

18/11/2010
C174

SCHEDULE 22 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO22**.

YARRA PARK AREA

1.0

19/01/2006
VC37

Design objectives

- To ensure that any new development or redevelopment is compatible with the scale and character of buildings in the area.
- To minimise the visual impact of buildings on Yarra Park and to preserve the landscape qualities and amenity of the gardens.
- To ensure that the enjoyment of Yarra Park is not excessively diminished by overshadowing from any new building or works.

2.0

19/01/2006
VC37

Requirements

2.1

19/01/2006
VC37

Building height

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 be accompanied by a site analysis plan and a written urban context report documenting how the development will achieve the specific design objectives and outcomes of this schedule.

The height of a 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.

Table to Schedule 22

Area	Maximum Building Height	Outcomes
11	9 metres	Yarra Park is not additionally overshadowed between 11.00 am and 2.00 pm on 22 March and 22 September. Development is of a scale compatible with the historic Jolimont precinct and preserves the amenity of the pedestrian streets and lanes within the precinct.
16	12 metres	Yarra Park is not additionally overshadowed between 11.00 am and 2.00 pm on 22 March and 22 September. Development is of a scale compatible with the historic Jolimont precinct and preserves the amenity of the pedestrian streets and lanes within the precinct.
24	15 metres	Yarra Park is not additionally overshadowed between 11.00 am and 2.00 pm on 22 March and 22 September. Development is of a scale compatible with the historic Jolimont precinct and preserves the amenity of the pedestrian streets and lanes within the precinct.

3.0

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Subdivision

A permit is not required to subdivide land.