

15/10/2015
C196**SCHEDULE 44 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO44**.

SOUTH CARLTON**1.0**15/10/2015
C196**Design Objectives**

- To maintain a contrast in building heights between this precinct and the CBD.
- To acknowledge the transitional nature of the area and the opportunity for the development of a new built form character.
- To encourage development opportunities for growth in the education, research and development sectors.

2.015/10/2015
C196**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.

In calculating the building height based on storeys, the following floor to floor dimensions should apply:

- 3.5 metres for residential use,
- 4 metres for non-residential use.

Buildings or 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 44

Area	Maximum Building Height	Built Form Outcomes
DDO 44 South Carlton	8 storeys	The creation of a new character reflecting institutional, commercial and residential demand.

3.018/11/2010
C174**Subdivision**

A permit is not required to subdivide land.