

19/01/2006  
VC37

## **SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO2

### **BUILDING HEIGHT CONTROL - INLAND AREAS**

#### **1.0**

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#### **Design objectives**

- To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.
- To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.
- To maintain a strong landscape character with buildings set within vegetated surrounds.

#### **2.0**

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#### **Buildings and works**

##### **Permit not required**

A permit is not required to construct a building or construct or carry out works for any of the following:

- Navigational aids.
- A radio mast.
- A television antenna.
- A television mast associated with a building.
- A building with a building height of not more than 2 storeys and not more than:
  - 9 metres, or
  - 10 metres where the slope of the natural ground level at any cross section of the site of the building wider than 8 metres is 2.5 degrees or more.

Where building height is expressed in storeys, it excludes a basement as defined, but an attic, mezzanine and built over car parking area are each considered to be a storey.

##### **Permit requirement**

All applications must be accompanied by a neighbourhood and site description and design response which demonstrates how the proposed building achieves the design objectives.

#### **3.0**

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#### **Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design objectives of this Schedule.
- The neighbourhood and site description.

- The design response.
- The effect of the building height on the scale and character of the area.
- Whether the building height exceeds the preferred building height of up to 2 storeys.
- Whether the proposed siting, height, design, building setbacks and landscaping will be in keeping with the character of the area.

**4.0**  
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**Reference documents**

Bayside Height Control Study, Hansen Partnership March 2000

Bayside Urban Character Report, Ratio Consultants 1999