greening.

6.2-9 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided from Johnston Street.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside corners of laneways or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-10 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-11 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades should incorporate vertical and horizontal proportions of:

- The fine-grain, retail shop front and/or residential character towards Johnston Street, as applicable.
- The heritage warehouse character of Victoria Street; as applicable.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- The design of the shop fronts on Johnston Street.
- Whether the design of development fronting Johnston Street achieves a fine-grain mixed shop front or respectively retains the heritage residential character.
- Whether the design of development in Victoria Street retains the heritage warehouse character.
- Whether development impacts the prominence of the heritage street wall when viewed along Johnston, Victoria and Chapel Street.

- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of Johnston and Victoria Street.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on, or adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C271yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C271yara, continue to apply to applications which this transitional provision applies:
  - Schedule 35 to Clause 43.02.

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C271yara

SCHEDULE 19 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO19**.

FITZROY EAST AND JOHNSTON STREET NORTH

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the heritage character and streetscape by supporting:

- A new mid-rise character (ranging from 6 to 9 storeys) with a new prominent street wall along the northern side of Johnston Street and scale of development transitioning down to Argyle Street.
- A mid-rise development (ranging from 3 to 8 storeys) in the mixed use precinct in Fitzroy East, north of Argyle Street, which ensures the varied but low heritage street wall remains the visually dominant element of the streetscape and upper level developments are recessive providing a clear visual distinction between lower street walls and upper level development.

To ensure the façade composition and articulation of development responds to:

- The commercial character of Johnston Street.
- The varied industrial and residential heritage character of Fitzroy East.

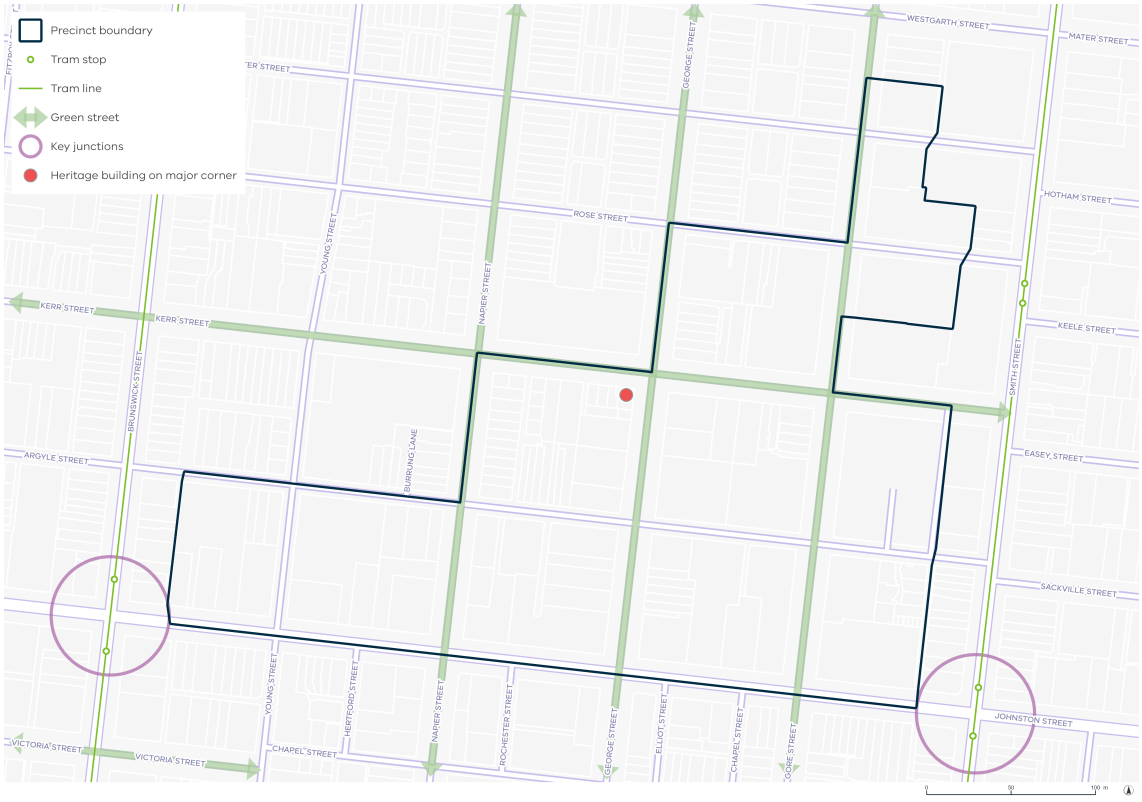
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high quality public realm, and avoids overshadowing of opposite footpaths on the southern side of Johnston Street, opposite footpaths of Kerr, George and Gore Streets and upper levels along the south side of Argyle Street.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 19 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~-/-/----~~
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Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade, provided:-
  - the alteration does not include the installation of an external roller shutter;

- ~~The land is in the Commercial 1 Zone, and~~in a C1Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing~~.~~; and
- ~~The land is in the Mixed Use Zone, and~~in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not ~~create blank walls which exceed 40 per cent of the building façade at ground floor level~~increase blank walls.~~–~~

- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcomes in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

Map 2 to Schedule 19 to Clause 43.06: Building heights



Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	3 storeys (11.2m)	Discretionary	Yes
Area 2	4 storeys (14.4m)	Discretionary	Yes
Area 3	5 storeys (18m)	Discretionary	Yes
Area 4	6 storeys (21m)	Discretionary	Yes
Area 5	8 storeys (28m)	Discretionary	Yes
Area 6	9 storeys (31m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone or Mixed Use Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Johnston Street	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	No
All other streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	No
Properties			
Properties fronting the south side of Argyle Street from the first floor upwards	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	No

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

For land in a Special Building Overlay, the maximum street wall height specified in Standard BF05 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless:
  - The site adjoins a footpath 1.8 metres wide or less.
  - An existing landscaped setback is required to be retained as shown on Map 3.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.

- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 19 to Clause 43.06: Street wall and front wall heights and landscaped setbacks



Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Discretionary	No
Interface 2	3 storeys (11.2m)	Discretionary	No
Interface 3	4 storeys (15m)	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- Development above the street wall or front wall on the primary street frontage must be set back by a minimum of 6 metres.
- Development above a street wall to a side street should be set back by 6 metres.
- The top level of development over 16.4 metres should be set back a further 3.2 metres from a street boundary.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On Argyle Street	6m	Discretionary	No
On all other streets 10 metres or greater in width	6m	Discretionary	No
Side streets less than 10 metres in width	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

A wall on a rear boundary should not exceed a maximum height of 11.2 metres.

Development above a wall on a rear boundary should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land in the General Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements

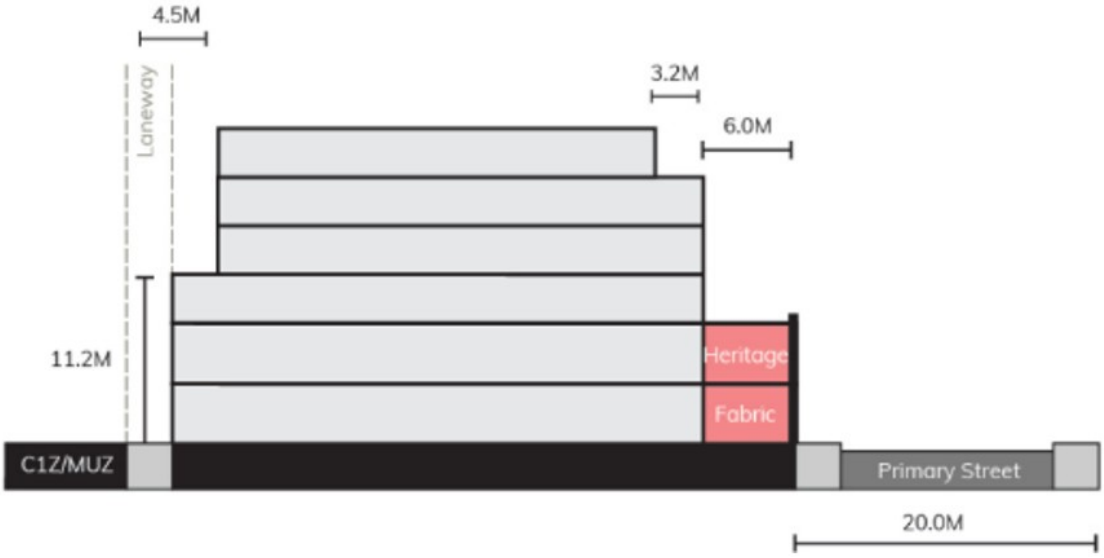
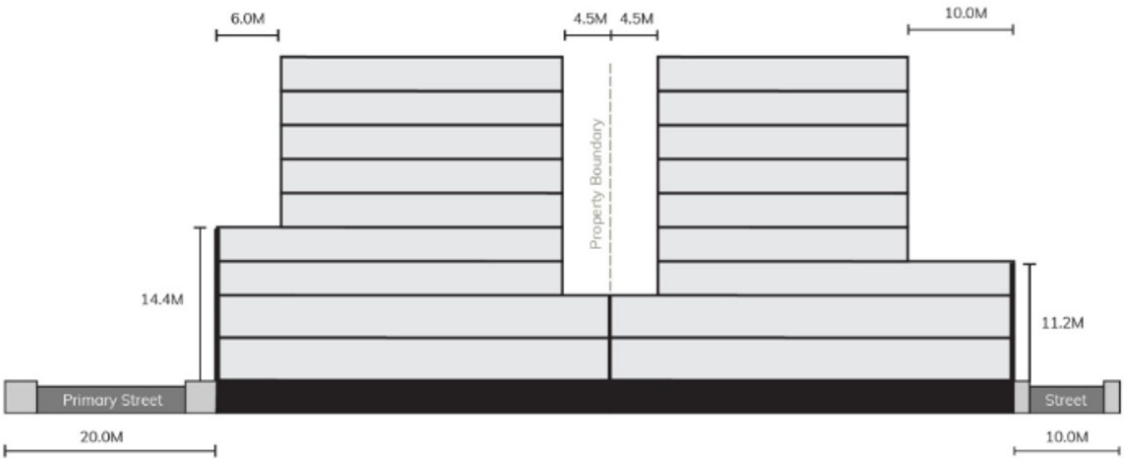


Figure 2: Indicative cross sections and measurements



Building separation

Where development shares a common boundary within the overlay or adjoins a property in the Commercial 1 Zone or Mixed Use Zone outside of the overlay:

- Development above the street wall or front wall height up to 27 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site and/or exists on the adjoining property.
  - 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site and/or exists on the adjoining property.
- Development above the street wall or front wall height exceeding 27 metres should be set back a minimum of 6 metres from the common boundary, whether or not windows are proposed on the subject site.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Development fronting Johnston Street should achieve fine-grain, commercial façade designs at ground and first floor to reinforce a commercial character and promote activation and surveillance of the public realm.

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support landscaping and vertical greening.

6.2-8 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided from Johnston Street.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-9 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-10 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades should incorporate vertical and horizontal proportions of:

- The modern commercial character of Johnston Street; or
- The mixed historic industrial warehouse and residential character of Fitzroy East; as applicable.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).

  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.

- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- The design of the shop fronts on Johnston Street.
- Whether the design of development in the remainder of the precinct achieves a mixed-use industrial warehouse and/or residential character.
- Whether development impacts the prominence of the heritage street wall when viewed along the primary street frontage.
- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of the primary and secondary street.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on, adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.

- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing to secluded private open space to residentially zoned properties or adjacent parkland or reserves adversely affects the use, quality and amenity of the space.

Variations to discretionary standards for street wall heights and upper levels above street wall or front wall

- Whether the street wall height:
  - Provides an appropriate transition, scaling down to the interface with a heritage building.
  - Does not visually overwhelm the adjoining heritage building.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:

- Made before the approval date of Amendment C271yara.
- An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.

- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C271yara, continue to apply to applications which this transitional provision applies:
  - Schedule 36 to Clause 43.02
  - Schedule 10 to Clause 43.02

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SCHEDULE 20 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO20**.

SMITH STREET NORTH AND SOUTH

1.0 Development objectives

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C271yara

To ensure development responds to the heritage character and varied, open streetscape by supporting:

- A new mid-rise character (ranging from 6 to 10 storeys) along Smith Street behind a consistent low street wall.
- A new low-rise to mid-rise character (ranging from 3 to 6 storeys) along side and rear streets.

To retain the prominence and integrity of heritage warehouses and corner heritage buildings, particularly at Smith Street intersections.

To ensure development respects the low-scale heritage street wall and buildings through recessive upper levels and façade composition and articulation that complements the commercial character of Smith Street and the mixed industrial and residential character of side and rear streets.

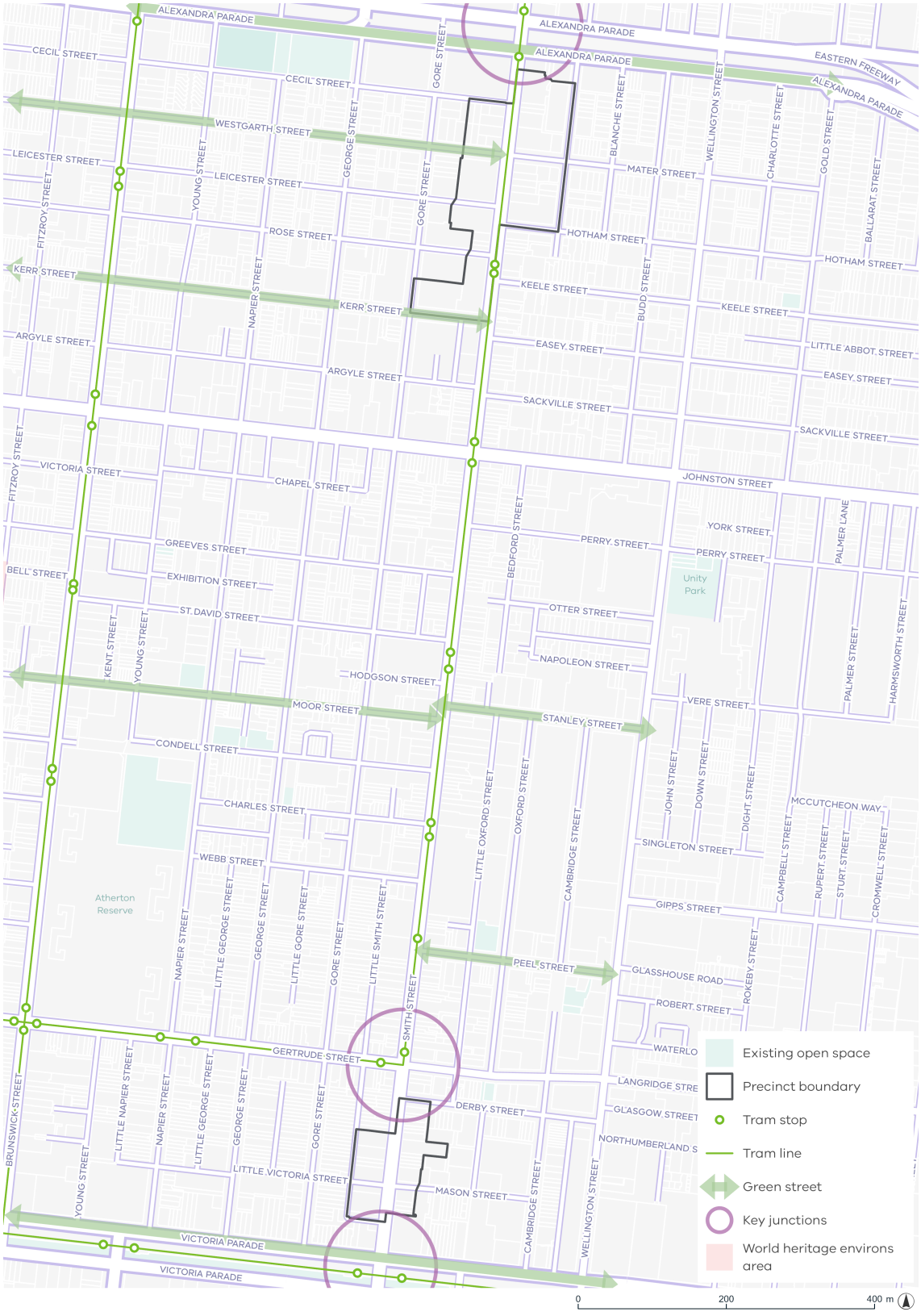
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths on Smith, Emma, Westgarth, Leicester, Hotham and Kerr Streets and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

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C271yara

Map 1 to Schedule 20 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C271yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade, provided:-
  - the alteration does not include the installation of an external roller shutter;
  - ~~The land is in the Commercial 1 Zone, and~~in a C1Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing~~.~~; and
  - ~~The land is in the Mixed Use Zone, and~~in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not ~~create blank walls which exceed 40 per cent of the building façade at ground floor level~~increase blank walls.–
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

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C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

For land in a Special Building Overlay, the maximum building height specified in Standard BF02 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Map 2 to Schedule 20 to Clause 43.06: Building heights

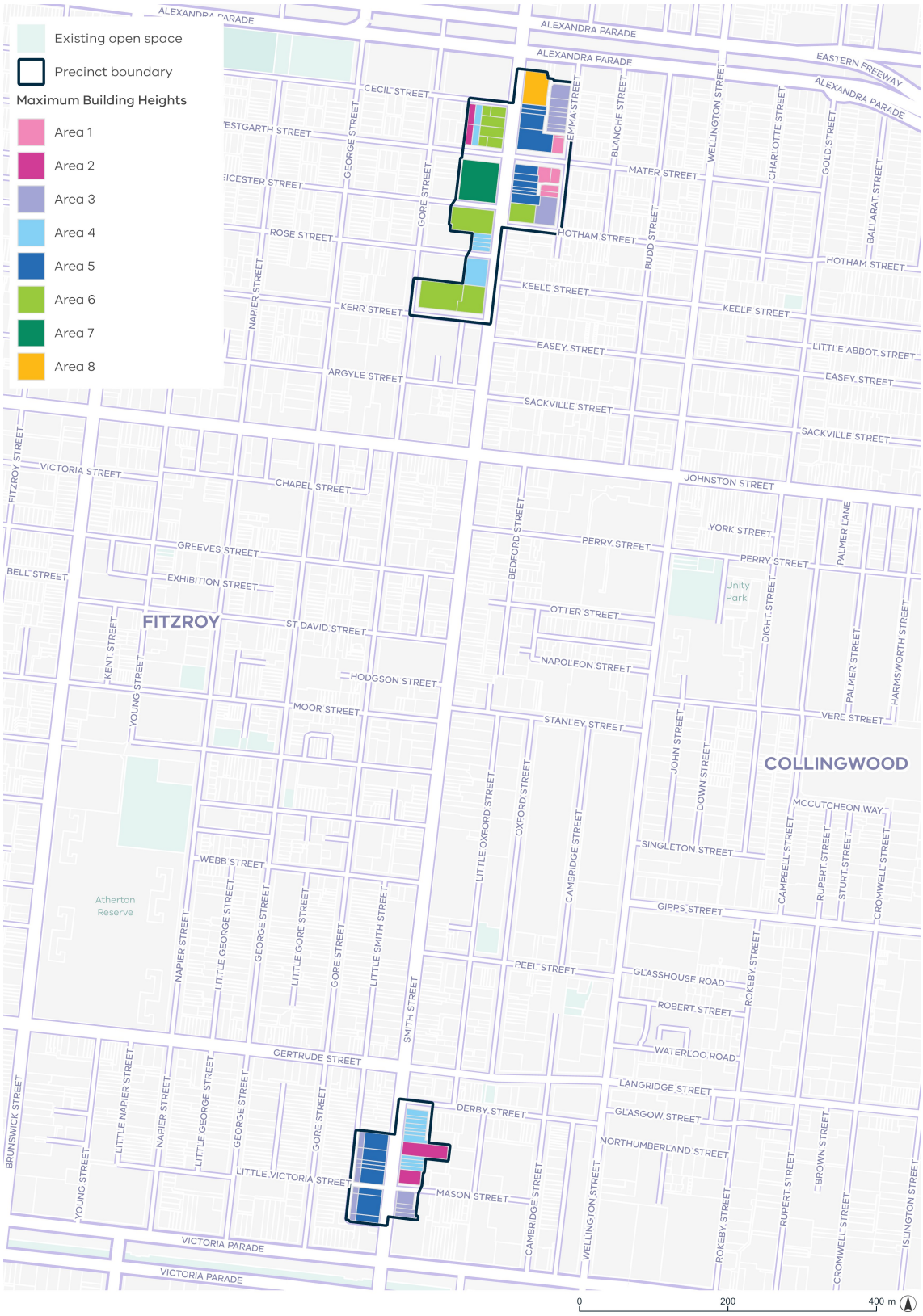


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	3 storeys (11.2m)	Discretionary	Yes

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 2	4 storeys (15m)	Discretionary	Yes
Area 3	5 storeys (18m)	Discretionary	Yes
Area 4	6 storeys (21m)	Discretionary	Yes
Area 5	7 storeys (24m)	Discretionary	Yes
Area 6	8 storeys (28m)	Discretionary	Yes
Area 7	9 storeys (31m)	Discretionary	Yes
Area 8	10 storeys (34m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone or General Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Smith Street	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
All other streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

For land in a Special Building Overlay, the maximum street wall height specified in Standard BF05 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless:
  - The site adjoins a footpath 1.8 metres wide or less.
  - An existing landscaped setback is required to be retained as shown on Map 3.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall to Smith Street no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 20 to Clause 43.06: Street wall and front wall heights and landscaped setbacks

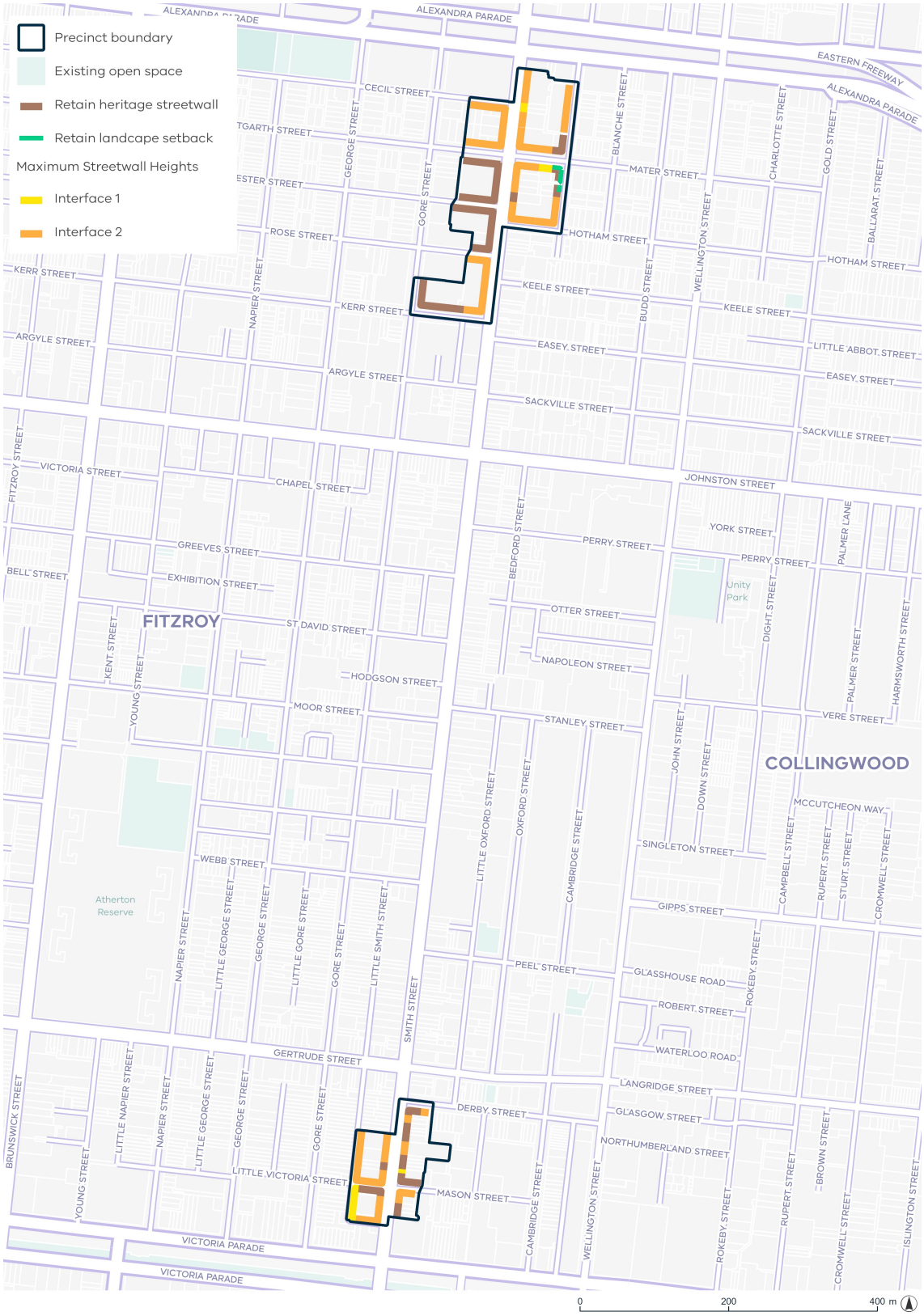


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Discretionary	No

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 2	3 storeys (11.2m)	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- The uppermost level of a building where the building height is greater than 16.4 metres should be set back a further 3.2 metres from the Smith Street frontage.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On Smith Street, where no Heritage Overlay applies	6m	Discretionary	No
On Smith Street, where the Heritage Overlay applies	6m	Mandatory	No
On side streets greater than 10 metres in width	6m	Discretionary	No
On side streets less than 10 metres in width	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

A wall on a rear boundary should not exceed the maximum height specified in Table 5 unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Table 5: Wall on a rear boundary

Adjoining zone to rear boundary	Maximum height of wall on a rear boundary	Discretionary or Mandatory	Deemed to Comply
NRZ	8m	Discretionary	No
GRZ where there is no existing laneway	8m	Discretionary	No
GRZ where there is an existing laneway	11.2m	Discretionary	No
MUZ	11.2m	Discretionary	No
C1Z	11.2m	Discretionary	No

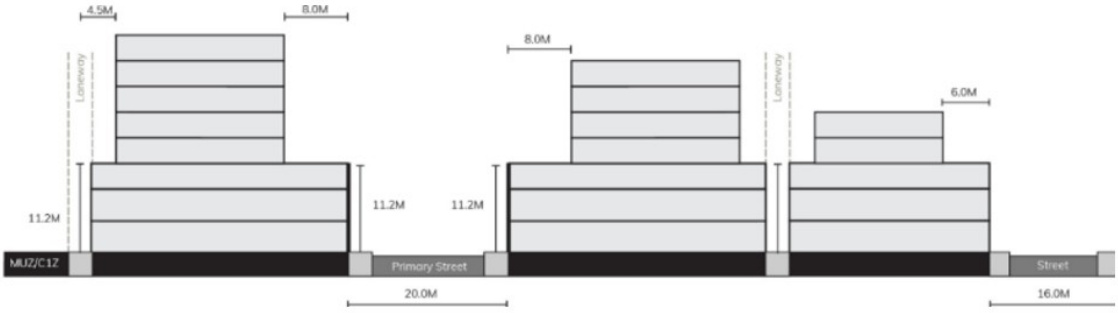
Development above a wall on a rear boundary:

- Should be set back from the rear boundary and be contained within a 45-degree setback envelope, except for built-in planter boxes, mesh frames or other structures required to support landscaping and vertical greening. The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary (or where separated by a laneway, the boundary of the residential site directly opposite), taken from the centre of the development site's rear boundary. This setback does not apply where a rear boundary adjoins the Commercial 1 Zone, Commercial 2 Zone or Mixed Use Zone.
- Should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land in the Neighbourhood Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common side boundary within the overlay and/or adjoins a property in the Commercial 1 Zone, Commercial 2 Zone or Mixed Use Zone outside of the overlay:

- Development above the street wall or front wall height up to 27 metres should be set back a minimum of:

- 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site or exists on the adjoining property.
- 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site or exists on the adjoining property.

- Development above the street wall or front wall height exceeding 27 metres should be set back a minimum of 6 metres from the common boundary, whether or not windows are proposed on the subject site.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Ground level interfaces fronting Smith Street should achieve a fine-grain, shop front design that includes elements of:

- A stall riser.
- Pilasters.
- Clerestory window.

Security grills or mesh should:

- Be transparent.
- Not block views into tenancies at night.
- Be mounted internally to the shop windows.

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Weather protection

Standard BF11

Development should include continuous weather protection along Smith Street except where a heritage place warrants an alternative approach.

6.2-8 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support landscaping and vertical greening.

6.2-9 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided at Smith Street.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-10 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-11 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades should incorporate vertical and horizontal proportions of:

- The traditional fine-grain, retail shop front character of Smith Street; or
- The warehouse character of side street, where applicable.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.

- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- The design of the shop fronts on Smith Street.
- Whether the design of development in other streets achieves a mixed use industrial warehouse and/or residential character.
- Whether upper level development above the street wall is visually recessive and does not overwhelm the heritage buildings.
- Whether development impacts the prominence of the heritage street wall when viewed along Smith Street.
- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of Smith Street
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on, adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether any proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing to secluded private open space to residentially zoned properties or adjacent parkland or reserves adversely affects the use, quality and amenity of the space.

Variations to discretionary standards for street wall heights and setbacks above street walls or front walls

- Whether the street wall height:

- Provides an appropriate transition, scaling down to the interface with a heritage building.
- Does not visually overwhelm the adjoining heritage building.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C271yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C271yara, continue to apply to applications which this transitional provision applies:
  - Schedule 37 to Clause 43.02.
  - Schedule 2 to Clause 43.02.

30/07/2026
C271yara

SCHEDULE 21 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO21.**

ALEXANDRA PARADE

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the heritage character and varied streetscape of Alexandra Parade by supporting:

- A new mid-rise character (ranging from 3 to 10 storeys) behind a consistent street wall to the west of Emma Street on the south side and west of Hilton Lane on the north.
- A new low-rise to mid-rise character (ranging from 3 to 6 storeys) behind a consistent street wall between Emma and Charlotte Streets on the south side.
- A new mid-rise character (ranging from 3 to 7 storeys) behind a varied heritage street wall east of Gold Street on the north and south sides.

To ensure development retains view lines to the Clifton Hill Shot Tower (municipal landmark) and maintains the prominence and integrity of corner heritage buildings.

To ensure development maintains the prominence of the existing heritage street wall and fine-grain heritage character through recessive upper levels and a façade composition and articulation that complements the prevailing character.

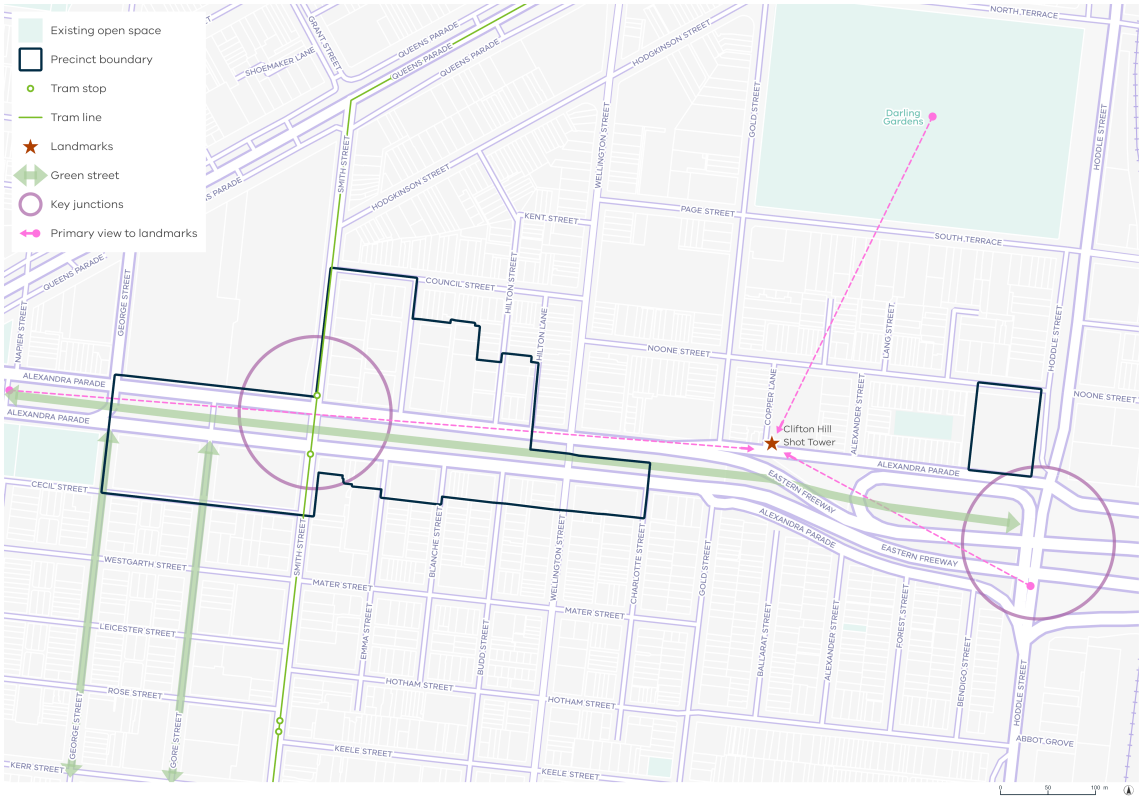
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of footpaths on the opposite side of streets, central median of Alexandra Parade and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 21 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C274yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade, provided:-
  - the alteration does not include the installation of an external roller shutter;

- ~~The land is in the Commercial 1 Zone, and~~in a C1Z and C2Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing~~.~~; and
- ~~The land is in the Mixed Use Zone, and~~in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not ~~create blank walls which exceed 40 per cent of the building façade at ground floor level~~increase blank walls.~~–~~

- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

For land in a Special Building Overlay, the maximum building height specified in Standard BF02 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Map 2 to Schedule 21 to Clause 43.06: Building heights

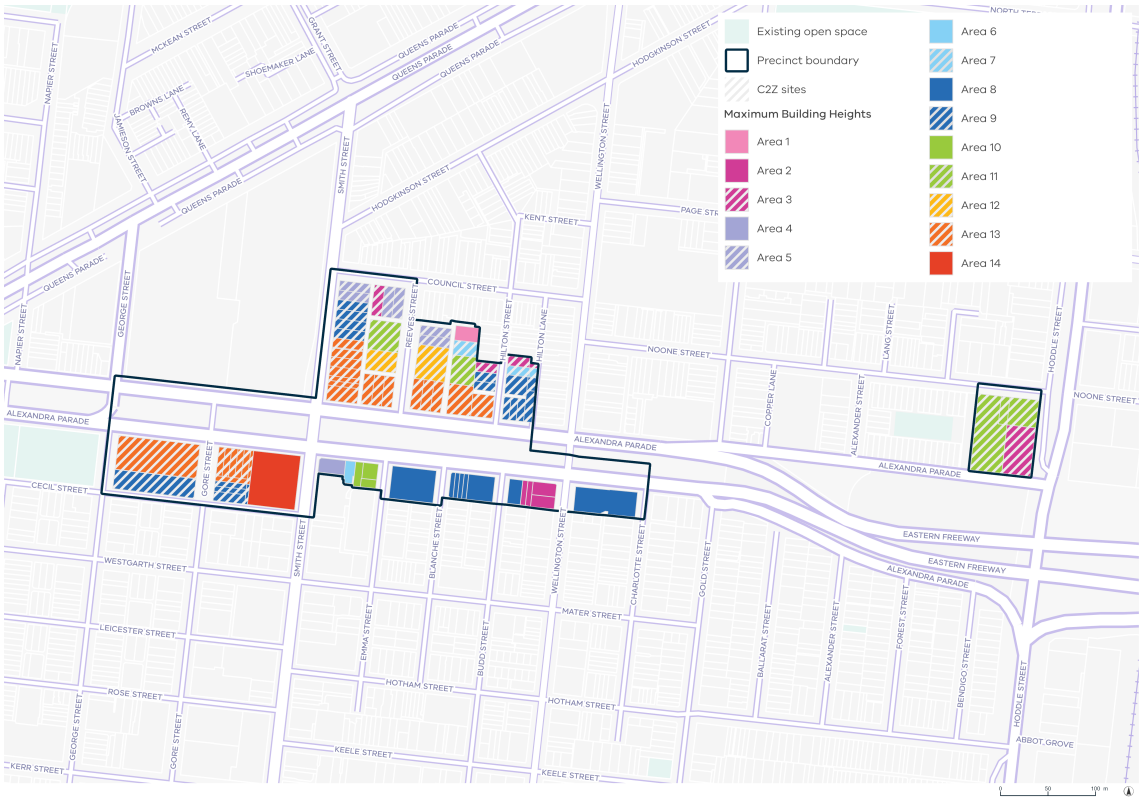


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	9m	Discretionary	Yes
Area 2	3 storeys (11.2m)	Discretionary	Yes
Area 3	3 storeys (12m)	Discretionary	Yes
Area 4	4 storeys (15m)	Discretionary	Yes
Area 5	4 storeys (16m)	Discretionary	Yes
Area 6	5 storeys (18m)	Discretionary	Yes
Area 7	5 storeys (20m)	Discretionary	Yes
Area 8	6 storeys (21m)	Discretionary	Yes
Area 9	6 storeys (24m)	Discretionary	Yes
Area 10	7 storeys (24m)	Discretionary	Yes
Area 11	7 storeys (28m)	Discretionary	Yes
Area 12	8 storeys (32m)	Discretionary	Yes
Area 13	9 storeys (36m)	Discretionary	Yes
Area 14	10 storeys (40m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood or General Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Smith Street	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
Alexandra Parade Median	No additional overshadowing at 12pm on 22 September	Discretionary	Yes
All other streets	No additional overshadowing at 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	Yes
Properties			
Properties fronting Hilton Street from the first floor upwards	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

For land in a Special Building Overlay, the maximum street wall height specified in Standard BF05 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.

- Development should provide a street wall on the street boundary, unless:
  - The site adjoins a footpath 1.8 metres wide or less.
  - A landscaped setback is required as shown on Map 3.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.
- The landscape setback to Hilton Street should be provided without cantilevering upper levels and:
  - On the western side of the street, within the existing front setback.
  - On the eastern side of the street, to provide sufficient space for landscaping.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to Hilton Street.
- Development with a frontage to Hilton Street should provide a landscaped front setback as shown on Map 3.
- Development should provide a street wall or front wall no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 21 to Clause 43.06: Street wall and front wall heights and landscaped setbacks

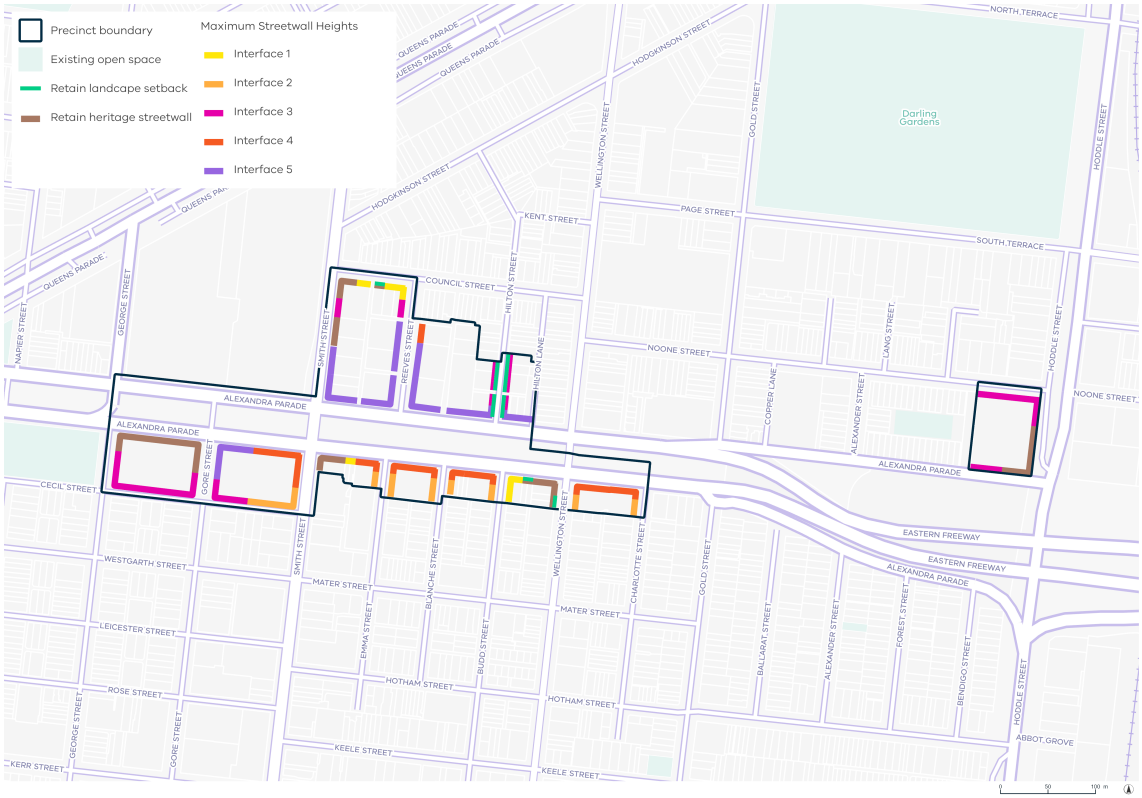


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Discretionary	No
Interface 2	3 storeys (11.2m)	Discretionary	No
Interface 3	3 storeys (12m)	Discretionary	No
Interface 4	4 storeys (15m)	Discretionary	No
Interface 5	4 storeys (16m)	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.
- Development above the street wall or front wall fronting Noone Street should be of limited visibility from the opposite footpath.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- Development above the street wall to a side street should be set back by a minimum of 3 metres, unless specified otherwise.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Significant and contributory heritage buildings	6m	Mandatory	No
On sites adjoining land in the Heritage Overlay	6m	Discretionary	No
Non-contributory buildings on the northern side of Alexandra Parade	6m	Discretionary	No
Non-contributory buildings on Cecil Street, Council Street, George Street, Gore Street and Smith Street	6m	Discretionary	No
To Smith Street at 230 Alexandra Parade, Fitzroy	6m	Discretionary	No
Other non-contributory sites and other streets, unless otherwise specified	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

A wall on a rear boundary should not exceed the maximum height specified in Table 5 unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Table 5: Wall on a rear boundary

Adjoining zone to rear boundary	Maximum height of wall on a rear boundary	Discretionary or Mandatory	Deemed to Comply
NRZ	8m	Discretionary	No
GRZ where there is no existing laneway	8m	Discretionary	No
GRZ where there is an existing laneway	11.2m	Discretionary	No
MUZ	11.2m	Discretionary	No
C1Z	11.2m	Discretionary	No

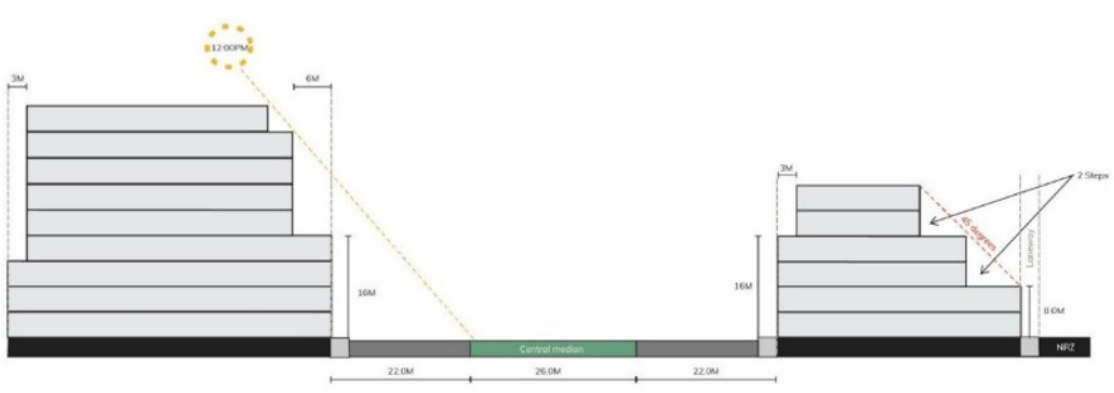
Development above a wall on a rear boundary:

- Should be set back from the rear boundary and be contained within a 45-degree setback envelope, except for built-in planter boxes, mesh frames or other structures required to support landscaping and vertical greening. The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary (or where separated by a laneway, the boundary of the residential site directly opposite), taken from the centre of the development site's rear boundary. This setback does not apply where a rear boundary adjoins the Commercial 1 Zone, Commercial 2 Zone or Mixed Use Zone.
- Should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining residential land in the General Residential Zone and Neighbourhood Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common side boundary within the overlay or adjoins a property in the Commercial 1 Zone, Commercial 2 Zone or Mixed Use Zone outside of the overlay:

- Development above the street wall or front wall height up to 27 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site and/or exists on the adjoining property.
  - 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site and/or exists on the adjoining property.
- Development above the street wall or front wall height exceeding 27 metres should be set back a minimum of 6 metres from the common boundary, whether or not windows are proposed on the subject site.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Security grills or mesh should:

- Be transparent.
- Not block views into tenancies at night.
- Be mounted internally to the shop windows.

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Weather protection

Standard BF11

Development in the Commercial 1 Zone on Alexandra Parade should include continuous weather protection.

6.2-8 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support landscaping and vertical greening.

6.2-9 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided from Alexandra Parade.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-10 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-11 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades should incorporate vertical and horizontal proportions of the existing, varied retail, commercial and residential character, as applicable.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).

- Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
- Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.

- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- Whether the design of development fronting Alexandra Parade adds to the high-amenity boulevard setting.
- Whether development impacts the prominence of the Clifton Hill Shot Tower.
- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of Alexandra Parade.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on or, adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.

- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether any proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing to secluded private open space to residentially zoned properties or adjacent parkland or reserves adversely affects the use, quality and amenity of the space.

Variations to discretionary standards for street wall heights and setbacks above street wall or front wall

- Whether the street wall height:
  - Provides an appropriate transition, scaling down to the interface with a heritage building.
  - Does not visually overwhelm the adjoining heritage building.

11.0 Mandatory permit conditions

30/07/2026
C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C271yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C271yara, continue to apply to applications which this transitional provision applies:

- Schedule 38 to Clause 43.02.
- Schedule 2 to Clause 43.02.

30/07/2026
C271yara

SCHEDULE 22 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO22**.

VICTORIA PARADE

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the varied character and open streetscape of Victoria Parade by supporting:

- A new low-rise to mid-rise character (ranging from 3 to 7 storeys) behind a varied heritage street wall west of Wellington Street, excluding the Smith Street junction.
- A new mid-rise character (ranging from 3 to 10 storeys) behind a consistent street wall at the Smith Street junction.
- A new mid-rise to higher-rise character (ranging from 3 to 12 storeys) behind a new street wall east of Wellington Street.

To ensure development to the west of Wellington Street respects the low-scale, fine grain heritage street wall and buildings, through recessive upper levels and façade composition, and articulation that complements the heritage character.

To ensure new development responds to the grand, tree lined, boulevard character of Victoria Parade.

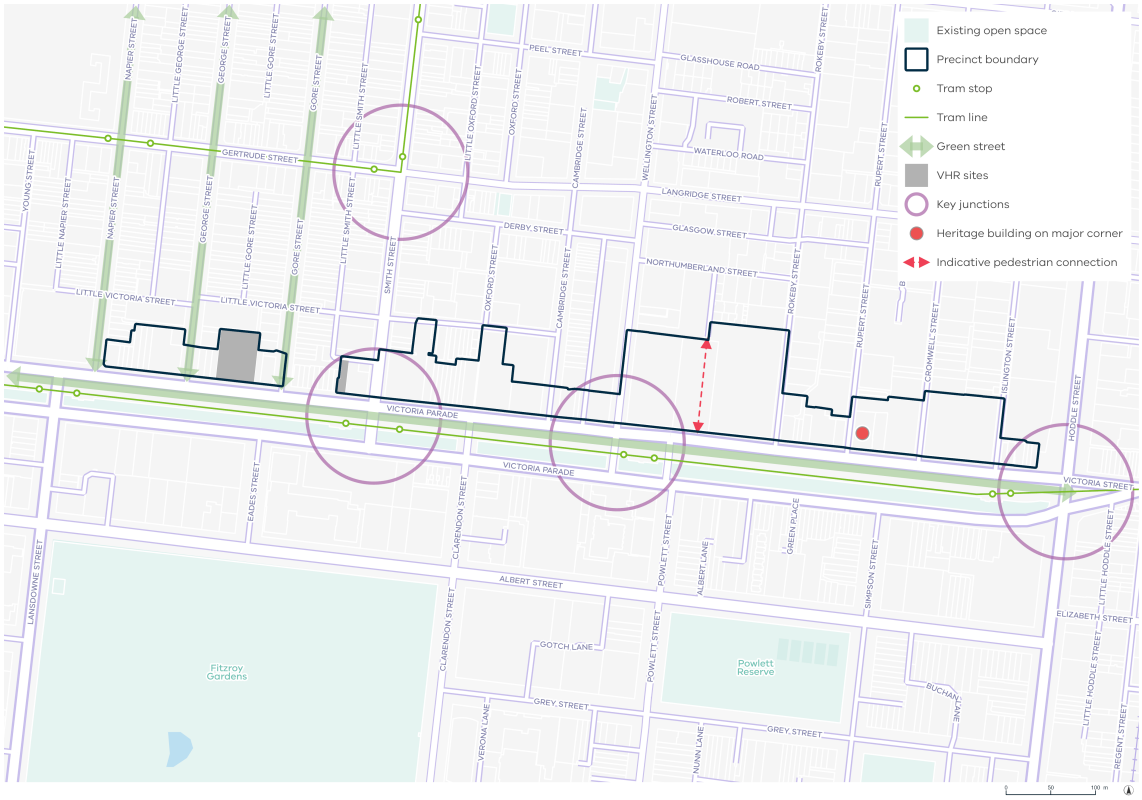
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of footpaths on the opposite side of streets, central median of Victoria Parade and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

30/07/2026
C271yara

Map 1 to Schedule 22 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C274yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~A~~an alteration to an existing building façade, provided:-

- the alteration does not include the installation of an external roller shutter; and
- ~~The land is in the Commercial 1 Zone, and~~in a C1Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing.
- ~~The land is in the Mixed Use Zone, and the alterations include and/or retain existing windows and pedestrian entry points and do not create blank walls which exceed 40 per cent of the building façade at ground floor level.~~

- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3 does not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building.

Map 2 to Schedule 22 to Clause 43.06: Building heights

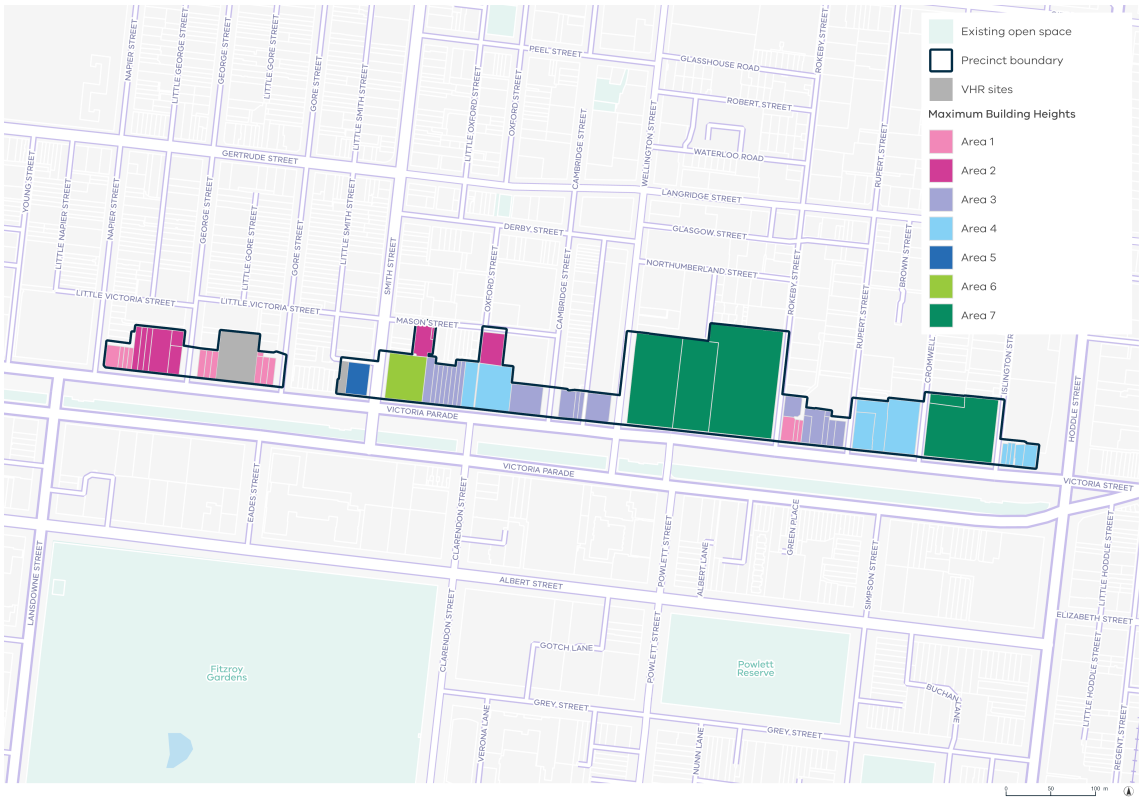


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	4 storeys (15m)	Discretionary	Yes
Area 2	5 storeys (18m)	Discretionary	Yes
Area 3	6 storeys (21m)	Discretionary	Yes
Area 4	7 storeys (24m)	Discretionary	Yes
Area 5	8 storeys (28m)	Discretionary	Yes
Area 6	10 storeys (34m)	Discretionary	Yes
Area 7	12 storeys (40m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone or General Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
Smith Street	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
Victoria Parade Median	No additional overshadowing at 12pm on 22 September	Discretionary	Yes
All other streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Discretionary	Yes
Properties			
Properties fronting Cromwell, Islington, Rokeby and Rupert Streets from the first floor upwards	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless:
  - An existing landscape setback is required to be retained or new ground floor setback is required as shown on Map 3.
  - The site adjoins a footpath 1.8 metres wide or less.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.

- The landscape setback to the east side of Rupert Street should be retained or a new ground floor setback should be provided without cantilevering upper levels.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except:
  - Where there is a heritage building on the site, development should align with the existing front setback to the heritage building.
  - Where the site is on the east side of Rupert Street.
  - Where a new ground floor setback is shown on Map 3.
- Development should provide a street wall or front wall no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 22 to Clause 43.06: Front setbacks, landscaped setbacks and street wall and front wall heights

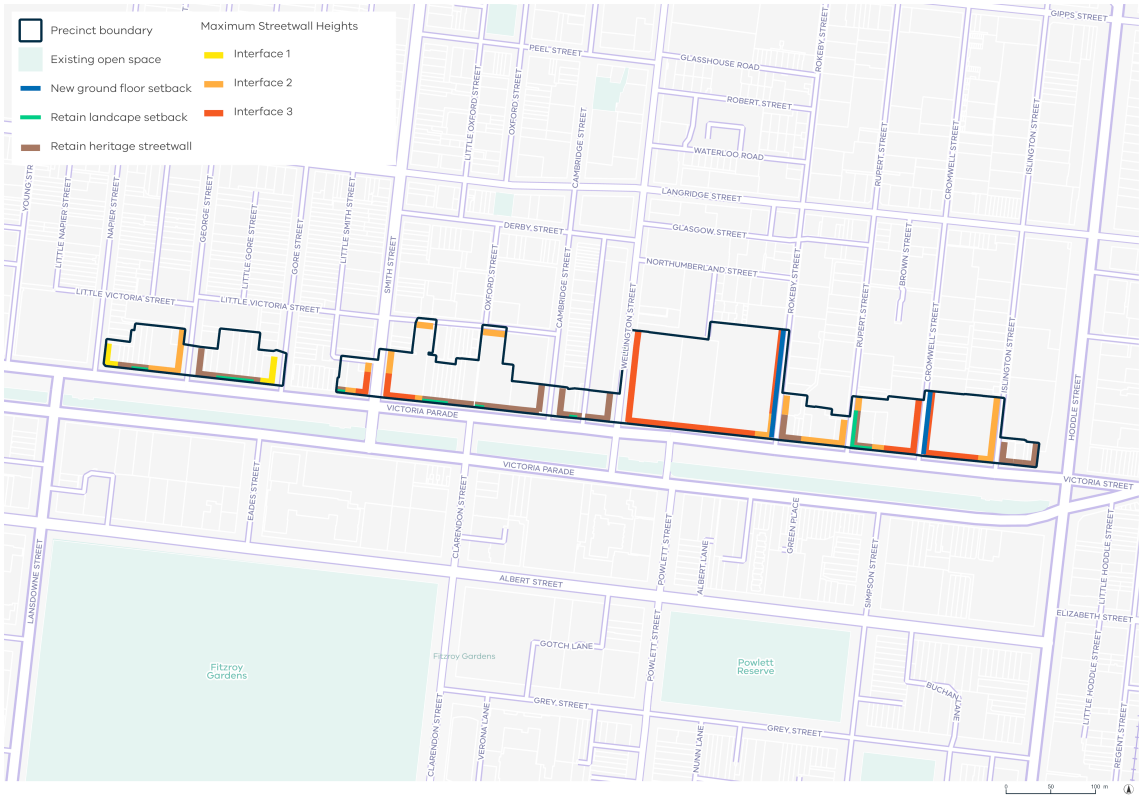


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Discretionary	No
Interface 2	3 storeys (11.2m)	Discretionary	No
Interface 3	4 storeys (15m)	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

The following requirements apply to all land:

- Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.
- For development greater than 10 storeys, the levels above the street wall or front wall should be further set back in order to be visually recessive and achieve limited visibility from the surrounding public realm.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- Development above the street wall or front wall should be set back in excess of the minimum where:

- It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
- It would maintain the perception of the three-dimensional form and depth of the building.
- A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
On Victoria Parade and Wellington Street, within or adjoining land in a Heritage Overlay	6m	Mandatory	No
All other land on Victoria Parade and Wellington Street	6m	Discretionary	No
To Rupert Street at 165 Victoria Parade, Collingwood	6m	Discretionary	No
On Smith Street	8m	Discretionary	No
Land in a Heritage Overlay to a side street	6m	Discretionary	No
All other land to a side street	3m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback, except where a landscaped setback or new ground level setback is shown on Map 3.

A wall on a rear boundary should not exceed the maximum height specified in Table 5 unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Table 5: Wall on a rear boundary

Adjoining zone to rear boundary	Maximum height of wall on a rear boundary	Discretionary or Mandatory	Deemed to Comply
NRZ	8m	Discretionary	No
GRZ where there is no existing laneway	8m	Discretionary	No
GRZ where there is an existing laneway	11.2m	Discretionary	No
MUZ	11.2m	Discretionary	No
C1Z	11.2m	Discretionary	No

Development above a wall on a rear boundary:

- Should be set back from the rear boundary and be contained within a 45-degree setback envelope, except for built-in planter boxes, mesh frames or other structures required to support landscaping and vertical greening. The envelope's angle is to be measured perpendicular to the adjoining

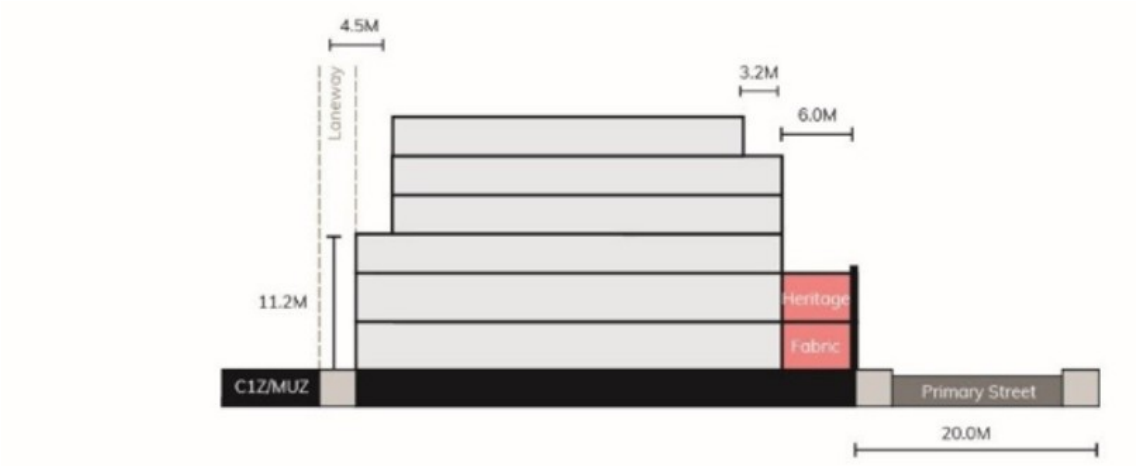
residential site's boundary (or where separated by a laneway, the boundary of the residential site directly opposite), taken from the centre of the development site's rear boundary. This setback does not apply where a rear boundary adjoins the Commercial 1 Zone, Commercial 2 Zone or Mixed Use Zone.

- Should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land in the General Residential Zone and Neighbourhood Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common side boundary within the overlay or adjoins a property in the Commercial 1 Zone, Commercial 2 Zone or Mixed Use Zone outside of the overlay:

- Development above the street wall or front wall height up to 27 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site or exists on the adjoining property.
  - 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site or exists on the adjoining property.
- Development above the street wall or front wall height exceeding 27 metres should be set back a minimum of 6 metres from the common boundary, whether or not windows are proposed on the subject site.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Pedestrian connections

Standard BF10

Development should provide the indicative pedestrian connection shown on Map 1 along the alignment indicated.

6.2-8 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support landscaping and vertical greening.

6.2-9 Car parking design

Standard BF13

Additional vehicle access to car parks must not be provided from Victoria Parade.

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-10 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-11 Exterior design

Standard BF15

The design of development above the street wall or front wall should be distinguished with the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades should incorporate vertical and horizontal proportions of:

- The historic fine-grain residential and retail shop front character of Victoria Parade to the west of Wellington Street; or
- The modern commercial character of Victoria Parade to the east of Wellington Street.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and window sills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).

- Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
- Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.

- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

30/07/2026
C271yara

None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- Whether the design of the development fronting Victoria Parade adds to the high-amenity boulevard setting.
- The design of the shop fronts on Victoria Parade.
- Whether development impacts the prominence of the heritage street wall, west of Wellington Street, when viewed along Victoria Parade.
- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of Victoria Parade.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on, adjoining the site through a suitable transition in scale of street-wall, setbacks to the street wall or front wall and building height.

- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind impacts to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether the proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing to secluded private open space to residentially zoned properties or adjacent parkland or reserves adversely affects the use, quality and amenity of the space.

Variations to discretionary standards for street wall heights and setbacks above the street wall or front wall

- Whether the street wall height:
  - Provides an appropriate transition, scaling down to the interface with a heritage building.
  - Does not visually overwhelm the adjoining heritage building.

11.0 Mandatory permit conditions

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C271yara

None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:

- Made before the approval date of Amendment C271yara.
- An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.

- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C271yara, continue to apply to applications which this transitional provision applies:
  - Schedule 39 to Clause 43.02.
  - Schedule 2 to Clause 43.02.

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SCHEDULE 23 TO CLAUSE 43.06 BUILT FORM OVERLAY

Shown on the planning scheme map as **BFO23**.

FITZROY WEST

1.0 Development objectives

30/07/2026
C271yara

To ensure development responds to the mixed typology and heritage character in the streetscape by supporting:

- A mid-rise character (ranging from 3 to 8 storeys) in the mixed use precinct of Fitzroy West which ensures the varied but low heritage street wall remains the visually dominant element of the streetscape and upper level developments are recessive providing a clear visual distinction between lower street walls and upper level development.
- A new mid-rise character (ranging from 3 to 7 storeys) behind a new street wall in the Commercial 2 Zone land which reflects the Alexandra Parade corner, Nicholson Street frontages and surrounding heritage influences.

To ensure the façade composition and articulation of development responds to:

- The prominent heritage character of mixed industrial and residential heritage buildings within the streetscape of Fitzroy West; and
- The boulevard character of Alexandra Parade, transitioning down to sensitive interfaces behind the pocket of Commercial 2 Zone land at the western junction of Alexandra Parade.

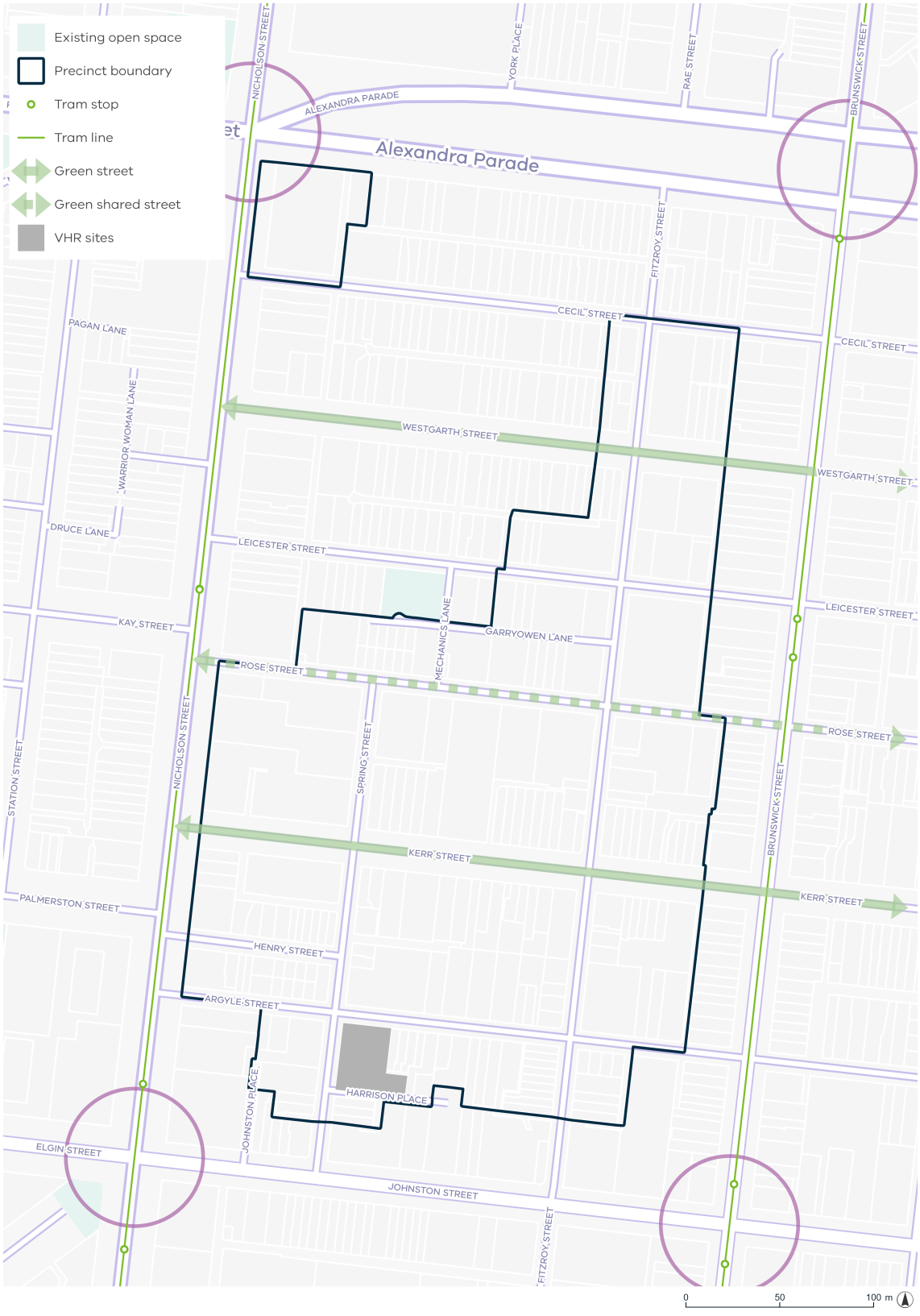
To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of footpaths on opposite side of streets and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.0 Development framework

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C271yara

Map 1 to Schedule 23 to Clause 43.06: Development framework



Note: *Heritage places are specified in the schedule to Clause 43.01.*
Heritage place gradings are specified in the 'City of Yarra Database of Heritage Significant Areas' incorporated into this planning scheme and listed in the schedule to Clause 72.04.

3.0 Master plan requirements

30/07/2026
C271yara

Land to which the master plan requirements apply

None specified.

Requirement before a permit is granted

None specified.

Requirements for a master plan

None specified.

4.0 Public benefit uplift framework

30/07/2026
C271yara

None specified.

5.0 Buildings and works

~~30/07/2026~~ ~~--/--/----~~
~~C271yara~~Proposed C334yara

Permit requirement

A permit is ~~not~~ required to construct a building or construct or carry out works, except for:–

- ~~A rear ground floor extension no higher than 4 metres above ground level.~~
- ~~An~~an alteration to an existing building façade, provided:-
  - the alteration does not include the installation of an external roller shutter;
  - ~~The land is in the Commercial 1 Zone, and~~in a C2Z, at least 80 per cent of the building ~~façade~~facade at ground ~~floor~~ level is maintained as an entry or window with clear glazing~~.~~; and
  - ~~The land is in the Mixed Use Zone, and~~in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not ~~create blank walls which exceed 40 per cent of the building façade at ground floor level~~increase blank walls.–
- rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.

6.0 Outcomes and standards

30/07/2026
C271yara

The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.

This does not apply to an application that has been made under Clause 53.22, Clause 53.23 or Clause 53.25, which prevail to the extent of any inconsistent provision in the Built Form Overlay.

6.1 Outcomes that do not apply

The outcome in Clause 43.06-7.3, and Clause 43.06-7.10 do not apply.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in Clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

6.2-1 Building heights

Standard BF02

Standard BF02 does not apply to a heritage place which is included in the Victorian Heritage Register.

Development may exceed the maximum building height specified in Standard BF02 to match the building height of the existing building on-site.

For land in a Special Building Overlay, the maximum building height specified in Standard BF02 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Map 2 to Schedule 23 to Clause 43.06: Building heights

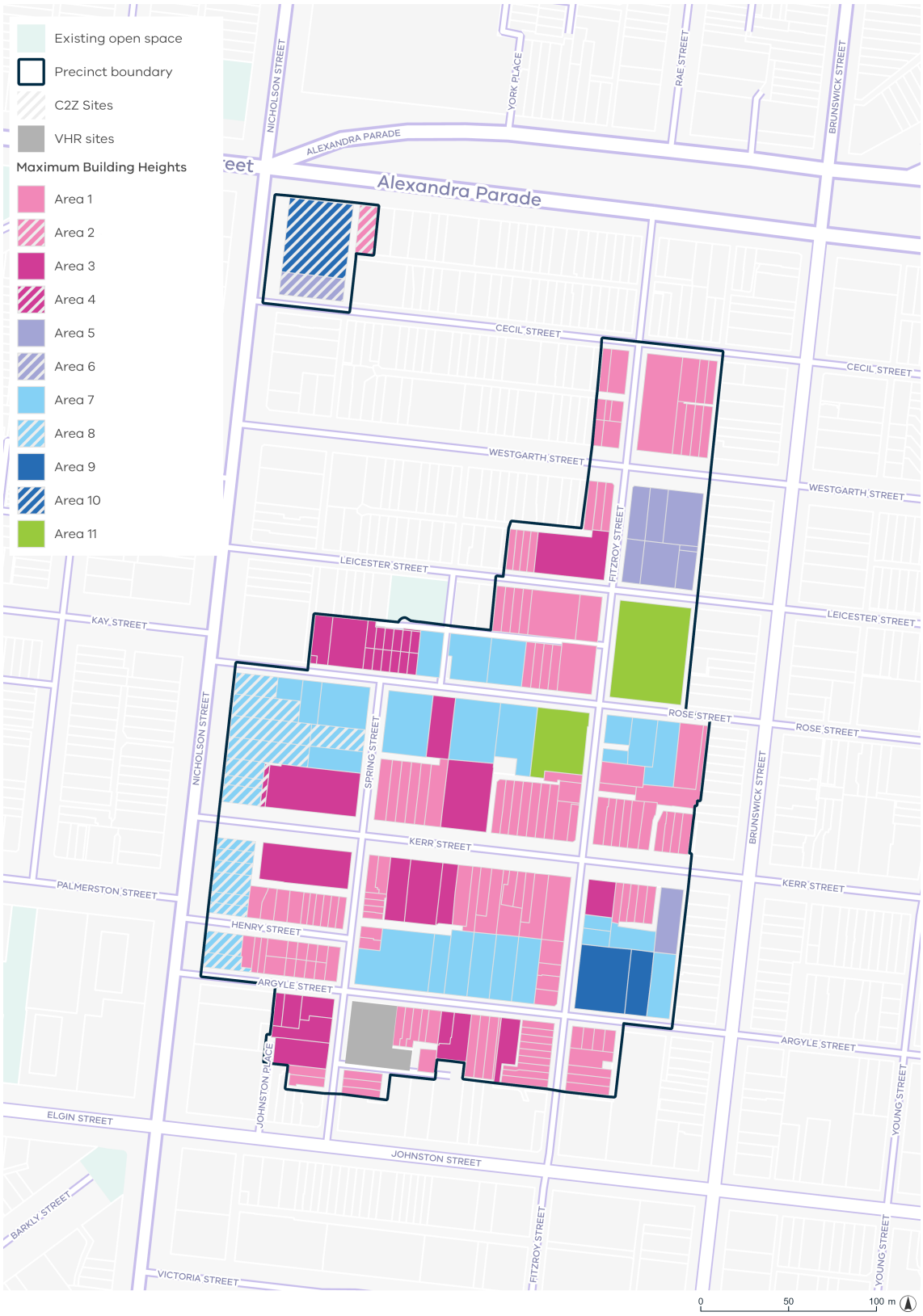


Table 1: Building heights

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 1	3 storeys (11.2m)	Discretionary	Yes

Area shown on Map 2	Maximum building height	Discretionary or Mandatory	Deemed to comply
Area 2	3 storeys (12m)	Discretionary	Yes
Area 3	4 storeys (15m)	Discretionary	Yes
Area 4	4 stroreys (16m)	Discretionary	Yes
Area 5	5 storeys (18m)	Discretionary	Yes
Area 6	5 storeys (20m)	Discretionary	Yes
Area 7	6 storeys (21m)	Discretionary	Yes
Area 8	6 storeys (24m)	Discretionary	Yes
Area 9	7 storeys (24m)	Discretionary	Yes
Area 10	7 storeys (28m)	Discretionary	Yes
Area 11	8 storeys (28m)	Discretionary	Yes

6.2-2 Overshadowing of open space or public realm

The following standards replace Standard BF04 at Clause 43.06-7.4:

- Development adjoining land within the Neighbourhood Residential Zone and General Residential Zone should meet the objective of Clause 55.04-3, including where separated by a laneway.
- Buildings are to maintain existing sun access to the overshadowing areas identified at Table 2 using the specified sun access measurement.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

Table 2: Overshadowing of open space or public realm

Overshadowing area	Sun access measurement	Discretionary or Mandatory	Deemed to comply
Streets			
All streets	No additional overshadowing between 10am and 2pm on 22 September on the opposite footpath measured from the kerb	Mandatory	Yes
Properties			
Buildings on the opposite side of all other streets from the first floor upwards	No additional overshadowing between 10am and 2pm on 22 September	Discretionary	Yes

6.2-3 Front setbacks, street wall and front wall heights, setbacks above the street wall and front wall, and landscaped setbacks

Standard BF05

Where there is inconsistency between the requirements for all land and the requirements for heritage buildings and land adjoining heritage buildings, the requirements for heritage buildings and land adjoining heritage buildings prevail.

Projections such as building services and architectural features (other than shading devices and mouldings), balconies and balustrades should not protrude into a front setback or a setback above the street wall or front wall, as applicable.

The maximum street wall or front wall height specified in Standard BF05 does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 1 metre.

For land in a Special Building Overlay, the maximum street wall height specified in Standard BF05 is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Front setbacks, landscaped setbacks and street wall and front wall heights

Requirements for all land

The following requirements apply to all land:

- Development should retain the visual prominence of:
  - The heritage street wall in the vistas along the street.
  - Heritage fabric on the return facades of heritage buildings on corner sites.
- Development should provide a street wall on the street boundary, unless:
  - The site adjoins a footpath 1.8 metres wide or less.
  - An existing landscaped setback is required to be retained as shown on Map 3.
- On a site which adjoins a footpath 1.8 metres wide or less, development should provide a front wall that is setback or generous, recessed building entrances to provide space for pedestrian circulation and include space for landscaping, outdoor trading, seating and/or visitor bicycle parking.
- Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.
- The street wall or front wall on corner buildings should continue the street wall or front wall height for a minimum of 8 metres to the side street, unless a street wall or front wall height for the side street is shown on Map 3, with an appropriate transition in height to match the rear wall where required.

Requirements for heritage buildings and land adjoining heritage buildings

The following requirements apply to a heritage building, or land adjoining a heritage building, graded either individually significant or contributory:

- Development should match the front setback of an adjoining heritage building from the same street, except to laneway frontages.
- Development should provide a street wall or front wall no higher than the street wall or front wall height of an adjoining heritage building for a minimum length of 6 metres along the front boundary.

Map 3 to Schedule 23 to Clause 43.06: Street wall and front wall heights and landscaped setbacks

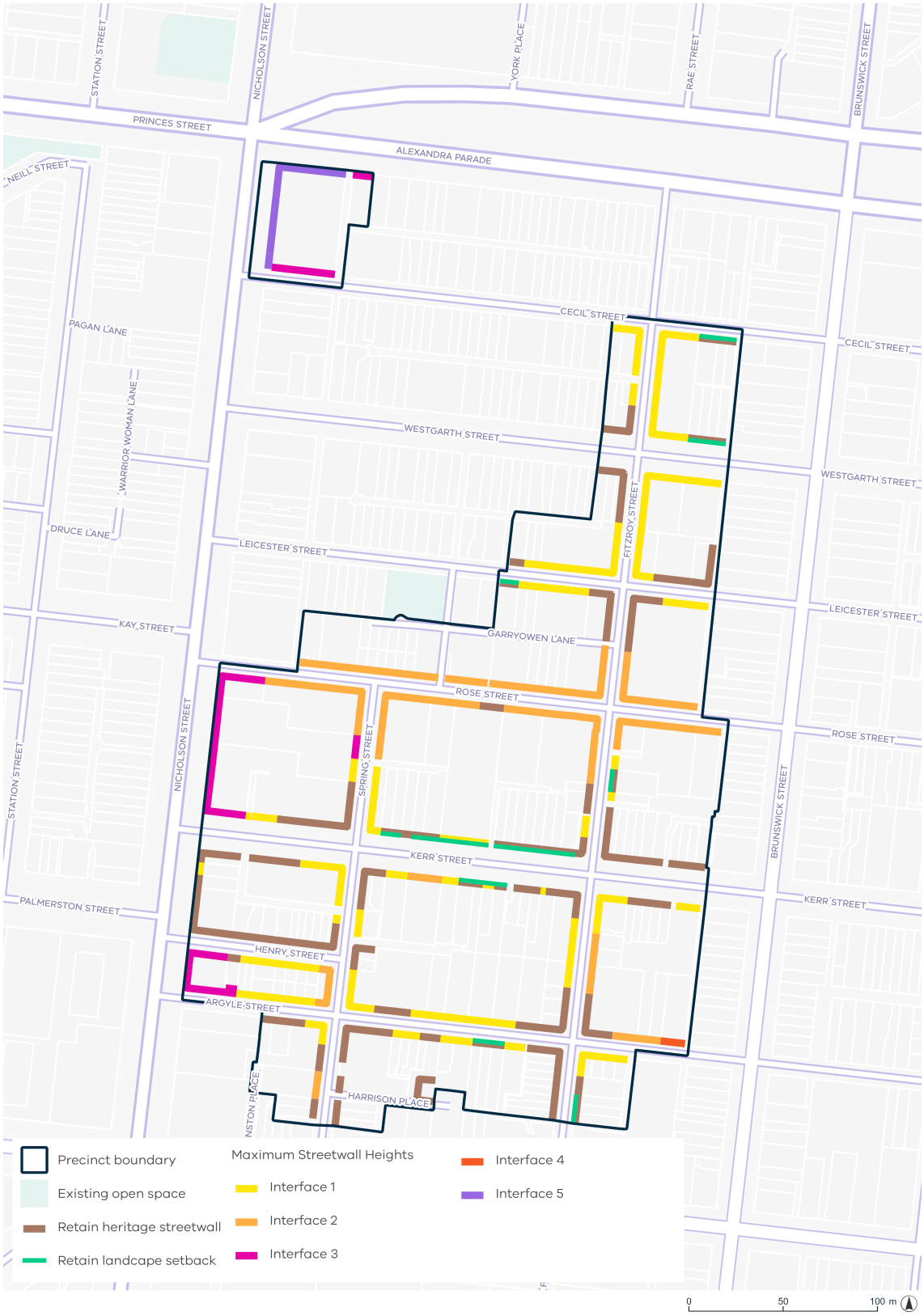


Table 3: Street wall and front wall heights

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 1	2 storeys (8m)	Discretionary	No

Interface shown on Map 3	Maximum street wall or front wall height	Discretionary or Mandatory	Deemed to Comply
Interface 2	3 storeys (11.2m)	Discretionary	No
Interface 3	3 storeys (12m)	Discretionary	No
Interface 4	4 storeys (15m)	Discretionary	No
Interface 5	4 storeys (16m)	Discretionary	No

Setbacks above the street wall or front wall

Requirements for all land

Development above the street wall or front wall should avoid repetitive steps in the built form and incorporate no more than two steps, including the setback above the street wall or front wall as one step.

Requirements for heritage buildings

The following requirements apply to a heritage building that is graded either individually significant or contributory:

- The uppermost level of a building where the building height is greater than 16.4 metres should be set back a further 3.2 metres from the frontage.
- Development above the street wall or front wall should be set back in excess of the minimum where:
  - It would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape.
  - It would maintain the perception of the three-dimensional form and depth of the building.
  - A lesser setback would detract from the character of the streetscape when viewed directly or obliquely across the street.

Table 4: Setbacks above street walls and front walls

Location	Minimum setback above street wall or front wall	Discretionary or Mandatory	Deemed to Comply
Non-contributory heritage buildings on a street frontage	6m	Discretionary	No
Non-contributory heritage buildings on a side street	3m	Discretionary	No
Significant and contributory heritage buildings on a street frontage	6m	Mandatory	No
Significant and contributory heritage buildings on the side street of a corner site	6m	Discretionary	No

6.2-4 Side and rear setbacks and building separation within a site

Standard BF06

Side and rear setbacks

Development should have no side street setback.

A wall on a rear boundary should not exceed the maximum height specified in Table 5 unless a street wall or front wall height is specified for the boundary on Map 3 and Table 3.

Table 5: Wall on a rear boundary

Adjoining zone to rear boundary	Maximum height of wall on a rear boundary	Discretionary or Mandatory	Deemed to Comply
NRZ	8m	Discretionary	No
GRZ where there is no existing laneway	8m	Discretionary	No
GRZ where there is an existing laneway	11.2m	Discretionary	No
MUZ	11.2m	Discretionary	No
C1Z	11.2m	Discretionary	No

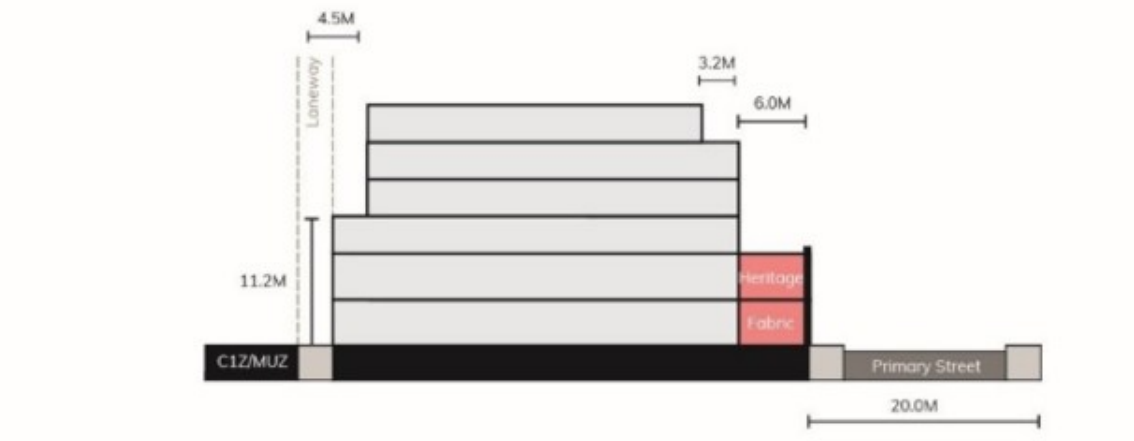
Development above a wall on a rear boundary:

- Should be set back from the rear boundary and be contained within a 45-degree setback envelope, except for built-in planter boxes, mesh frames or other structures required to support landscaping and vertical greening. The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary (or where separated by a laneway, the boundary of the residential site directly opposite), taken from the centre of the development site's rear boundary. This setback does not apply where a rear boundary adjoins the Commercial 1 Zone, Commercial 2 Zone, or Mixed Use Zone.
- Should avoid a repetitive stepping of individual levels and incorporate no more than two steps (including the setback above the boundary wall as one step) or be contained within a sloped facade.

Development should provide upper level setbacks from existing secluded private open spaces that create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate dwellings on adjoining land in the General Residential Zone and Neighbourhood Residential Zone, including where separated by a laneway.

Figure 1: Indicative cross section and measurements



Building separation

Where development shares a common side boundary within the overlay or adjoins a property in the Commercial 1 Zone, Commercial 2 Zone or Mixed Use Zone outside of the overlay:

- Development above the street wall or front wall height up to 27 metres should be set back a minimum of:
  - 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site or exists on the adjoining property.
  - 3 metres from the common boundary where a commercial or non-habitable window facing the common boundary is proposed on the subject site or exists on the adjoining property.
- Development above the street wall or front wall height exceeding 27 metres should be set back a minimum of 6 metres from the common boundary, whether or not windows are proposed on the subject site.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Where development consists of multiple buildings and/or separate upper levels, development above the street wall or front wall height should be separated by a minimum of:

- 9 metres, where a habitable window or balcony is proposed.
- 6 metres, where a commercial or non-habitable window is proposed.

6.2-5 Building layout and adaptability

Standard BF07

Shopfront widths should not be reduced to the extent they become commercially unviable.

Lower levels of development should be designed to incorporate a commercial floor to floor height of approximately 4 metres.

Pedestrian access should:

- Be achieved via streets and avoided from laneways. Where access is appropriate from a laneway, provide for a pedestrian refuge or landing.
- Be clearly visible, secure, well-lit and have an identifiable sense of address.
- Distinguish residential and commercial entrances.

Common pedestrian areas should:

- Be legible and accessible.
- Provide hallway and lobby areas of a size that reflects the quantity of apartments or leasable floor area serviced.
- Be naturally lit and naturally ventilated.

Resident and staff bicycle spaces should be located at ground floor, and designed to be secure and conveniently accessible from the street and associated uses.

6.2-6 Active frontages

Standard BF09

Development should avoid floor to ceiling glass with limited entries for large expanses of the ground floor.

6.2-7 Landscape and fencing

Standard BF12

Development should provide built-in planter boxes, mesh frames or other structures to support landscaping and vertical greening.

6.2-8 Car parking design

Standard BF13

Vehicle access should be provided from laneways and side streets, in this order of preference.

Properties on the inside of laneway corners or at intersections between two laneways should provide a minimum 3 metre x 3 metre splay at ground level to facilitate vehicle access.

Where a ground level setback is provided to achieve practicable vehicle access to a laneway, a minimum headroom clearance of 3.6 metres should be provided to any overhang of the first floor.

6.2-9 Building services

Standard BF14

Waste and loading access should not be located on the primary frontage.

6.2-10 Exterior design

Standard BF15

The design of development above the street wall or front wall height should distinguish between the lower levels through materials and articulation, including by using visually lightweight materials and colours.

Facades should incorporate vertical and horizontal proportions of:

- The mixed historic industrial warehouse and/or residential character of Fitzroy West, as applicable; or
- The existing, varied commercial character for the Commercial 2 Zone land fronting Nicholson Street and at the western junction of Alexandra Parade, as appropriate.

Development should:

- Create an appropriate ratio of solid to void elements.
- Create visual interest through the arrangement of fenestration, balconies and the application of architectural features including external shading devices and windowsills.

Materials and colours should be simple and limited to avoid overly busy façades.

6.3 Other outcomes and standards

None specified.

7.0 Subdivision

30/07/2026
C271yara

Permit requirements

None specified.

Subdivision requirements

None specified.

8.0 Application requirements

30/07/2026
C271yara

The following application requirements apply to an application for a permit under Clause 43.09, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For an application to construct a building, in addition to the requirements of Clause 43.06-9, the design response must also explain how the proposed design considers its impact upon adjacent properties in terms of outlook, daylight and solar access to private open space and windows, and visual bulk.
- A traffic engineering report prepared by a suitably qualified traffic engineer that:
  - Demonstrates how the development minimises impacts on the level of service, safety and amenity of the arterial road network (including tram services).
  - Demonstrates how the development reduces car dependence and promotes sustainable transport modes.
  - Includes an assessment of the impacts of traffic and parking in the area including an assessment of the ongoing functionality of laneway/s, where applicable.
- An application to construct a building of five or more storeys, excluding a basement, must be accompanied by a wind impact assessment report prepared by a suitably qualified person to consider wind impacts, which must:
  - Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
  - For development with a total building height in excess of 30 metres, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing, unless otherwise agreed by the Responsible Authority.
  - Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
  - Explain whether the outcome and Standard BF08 at Clause 43.06-7.8 are met.

9.0 Notice and review

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None specified.

10.0 Decision guidelines

30/07/2026
C271yara

The following decision guidelines apply to an application for a permit under Clause 43.06, in addition to those specified in Clause 43.06-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposal meets the development objectives and requirements of this schedule.
- Whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.
- Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface and contributes positively to the pedestrian environment and other areas of the public realm.
- Whether the design of the development in the Fitzroy West precinct retains a mixed use heritage industrial and/or residential character.
- Whether the design of development fronting Nicholson Street and Alexandra Parade achieves a fine grain commercial character.
- Whether development impacts the prominence of the heritage street wall when viewed from the opposite side of the primary streets.

- Whether development impacts the prominence of heritage buildings on street corners when viewed from the opposite side of primary and secondary streets.
- Whether heritage buildings retain their three-dimensional form as viewed from the public realm, including the opposite side of the street.
- Whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.
- Whether the proposal responds to the presence of heritage buildings either on, adjoining the site through a suitable transition in scale of street-wall, setbacks above the street wall or front wall and building height.
- Whether upper level side and rear setbacks impact the amenity of existing dwellings.
- Whether the development responds to the interface with existing low-scale residential properties, including overshadowing of secluded private open space.
- Whether any additional overshadowing to the nominated spaces adversely affects the use, quality and amenity of the public space.
- Whether the proposed built form mitigates negative wind effects to the public realm created by the development.
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- Whether any proposed roof decks are set back from lower levels and are recessive in appearance.
- The impact of development on traffic and parking in the nearby area, including on the functionality of laneways and bicycle lanes.

Variations to discretionary standards for building heights

- Whether the development achieves greater building separation than the minimum standards in this schedule.
- Whether any additional overshadowing to secluded private open space to residentially zoned properties or adjacent parkland or reserves adversely affects the use, quality and amenity of the space.

Variations to discretionary standards for street wall heights and setbacks above the street wall or front wall

- Whether the street wall height:
  - Provides an appropriate transition, scaling down to the interface with a heritage building.
  - Does not visually overwhelm the adjoining heritage building.

11.0 Mandatory permit conditions

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None specified.

12.0 Signs

30/07/2026
C271yara

None specified.

13.0 Transitional provisions

30/07/2026
C271yara

The requirements of Clause 43.06 and this schedule do not apply to:

- An application made before the approval date of Amendment C271yara to this planning scheme. For the avoidance of doubt, this includes an amended application under section 50, 50A or 57A

of the Act if the original application was made before the approval date of Amendment C271yara.

- An amended permit application under section 72 of the Act, if the original application in respect of which that permit was first granted (that is, before it was first amended) was either:
  - Made before the approval date of Amendment C271yara.
  - An amended application under section 50, 50A or 57A of the Act if the original application was made before the approval date of Amendment C271yara.
- The following provisions, as in force in relation to relevant land immediately before the approval date of Amendment C271yara, continue to apply to applications which this transitional provision applies:
  - Schedule 40 to Clause 43.02.
  - Schedule 2 to Clause 43.02.