

30/09/2010
C132**SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**

VICTORIA STREET EAST PRECINCT

The City of Yarra Built Form Review established municipal wide built form objectives and controls for the whole of the Yarra River corridor, inclusive of Merri and Darebin Creeks.

The Victoria Street East Urban Design Framework November 2005 has been developed to further refine the broad built form principles, established by the Built Form Review and to provide more detailed strategies for design and development within the precinct.

This schedule deals with that part of the Yarra River Corridor identified as forming part of the Victoria Street East Precinct, as well as commercial and industrial redevelopment areas within the precinct, as shown in Diagram 1.

This schedule implements the findings of the Victoria Street East Precinct, Richmond Urban Design Framework dated 16 November 2005.

1.019/10/2006
C75**Design objectives****River corridor**

- To relate the siting, scale, bulk and massing of new development to the distinctive landscape character and topography of this section of the Yarra River corridor.
- To enhance and improve the natural landscape of the river corridor and provide publicly accessible riverside open space and an improved riverside pathway system.
- To provide for long-range views of the River corridor paths and areas of public open space within the river corridor and on the opposite bank, and protect views to significant landmarks from Victoria Street.
- To minimise overshadowing of the river corridor and public spaces.

Commercial and Industrial redevelopment areas

- To provide a transition in scale between commercial and industrial development and nearby low rise residential development.
- To protect the character and amenity of low rise areas residential areas that interface with commercial and industrial uses.

2.019/10/2006
C75**Buildings and works**

A permit is required to construct a fence that abuts a road or public area including a public car park.

Yarra River Corridor (YR 6,7 and 8 in Diagram 1)

- Buildings should be setback no less than 10 metres from the crest line along the River frontage as shown in Diagram 1

- For buildings adopting this absolute minimum setback, building height should not exceed 11 metres on the river frontage - plus 1 metre increase in height for every four metres measured from the 11m maximum height at the river frontage setback.
- The desirable minimum building setback is 20 metres from the crest line at ground level and greater setbacks are encouraged. For developments providing setbacks of 20 metres or more, building heights exceeding the height/setback ratio set out above may be permitted subject to the following:
 - The area of the building setback should be developed as an appropriately landscaped open space complementing the River corridor and with universal public access.
 - Any building height exceeding the above height/setback ratio should be set back at least 35 metres from the crest line of the River frontage.
 - Buildings should not exceed a maximum height of (RL41), and should create a transition in height down from Walmer Street to approximately RL29 at the river end of Victoria Street.
 - Any additional building volume above the typical height/setback ratio should not exceed the usable building volume which could have been created within the setback area beyond the 10 metre absolute minimum.
 - The design demonstrates superior architectural quality, principles of environmentally sustainable design, innovative approaches to heritage restoration or adaptive re-use of buildings, and provides reasonable protection of nearby sites' redevelopment potential.
- The height of any podium to the Victoria Street frontage should not exceed RL26. Upper levels should be setback and articulated and should ensure that:
 - Impacts on public and private amenity are minimised, including overshadowing of public spaces such as Victoria Street's southern footpath, Williams reserve and the riverside open spaces and private spaces within the site or on adjoining residential properties
 - Views to significant landmarks, such as the Skipping Girl sign, are protected.

Commercial and Industrial redevelopment areas (YR 10 in Diagram 1)

- Building height should not exceed 11m (RL26) along street frontages. Increases in height to 15.5m (RL 30.5) may be acceptable with upper level setbacks.
- Buildings above 15.5m (RL30.5) should avoid overshadowing of the adjoining streets, public spaces or private properties beyond that caused by building to 11m (RL26).

3.0

19/10/2006
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Subdivision

No specific requirements.

4.0

19/10/2006
C75

Advertising signs

No specific requirements.

5.0

19/10/2006
C75

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, in addition to the decision guidelines at Clause 65 of this scheme, the responsible authority must consider, as appropriate:

- The extent to which, where proposed building exceeds the height benchmarks as set out in this schedule:
 - Greater setbacks from the River crest line are achieved that contribute to public open space in and adjoining the River corridor;
 - Impacts on public and private amenity are minimised, including overshadowing of public spaces such as Victoria Street's southern footpath, the Yarra River corridor and private spaces within or on adjoining residential properties;
 - Views to significant landmarks are protected; and
 - The design demonstrates superior architectural quality, principles of environmental sustainable design, innovative approaches to heritage restoration or adaptive re-use of buildings, where appropriate, and provides reasonable protection of the redevelopment potential of adjoining sites.
- The overall design, height and form of the development having regard to the aspirations expressed in Victoria Street East Precinct, Richmond Urban Design Framework, dated 16 November 2005.
- The height of existing buildings on the site and any constraints imposed by existing works on the site

6.0

Expiry

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This schedule does not apply after 30 September 2011.

Policy References

Victoria Street East Precinct, Richmond - Urban Design Framework, 16 November 2005.

Victoria Street East Precinct Policy

City of Yarra Built Form Review July 2003

City of Yarra Stormwater and Drainage Policy

DIAGRAM 1 –Victoria Street East Precinct and Crest Line

