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Proposed**SCHEDULE [NUMBER] TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO[NUMBER]**.

WORLD HERITAGE ENVIRONS AREA (WHEA)**1.0 Design objectives**--/20--
Proposed

To protect the World Heritage values and prominence of the Royal Exhibition Building and Carlton Gardens.

To protect views and vistas of the drum, dome, lantern and flagpole of the Royal Exhibition Building and Carlton Gardens, and maintain the visual dominance of the dome to a clear sky backdrop from primary vantage points.

To ensure development within the WHEA maintains and conserves the significant historic character (built form and landscapes) of the WHEA and the Royal Exhibition Building and Carlton Gardens.

To reinforce the built form character of the WHEA as being predominantly of low-rise buildings in consistent heritage streetscapes.

2.0 Buildings and works--/20--
Proposed

A permit is not required to construct a building or construct or carry out works less than 8.5 metres in height from the existing ground level in Area 1 as shown in Map 1 below.

A permit must not be granted for buildings and works, including the replacement of the existing building, which exceeds the Mandatory Maximum Building Height specified in Table 1 of this schedule. This does not apply to buildings and works for a replacement building which:

- Retains the existing building envelope, including an increase in height or reduction in setbacks.
- Does not result in any additional habitable or occupiable floor area (including an open balcony).

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Development in each Area must achieve the corresponding Design Outcomes in Table 1 below.
- Development in Area 1 must maintain views to and retain a clear sky backdrop surrounding the drum, dome, lantern and flagpole of the Royal Exhibition Building when viewed from view location 11 as shown in Map 1 to this schedule.

Table 1: Preferred and Mandatory Maximum Building Heights

Area	Preferred Maximum Building Height	Mandatory Maximum Building Height	Design Outcomes
1	11.2m	-	<p>Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.</p> <p>Retain and conserve the valued heritage character of streetscapes to assist with maintaining the heritage character of the setting and context of the Royal Exhibition Building and Carlton Gardens.</p>

Area	Preferred Maximum Building Height	Mandatory Maximum Building Height	Design Outcomes
			Ensure new buildings adopt a street wall response that is informed by adjoining heritage buildings.
2	-	11m	Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building. Retain and conserve the valued heritage character of streetscapes to assist with maintaining the heritage character of the setting and context of the Royal Exhibition Building and Carlton Gardens.
3	-	9m	Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building. Retain and conserve the valued heritage character of streetscapes to assist with maintaining the heritage character of the setting and context of the Royal Exhibition Building and Carlton Gardens.
4	13.5m	-	Require side setbacks over two storeys to protect views of the drum, dome, lantern and flagpole of the Royal Exhibition Building from view location 1J (Refer to Map 1). Ensure new buildings adopt a street wall response that is informed by adjoining heritage buildings.
5	46.5m	-	Ensure development of the St Vincent's Hospital site replicates the general maximum height of existing hospital buildings. Ensure development includes materiality which is influenced by its heritage setting and is of muted materials and colours, and which avoids the use of larger areas of reflective materials.

3.0

Subdivision

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Proposed

None specified.

4.0

Signs

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Proposed

Sign requirements are at Clause 52.05. All land located within the World Heritage Environs Area is in Category 3 – High amenity areas.

5.0

Application requirements

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Proposed

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis plan and a written urban context report documenting how the development will achieve the requirements of this schedule.

6.0 Decision guidelines

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Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the siting, height and appearance of a building or works detrimentally affects the view of the drum, dome, lantern and flagpole of the Royal Exhibition Building.
- Whether the siting, height and appearance of a building or works detrimentally affects the view of the WHEA from the dome viewing platform of the Royal Exhibition Building.
- Whether development ensures materiality is influenced by its heritage setting and is of muted materials and colours, and avoids the use of larger areas of reflective materials.
- Whether development ensures visibility of building services and plant equipment and plant is minimised and/or screened.

Map 1 to Schedule [NUMBER] to Clause 43.02

