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SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

PREFERRED MEDIUM DENSITY RESIDENTIAL AREAS (HIGHTT)

1.0 Design objectives

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To encourage apartment style residential redevelopment of up to three storeys in height on consolidated lots in residential areas close to the Hightt Shopping Centre and Southland.

To retain a front setback and adequate side and rear setbacks to provide space to enable landscaping sufficient to provide a garden setting for apartment complexes.

To encourage car parking to be provided within buildings rather than at ground level, to maximise the opportunity to use ground level open space for landscaping, and communal and private open space.

To retain the amenity of existing low density residential development by ensuring that adequate side and rear setbacks are provided to taller buildings to allow screen planting and a landscape setting, and to prevent unreasonably overlooking, overshadowing and visual bulk.

2.0 Buildings and works

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Permit requirements

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

- On sites of 1,000sqm or less and with a frontage of 20 metres or less buildings and works should not exceed a maximum height of 7.5 metres (comprising 2 storeys). The preference is for villa unit or townhouse style developments on such lots.
- On sites (comprising one or more lots) of greater than 1,000sqm and with a frontage of greater than 20m buildings and works should not exceed a maximum height of 9 metres or 10 metres where the slope of the natural ground level at any cross section of the site of the building wider than 8 metres is 2.5 degrees or more (comprising 3 storeys). The preference is for residential apartment style developments on larger consolidated lots, rather than villa units or townhouses.
- Buildings should be set back a minimum of 6 metres from the front property boundary.
- Buildings should be set back from side and rear boundaries in accordance with Standard 17 of Clause 55; except that:
 - the lower levels of the building should be setback a distance which is the same as the setback required by clause 55 for the highest point of any wall above that lower level.
- High walls should be landscaped by utilizing the increased setback at ground level along a significant proportion of the length of any high walls.
- Car parking spaces should be provided primarily within buildings rather than at ground level, in order to maximise the opportunity to use ground level open space for landscaping, and communal and private open space.

Clause 55

The provisions of Clause 55 apply in relation to all multi unit residential developments in the area covered by this DDO, other than in relation to the following:

- Setbacks – The requirements contained in this schedule will apply in relation to Standards B6 and B17.
- Site coverage and permeable areas – The objectives in relation to Standards B8 and B9 will apply, but the standards may be exceeded provided the objective is complied with.
- Private open space – The objectives in relation to Standard B28 will apply, but the standard in relation to ground level open space may be exceeded provided the objective is complied with.

3.0 Reference documents

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Highett Structure Plan 2004.