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Proposed C133hbay

## SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

### NEWPORT STRUCTURE PLAN – HALL STREET PRECINCT

#### 1.0

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#### Design objectives

To encourage development that accommodates retail, hospitality and commercial uses at ground level, and shop-top housing at upper levels.

To encourage building design that reflects the fine grain subdivision pattern, such as by the spacing and rhythm of entrances and windows.

To ensure development provides active and articulated ground level street frontages along Hall Street and North Road.

To ensure development responds to the scale and architectural features of heritage buildings and places.

To encourage sustainability and innovation in built form.

#### 2.0

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#### Buildings and works

A permit cannot be granted to construct a building or construct or carry out works in Area A or B which do not comply with the building height, street setback and residential interface requirements specified in Tables 1 and 2.

The requirements in Tables 1 and 2 apply to an application to construct a building or construct or carry out works.

#### Map 1



Table 1. Area A – Hall Street Core

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
<b>Building height</b>	<p>For sites between Tait Street and Elphin Street:</p> <ul style="list-style-type: none"> <li>Building height must not exceed 14.5 metres and 4 storeys.</li> </ul> <p>For sites between Grindlay Street and Tait Street:</p> <ul style="list-style-type: none"> <li>Building height must not exceed 18 metres and 5 storeys.</li> </ul>
<b>Floor to floor height</b>	<p>Ground level floor to floor building height must be 4 metres.</p> <p>Storeys above ground floor level must have a floor-to-floor height of 3.5 metres.</p>
<b>Street setback</b>	<p>For sites facing Hall Street, between Grindlay Street and Elphin Street, walls of buildings must be set back from the front street:</p> <ul style="list-style-type: none"> <li>0 metres up to and including a height of 11 metres with a continuous street wall edge.</li> <li>4.5 metres for any part of a building above 11 metres with a continuous street wall edge.</li> </ul> <p>Built form articulation, such as windows, ledges or other detailing may encroach within the setback distance above 11 metres.</p> <p>For a corner site, walls of buildings must be set back from the side street:</p> <ul style="list-style-type: none"> <li>0 metres up to and including a height of 11 metres with a continuous street wall edge.</li> <li>Building levels above 3 storeys must be distinctly recessed from the side street podium wall.</li> </ul>
<b>Heritage areas</b>	<p>For single storey contributory or individual Heritage Overlay buildings:</p> <ul style="list-style-type: none"> <li>Street walls above the facade should be set back a minimum of 1.5 metres.</li> </ul> <p>For multi-storey contributory or individual Heritage Overlay buildings:</p> <ul style="list-style-type: none"> <li>Street walls above the facade should be set back a minimum of 4.5 metres.</li> </ul>
<b>Public realm interface</b>	<p>New buildings should:</p> <ul style="list-style-type: none"> <li>Provide active ground floor frontage for sites facing Hall Street (minimum 80% active frontage).</li> <li>Provide verandah awnings or similar weather protection for pedestrians for frontages on Hall Street.</li> </ul> <p>Buildings should not overshadow the opposite footpath of adjoining streets between 10:00am and 3:00pm on 22 September.</p>
<b>Corner emphasis</b>	<p>Buildings on corner sites should provide active and articulated ground floor frontages to both streets.</p> <p>Building design should emphasise the corner locations shown in Map 1 by reduced street wall setbacks above 11 metres and building to the maximum height as described in this table.</p>

**Table 2. Area B – North Road frontage (146 North Road)**

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
<b>Building height</b>	Building height must not exceed 14.5 metres and 4 storeys.
<b>Floor to floor height</b>	Ground level floor to floor height must be 4 metres. Storeys above ground level must have floor-to-floor height of 3.5 metres.
<b>Street setback</b>	Walls of buildings must be set back from the front and side street: <ul style="list-style-type: none"> <li>0 metres up to and including a height of 11 metres with a continuous street wall edge.</li> <li>Building levels above 3 storeys must be distinctly recessed from the front and side street podium wall.</li> </ul>
<b>Side and rear setbacks (residential interface)</b>	Walls of buildings along the north and east boundary of Area B must be in accordance with the following residential design standards: <ul style="list-style-type: none"> <li>Clause 55.04-1 – Standard B17</li> <li>Clause 55.04-2 – Standard B18</li> <li>Clause 55.04-3 – Standard B19</li> <li>Clause 55.04-5 – Standard B21</li> </ul>
<b>Public realm interface</b>	New buildings should: <ul style="list-style-type: none"> <li>Provide active ground floor frontage to North Road (minimum 80% active frontage).</li> <li>Provide verandah awnings or similar weather protection for pedestrians for frontages on North Road.</li> </ul>

**3.0**

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**Subdivision**

None specified.

**4.0**

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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:

- A report that indicates how a proposal to reuse or redevelop a building within a heritage overlay is compatible with the scale and architectural features of the building and adjoining sites within a heritage overlay.
- A report demonstrating how the use or development mitigates potential noise impacts on surrounding properties. Design responses may include acoustic mitigation and use of absorption materials.

**6.0**

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**Decision guidelines**

None specified.