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Proposed C133hbay

SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO18**.

NEWPORT STRUCTURE PLAN – SOUTHERN PRECINCT

1.0

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Proposed C133hbay

Design objectives

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

To ensure development respects the scale of adjoining residential properties.

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

To ensure development respects 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

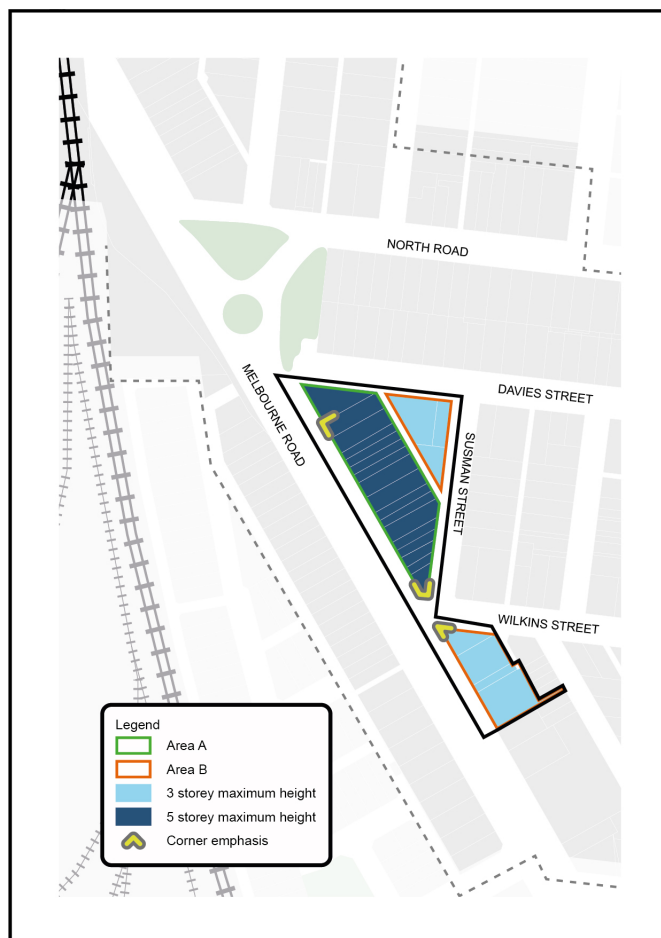


Table 1. Area A – Melbourne Road (South) Retail Core

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>For sites facing Melbourne Road, 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 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 fine grain active ground floor frontage for sites facing Melbourne Road (minimum 80% active frontage). Provide verandah awnings or similar weather protection for pedestrians for frontages on Melbourne Road. <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 18 metres.</p>

Table 2. Area B – Gateway and residential interface areas

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
Building height	Building height must not exceed 11 metres and 3 storeys.

DESIGN OR BUILT FORM ELEMENT	REQUIREMENT
Floor to floor height	Ground level floor to floor height must be 4 metres. Storeys above ground level must have floor-to-floor heights of 3.5 metres.
Street setback	Walls of buildings must be set back from the front or side street: <ul style="list-style-type: none"> 0 metres up to and including a height of 11 metres with a continuous street wall edge.
Heritage areas	For single storey contributory or individual Heritage Overlay buildings: <ul style="list-style-type: none"> Street walls above the facade should be set back a minimum of 1.5 metres. For multi-storey contributory or individual Heritage Overlay buildings: <ul style="list-style-type: none"> Street walls above the facade should be set back a minimum of 4.5 metres.
Residential interface	For the site at 300-302 Melbourne Road, new buildings along the rear and southern boundary must be in accordance with the following residential design standards: <ul style="list-style-type: none"> Clause 55.04-1 – Standard B17 Clause 55.04-2 – Standard B18 Clause 55.04-3 – Standard B19 Clause 55.04-4 – Standard B20 Clause 55.04-5 – Standard B21
Public realm interface	New buildings should: <ul style="list-style-type: none"> Provide active ground floor frontage for sites at 304-306 Melbourne Road, 33-35 Davies Street and 1 Susman Street (minimum 70% active frontage). Provide verandah awnings or similar pedestrian shelter for sites facing Melbourne Road.
Corner emphasis	Buildings on corner sites should provide active ground floor frontages to both streets. Building design should emphasise the corner location shown in Map 1 by providing street walls to the maximum height of 11 metres.

3.0

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Subdivision

None specified.

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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 development mitigates potential noise impacts on surrounding properties. Design responses may include acoustic mitigation and use of absorption materials.

6.0

Decision guidelines

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None specified.