

21/01/2016
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SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

HIGHETT SHOPPING CENTRE

1.0

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Design objectives

To implement the findings of the Highett Structure Plan in relation to building height and form in that part of the Highett Activity Centre located in the City of Bayside.

To retain the low rise, neighbourhood character of the Highett Activity Centre by respecting the scale of the predominately one and two storey built form that exists along Highett Road, whilst providing the opportunity for marginally higher buildings where setback from the street frontage and from abutting residential zoned land.

To provide the opportunity for redevelopment of vacant and underutilised land at the rear of shops and buildings fronting Highett Road, provided the amenity of adjoining residential areas is respected and is not unreasonably affected.

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Buildings and works

Permit exemption

No permit is required to construct or carry out works for rail infrastructure (including rails, overhead electric power lines, structures to accommodate railway signals and associated ancillary works) on the land zoned Public Use Zone 4.

Permit requirements

Buildings and works must be constructed in accordance with the following requirements:

- Buildings and works must not exceed a maximum height of 7.5 metres (comprising 2 storeys) for that part of the building within 8 metres of the frontage of Highett Road and within 4 metres of a General Residential Zone 1 (GRZ1), other than near the corner of Highett and Graham Roads, Highett Road and Train Street and Highett Road and Middleton Street where there is potential to increase the height to a maximum of 11.0 metres (comprising 3 storeys).
- Buildings and works must not exceed a maximum overall height of 11.0 metres (comprising 3 storeys), except if a fourth storey can be accommodated without being visible from any part of Highett Road within 100 metres of the buildings.

The above requirements do not apply to rail infrastructure (including rails, overhead electric power lines, structures to accommodate railway signals and associated ancillary works) constructed on the land zoned Public Use Zone 4.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with the above requirements.

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The visibility of the building from Highett Road.

- Whether it will unreasonably impact on the openness of what is a relatively narrow and visually confined road.
- On a corner site, the architectural style and detail of the building, and whether it will make a positive statement as a corner element.
- The amenity impacts on any adjoining land in a General Residential Zone 1 (GRZ1), particularly with respect to overshadowing, privacy and visual bulk.

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Reference documents

Highbury Structure Plan 2004.