

18/11/2010
C174

SCHEDULE 48 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO48**

CENTRAL CARLTON NORTH

1.0 Design Objectives

19/01/2006
VC37

- 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 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.

A permit cannot be granted to vary the *Maximum Building Height*.

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 the table, only if the responsible authority is satisfied an increased height improves the amenity and enhances the urban character of the area.

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 48

| AREA | MAXIMUM BUILDING HEIGHT | BUILT FORM OUTCOMES |
|---------------------------------|-------------------------|--|
| DDO 48 Central Carlton North | 10.5 metres | 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 and Faraday Street. |

3.0 Subdivision

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A permit is not required to subdivide land.