

18/11/2010
C174**SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO14****QUEEN VICTORIA MARKET AREA****1.0****Design objectives**08/06/2006
C61

- To ensure that any development within the Queen Victoria Market is consistent with its Victorian character and low-scale.
- To ensure that development around the Market edges and within close proximity to the Market provides an appropriate scale transition from the low scale Market buildings towards the medium and high rise towers in the Central Business District.
- To ensure that any development in close proximity to the Queen Victoria Market is compatible with the scale and character of the Market, surrounding residential developments and adjacent precincts.

2.0**Buildings and works**08/06/2006
C61

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

Buildings and works should not exceed the *Maximum Building Height* specified in the table to this schedule.

An application to exceed the *Maximum Building Height* must demonstrate how the development will continue to achieve the Design Objectives and Built Form Outcomes 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.

Table to Schedule 14

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
15	12 metres	Development maintains the consistency of scale and built form of the historic Queen Victoria Market.
16	7 metres	Development maintains the consistency of scale and built form of the historic Queen Victoria Market.
17	10 metres	Development maintains the consistency of scale and built form of the historic Queen Victoria Market.
18	20 metres	The scale of surrounding development respects the low scale built form character of the Queen Victoria Market.
19	30 metres	The scale of development provides an appropriate interface from the low scale built form of the Queen Victoria Market towards the medium and high rise towers of the Central Business District.
20	60 metres	The scale of development provides an appropriate relationship in building height between the traditional low scale of the Market and immediate environs of the Central

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
		Business District.

3.0 Exemption from notice and review

10/06/2010
C122

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 of rights of Section 82(1) of the Act.

4.0 Subdivision

18/11/2010
C174

A permit is not required to subdivide land.