

08/01/2026
C457ggee

SCHEDULE 52 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO52**.

HIGHTON VILLAGE ACTIVITY CENTRE

1.0

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Design objectives

To support a low-rise built form character for Highton Village.

To maintain and enhance the established high-street character of Belle Vue Avenue and the intimate character of the laneways.

To enhance Highton Village's character as a desirable destination for local shopping and recreation by promoting contemporary design and built form that demonstrates design excellence.

To prioritise the pedestrian environment by encouraging active frontages at ground floor level adjacent to existing roads and laneways.

To consolidate lots within the retail core to improve overall design and development outcomes while retaining the fine grain pattern of the streetscape.

2.0

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Buildings and works

A permit is required to construct a fence.

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

Building height

Development should not exceed the preferred maximum building heights as shown in Map 1 to this schedule.

The preferred maximum building height does not include architectural features and service equipment including plant rooms, lift overruns, structures associated with roof top gardens, decks and communal outdoor spaces and their ancillary facilities or enclosed stairwells provided that the following criteria are met:

- Not more than 50% of the roof area is occupied by the equipment (other than solar panels or greening);
- The equipment is located to minimise additional overshadowing and reduce visual impact on neighbouring properties and public spaces;
- The equipment does not exceed the height limit by more than 3.6 metres; and
- The equipment and screening are integrated into the design of the building to the satisfaction of the responsible authority.

Development should meet the following minimum floor to floor dimensions:

- 4.0 metres at ground level;
- 3.2 - 3.5 metres for residential and non-residential uses in the levels above.

Streetwall heights

Development should not exceed the maximum street wall heights specified in Map 1 and Table 1 to this schedule.

Table 1 to Schedule 52 to Clause 43.02

Interface	Ground level setback	Maximum street wall height	Preferred setback above street wall
Interface Type A	0 metres	8 metres (2 storeys)	4 metres

Interface	Ground level setback	Maximum street wall height	Preferred setback above street wall
Interface Type B	Retain existing or 0 metres	8 metres (2 storeys)	4 metres
Laneway Interface Type 1	Retain existing or 0 metres	4.5 metres (1 storey)	4 metres
Future Laneway interface	4 metres (forming 8 metre laneway)	4.5 metres (1 storey)	4 metres
Public Open Space	0 metres	8 metres (2 storeys)	4 metres

Setbacks

Development should be constructed to the street boundary at the ground floor unless otherwise identified on Map 1 to this schedule. The ground floor setback identified in Map 1 and Table 1 must:

- Remain fully accessible to the public; and
- Be designed and treated as part of the public domain.

Any part of a building (including balconies) above the street wall height should be set back at least 4 metres from the street boundary.

Building design

Incorporate appropriately articulated and modulated fine grain shop front pattern and vertical proportions and provide visual interest through glazing and variation in materials and textures on frontages identified as active on Map 1 to this schedule.

Buildings fronting streets should provide:

- Clear and transparent glazing up to 2.5 metres in height, of not less than 40 per cent of the width of the frontage, excluding any column or solid plinth or base.
- Facade design that incorporates lighting to ensure a sense of safety and security at night time.

Incorporate architectural detailing that accentuates the landmark corner point identified on Map 1 to this schedule.

Distinguish recessed upper-level built form from the street wall.

Incorporate variation and visual interest in the facade through form, materials, and textures.

Incorporate a high degree of passive surveillance to all road frontages, laneways, and open space (except in rear access lanes).

Avoid creating blank walls on facades fronting public areas. If windows or openings are not appropriate other design treatments may be considered to break up the surface and provide visual interest and amenity such as mural painting or vertical gardens.

Manage SBO (Special Building Overlay) level transitions within the building envelope to establish an at grade direct connection to usable spaces within ground level tenancies.

Incorporate landscaping on balconies and rooftops to limit overlooking, soften the built form and contribute to the green character of the Village.

Ensure building design on consolidated sites continues to respond to the rhythm and pattern of development on the street.

Services and storage

Balconies should not house air-conditioning or plant equipment unless they are concealed from public view.

Landscaping and public realm

Include landscaping which enhances and contributes to the green character of the Village.

Incorporate weather protection for pedestrians along street frontages in the form of verandas, awnings, or canopies over the footpath, maintaining a minimum clearance of 3.5 metres above the footpath level.

Ensure new awnings match the height and depth of existing awnings at neighbouring sites.

Access, parking and loading areas

Minimise the impact of vehicle access and car parking on the public realm by:

- Locating vehicle access and loading areas at the rear of buildings via service lanes in accordance with Map 2 to this schedule;
- Locating car parking within the basement or conceal it from the public realm if located within the podium by sleeving with active uses.

Incorporate reduced or shared car parking amenities for residential development where possible.

Support active transport through the supply of bicycle parking and change facilities.

Exemption from notice and review

An application to construct a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land use for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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Subdivision

A permit to subdivide land must meet the following requirements:

Subdivision of existing sites not associated with a development proposal that achieves the design objectives and requirements of this schedule is discouraged.

Site consolidation

Sites should be consolidated where appropriate to reduce the impact of potential vehicles crossings on Belle Vue Arcade West and Village Walk south.

Site consolidation should contribute to an orderly lot size distribution, avoiding the retention of narrow unconsolidated lots that cannot achieve desired built form outcomes.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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Signs

None specified.

5.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An Urban Context Report and Design Response which details how the application:

- Responds to the urban context;
- Responds to the design objectives and buildings and works requirements of this schedule; and
- Provides design excellence through providing sustainable, high-quality architecture which articulates and minimises visual bulk, and landscape architecture and urban design enforcing liveability and activating the public realm.

Streetscape elevations showing the existing streetscape, and how the proposed development sits within the streetscape or a three-dimensional perspective which shows the proposed development within the streetscape in the context of adjacent development.

Scaled shadow diagrams to show existing and proposed shadows at hourly intervals for 10:00 am and 3:00pm on 22 September, to demonstrate compliance with overshadowing requirements.

A Traffic Impact Assessment Report (TIAR), when relevant.

A Circulation and Movement Plan prepared by a suitably qualified person demonstrating the internal road hierarchy including primary and secondary roads and areas to be accessed by loading and building services, vehicles, pedestrians, and cyclists, when relevant.

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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 elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development appropriately responds to the design objectives and requirements including building heights, street wall heights and setbacks in this schedule.
- Whether the proposed development employs a massing strategy that reduces visual bulk.
- Whether the proposed development achieves design excellence by providing high quality and innovative architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces.
- Whether the proposal contributes to the urban design, walkability, bicycle access, permeability, and streetscape appearance of the area.

Variations to preferred requirements

Where an application proposes to exceed, or vary a preferred requirement under a discretionary control contained within this schedule consideration will be given to the following:

- Whether the design objectives have been met.
- Whether the proposal is on a large site that can enable a variation to a requirement without material adverse offsite impact.
- Whether the proposal presents excellence in design.

Map 1 to Schedule 52 to Clause 43.02 Building Heights and Interfaces



LEGEND

Preferred Maximum Building Heights

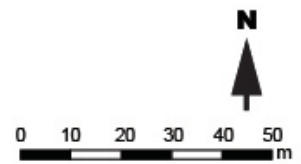
- 9 metres
- 12 metres
- 15 metres

Interface Type

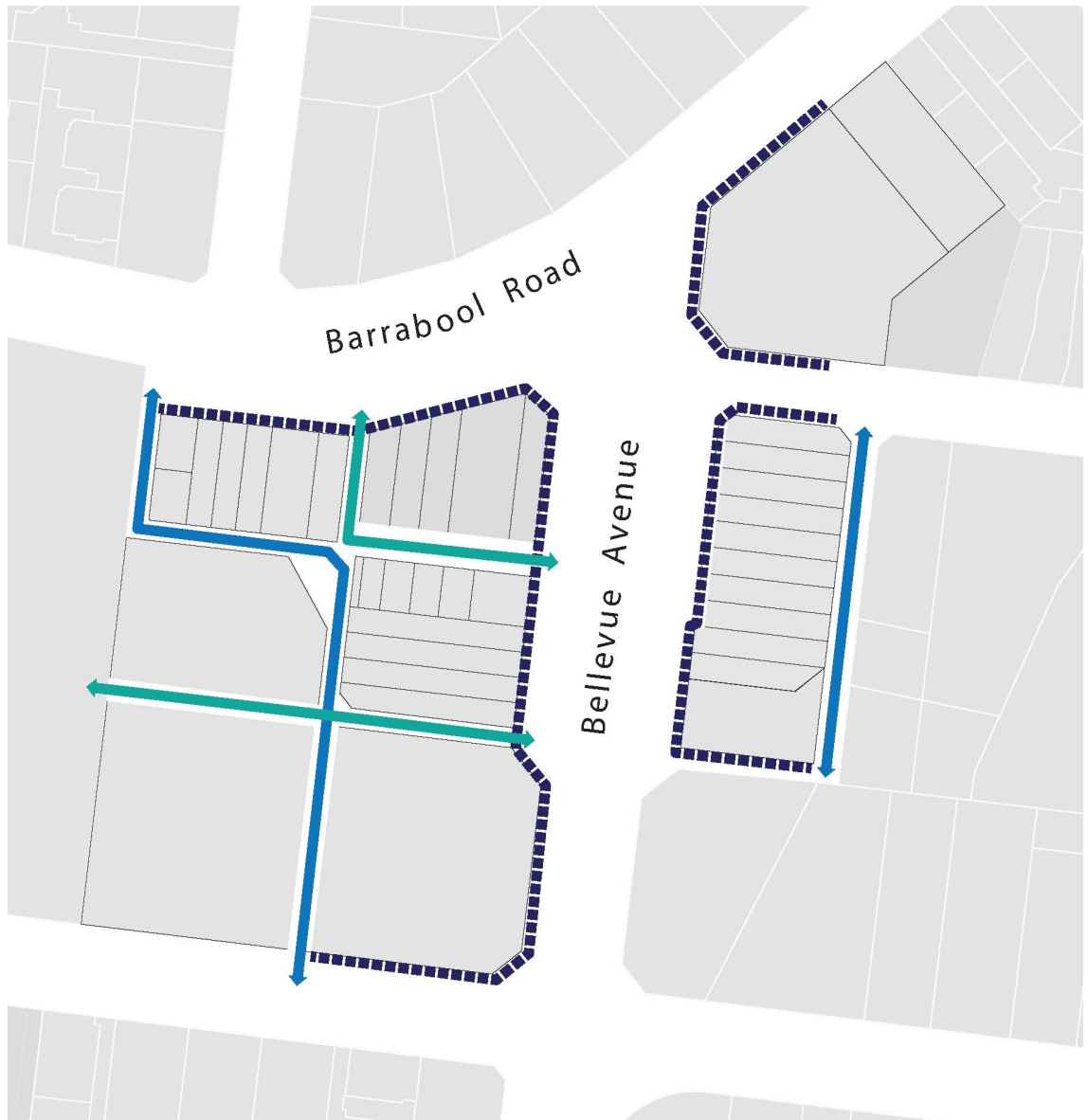
- Interface Type A
- Interface Type B
- Laneway Interface Type L1
- Future Laneway Interface
- Public Open Space Interface

Frontage

- Active Frontage
- Landmark Corner Point






Map 2 to Schedule 52 to Clause 43.02 Access and Movement



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Access & Movement

-  Active laneways (no vehicular cross over)
-  Service laneways
-  No vehicular crossovers

