

11/08/2011
C156**SCHEDULE 50 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO50**.**VICTORIA HARBOUR PRECINCT****1.0**07/04/2008
C92**Design objectives**

- To provide vistas from the city edge to enhance the visual connection between the CBD and Victoria Harbour.
- To ensure that vistas from the stadium concourse to the Bolte Bridge are recognised and protected.
- To provide for a complementary mix of medium and high rise development within the Precinct.
- To provide for continuous public access along the waterfront area adjoining the Yarra River and Victoria Harbour.
- To ensure the conservation of the general form of Victoria Harbour.
- To ensure development supports high levels of pedestrian amenity in relation to daylight, sky views, wind, sunlight, safety and visual interest.

2.007/04/2008
C92**Buildings and works**

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 and Table 2 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.

The height of a building is measured from the footpath level at the road alignment at the centre of the site, except for a building above 45 metres which is measured from the vertical distance from natural ground level to the roof or parapet at any point measured at the centre of the site, except for architectural features and building services.

2.211/08/2011
C156**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 50

Area	Maximum Building Height
DDO 50 Area 1	10 metres
DDO 50 Area 2	10 metres
DDO 50 Area 3	A building of outstanding design quality that is a significant attraction for visitors and/or tourists.
DDO 50 Area 4	40 metres with the exception of five buildings not exceeding 60 metres and one building not exceeding 45 metres which are within the southern portion of this area.
DDO 50 Area 5	120 metres.

Area	Maximum Building Height
DDO 50 Area 6	90 metres with the exception of two towers not exceeding 115 metres, comprising one tower at each of the eastern and western portions of this area.
DDO 50 Area 7	15 metres with the exception of one building not exceeding 25 metres at the eastern portion of this area.
DDO 50 Area 8	35 metres.

Table 2 to Schedule 50

Area	Minimum Widths Of Waterfront Promenades
North Promenade	
DDO 50 Area 1,	15 metre wide waterfront promenade.
DDO 50 Area 2	15 metre wide waterfront promenade.
DDO 50 Area 3	15 metre wide waterfront promenade.
DDO 50 Area 4	30 metre wide waterfront promenade.
DDO 50 Area 5	23 metre wide waterfront promenade.
DDO 50 Area 7	6.5 metre wide waterfront promenade with the eastern end promenade to have an average width of 15 metres.
South Promenade	
DDO 50 Area 4	15 metre wide waterfront promenade.
DDO 50 Area 6	6.5 metre wide waterfront promenade.
DDO 50 Area 8	6.5 metre wide waterfront promenade.

3.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- 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.
- Building spacing and permeability, in order to allow views and access to the waterfront and sunlight access to the north bank of the Yarra River.
- 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.
- The cumulative impact of development particularly in terms of the number of tower elements proposed and the impact upon the public realm in terms of overshadowing, views and built form.
- The impact and relationship of any proposed structure on the significance of existing heritage places located within the Precinct.

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Subdivision

A permit is not required to subdivide land.