

18/11/2010
C174

SCHEDULE 32 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO32**.

NORTH MELBOURNE PERIPHERAL

1.0

19/01/2006
VC37

Design Objectives

- To maintain the predominant low scale nature of the area.
- To ensure that development retains views to significant landmarks.
- To ensure development supports high levels of pedestrian amenity related to access to sunlight and sky views and a pedestrian friendly scale.

2.0

19/01/2006
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.

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.

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 32

Area	Maximum Building Height	Built Form Outcomes
DDO 32 North Melbourne Peripheral	14 metres	<p>New development respects existing built form especially low scale of the existing older building stock in the street.</p> <p>Development in streets with higher typical built form provides a transition in scale to the lower building forms.</p> <p>Development in the vicinity of the Queen Victoria Market which enhances and respects the importance and general low scale environs of the market as a heritage place and pedestrian focus.</p> <p>Enhancement of the character of Peel Street by retaining the skyline dominance of the street trees along the median.</p> <p>Development which retains views to the landmark Meat Market building and the North Melbourne Town Hall roof and tower.</p>

3.0

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Subdivision

A permit is not required to subdivide land.