

21/09/2022
G160bays

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

HIGHETT ROAD SHOPPING STRIP

1-0

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Design objectives

To create a three-storey street wall along the Highett Road Shopping Strip, with any fourth-storey set back from the street wall.

To provide weather protection for pedestrians, such as verandahs or canopies, along the Highett Road Shopping Strip.

To provide interest at street level by ensuring buildings are fine-grained, provide active frontages, articulated, well designed facades, fenestrations and parapet treatments and include detailing and materials to provide interest at street level and encourage retail and ground level.

To increase the amount of greenery within the Highett Road Shopping Strip either through the use of landscaping at ground level or the use of green roofs and walls where landscaping opportunities at ground level are limited.

To minimise the adverse amenity impacts of increased building heights in the Highett Shopping Strip on surrounding residential areas through setbacks and landscaping.

2-0

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Buildings and works

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- A building must not exceed the maximum building height (in metres and storeys) from ground level specified in Table 1 for the corresponding precinct specified in Map 1. This does not apply if the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation, where the maximum building height is measured from the minimum floor level determined by the relevant drainage authority or floodplain management authority.
- A building with a frontage to Highett Road must be built to the frontage up to the third storey and must be set back at least 5 metres from the fourth storey.
- A building should meet the side and rear setback specified in Table 1 for the corresponding precinct specified in Map 1.
- A building must provide a fine-grained urban form to streets.
- A building must provide active frontages, articulated and well designed facades, fenestrations and parapet treatments and include detailing and materials to provide interest at street level.
- A building fronting Highett Road must provide weather protection for pedestrians.
- Screen planting and landscaping must be provided in side and rear setbacks that abut land within a residential zone to reduce amenity impacts and to increase the amount of greenery in the Highett Road Shopping Strip. Green roofs and walls may be considered to meet this requirement if landscaping opportunities at ground level are limited.

Table 1: Maximum building height and side and rear setbacks

Precinct	Maximum Building Height	Side and rear setbacks
1A	4 storeys and 14 metres	0 metres from a side or rear boundary that adjoins land in a commercial zone.

BAYSIDE PLANNING SCHEME

Precinct	Maximum Building Height	Side and rear setbacks
1B	3-storeys and 11 metres	3 metres from a side or rear boundary that adjoins land in a residential zone, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The amenity impacts on any adjoining land in a Residential Zone particularly with respect to overshadowing, overlooking and visual bulk.

Map 4: Highett Activity Centre Built Form Provisions

