

19/01/2006
VC37

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

ROYAL BOTANIC GARDENS, CITY OF MELBOURNE

1.0

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Design objectives

- To preserve the landscape qualities and amenity of the Royal Botanic Gardens and to foster vegetation growth in the Gardens.
- To ensure that the enjoyment of the Royal Botanic Gardens is not diminished by overshadowing or visual intrusion from any new buildings or works.
- To minimise detrimental wind impacts on the Royal Botanic Gardens.

2.0

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Buildings and works

A permit is not required for a building or works to be constructed up to 12 metres in height.

An application should be accompanied by a detailed written urban context report documenting how the development achieves the design objectives of this overlay in terms of its key planning influences on its surroundings.

The height of the building or works is the height of its highest point above the permanent footpath at the centre of the site frontage. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.

3.0

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Decision guidelines

Before deciding on an application, the responsible authority must take into account the views of the Director of the Royal Botanic Gardens and any other relevant authority and must consider:

- Whether the building or works would be visible from the Gardens and, if so, to what extent.
- Whether the building or works could cause air turbulence in the Gardens.
- Whether the building or works would overshadow the Gardens.