

22.21 DEVELOPMENT GUIDELINES FOR THE WORLD HERITAGE ENVIRONS AREA

This policy applies to all land within the World Heritage Environs Area (WHEA) as shown in the World Heritage Environs Area Map to this clause, including land within HO992, HO81, HO87, HO103, HO104 and HO809.

The provisions of Clauses 22.04 and 22.05 also apply.

22.21-1 Policy Basis

The MSS highlights the importance of the WHEA in providing a buffer zone for the World Heritage Listed Royal Exhibition Building and Carlton Gardens. The WHEA provides a setting and context of significant historic character for the World Heritage property.

22.21-2 Objectives

To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens.

To maintain and conserve the significant historic character (built form and landscapes) of the area.

To ensure new development in the area has regard to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens.

22.21-3 Policy

It is policy to:

- Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings, to assist with maintaining the heritage character of the setting and context of the Royal Exhibition Building and Carlton Gardens.
- 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.
- Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.
- Avoid consolidation of allotments in residential areas which will result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.
- Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from bordering/abutting streets and other views and vistas to the dome available from streets within the precinct including key views illustrated in the World Heritage Environs Area Map to this clause.
- Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to:
 - avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed allees and avenues; and
 - minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.
- Discourage high wall signs, major promotion signs, panel signs, pole signs, internally illuminated/animated signs, and sky signs within the WHEA.

22.21-4 References

Proposed

World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens (Department of Environment, Land, Water and Planning, 2022)

World Heritage Envs Area Map

