

17/04/2008
C46 (Part 2)

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**

BUSINESS & MIXED USE ZONES (COWES & SAN REMO)

1.0

17/04/2008
C46 (Part 2)

Design objectives

- To ensure that development is compatible with traditional town scale and development patterns within San Remo and Cowes.
- To encourage high quality development design.
- To ensure that development design enhances the coastal context, the fine grain appearance and the variety of styles that now characterises Cowes and San Remo.
- To protect views of the urban areas from the waters of Western Port.
- To encourage developments to be outwardly focussed so as to support safe and active streets and public places.

2.0

17/04/2008
C46 (Part 2)

Buildings and works

Permit not Required:

A permit is not required to construct a building or construct or carry out works for:

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

Permit requirements

An application to construct a building within any of the Cowes precincts below 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*.

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

Cowes

Thompson Avenue – between Chapel Street and Church Street

Building height should not exceed two storeys (seven metres to the top of the wall and 8 metres to the ridgeline) measured from natural ground level.

Thompson Avenue – between Church Street and Settlement Road

Building height should not exceed three storeys (or 10.5 metres to top of wall) in total from natural ground level, with the third storey stepped back from the street.

Thompson Avenue – between Settlement Road and Ventnor Road

Building height should not exceed two storeys (seven metres to the top of the wall and 8 metres to the ridgeline) measured from natural ground level.

San Remo

Marine Parade – west of Bergin Grove and between Bergin Grove and Back Beach Road

Building height should not exceed three storeys (or 10.5 metres to top of wall) in total from natural ground level, with the third storey stepped back from the street.

Phillip Island Road - East of Back Beach Road

Building height should not exceed two storeys (seven metres to the top of the wall and 8 metres to the ridgeline), measured from natural ground level.

3.0

17/04/2008
C46 (Part 2)

Decision guidelines

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

- How the development responds to the design guidelines of the *Phillip Island and San Remo Design Framework*.