

03/05/2018
C318**SCHEDULE 71 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO71**.

2 ST. ANDREWS PLACE, EAST MELBOURNE (FORMER PETER MACCALLUM CANCER CENTRE SITE)**1.0**03/05/2018
C318**Design objectives**

- To achieve a site responsive, well-designed and high quality architectural and urban design outcome for the former Peter MacCallum Cancer Centre site.
- To ensure the visual impact of new building mass, height and bulk respects the site context including the public realm, Fitzroy Gardens, St Patrick's Cathedral Precinct, Parliament House and Treasury Reserve Precinct.
- To maintain the heritage significance, values, character and visual prominence of the adjacent buildings and places including Parliament House and St Patrick's Cathedral.
- To encourage a visually engaging pedestrian experience around the site and where relevant within the site.
- To maintain sunlight access to adjoining properties and avoid overshadowing to Fitzroy Gardens and Treasury Gardens.

2.003/05/2018
C318**Buildings and works**

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with any requirement expressed using the verb must, except that a permit may be granted to replace a building or works existing at the approval date of the planning scheme amendment which introduces this schedule into the Planning Scheme.

Building Heights

Buildings must not exceed AHD82.

Buildings must not be visible when viewed from the sightlines viewpoints listed below:

- Above Parliament House when viewed from Bourke Street.
- Above St Patrick's Cathedral when viewed from the north west corner of the junction of Albert and Gisborne Streets.
- Above Old Treasury Building when viewed from Collins Street.

Buildings should not overshadow the Fitzroy Gardens between 11am and 2pm between 22 April and 22 September.

Buildings should not overshadow the Treasury Gardens between 11:00am and 3:00pm between 22 April and 22 September.

Street Walls

Buildings should be setback from streets as specified in Table 1.

Buildings should not exceed the maximum Street wall heights specified in Table 1.

Buildings and works must achieve the Built Form Outcomes specified in Table 2.

Building Design

Buildings and works should achieve the Design Outcomes specified in Table 2.

Table 1 to Schedule 71

Street	Street level setback	Maximum street-wall height	Minimum upper level setback	Built form outcomes
Cathedral Place	4 metres	20 metres	10 metres from the facade with the exception of 10% of the streetwall length	Development that: <ul style="list-style-type: none"> Protects the existing streetwall character in Cathedral Place and St Andrews Place. Establishes a consistent and visually engaging streetwall. Recesses upper levels of the building behind a streetwall. Encourages articulation in the design of upper levels. Provides a ground level landscaped setback.
St. Andrews Place	3 metres	20 metres	10 metres from the facade with the exception of 10% of the streetwall length	
Lansdowne Street	0 Metres	Mandatory height of 24 metres	Minimum setback of 10 metres from the façade Mandatory	Development that respects the local character and does not overwhelm adjacent heritage buildings.

Table 2 to Schedule 71

Design feature	Design outcomes
Massing and site layout	<ul style="list-style-type: none"> A collection of visually complementary buildings that complement and enhance the Parliament precinct. Development that does not read as a single building mass.
Architectural quality	<ul style="list-style-type: none"> A well designed architectural and urban design outcome for the site. The use of high quality, durable and interesting building materials.
Open space	<ul style="list-style-type: none"> Generous and high quality communal open space(s) at the site. An environment with high quality pedestrian amenity.
Active frontages	<ul style="list-style-type: none"> An engaging and active ground level interface is provided along the Lansdowne Street Frontage. A mix of land uses at the site.
Building separation	<ul style="list-style-type: none"> Adequate building separation between structures on the site to ensure acceptable amenity consequences for future occupants. Development that respects the amenity and future development potential of adjacent sites to allow for their equitable development. Development may be built to the boundary to abut existing blank walls.
Building articulation	<ul style="list-style-type: none"> Articulation of the building's exterior through a variety of design techniques including, for example, stepped and / or separate forms, architectural features, materiality, fenestration and other openings and landscaping.
Landscaping	<ul style="list-style-type: none"> Landscaping integrated within the design. Landscaped frontages to St Andrews Place and Cathedral Place.
Vehicular access	<ul style="list-style-type: none"> Limited vehicular access points to the site. No vehicular access in Cathedral Place to protect the potential for this road to become an open space link in the future.

Design feature	Design outcomes
Car Parking	<ul style="list-style-type: none"> ▪ Minimal visibility of car parking and car parking entrances from the public realm.

3.0

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Subdivision

None specified.

4.0

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Advertising signs

None specified.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- How the proposed building or works achieve each of the Built Form Outcomes and Design Outcomes of this schedule.
- The overshadowing and visual impacts of the proposed buildings and works assessed using a 3D digital model in a format to the satisfaction of the responsible authority.