

18/11/2010
C174**SCHEDULE 36 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme as **DDO36**.

ROYAL PARADE CENTRAL**1.0**19/01/2006
VC37**Design Objectives**

- To reflect the existing built form and open space pattern of North Parkville.
- To ensure that buildings do not dominate the landscape character of the area.
- To ensure that building siting creates spaces for tall canopied trees.
- To encourage generous setbacks so as to provide landscaping and a sense of spaciousness between buildings which allow for views between buildings.
- To maintain the landscape character of Royal Parade as the dominant visual element in the area.
- To preserve the limited opportunities for growth in the education and research sectors by restricting the scale of general commercial developments.

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 specified in the table to this schedule.

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.

Buildings and works should not be constructed to reduce the Minimum Building Setback specified in the table to this schedule. An application to reduce the Minimum Building Setback specified in the table to this schedule 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.

Buildings or works should not exceed the Plot Ratio Requirement specified in the table to this schedule. An application to exceed the Plot Ratio Requirement 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.

For the purpose of this requirement, plot ratio is defined as the gross floor area of all buildings on a site divided by the area of the site, excluding the areas of stairs, loading bays, access ways or car parking areas, or any area occupied by machinery required for airconditioning, heating, power supplies or lifts.

Table to Schedule 36

Area	Maximum Building Height, Minimum Building Setback And Plot Ratio	Built Form Outcomes
DDO 36 Royal Parade Central	<p>Height</p> <p>10 metres within a distance of 30metres from Royal Parade</p> <p>8 metres within 6 metres from Mile Lane</p> <p>17.5 metres elsewhere</p> <p>Setbacks</p> <p>13.5 metres from Royal Parade</p> <p>6 metres from all side boundaries</p> <p>Plot Ratio</p> <p>1.5:1</p> <p>(does not apply to residential, research and education development)</p>	<p>Development does not intrude significantly into views from Royal Park at close range.</p> <p>The open character of the southern part of Princes Park is maintained by ensuring that nearby buildings do not further intrude into views of the skyline above the tree canopy from within the Park.</p> <p>Maintenance of the importance of Royal Parade as a grand entrance boulevard by quality building design, creation of a consistent building scale and maintaining the dominance of boulevard tree planting.</p> <p>Continuance of the spacious landscape setting of Royal Parade and the appearance of buildings in spacious grounds by generous landscaped building setbacks.</p> <p>Views of the sky or tree canopy between buildings are maintained by setting all new development back from side boundaries.</p> <p>Maintenance of the pedestrian friendly scale of Mile Lane.</p> <p>The quantum of general commercial and office development limited to a level that does not detract from residential amenity or opportunities for growth in research and education sectors.</p>

3.0

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Subdivision

A permit is not required to subdivide land.