

Comparison of Design and Development Overlay Provisions

	Existing			Proposed
	DDO2	DDO3	DDO5	Exhibited DDO4
Objectives	<p>To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.</p> <p>To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.</p> <p>To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.</p> <p>To maintain a strong landscape character with buildings set within vegetated surrounds.</p>	<p>To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.</p> <p>To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.</p> <p>To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.</p> <p>To maintain a strong landscape character with buildings set within vegetated surrounds.</p>	<p>To encourage apartment style residential redevelopment of up to three storeys in height on consolidated lots in residential areas close to the Highett Shopping Centre and Southland.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>To create a proportionate 3 storey street wall along the Highett Road Shopping Strip, with any 4th storey set back from the street wall.</p> <p>To provide weather protection for pedestrians, such as verandahs or canopies, along the Highett Road Shopping Strip.</p> <p>To provide interest at street level and reinforce the human scale of the Highett Road Shopping Strip.</p> <p>To increase the amount of greenery within the Highett Road Shopping Strip.</p> <p>To minimise the adverse amenity impacts of increased building heights in the Highett Shopping Strip on surrounding residential areas.</p>
Permit not required	<p>A permit is not required to construct a building or construct or carry out works for any of the following:</p> <p>Navigational aids.</p> <p>A radio mast.</p> <p>A television antenna.</p> <p>A television mast associated with a building.</p> <p>A building with a building height of not more than 2 storeys and not more than:</p> <ul style="list-style-type: none"> 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. <p>Where building height is expressed in storeys, it excludes a basement as defined, but an attic, mezzanine and built over car parking area are each considered to be a storey.</p>	<p>A permit is not required to construct a building or to construct or carry out works for a residential building or dwelling.</p> <p>A permit is not required to construct a building or to construct or carry out works for any other use with a building height of not more than 2 storeys and not more than:</p> <ul style="list-style-type: none"> 8 metres, or 9 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. <p>Where building height is expressed in storeys, it excludes a basement as defined, unless the basement projects more than 1.2m above natural ground level. Whereas an attic, mezzanine, balcony or building over a car parking area are each considered to be a storey.</p>	<p>None specified.</p>	<p>None specified.</p>

Existing

Proposed

DDO2

DDO3

DDO5

Exhibited DDO4

Permit requirement

All applications must be accompanied by a neighbourhood and site description and design response which demonstrates how the proposed building achieves the design objectives.

All applications must be accompanied by a written statement and plan that demonstrates how the proposed building achieves the design objectives of this Schedule.

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:
 1. 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.

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

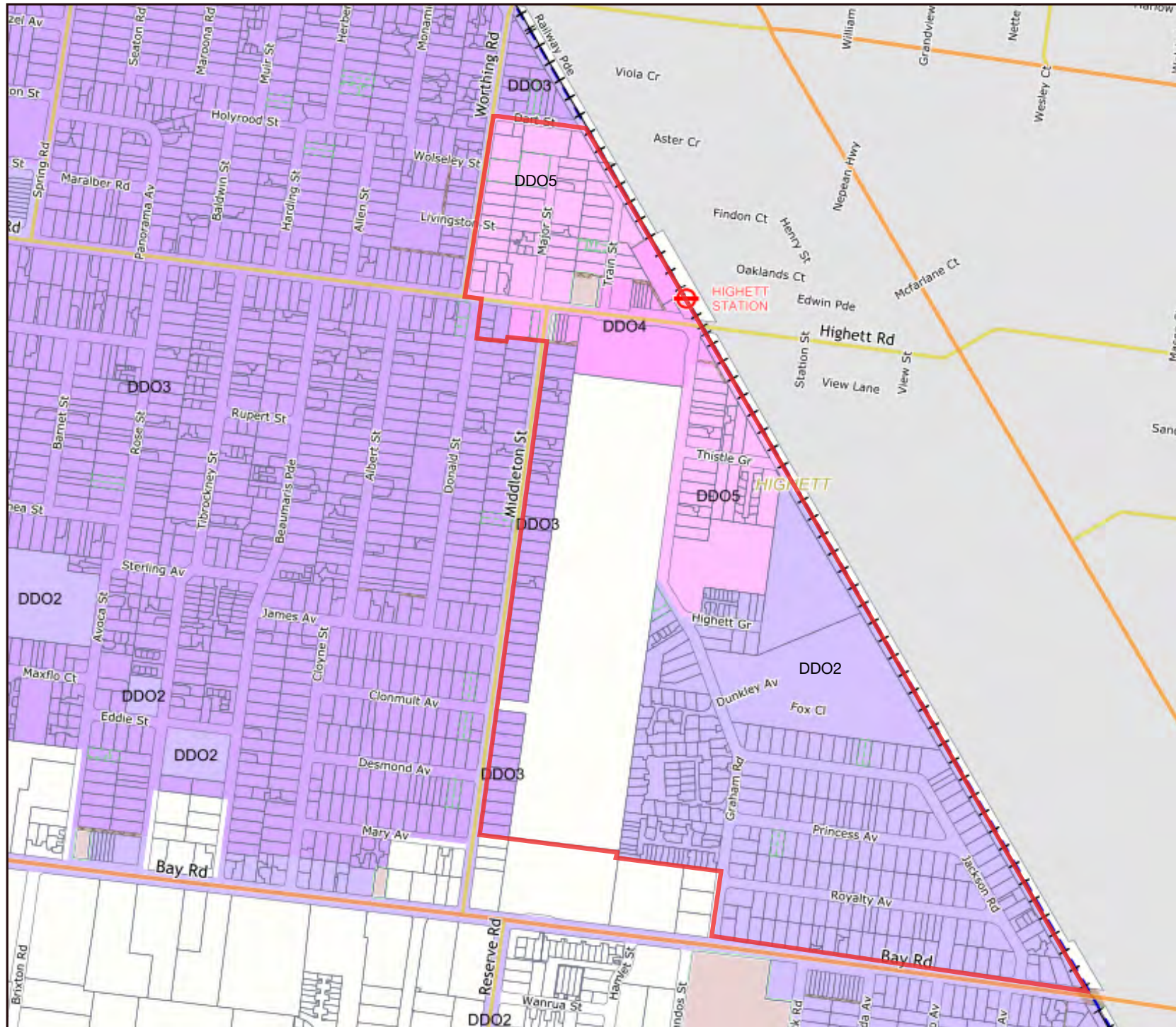
- A building must not exceed the maximum building height (in metres and storeys) specified in Table 1 - Built Form Precinct Provisions below.
- A building must not be set back from Highett Road at the ground floor and must be set back 5 metres from the 4th storey.
- A building must meet the side and rear setback specified in Table 1 - Built Form Precinct Provisions below.
- A building must present a fine grained, human scale 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 will be considered where landscaping opportunities at ground floor level are limited.

Table 1 - Built Form Precinct Provisions:

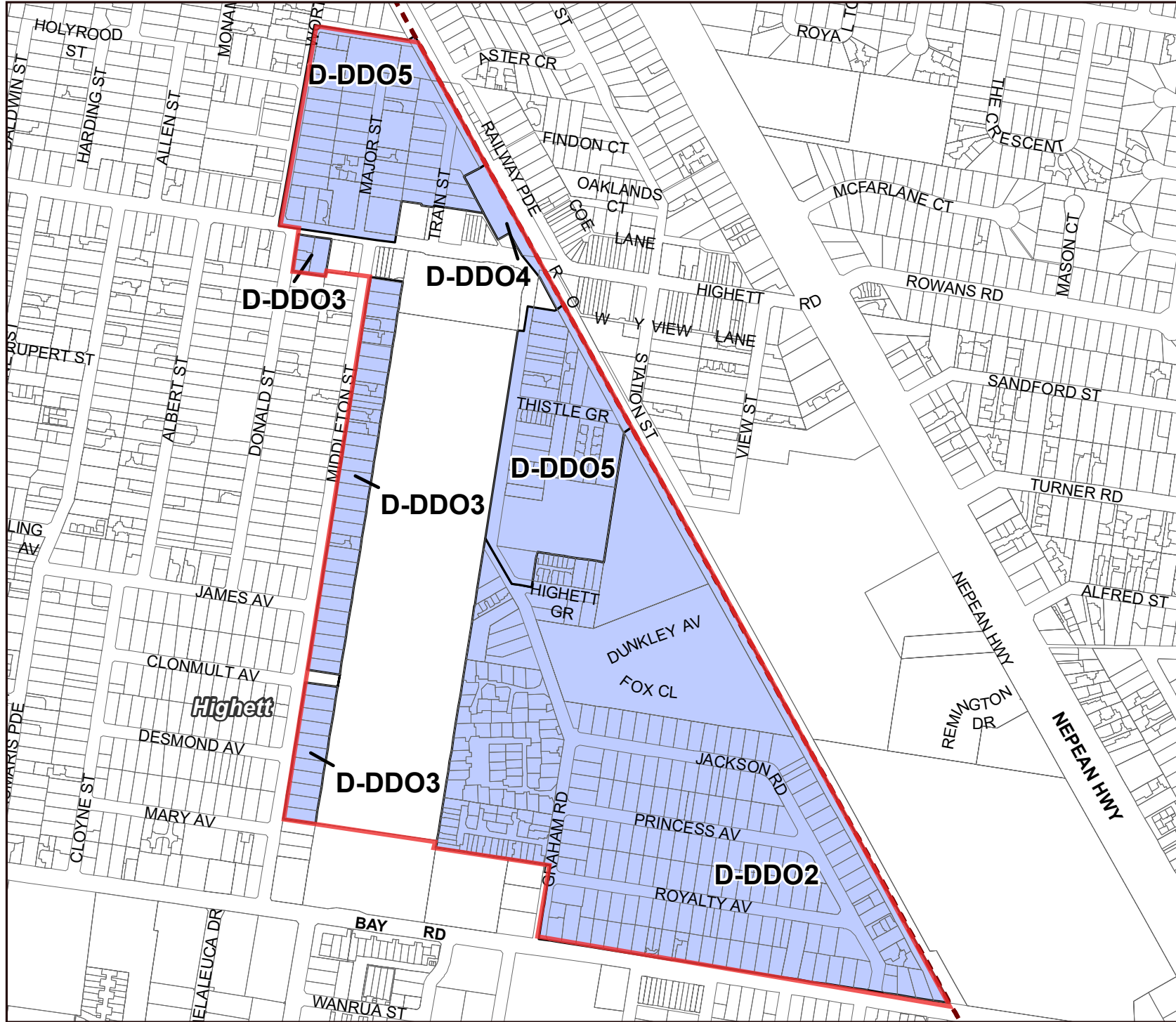
Precinct	Maximum building height	Side and rear setbacks
1A	4 storeys (14 metres)	0 metres from a side or rear boundary that adjoins land in a commercial zone.
1B	3 storeys (11 metres)	3 metres from a rear boundary that adjoins land in the residential zone, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres Where a rear boundary adjoins a rear laneway that is less than 4.5 metres, part of the ground floor setback should be set aside to achieve a 4.5 metre laneway.

Existing			Proposed
DDO2	DDO3	DDO5	Exhibited DDO4
Decision Guidelines Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> • The design objectives of this Schedule. • The neighbourhood and site description. • The design response. • The effect of the building height on the scale and character of the area. • Whether the building height exceeds the preferred building height of up to 2 storeys. • Whether the proposed siting, height, design, building setbacks and landscaping will be in keeping with the character of the area. 	Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> • Whether the design objectives of this Schedule have been met. • Whether the development respects and is compatible with the surrounding residential character. • Whether the proposed building height exceeds the preferred building height of up to 2 storeys. • Whether the proposed siting, height, design, building setbacks and landscaping will be in keeping with the character of the area. • The effect of the building height on the scale and character of the area. 	None specified.	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: <ul style="list-style-type: none"> • Whether the heights and setbacks set out in Table 1 – Built Form Precinct Provisions have been met. • Whether the building provides interest at street level and reinforces the human scale of the Highett Road Shopping Strip. • Whether the building provides active frontages and weather protection for pedestrians, • Whether the landscaping increases the greening of the Highett Road Shopping Strip. • The amenity impacts on any adjoining land in a Residential Zone particularly with respect to overshadowing, privacy and visual bulk.
Reference Documents Bayside Height Control Study, Hansen Partnership March 2000 Bayside Urban Character Report, Ratio Consultants 1999	Bayside Height Control Study, Hansen Partnership March 2000 Bayside Urban Character Report, Ratio Consultants 1999 Bayside Housing Strategy (September 2012)	Highett Structure Plan 2004.	Highett Structure Plan, September 2018

Existing DDO's



DDO deletion



DDO addition

