

18/11/2010
C174**SCHEDULE 35 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO35****ROYAL PARK AND ROYAL PARADE****1.0**19/01/2006
VC37**Design Objectives**

- To maintain the open, spacious and isolated character of Royal Park by ensuring that new development around the perimeter of the Park has limited intrusion into the skyline above the dominant tree canopy.
- To enhance the landscape setting of Royal Park and minimise the visibility of new development at close range from within Royal Park by requiring landscape frontages.
- To ensure that the enjoyment of Royal Park is not diminished by overshadowing from any new buildings or works.
- To maintain the landscape character of Royal Parade as the dominant visual element in the area.
- To reflect the existing built form and open space pattern of North Parkville.

2.019/01/2006
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.

A permit cannot be granted to vary the Maximum Building Height specified in Table 1 to this schedule.

A permit may be granted to replace or alter a building or works existing at the approval date but which do not comply with the Maximum Building Height specified in table 1, only if the responsible authority is satisfied an increased height improves the amenity and enhances the urban character of the area.

Buildings and works should not be constructed to reduce the Minimum Building Setback specified in Table 1 to this schedule. An application to reduce the Minimum Building Setback specified in Table 1 to this schedule 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.

Buildings or works should not exceed the Maximum Building Height specified in Table 2 to this schedule. An application to exceed the Maximum Building Height specified in Table 2 to this schedule 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 1 to Schedule 35

AREA	MAXIMUM BUILDING HEIGHT AND MINIMUM BUILDING SETBACK	BUILT FORM OUTCOMES
Royal Park and Royal Parade DDO 35 – Area A1 North Parkville	Height 10 metres within a distance of 30 metres from Royal Parade. 10 metres within a distance of 19.5 metres from The Avenue. 8 metres within a distance of 6 metres from Mile Lane	Development does not intrude significantly into views from Royal Park at close range, through the use of building setbacks and landscaped frontages. The open character of the southern part of Princes Park is maintained by ensuring that

AREA	MAXIMUM BUILDING HEIGHT AND MINIMUM BUILDING SETBACK	BUILT FORM OUTCOMES
	<p>14 metres elsewhere.</p> <p>Setbacks</p> <p>13.5 metres from Royal Parade and The Avenue.</p> <p>6 metres from all side boundaries.</p> <p>1.5 metres from Mile Lane (for properties on The Avenue only).</p>	<p>nearby buildings do not further intrude into views of the skyline above the tree canopy from within the Park.</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>Continuance of the spacious landscape setting of Royal Parade and the appearance of buildings in spacious grounds by generous landscaped building setbacks.</p> <p>Maintenance of views of the sky or tree canopy between buildings in North Parkville by setting all new development back from side boundaries.</p> <p>Maintenance of the pedestrian friendly scale of Mile Lane.</p> <p>Continuance of the established built form and open space pattern of The Avenue through the retention or provision of a large open space within the rear portion of each lot.</p>

Table 2 to Schedule 35

AREA	MAXIMUM BUILDING HEIGHT	BUILT FORM OUTCOMES
DDO 35 – Area A2 South Parkville	<p>9 metres within a distance of 10 metres from Gatehouse Street and Royal Parade.</p> <p>10 metres elsewhere.</p>	The existing low scale built form character is maintained.
DDO 35 – Area A3 West Parkville	14 metres	Development does not intrude significantly into views from Royal Park.

3.0

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Subdivision

A permit is not required to subdivide land.