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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

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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

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Proposed

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 Tables 1 and 2 of this schedule. This does not apply to buildings and works for a replacement building which:

- Retains the existing building envelope, including no increase in height or reduction of 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.

Table 1: Preferred and Mandatory Maximum Building Heights

Area	Preferred Maximum Building Height	Mandatory Maximum Building Height	Design Outcomes
1	9m	9m	<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>
2	11m	11m	<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</p>

Area	Preferred Maximum Building Height	Mandatory Maximum Building Height	Design Outcomes
			setting and context of the Royal Exhibition Building and Carlton Gardens.
3	Refer to Table 2	Refer to Table 2	<p>Protect the views and visual dominance of the Royal Exhibition Building, including dome and northern elevation/ ridgeline when viewed from the Melbourne Museum Forecourt (and particularly view locations 5A, 5B & 5C – refer to Map 1).</p> <p>A development that exceeds the Preferred Maximum Building Height must, when viewed from the Melbourne Museum Forecourt:</p> <ul style="list-style-type: none"> ▪ Not impact or overwhelm the visual dominance of the drum, dome, lantern and northern elevation of the Royal Exhibition Building. ▪ Be designed, set back and orientated in a manner that does not overwhelm the northern elevation of the Royal Exhibition Building by creating a solid horizontal 'wall' of built form silhouetting the ridgeline. ▪ Ensure materiality is influenced by the heritage setting, is of muted materials and colours, and avoids the use of larger areas of reflective materials. ▪ Ensure visibility of building services and plant equipment and plant is minimised and/or screened within the maximum building height.

Table 2: Area 3 Preferred and Mandatory Maximum Building Heights

Address***	Preferred Maximum Building Height*	Mandatory Maximum Building Height*
58-66 La Trobe St	115m	125m
336-376 Russell St	107m	117m
54 La Trobe St	115m	125m
52 La Trobe St	114m	124m
42-50 La Trobe St	123m**	123m**
36-40 La Trobe St	111m	121m
30-34 La Trobe St	109m	119m
333 Exhibition St	99m	109m
353 Exhibition St	100m	110m
13A Victoria St	97m	107m
355-357 Exhibition St	96m	106m
11-17 Victoria St	95m	105m
19-21 Victoria St	94m	104m
9-23 Mackenzie St	127m**	127m**
27-39 Mackenzie St	101m	111m

Address***	Preferred Maximum Building Height*	Mandatory Maximum Building Height*
43 Mackenzie St	103m	113m
380 Russell St	73m	83m
390-394 Russell St	69m	79m
31-33 Victoria St	71m	81m
23-29 Victoria St	80m	90m

* Nominated building heights are to be measured as the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building and must include all buildings services and plant equipment.

** Maximum height of existing building.

*** Should any sites listed in Table 2 be consolidated, then the height applicable to that site's title at the time of gazettal or the lower height of the sites being consolidated will apply.

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 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

