

03/08/2017
C163

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

PARK STREET

1.0

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Design objectives

- To sustain and enhance the character of Melbourne's boulevards and unique inner parks together with the development of architectural and historic value they have attracted.
- To protect areas or objects of special importance or quality in Melbourne.

2.0

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Buildings and works

Height of buildings and works

Buildings and works must not exceed a height of 9 metres.

This requirement cannot be varied with a permit.

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.

Reconstructed or replacement buildings

A permit may be granted to replace a building or works existing at the approval date but which does not meet the height requirement of this schedule. The replacement building may be higher than 9 metres only if the responsible authority is satisfied an increased height improves the amenity of the area.

3.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The character of groups, streets or precincts of buildings in which similarity of height is an important factor.
- Buildings are close to, at, or below tree scale, when this is considered desirable.
- Any shadows which reduce amenity, particularly of public spaces.
- Any loss of privacy caused by overlooking.
- The importance of maintaining a cornice or other architectural treatment giving character to a street or boulevard.

Reference Documents

Amendment 151 to the Melbourne Metropolitan Planning Scheme

Speech by the Hon Lou Lieberman, Minister for Planning, Victoria, 30 September 1980

Press Release by the Hon. Lou Lieberman, Minister for Planning, Victoria, 1 October 1980.