

07/04/2008
C92**SCHEDULE 49 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO49****YARRA'S EDGE PRECINCT****1.0**07/04/2008
C92**Design objectives**

- To provide for a complementary mix of low, medium and high rise development within the Precinct.
- To provide for continuous public access along the waterfront adjoining the Yarra River.
- To maintain the visual dominance of prominent landmarks.
- To provide for prominent built form landmarks at terminating vistas from the city edge.

2.007/04/2008
C92**Buildings and works****2.1**07/04/2008
C92**Permit Requirement**

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.

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.

2.207/04/2008
C92**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 49

AREA	MAXIMUM BUILDING HEIGHT
DDO 49 Area 1	30 metres except for: A single or twin 130 metre tower on the Bourke Street axis A 75 metre tower on the Little Bourke Street axis A 135 metre tower on the Collins Street axis
DDO 49 Area 2	90 metres except for:

AREA	MAXIMUM BUILDING HEIGHT
	135 metres for two towers framing the Flinders Street axis
DDO 49 Area 3	90 metres

Table 2 to Schedule 49

AREA	MINIMUM WIDTHS OF WATERFRONT PROMENADES
DDO 49	15 metre wide waterfront promenade.

3.007/04/2008
C92**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 of buildings, to ensure appropriate building bulk, and to avoid the creation of a wall effect.
- 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 buildings, and the design measures used to address these.

4.007/04/2008
C92**Subdivision**

A permit is not required to subdivide land.