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Proposed C133hbay

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO7.

NEWPORT STRUCTURE PLAN – MASON STREET PRECINCT

1.0

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Design objectives

To encourage building design that accommodates a mix of retail, hospitality and commercial uses at ground level, and office and residential uses at upper levels.

To ensure development provides active and articulated ground level street frontages.

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

To encourage sustainability and innovation in built form.

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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, B, C, D or E which do not comply with the building height, street setback and residential interface requirements specified in Tables 1-5.

The requirements in Tables 1-5 apply to an application to construct a building or construct or carry out works.

Map 1

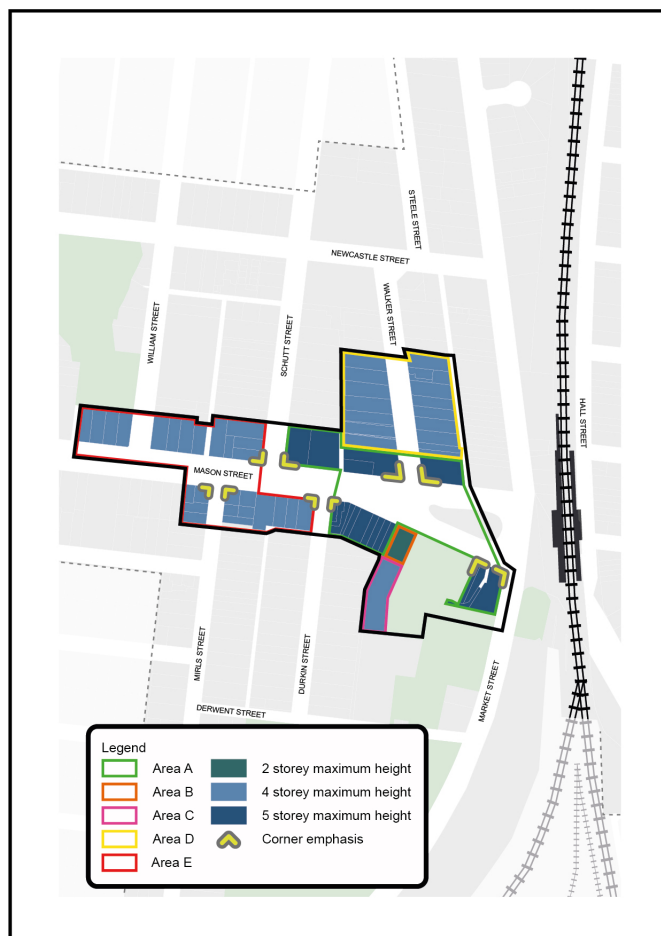


Table 1. Area A - Mason Street Core

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
Building height	Building height must not exceed 18 metres and 5 storeys.
Floor to floor height	Ground level floor to floor height must be 4 metres. Storeys above ground floor level must have a floor-to-floor height of 3.5 metres.
Street setback	<p>Walls of buildings must be set back from the front street:</p> <ul style="list-style-type: none"> 0 metres up to and including a height of 11 metres (or matching the height of an existing adjoining building) with a continuous street wall edge. 4.5 metres for any part of a building above 11 metres with a continuous street wall edge. <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"> 0 metres up to and including a height of 11 metres with a continuous street wall edge. Building levels above 3 storeys to be distinctly recessed from the side street podium wall.
Heritage areas	<p>For single storey contributory or individual Heritage Overlay buildings:</p> <ul style="list-style-type: none"> Street walls above the facade should be set back a minimum of 1.5 metres. <p>For multi-storey contributory or individual Heritage Overlay buildings:</p> <ul style="list-style-type: none"> Street walls above the facade should be set back a minimum of 4.5 metres.
Rear setback (residential interface)	<p>For sites with rear interface to residential properties on Schutt Street and Walker Street, walls of buildings must be set back from the rear boundary:</p> <ul style="list-style-type: none"> 4.5 metres for any part of a building above 4 metres, up to a height of 11 metres. In accordance with Clause 55.04-1 – Standard B17 for rear walls above 11 metres or 3 storeys. <p>Buildings should not overshadow the secluded ground level private open space of an existing dwelling between 10:00am and 3:00pm on 22 September.</p>
Public realm interface	<p>New buildings should:</p> <ul style="list-style-type: none"> Provide active ground floor frontage for sites facing Mason Street and the interface with Paine Reserve (minimum 80% active frontage). Provide awnings or similar weather protection for pedestrians for frontages on Mason Street. <p>Buildings should not overshadow the opposite footpath of adjoining streets between 10:00am and 3:00pm on 22 September.</p>

HOBSONS BAY PLANNING SCHEME

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
Corner emphasis	<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 height to the maximum of 18 metres.</p>

Table 2. Area B – Newport Community Hall

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
Building height	For 13-15 Mason Street (HO178 - site of the former Newport Mechanics' Institute), building height must not exceed 9 metres and 2 storeys.
Floor to floor height	<p>Ground level floor to floor height must be 4 metres.</p> <p>Storeys above ground floor level must have floor-to-floor height of 3.5 metres.</p>
Upper level setback	<p>Walls of buildings must be set back from the ground level street façade:</p> <ul style="list-style-type: none"> Minimum 1.5 metres for any part of a building above 4 metres with a continuous street wall edge.
Heritage areas	<p>For single storey contributory or individual Heritage Overlay buildings:</p> <ul style="list-style-type: none"> Street walls above the facade should be set back a minimum of 1.5 metres.

Table 3. Area C - Newport Community Hub

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
Building height	For the Newport Community Hub site, building height must not exceed 14.5 metres and 4 storeys.
Floor to floor height	<p>Ground level floor to floor height must be 4 metres.</p> <p>Storeys above ground floor level must have floor-to-floor height of 3.5 metres.</p>
Public realm interface	<p>New buildings should:</p> <ul style="list-style-type: none"> Facilitate pedestrian and bicycle movement through Paine Reserve.
Access and movement	<p>New buildings should:</p> <ul style="list-style-type: none"> Maintain rear lane access for properties fronting Mason Street and Durkin Street.

Table 4. Area D - Walker Street Residential Area

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
Heritage interface	<p>For sites abutting heritage precinct overlay areas on Walker Street, new buildings should:</p> <ul style="list-style-type: none"> Respond to the objectives and built form setbacks of the heritage place. Respond to the scale and detail of the contributory heritage buildings at each interface.

Table 5. Area E - Mixed Use Area

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
Floor to floor height	Ground level floor to floor height must be 4 metres. Storeys above ground floor level must have floor-to-floor height of 3.5 metres.
Street setback	<p>Walls of buildings must be set back from the front street:</p> <ul style="list-style-type: none"> 0 metres up to and including a height of 11 metres with a continuous street wall edge. 4.5 metres for any part of a building above 11 metres with a continuous street wall edge. <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"> 0 metres up to and including a height of 11 metres with a continuous street wall edge. Building levels above 3 storeys must be distinctly recessed from the side street podium level wall.
Heritage areas	<p>For single storey contributory or individual Heritage Overlay buildings:</p> <ul style="list-style-type: none"> Street walls above the facade should be set back a minimum of 1.5 metres. <p>For multi-storey contributory or individual Heritage Overlay buildings:</p> <ul style="list-style-type: none"> Street walls above the facade should be set back a minimum of 4.5 metres.
Public realm interface	<p>New buildings should:</p> <ul style="list-style-type: none"> Provide active ground floor frontage for sites facing Mason Street (minimum 80% active frontage). Provide awnings or similar weather protection for pedestrians for frontages on Mason Street. <p>Buildings should not overshadow the opposite footpath of adjoining streets between 10:00am and 3:00pm on 22 September.</p>
Corner emphasis	<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 height to the maximum of 14.5 metres.</p>
Heritage interface	<p>For sites abutting heritage precinct overlay areas on Mason Street, new buildings should:</p> <ul style="list-style-type: none"> Respond to the built form objectives of the abutting heritage precinct overlay. Respond to the scale and detail of the contributory heritage buildings at each interface.
Residential interface (Mirls Street)	<p>For sites at 43, 45 Mason Street and 45, 47 Mirls Street:</p> <ul style="list-style-type: none"> Rear walls above 4 metres must be set back 4.5 metres, up to a height of 7.5 metres.

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
	<ul style="list-style-type: none"> Rear walls above 7.5 metres must be set back in accordance with Clause 54.04-1 – Standard A10 and Clause 55.04-1 – Standard B17.
Residential interface (Schutt Street, Deborah Lane and William Street)	<p>For sites at 32, 34, 40, 42 and 44 Mason Street:</p> <ul style="list-style-type: none"> Rear walls above 4 metres must be set back 4.5 metres, up to a height of 11 metres. Rear walls above 11 metres must be set back in accordance with Clause 54.04-1 – Standard A10 and Clause 55.04-1 – Standard B17. <p>For the site at 3 Schutt Street:</p> <ul style="list-style-type: none"> Side walls above 4 metres must be set back 4.5 metres from the north side boundary, up to a height of 11 metres. Side walls above 11 metres along the north side boundary must be set back in accordance with Clause 54.04-1 – Standard A10 and Clause 55.04-1 – Standard B17.
Park interface	<p>For sites at 50, 52, 54 and 56 Mason Street:</p> <ul style="list-style-type: none"> Ground level rear walls must be set back 3 metres from the rear boundary up to a height of 4 metres. Rear walls above 4 metres must be set back 4.5 metres from the ground level rear wall, up to a height of 11 metres. Rear walls above 11 metres must be set back in accordance with Clause 54.04-1 – Standard A10 and Clause 55.04-1 – Standard B17.

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Subdivision

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None specified.

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Signs

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None specified.

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Application requirements

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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 development mitigates potential noise impacts on surrounding properties. Design responses may include acoustic mitigation and use of absorption materials.
- An assessment of waste collection, removal, and delivery areas for the proposed development.

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Decision guidelines

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None specified.