

Interim height limits for neighbourhood centres

Advisory Note

November 2004

This advisory note provides information and advice about:

- How to apply an interim height limit to a neighbourhood centre
- The provisions of the DDO schedule: **INTERIM NEIGHBOURHOOD CENTRE HEIGHT LIMIT AREA.**

What is the process to apply an interim height limit to a neighbourhood centre?

The Minister for Planning will introduce an interim height limit by a Ministerial amendment where a council can define an area of a neighbourhood centre that requires an interim height limit and can show that:

- The application of the height limit is consistent with their Local Planning Policy Framework and with *Melbourne 2030*
- Council is committed to review the application of the interim height limit within 3 years.

How will the interim height limit be implemented?

The interim height limit will be introduced by the application of a Design and Development Overlay (DDO) with a fixed schedule that applies a specified maximum building height for each nominated centre.

The DDO schedule will specify the maximum building height only. It does not include any other requirements or impose an additional need for a permit. The schedule is reproduced on the back of this advisory note.

The specified height limit cannot be less than 9 metres.

When requesting the introduction of an interim height limit, the council should identify any applications or known proposals that will be affected by the introduction of the interim height limit. In selecting areas for the application of interim height limits, care needs to be taken that the application of the building

height limit is practical having regard to matters such as existing building heights and the slope of land.

Can height limits be applied in other ways?

The DDO Interim Neighbourhood Centre Height Limit Area applies interim height limits only. Councils can consider the application of ongoing height limits by other means, however these will need to go through the normal planning scheme amendment process and will need to meet the Strategic Assessment Guidelines.

How long will the interim height limit apply?

The interim building height provisions of the DDO will expire on 31 December 2007, which gives councils up to 3 years to review the need for the height limit and introduce permanent requirements if justified.

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SCHEDULE *NUMBER* TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO*number***

INTERIM NEIGHBOURHOOD CENTRE HEIGHT LIMIT AREA

1.0 Design objective

To ensure that the height of new development is compatible with the character of the neighbourhood centre and adjacent areas.

2.0 Buildings and works

A permit is not required to construct a building or a fence or to construct or carry out works.

The maximum building height must not exceed **X** metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height must not exceed **X+1** metres.

3.0 Subdivision

A permit is not required to subdivide land.

4.0 Advertising signs

Advertising sign controls are as specified in the zone that applies to the land.

5.0 Expiry

The requirements of this overlay cease to have effect after 31 December 2007.