

07/04/2008  
C92**SCHEDULE 52 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO52****STADIUM PRECINCT****1.0**07/04/2008  
C92**Design objectives**

- To ensure that vistas to the east, into the Central Business District, and to the west across Victoria Harbour water body are recognised.
- To prevent any overshadowing of the playing surface of the major sports and recreation facility greater than the shadow that is already cast by the existing facility roof when fully open.

**2.0**07/04/2008  
C92**Buildings and works****2.1**07/04/2008  
C92**Permit Requirement**

A permit is not required to construct a building or construct or carry out works in accordance with an Existing Old Format Approval. In this schedule, “Existing Old Format Approval” has the meaning given to it in Clause 37.05-4.

A permit is not required to construct a building or construct or carry out works if the requirements of Table 1 to this schedule are met.

An application must be accompanied by a site analysis and urban context report which demonstrates how the proposed buildings and works achieves each of the Design Objectives 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.

**2.2**07/04/2008  
C92**Exemption from notice and review**

An application to construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**Table 1 to Schedule 52**

AREA	MAXIMUM BUILDING HEIGHT
DDO 52 Area 1	25 metres except for two towers not exceeding 75 metres.
DDO 52 Area 2	25 metres except for one tower not exceeding 75 metres.
DDO 52 Area 3	60 metres
DDO 52 Area 4	25 metres except for: <ul style="list-style-type: none"> <li>• A tower in the north east not exceeding 90 metres</li> <li>• A tower in the south east not exceeding 120 metres</li> <li>• A tower in the south west not exceeding 150 metres</li> <li>• A tower in the north west not exceeding 35 metres.</li> </ul>

**3.0**

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**Decision guidelines**

Before deciding on an application the responsible authority must consider:

- The prevention of any overshadowing of the playing surface of the major sports and recreation facility greater than the shadow which is already cast by the existing facility roof when fully open.
- The orientation and design of a development and whether it will cause significant overshadowing individually or as part of a cumulative effect on the public realm.
- The need to ensure appropriate separation of buildings, particularly tower elements, to provide spacing of building bulk and to avoid the creation of a wall effect.
- Buildings exceeding 40 metres in height must provide an appropriate built form relationship to the street.
- The need to preserve significant vistas.
- The nature of wind effects caused by any new building, and design measures to address these.

**4.0**

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**Subdivision**

A permit is not required to subdivide land.