

18/11//2010  
C174**SCHEDULE 28 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO28****NORTH MELBOURNE STATION****1.0****Design Objectives**19/01/2006  
VC37

- To acknowledge the transitional nature of the area.
- To encourage development of the area as a distinctive urban activity node.
- To encourage the development of a new built form character and the retention of the mixed use nature of the area.
- To acknowledge the potential for higher density development near the North Melbourne railway station.

**2.0****Buildings and works**19/01/2006  
VC37

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 28**

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
DDO 28 North Melbourne Station	5 storeys	Higher development and a new built form character. Development that complements the scale of and provides a transition to, adjoining lower scale heritage buildings

**3.0****Subdivision**18/11//2010  
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A permit is not required to subdivide land.