

18/11/2010
C174**SCHEDULE 34 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO34****ERROL STREET & VICTORIA STREET****1.0**19/01/2006
VC37**Design Objectives**

- To maintain the predominant low scale nature of the area.

2.019/01/2006
VC37**Buildings and works**

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 34

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
DDO 34 Errol Street & Victoria Street	10.5 metres	Development in the Errol Street and Victoria Street shopping precinct is consistent with the prevailing 2 storey heritage buildings in the precinct.

3.018/11/2010
C174**Subdivision**

A permit is not required to subdivide land.