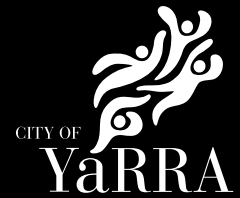


Design and Development Overlays

Information Sheet



Yarra Council is currently developing Design and Development Overlays (DDO) in different locations across the city. The information below will help you get a better understanding of what DDOs generally are and why Yarra uses them.

What is a Design and Development Overlay?

The Design and Development Overlay (DDO) is a planning tool that is applied to areas which need specific requirements relating to the built form and design of new development.

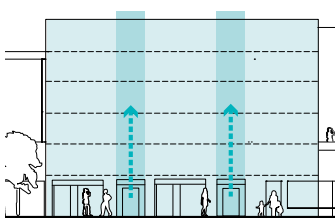
They set requirements for the height, form and the general design of buildings.

A DDO is a complementary planning tool to the zone (which mainly guides land uses). It is one of a number of planning tools, in addition to policy, which must be taken into account when determining a planning permit application.

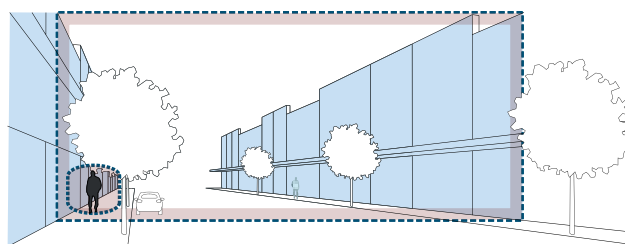
A DDO can include built form and design requirements that are mandatory or preferred. A mandatory requirement is a requirement that must be met. There is no opportunity to vary it for example you could not build a six storey building in an area where a mandatory height of five storeys applies. A discretionary (or preferred) requirement provides for flexibility in the approach how to achieve the required outcome. In Yarra, most DDOs contain a mix of both.

It is important to note that a DDO cannot act as a heritage control, manage land use or address other issues such as shop vacancies or housing affordability. It can only focus on built form and design.

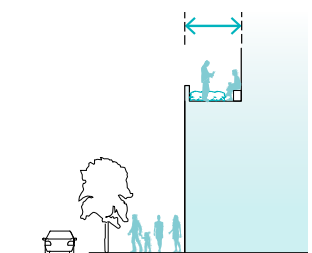
Types of built form and design requirements contained in DDOs



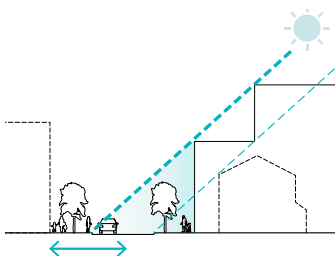
Building height



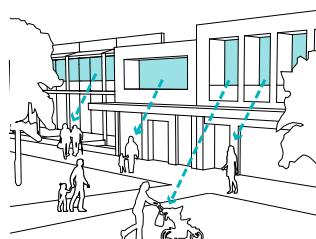
Street wall height



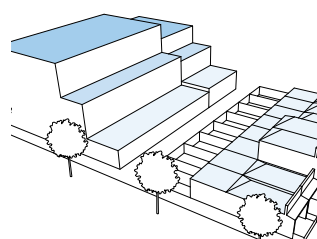
Setbacks



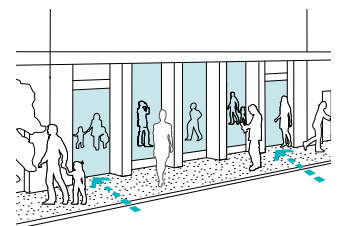
Overshadowing



Building design



Interface design - laneway, residential, railway, etc



Public realm frontage

Source: Urban Design Guidelines for Victoria, Department of Environment, Land, Water and Planning

What does it mean for my property?

If a Design and Development Overlay applies to your property, you may need a planning permit to develop the property or carry out works.

Applying a DDO to an area does not mean that we are proposing to develop the land or evict businesses or residents. It is up to the landowner whether they would like to develop their land.

If a DDO applies to nearby properties, it will guide the scale and form of development on that land, giving you an idea of what development could occur.

The other tools in the Planning Scheme will continue to apply. For example, if your property is also covered by a Heritage Overlay, these requirements would remain in place and also need to be taken into account when preparing a planning permit application.

Why is Council using Design and Development Overlays?

Each DDO is tailored to address the unique urban conditions of the area it applies to, including any public buildings, sensitive residential interfaces such as backyards and the character of an area.

DDOs are usually applied to areas that are experiencing built form change, for example, through intensive residential, commercial or mixed-use development.

In Yarra, these are mostly our bigger shopping strips and as well as our employment areas (often former industrial areas).

What are Yarra's DDOs trying to achieve?

The City of Yarra's approach to preparing DDOs is to strike a balance between competing factors, including:

- guiding change and facilitating development in appropriate locations

- retaining the heritage significance of individual heritage buildings and streets
- minimising the potential impacts on surrounding low scale residential neighbourhoods and within developments
- enhancing pedestrian experience and amenity through high quality building design and maintaining sunlight to key public spaces (footpaths, open spaces and expanded street corners).
- encouraging passive surveillance/active frontages to assist creating a pedestrian-friendlier environment.

How are DDOs developed?

The content of DDOs must be strategically justified and informed by rigorous analysis and testing. This often includes urban design analysis and can include heritage and traffic advice as well.

The built form and design requirements in a DDO are also informed by the local context and the policy directions in the Yarra Planning Scheme. For example, policy identifying where housing growth should be directed generally, the existing and emerging built form character of the area, including heritage buildings, the size of lots and topography of the land, recent planning permit applications and other planning scheme amendments.

Where can I find more information about Yarra's DDO amendments?

Information on Yarra's current and recently approved amendments can be found on our website at yarracity.vic.gov.au/planningscheme