

18/11/2010  
C174

**SCHEDULE 45 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO45**.

**SWANSTON STREET**

**1.0**

19/01/2006  
VC37

**Design Objectives**

- To promote the future character of this precinct as a major, tree-lined, civic spine fronted by buildings of consistent scale.
- To encourage development opportunities for growth in the education, research and development sectors.
- To maintain the visual contrast between development in this precinct and the CBD.
- To acknowledge the transitional nature of the area and the opportunity for the development of a new built form character.

**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.

In calculating the building height based on storeys, the following floor to floor dimensions should apply:

- 3.5 metres for residential use,
- 4 metres for non-residential use.

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 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 45**

Area	Maximum Building Height	Built Form Outcomes
DDO 45 Swanston Street	9 storeys	Development that reinforces the importance of Swanston Street as a major thoroughfare, pedestrian and public transport route and entrance to the CBD.  A consistent built form and strong urban edge with zero front setbacks.  An active and attractive pedestrian environment along Swanston Street.  Development that does not overshadow Lincoln Square between 11am and 2pm on 22nd September and 22nd March.

**3.0**

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**Subdivision**

A permit is not required to subdivide land.