

19/01/2006
VC37**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**.

LONSDALE STREET (GOLDEN SQUARE CARPARK) AREA**Site Description**

The development site is described as 213-237 Lonsdale Street and 222-230 Little Bourke Street, Melbourne and comprises land in three titles which abuts Tattersalls Lane and with existing access from Little Bourke Street and Lonsdale Street.

1.019/01/2006
VC37**Requirements for Development Plan****1.1**19/01/2006
VC37**Use and Development**

The land shall be used for a wide range of purposes including a combination of one or more of the following:

- Accommodation
- Amusement parlour
- Retail Premises
- Offices
- Place of assembly
- Public car parking and parking associated with all the various uses

The provision of car parking on the site shall be located within the basement and/or within the podium levels of any future buildings on the site as shown in Figure 1 Building Envelope Plan. The car park location maybe varied to the satisfaction of the responsible authority.

1.219/01/2006
VC37**Design Objectives**

- To promote a high quality, multi-storey landmark built form which contributes to the revitalisation of Lonsdale Street.
- To ensure new development complements the quality of the public realm.
- To provide for architectural detail, excitement and interest at both skyline and pedestrian levels.
- To improve and enhance pedestrian network linkages surrounding the site and to make a positive contribution to the street level microclimate.
- To ensure that any future development constructed to the street alignment of the Little Bourke Street frontage respects the character of the buildings along that frontage.
- To ensure that adequate access and egress from the site is to be provided having regard to the existing and proposed infrastructure.
- To ensure building entrances are identifiable from the street.

1.319/01/2006
VC37**Access Arrangements**

Access and egress to the site shall be provided generally in accordance with drawings “Proposed Lonsdale Street Access Configuration; Ref No 98093/T/07/P2” prepared by Grogan Richards. The access arrangements may be amended to the satisfaction of the responsible authority.

The main points of access and egress shall be provided at the Lonsdale Street frontage.

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Car Parking

Car parking on the site shall be accordance with the Parking Precinct Plan in the Schedule to Clause 52.06-2 of the Melbourne Planning Scheme: “Car Parking in the Capital City Zone” – Retail Core, Lonsdale Street (Golden Square Car Park) Area”.

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Building Height

Except with a permit, buildings and works (excluding architectural features and building services) must not be constructed to exceed the maximum building height specified in the table to this schedule and within the areas shown on the Building Envelope Plan, Figure 2.

The height of a building or works is the height of its highest point above the permanent footpath at the centre of the site frontage to Lonsdale Street. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.

Table to Schedule 1

Area	Maximum Building Height	Extent Of Height Control Area	Outcomes
Total site frontage to Little Bourke Street	15 metres	a depth of 10 metres from the alignment of Little Bourke Street extending the full frontage of Little Bourke Street	To ensure that any future development constructed to the street alignment of the little Bourke Street frontage respects the character of the buildings along that frontage. To enhance the pedestrian environment of Little Bourke Street
Total site frontage to Lonsdale Street	30 metres	a distance of 10 metres from the alignment of Lonsdale Street extending the full frontage of Lonsdale Street	To provide for architectural detail, excitement and interest along this podium base.
Rear portion of the site known as 222-230 Little Bourke Street	24 metres	commencing at a distance of 10 metres from the Little Bourke Street frontage extending into the site for a distance of 29.80 metres.	To ensure that the design of new development does not adversely affect the amenity of Little Bourke Street
Central podium component of the whole site; but also to the rear eastern and western edges of the Lonsdale Street site	40 metres	Commencing 10 metres from the Lonsdale Street frontage for part of the 68.92m frontage to Lonsdale Street, (53.20m) inclusive of all land for a distance of 45.88 metres from the Lonsdale Street boundary in an area of 919.9 sq m as indicated by the hatched area	To provide for architectural detail, excitement and interest along these elevations
Eastern boundary fronting Lonsdale Street	60 metres	Setback 10 metres from the Lonsdale Street frontage and 11.85m from the eastern boundary of the site for a distance of 20.73 metres providing a total are of 245.7 sq m	To achieve a stepped transition in building bulk to the tower component.
Tower component of the Lonsdale Street site	90 metres	Setback a minimum of 10 metres from the Lonsdale Street frontage extending from 11.85m from the eastern boundary of the site to a distance of 10 metres from the western boundary indicated by the shaded area annotated “A” on the Building Envelope Plan.	To promote a high quality , multi-storey landmark built form which contributes to the revitalisation of Lonsdale Street To provide for architectural detail, excitement and interest at both skyline and pedestrian levels To facilitate city views into and out of the city