

18/11/2010
C174**SCHEDULE 21 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO21

WELLINGTON PARADE AND CLARENDON STREET**1.0****Design objectives**22/03/2007
C93

- To enhance the importance of Wellington Parade as a key approach to central Melbourne through quality building design and street amenity;
- To minimise the visual impact and overshadowing effect of buildings on the Fitzroy Gardens and Yarra Park;
- To respect the scale and significance of heritage buildings on the site or on adjacent sites.

2.0**Requirements**22/03/2007
C93**Buildings and works**

A permit may be granted to vary any maximum building height specified in Table 1 to this schedule.

An application must be accompanied by a site analysis and urban context report which demonstrates how the proposed building or works achieves each of 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 to Schedule 21

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
1	12 metres	Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March New development north of the Cliveden building is consistent with the prevailing heritage buildings in the area. Existing low scale built form and landscaped setting of Bishopscourt to Clarendon, Gipps and Hotham Streets is maintained. Existing low scale of Mosspennoch is maintained.
2	14 metres	New development is of quality architectural design and in scale with the buildings in Albert Street, Grey Street and the residential areas on Gipps Street.
3	17 metres	Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March. New development is of quality architectural design and in scale with the hospital building fronting Clarendon Street.
4	24 metres	Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March New development that compliments the low scale and heritage significance of the Mercy Private Hospital

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
		<p>building fronting Grey Street.</p> <p>Development to the south of Mosspennoch to be a transition to the higher built form of the Hilton Hotel.</p> <p>New development fronting Wellington Parade is a transition to adjoining higher built form and promotes a boulevard entrance into the City.</p> <p>Existing landscaped setbacks are to be maintained for significant heritage buildings.</p>
5	35 metres	<p>Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March</p> <p>New development that provides for a higher built form to the rear of the hospital building fronting Clarendon Street.</p>
6	40 metres	<p>Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March</p>
7	46 metres	<p>Development that does not overshadow Yarra Park between 11am and 2pm on 22 September and 22 March.</p> <p>Buildings are developed to a consistent scale along the Wellington Parade entry to the CBD but are articulated to allow sunlight to penetrate to the street and to avoid creating a wall of buildings.</p>
8	52 metres	<p>Development that does not overshadow Fitzroy Gardens between 11am and 2pm on 22 September and 22 March.</p> <p>Development that facilitates adaptive re-use of existing buildings in the area for residential purposes.</p>
9	70 metres	<p>Additional overshadowing of Yarra Park between 11.00 am and 2.00 pm on 22 March and 22 September is avoided.</p> <p>New development is of a quality architectural design that promotes Wellington Parade as a boulevard entrance into the City.</p>
20	24 metres	<p>Development that does not overshadow Yarra Park between 11am and 2pm on 22 September and 22 March.</p> <p>Buildings are developed to a consistent scale along the Wellington Parade entry to the CBD but are articulated to allow sunlight to penetrate to the street and to avoid creating a wall of buildings.</p>

3.0

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Subdivision

A permit is not required to subdivide land.