

18/11/2010
C174**SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT
OVERLAY**

Shown on the planning scheme map as **DDO6**.

CARLTON AREA**1.0 Design objectives**18/11/2010
C174

To protect and conserve buildings and streetscapes of significance and to reinforce the built form character of the area as being essentially of low-rise buildings.

To maintain the human scale of the area and to ensure compatibility with the scale and character of the existing built form.

To ensure that any redevelopment or new development is compatible with the scale and character of adjoining buildings and the area.

To protect and manage the values of and views to the Royal Exhibition Building.

2.0 Buildings and works--/20--
Proposed

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

- Buildings or works should not exceed the *Maximum Building Height* specified in Table 1 to this schedule.
- An application to exceed the *Maximum Building Height* must demonstrate how the development will continue to achieve the Design Objectives and Built Form Outcomes of this schedule and any local planning policy requirements.

Building height is the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building, with the exception of architectural features and building services.

Table 1

Area	Maximum Building Height	Outcomes
10	8 metres	The predominantly 1-2 storey built form character of the area is maintained to ensure a pedestrian scale of development abutting the streets and laneways.
12	10 metres	The low-rise built form of the area, which is predominantly 2-3 storey, is maintained to ensure that the existing Victorian character of the area is conserved.
13	13.5 metres	The existing historic character of the area remains.
14	16 metres	Development of an appropriate scale to Cardigan Street is achieved, but in doing so maintains a comfortable relationship with the surrounding low-scale area. Views to the drum, dome, lantern and flagpole of the Royal Exhibition Building from the footpath on the south side of Queensberry Street between Lygon Street (west side) and Rathdowne Street are protected.

Notice requirement

In accordance with section 52(1)(c) of the Act notice must be given for any application for buildings and works at 83 – 95 Rathdowne Street, 80 Drummond Street or the Queensberry Street road reserve to the Executive Director, Heritage Victoria.

3.0 Subdivision--/20--
Proposed

A permit is not required to subdivide land.

4.0 Signs

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Proposed

None specified.

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:

- An application must be accompanied by a site analysis and urban context report which demonstrates how the proposed building or works achieve each of the Design Objectives and Built Form Outcomes of this schedule, and any local planning policy requirements.

6.0 Decision guidelines

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Proposed

Before deciding on an application for 83 – 95 Rathdowne Street, 80 Drummond Street, or the Queensberry Street road reserve, the responsible authority must consider the impact on the view of the drum, dome, lantern and flagpole of the Royal Exhibition Building.