

18/11/2010
C174**SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO13****PARLIAMENT AREA****1.0****Design objectives**19/01/2006
VC37

- To encourage development to be compatible with the Victorian character and scale of the area.
- To minimise the visual impact of new buildings and works within the vicinity of the Fitzroy Gardens and the surrounding public spaces.

2.0**Requirements**19/01/2006
VC37**2.1****Building height**19/01/2006
VC37

Buildings or works should not exceed the maximum building height specified in the table to this schedule.

An application to exceed the maximum building height must be accompanied by a site analysis plan and a written urban context report documenting how the development will achieve the specific design objectives and outcomes of this schedule.

The height of a building or works is the height of its highest point above the permanent footpath at the centre of the site frontage. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.

Table to Schedule 13

AREA	MAXIMUM BUILDING HEIGHT	OUTCOMES
21	25 metres	A consistent scale of buildings on the edge of the Victoria Parade boulevard entry to the CBD.
22	74 metres	The height of any further development on the site is restricted to not more than the existing building height to minimise further impact upon the environmental qualities of the area around Victoria Parade, Albert Street and the Fitzroy Gardens.
23	15 metres	The amenity of the Fitzroy Gardens is protected from additional overshadowing between 11.00 am and 2.00 pm on 22 March and 22 September.
25	14 metres	A uniform scale of built form is maintained on both sides of Morrison Place compatible with the parapet height of the heritage buildings on the east side of Morrison Place.
26	15 metres	Views of the drum, dome, lantern and flagpole of the Royal Exhibition Building from the western footpath of Spring Street, between the north west corner of Bourke Street and the south west corner of Lonsdale Street and from Spring and Nicholson Street road reserves are protected.

3.0 Subdivision

18/11/2010
C174

A permit is not required to subdivide land.

4.0 Notice requirements

18/11/2010
C174

In accordance with section 52(1)(c) of the Act notice must be given for any application for buildings and works at 250-290 Spring Street to the Executive Director, Heritage Victoria.

5.0 Decision Guidelines

18/11/2010
C174

Before deciding on an application for 250-290 Spring Street the responsible authority must consider the impact on the view of the drum, dome, lantern and flagpole of the Royal Exhibition Building.

Policy References

World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens (Department of Planning and Community Development, 2009)