

18/11/2010
C174**SCHEDULE 46 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO46****UNIVERSITY EAST****1.0****Design Objectives**19/01/2006
VC37

- To encourage development that reinforces the importance of Swanston Street as a major thoroughfare.
- To ensure that the highest parts of any redevelopment are located at the Swanston Street frontage of the site.
- To ensure that new development respects the scale and form of heritage buildings on Faraday and Cardigan Streets.

2.0**Buildings and works**19/01/2006
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.

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 46

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
	10.5 metres within 15 metres of Cardigan Street and 36 metres elsewhere	<p>Development that reinforces the importance of Swanston Street as a major thoroughfare and pedestrian and public transport route.</p> <p>Development that creates an environment with high pedestrian amenity along Swanston Street.</p> <p>Development respects the scale of adjoining lower scale heritage buildings in Faraday Street and Cardigan Street.</p>

3.0**Subdivision**18/11/2010
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A permit is not required to subdivide land.