

18/11/2010
C174

SCHEDULE 47 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO47**.

CENTRAL CARLTON SOUTH

1.0

19/01/2006
VC37

Design Objectives

- To maintain the predominant low scale nature of the area.
- 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.

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 47

Area	Maximum Building Height	Built Form Outcomes
DDO 47 Central Carlton South	4 storeys	New development respects and is consistent with the built form especially low scale of the existing older building stock in the street. Development that creates an environment with high pedestrian amenity along Lygon street. Development that does not overshadow Argyle Square, Carlton Gardens or the Royal Society of Victoria Gardens 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.