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NFPS

## **SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**

### **WEBB DOCK PRECINCT**

#### **1.0 Design objectives**

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- To provide for the ongoing development of the Webb Dock Precinct as a port resource of State importance.
- To provide for the planned development of the Webb Dock Precinct as generally set out in the Webb Dock Conceptual Development Plan.
- To ensure development does not adversely impact on the environment or the amenity of neighbouring land.

#### **2.0 Buildings and works**

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A permit is not required to construct a building or carry out works provided the following requirements are met:

- The wall height of a building must not exceed 15 metres above ground level.
- If a building is located within the Visually Critical Zone as shown on the Webb Dock Conceptual Plan the height of the development must not exceed 12 metres above ground level.
- A building is constructed of suitable non-reflective material and tone to ensure integration with the surrounding environment.
- Stored goods or materials must not exceed a height above ground level of 12 metres and if located within the visually critical areas as shown on the Webb Dock Conceptual Plan the height must not exceed 9 metres above ground level. The stacking of goods or materials may exceed the height requirements if stacked for short periods and located in the inner section of container storage areas.

A permit is not required for container or goods handling.

#### **3.0 Exemption from notice and review**

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An application 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 appeal review rights of Section 82(1) of the Act. This exemption does not apply to buildings and works within 30 metres of land (not a road) which is in a residential zone, Docklands Zone, Capital City Zone or Business 5 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.

#### **4.0 Decision guidelines**

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Before deciding on an application, the responsible authority must consider, as appropriate:

- The Webb Dock Environment Effects Statement 1998 and Minister's Assessment July 1999 which are reference documents to this Scheme.
- Webb Dock Conceptual Development Plan
- The visual impact of the proposed development on land within the surrounding area.
- The impact of the proposed development on the amenity of the surrounding area.