

08/05/2014
C220**SCHEDULE 58 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO58**.

312- 332 ST KILDA ROAD**1.0**08/05/2014
C220**Design objectives**

- To encourage site development that will enhance the appearance, dignity and spaciousness of St Kilda Road.
- To encourage development that will enhance the appearance, pedestrian amenity, material quality, formality and perceived spaciousness of St Kilda Road as a major boulevard.
- To encourage urban design improvements so that the physical environment offers variety, interest, safety and convenience to people in the area.
- To encourage design of buildings with setbacks, materials and a differentiation in façade composition.
- To ensure that any new development or redevelopment is at a scale that protects the visual and environmental amenity of the Shrine precinct including its surrounding gardens and monuments, by limiting any adverse overshadowing, wind and glare effects.
- To ensure that any new development or redevelopment does not have an adverse impact on the cultural significance or the visual dominance of the Shrine of Remembrance by reason of height and/or material and finishes to buildings.
- To ensure that advertising signs interfacing with or visible from the Shrine of Remembrance do not adversely affect the significance of the Shrine of Remembrance.

2.008/05/2014
C220**Buildings and works requirements**

An application must be accompanied by a site analysis and urban context report which demonstrates how the proposed building or works achieve each of the Design Objectives and Built Form Outcomes of this schedule, and any local planning policy requirements.

With the exception of architectural features, signage, landscaping and entry treatments and building services, buildings and works must not be constructed to exceed the maximum height or intrude into the St Kilda Road setbacks set out in the table to this schedule. A permit cannot be granted to vary this requirement.

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 minor architectural features and building services.

Reconstructed or replacement buildings

A permit may be granted to replace a building or works existing on the date Amendment C220 was introduced into the planning scheme, but which does not meet the height or setbacks requirements of the relevant table to this schedule if:

- The building or works is no higher than the building being replaced.
- The buildings or works is to be constructed no closer to a boundary than the building being replaced.

3.0

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Advertising Signs

Notice requirement

Where a permit is required under Clause 52.05 for a sign and the sign is located above 23 metres to the Australian Height Datum, notice must be given under Section 52(1)(c) of the *Planning and Environment Act 1987* to the Shrine of Remembrance Trustees as specified in the Schedule to Clause 66.06.

Decision Guidelines

Before deciding on an application to display a sign located above 23 metres Australian Height Datum, the responsible authority must consider, in addition to the decision guidelines at Clause 52.05 and Clause 65:

- Whether the advertising sign detracts from the landmark qualities and historical and cultural significance of the Shrine of Remembrance.
- Whether the location, size, illumination and reflectivity of the advertising sign detracts from important views and vistas from the Shrine of Remembrance

4.0

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Transitional arrangements

The requirements of sub clause 2.0 of this schedule do not apply to any use or development of land that is undertaken in accordance with:

- a permit under the Building Act 1993 that was issued before Amendment C220 was introduced into the planning scheme; or
- a planning permit that was issued before Amendment C220 was introduced into the planning scheme.

Table to Schedule 58

Area	Maximum Building Height & Setbacks	Outcomes
312 – 332 St Kilda Rd	36 metres to Australian Height Datum (AHD) Buildings must be setback 3 metres from St Kilda Road.	New development that responds to, and is respectful of, the scale of the St Kilda Road boulevard. New development that maintains the visual and cultural dominance of the Shrine of Remembrance. Consistent setback of buildings.