

18/11/2010
C174**SCHEDULE 31 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO31****NORTH MELBOURNE CENTRAL****1.0 Design Objectives**19/01/2006
VC37

- To maintain the predominant low scale nature of the area.
- To ensure that development retains views to significant landmarks.
- To ensure development supports high levels of pedestrian amenity related to access to sunlight and sky views and a pedestrian friendly scale.

2.0 Buildings and works19/01/2006
VC37

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.

A permit cannot be granted to vary the Maximum Building Height.

A permit may be granted to replace or alter a building or works existing at the approval date but which do not comply with the Maximum Building Height specified in the table, only if the responsible authority is satisfied an increased height improves the amenity and enhances the urban character of the area.

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 31

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
DDO 31 North Melbourne Central	10.5 metres	<p>New development respects and is consistent with the built form especially low scale of the existing older building stock in the street.</p> <p>New buildings adjacent to heritage buildings reflect the height and setback of heritage buildings and the typical streetscape pattern.</p> <p>Visibility of upper levels of new development from heritage streetscapes is minimised.</p> <p>Development which retains views to the landmark North Melbourne Town Hall roof and tower.</p>

3.018/11/2010
C174**Subdivision**

A permit is not required to subdivide land.