

Interim Design and Development Overlay - Schedule 18 (DDO18)

Fact sheet

In response to increasing development pressure along Heidelberg Road, Yarra City Council requested interim DDO18 be approved by the Minister for Planning in February 2020.

Background

The interim DDO was intended to act as a temporary measure until a permanent DDO was implemented. The Minister for Planning has not made a decision yet.

To inform the recommendation on a permanent DDO to Yarra City Council, we are seeking the community's feedback on the requested interim DDO18.

What is a Design and Development Overlay?

The Design and Development Overlay is a planning control that is applied to land which requires a design guidance. The purpose of the overlay is to give direction to the specific design and built form requirements to achieve adequate built form outcomes in a certain area.

What does it mean for my property?

If your property is within the proposed Design and Development Overlay area, you need a planning permit to construct a building or construct or carry out works should you chose to develop your land.

For interim DDO18, this would exclude:

- rear ground floor extensions no higher than 4 metres above ground level;
- an alteration to an existing building façade 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 floor level is maintained as an entry or window with clear glazing
- construction of an awning to an existing building that projects over a road, if it is authorised by the relevant public land manager

What is DDO18 trying to achieve?

It aims to strike a balance between protecting heritage buildings and low-scale residential properties whilst allowing commercial & mixed-use development in the commercial centres. Three larger sites have the potential for a slightly taller form (5 to 7 storeys) whilst others are within the range of 3 to 5 storeys. Bulk requirements relate to front setbacks, street wall height, setbacks for upper levels, building height and transition of potential development towards residential properties at the rear.

The interim DDO in its current form would achieve a lower to moderate street wall height and strong setbacks above the street wall to maintain a lower built form towards the street and push development away from residential properties to limit overshadowing and visual bulk. The DDO also includes many requirements and guidelines regarding overshadowing, façade design, transport & access and others.

The DDO provides preferred built form requirements on four precincts along the corridor, being:

- Precinct 1 – Yarra Bend Park
- Precinct 2 – Station Street; and
- Precinct 3a – Coate Avenue (572 Heidelberg Road)
- Precinct 3b – Heidelberg Road Neighbourhood Activity Centre

What are the main design requirements to guide the outside form of potential developments?

Below are maps and tables providing a summary of proposed building form requirements for each precinct in the requested interim DDO18 (see Section 2.2 to 2.6 of the DDO18).

- D = Discretionary
- M = Mandatory (cannot be varied with a permit)

Precinct 1 – Yarra Bend



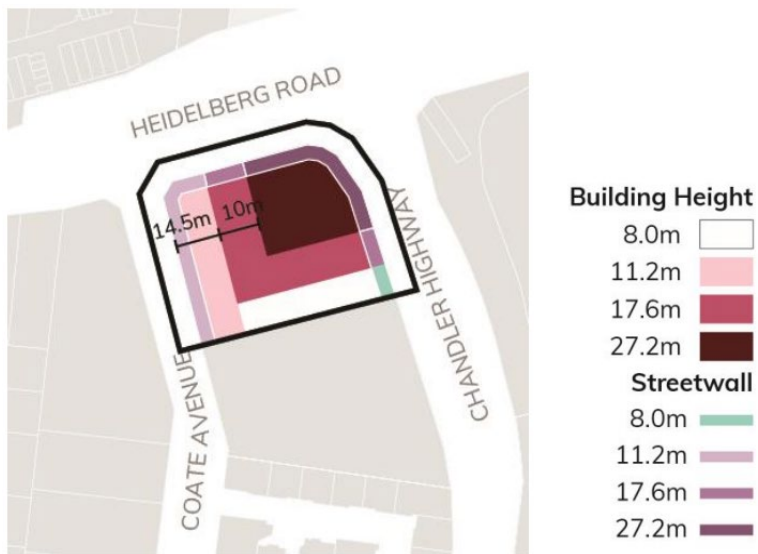
Ground Floor Setbacks – front	Street Wall Heights	Upper Level Setbacks	Overall Heights	Rear Interface	Place-specific Design Requirements
3m to Heidelberg Rd and Yarra Bend Rd <u>M</u>	2-6 storeys to Heidelberg Rd <u>D</u>	6m <u>M</u>	4-8 storeys <u>M</u>	3m setback from parklands <u>M</u>	View lines and setbacks from heritage place
	4-6 storeys to Yarra Bend Road <u>D</u>			4 storeys height at park interface <u>M</u>	
				Envelope to be contained within 45 degree angle above <u>M</u>	

Precinct 2 – Station Street



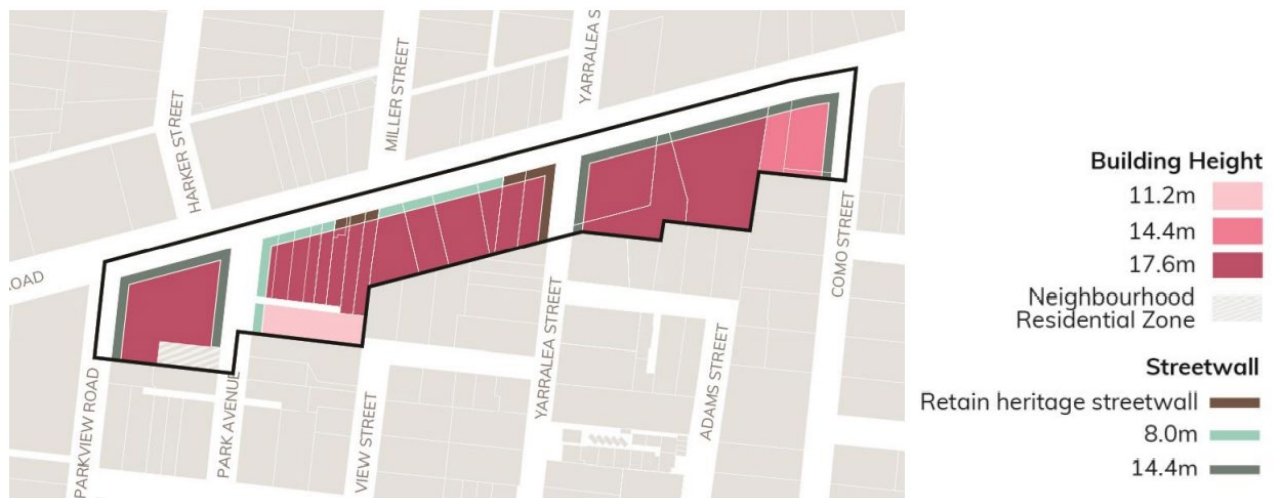
Ground Floor Setbacks – front	Street Wall Heights	Upper Level Setbacks	Overall Heights	Rear Interface
3m to Heidelberg Rd and Park Cres <u>D</u>	4 storeys to Heidelberg Rd <u>M</u>	6m from frontage streetwall (Heidelberg Rd and Park Cres) and 3m from other side street <u>M</u>	4-5 Storeys <u>M</u>	8m boundary wall height <u>D</u>
	2 storeys to Park Cres <u>M</u>			Envelope to be contained within 45 degree angle above <u>M</u>

Precinct 3A – Coate Avenue (572 Heidelberg Road)



Ground Floor Setbacks – front	Street Wall Heights	Upper Level Setbacks	Overall Heights	Rear Interface
3m to Heidelberg Rd and Chandler Highway <u>M</u>	2-8 storeys to Chandler Hwy & Heidelberg Rd <u>M</u>	6m from Heidelberg Rd and Chandler Highway <u>D</u>	8 storeys <u>M</u>	8m boundary wall height <u>D</u>
4.5m to Coate Ave <u>M</u>	3 storeys Coate Ave <u>M</u>	10 metres from Coate Ave streetwall, further 10 metres above secondary street wall <u>M</u>	Note: at corner of Heidelberg Rd & Chandler Hwy	Envelope to be contained within 45 degree angle above <u>M</u>

Precinct 3B- Heidelberg Road NAC



Ground Floor Setbacks – front	Street Wall Heights	Upper Level Setbacks	Overall Heights	Rear Interface
3m to Heidelberg Road between Parkview Rd to Park Ave <u>D</u>	4 storeys between Parkview Rd to Park Ave <u>M</u>	6m from frontage streetwall <u>M</u>	3-5 storeys Parkview Rd to Park Ave <u>M</u> Note: NRZ requirements still apply to relevant parcel	8m boundary wall height <u>D</u>
0m Park Ave to Yarralea St <u>D</u>	2 storeys between Park Avenue to Yarralea Street <u>M</u>	3m from side street <u>D</u>	3-5 storeys east of Park Ave <u>M</u>	Envelope to be contained within 45 degree angle above <u>M</u>
PAO of 12m between Yarralea St to Como St <u>(M)</u>	4 storeys east of Yarralea St <u>M</u>			Note: NRZ requirements still apply to relevant parcel

What are the other design requirements?

The overlay seeks to manage design of new development through number of other design requirements, such as:

Overshadowing and Daylight Access

The requirement aims to protect solar access to footpaths, open spaces and secluded private open spaces of adjoining residential properties. See Section 2.7 in the interim DDO18.

Building Separation Requirements

The requirement aims to ensure good levels of internal amenity for current and future building occupants. See Section 2.8 in the interim DDO18.

Building Layout Requirements

The requirement aims for adaptable building design and for ground and first floors in Commercial 1 Zone areas to accommodate commercial uses. See Section 2.9 in the interim DDO18.

Façade Design Requirements

The requirement aims to create high quality building facades by providing active street frontages and visually interesting upper levels. It also aims for future developments to respond sensitively to the heritage fabric. See Section 2.10 in the interim DDO18.

Front Setback Design Requirements

The requirements aim to create a sense of openness and clear line of sight for all footpath users. See Section 2.11 in the interim DDO18.

Precinct Specific Requirements

The requirements aim to respond to the existing and potential future character of each precinct. See Section 2.12 in the interim DDO18.

Access, Parking and Loading Areas Requirements

The requirements aim to provide a safe and accessible environment for everyone and to limit potential conflict between vehicle movements and pedestrian activity. See Section 2.13 in the interim DDO18.

Have your say

We want your help to shape future built form changes along Heidelberg Road's commercial areas. If there are any questions or you want to provide feedback, then have your say by:

- completing the feedback form on yarracity.vic.gov.au/heidelbergroad
- emailing mbx.StrategicPlanning@yarracity.vic.gov.au
- calling us on 9205 5555.

This stage of consultation ends on **5pm on Tuesday 27 July 2021**.