



The Carlton Residents Association Inc.

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WORLD HERITAGE ENVIRONS AREA (WHEA) STRATEGY PLAN

The CRA recently received notification that the WHEA Strategy Plan has been approved and gazetted by the Minister for Planning.

The document can be accessed on the Heritage Victoria web site. The key aspects of the document are summarised below.

The previous WHEA planning controls, included in the Melbourne Planning Scheme were not adequate to control inappropriate Development. As a consequence there were applications for excessive development that led to VCAT appeals for 16-22 Drummond Street and 1-23 Rathdowne Street.

A strategy draft was prepared in 2022 and with a consultation period later that year. The CRA made a detailed submission in November 2022 to Heritage Victoria (HV).

An amended strategy plan was adopted by Heritage Victoria (HV) and it was passed on to the State Government Minister for approval. After more than 2 years the new strategy plan has been approved and gazetted.

WHEA STRATEGY PLAN

The plan has been revised to meet our requirements. A major victory and an extremely important protection for the WHEA.

The plan below is an extract from the WHEA Strategy Plan.



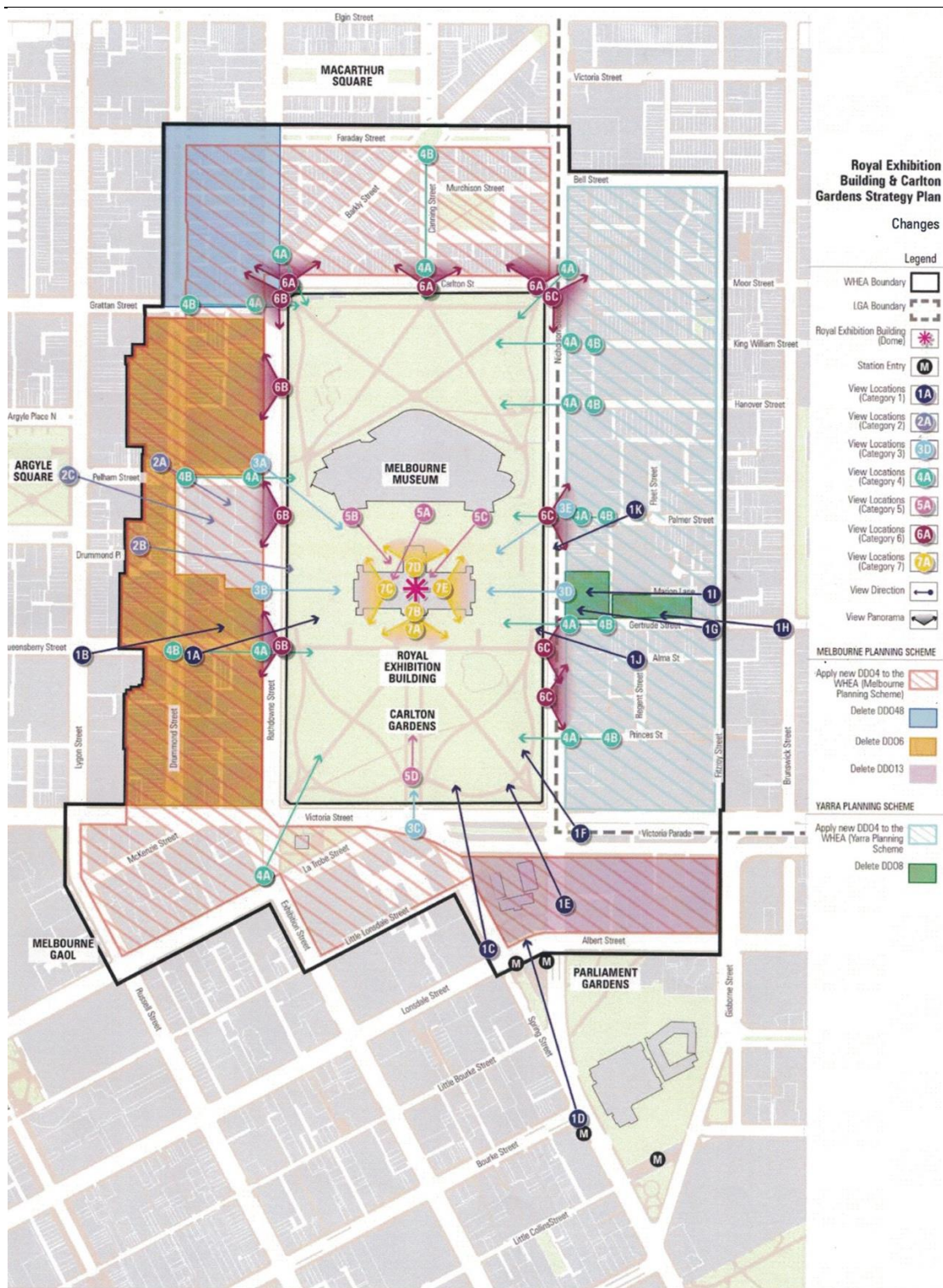
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In summary the main changes are-

The WHEA area was extended to the rear of properties on the west side of Drummond Street, and north to Faraday Street. The changes were enacted in 2022.

The removal of the categories of Greater and Lesser Sensitivity in the WHEA. The whole area will be protected equally.

The new DDO4 will cover all of the WHEA and have **mandatory height controls throughout**.

A very important change.

A part of DDO4, Area 4, (Victoria Street to Grattan Street and Rathdowne Street to the west side of Drummond Street properties) the area which was subject to several inappropriate development applications, will have mandatory height controls determined by the CoM. They may be similar to the existing non mandatory height controls in the Melbourne Planning Scheme (MPS). Other design and development requirements will be incorporated into the MPS.

Various heritage areas have been incorporated into the new Design and Development (DDO) area DDO4 including 110-150 Drummond Street, 11-31 Pelham Street, and 107-151 Rathdowne Street.

The area bounded by Grattan Street and Faraday Street, and Rathdowne Street and Drummond Street, previously a part on DDO48 will retain the mandatory 10.5 metre maximum height limit.

It is assumed that the Residential Zone north of Carlton Street will retain the existing maximum height controls.

A Statement of Significance for the whole WHEA.

This enables heritage assessment of applications for permit.

There are extended and refined view points to and from the Royal Exhibition Buildings (REB) which must be protected.

Planning applications for new buildings and additions higher than 2 storeys/11.2 m must be made to the **new Referral Authority, the Executive Director of Heritage Victoria**. Building below that height will, I assume, be assessed by the CoM.



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Although applications for permit to HV allow submissions from other parties, assessment by them and a further chance for submissions, VCAT would not be involved. (My interpretation).

CoM did not want HV to become the Referral Authority but HV made the decision with Government approval.

It will be interesting to see how this works.

Numerous changes need to be made to the Melbourne Planning Scheme, as outlined in the adopted strategy plan.

Peter Sanders 28 April 2025