

18/11/2010
C174

SCHEDULE 37 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO37**.

PHARMACY COLLEGE

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 encourage development opportunities for growth in the education, research and development sectors.

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.

Buildings or works should not exceed the *Maximum Building Height* or reduce the *Minimum Building Setback* specified in the table to this schedule.

An application to exceed the *Maximum Building Height* or reduce the *Minimum Building Setback* 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.

Table to Schedule 37

Area	Maximum Building Height And Minimum Building Setback	Built Form Outcomes
DDO 37 Pharmacy College	<p>Height</p> <p>10 metres within a distance of 19.5 metres from Royal Parade</p> <p>9.5 metres within a distance of 6 metres from Mile Lane</p> <p>24 metres elsewhere</p> <p>Setbacks</p> <p>13.5 metres from Royal Parade</p> <p>3 metres from the northern boundary of the site</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>Maintenance of the pedestrian friendly scale of Mile Lane.</p> <p>Views of the sky or tree canopy between buildings are maintained by setting all new development back from side boundaries.</p>

3.0

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Subdivision

A permit is not required to subdivide land.