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C46 (Part 2)

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

COWES FORESHORE PRECINCT

1.0

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Design objectives

- To recognise the major role of the Cowes Foreshore Precinct in the strategic context of Bass Coast and Victorian tourism.
- To protect and enhance the seaside character of the Cowes Foreshore Precinct.
- To ensure that development is compatible with traditional town scale and development patterns.
- To ensure that development design enhances the coastal context, the fine grain appearance and the variety of styles that now characterises Cowes.
- To encourage high quality development design.
- To protect views of the town from the waters of Western Port.
- To preserve the dominance of the landscape and tree canopy.
- To encourage developments to be outwardly focussed so as to support safe and active streets and public places.

Reference

- The *Cowes Foreshore Precinct Phillip Island – Urban Design* Report, Bass Coast Shire Council, Department of Infrastructure, 5 April 2000.

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Buildings and works

Permit not Required:

A permit is not required to construct a building or construct or carry out works for any of the following:

- Navigational aids.
- A radio mast.
- A television antenna.
- A television mast associated with a building.

Permit requirements:

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Isle of Wight Site

An application to construct a building must be accompanied by:

- A site analysis report, incorporating an urban context report documenting how the development responds to the particular Criteria for Design Assessment contained in the Cowes Foreshore Precinct Phillip Island – Urban Design Report 2000 and 2003. In relation to overall height of development on the Isle of Wight site, adopting a maximum height of 7 storeys as recommended in the Cowes Foreshore Precinct Phillip Island – Urban Design Report 2000.
- A report describing how the development implements the parking plan for the Cowes Commercial Precinct identified in Clause 22.04 of the Bass Coast Planning Scheme.

Buildings and works must be constructed in accordance with the following requirements:

- Building height must not exceed 7 storeys from natural ground level.

2.2

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Other sites

An application to construct a building must be accompanied by:

- A site analysis report, incorporating an urban context report documenting how the development responds to the Urban Design Framework contained in the *Cowes Foreshore Precinct Phillip Island – Urban Design Report 2000 and 2003*.

Buildings and works must be constructed in accordance with the following requirements.

The Esplanade – between Osbourne Avenue and Walpole Street

Building height should not exceed 3 storeys (or 10.5 metres to top of wall) in total from natural ground level, with a maximum of 2 storeys from natural ground level at the street level, and stepped back to 3 storeys mid lot.

The Esplanade – between Walpole Street and Warley Avenue.

Building height should not exceed 4 storeys (or 14 metres) in total from natural ground level, with a maximum of 2 storeys from natural ground level at the street level, and stepped back from the front of the building lot to 4 storeys mid lot.

The Esplanade – between Warley Avenue and Bass Avenue.

Building height should not exceed 5 storeys (or 17.5 metres) in total from natural ground level, with a maximum of 2 storeys from natural ground level at the street level, and stepped back from the front of the building lot to 5 storeys mid lot.

Corner of Thompson Avenue and The Esplanade.

Building height should not exceed 5 storeys (or 17.5 metres) in total from natural ground level, with a maximum of 2 storeys from natural ground level at the street level, and stepped back from the front of the building lot to 5 storeys mid lot.

The Esplanade – between Bass Avenue and Findlay Street.

Building height should not exceed 4 storeys (or 14 metres) in total from natural ground level, with a maximum of 2 storeys from natural ground level at the street level, and stepped back from the front of the building lot to 4 storeys mid lot.

The Esplanade – between Findlay Street and Steele Street.

Building height should not exceed 3 storeys (or 10.5 metres to top of wall) in total from natural ground level, with a maximum of 2 storeys from natural ground level at the street level, and stepped back to 3 storeys mid lot.

Thompson Avenue – between The Esplanade and Chapel Street

Building height should not exceed 2 storeys (or 7 metres for the wall height and 8 metres to the top of the ridgeline in total from natural ground level).

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Decision guidelines

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

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- The retention of the Moreton Bay Fig tree.
- How the development provides for appropriate Pedestrian linkages to Thompson Avenue, The Esplanade and Bass Avenue.
- How the development provides for active uses along The Esplanade and Bass Avenue frontages.

3.2

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Other Sites

How the development responds to the Urban Design Framework contained in the *Cowes Foreshore Precinct Phillip Island – Urban Design Reports 2000 and 2003*.