

04/07/2019
C151basc

SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

COWES ACTIVITY CENTRE

1.0

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Design objectives

To create a coherent coastal village character through consistent built form within each precinct of the Activity Centre and to promote design excellence.

To facilitate development in commercial and mixed use areas which fosters street activation.

To ensure development fronting The Esplanade and in residential areas does not detract from the landscape significance of Cowes, as viewed from the water, foreshore, and beach.

To facilitate a greater diversity and density of housing and accommodation.

To encourage a transition in built form at the northern and southern edges of the Activity Centre.

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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:

- The installation of an automatic teller machine.
- An alteration of an existing building façade provided:
 - The alteration does not involve or include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at street level is maintained as an entry or window with clear glazing.
- Internal alterations within the building(s).
- Construction or works normal to a dwelling.
- The construction or extension of an out-building, provided the building is not visible from the street and the construction or extension does not exceed 10 square metres in areas and 3 metres in height.

Permit requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

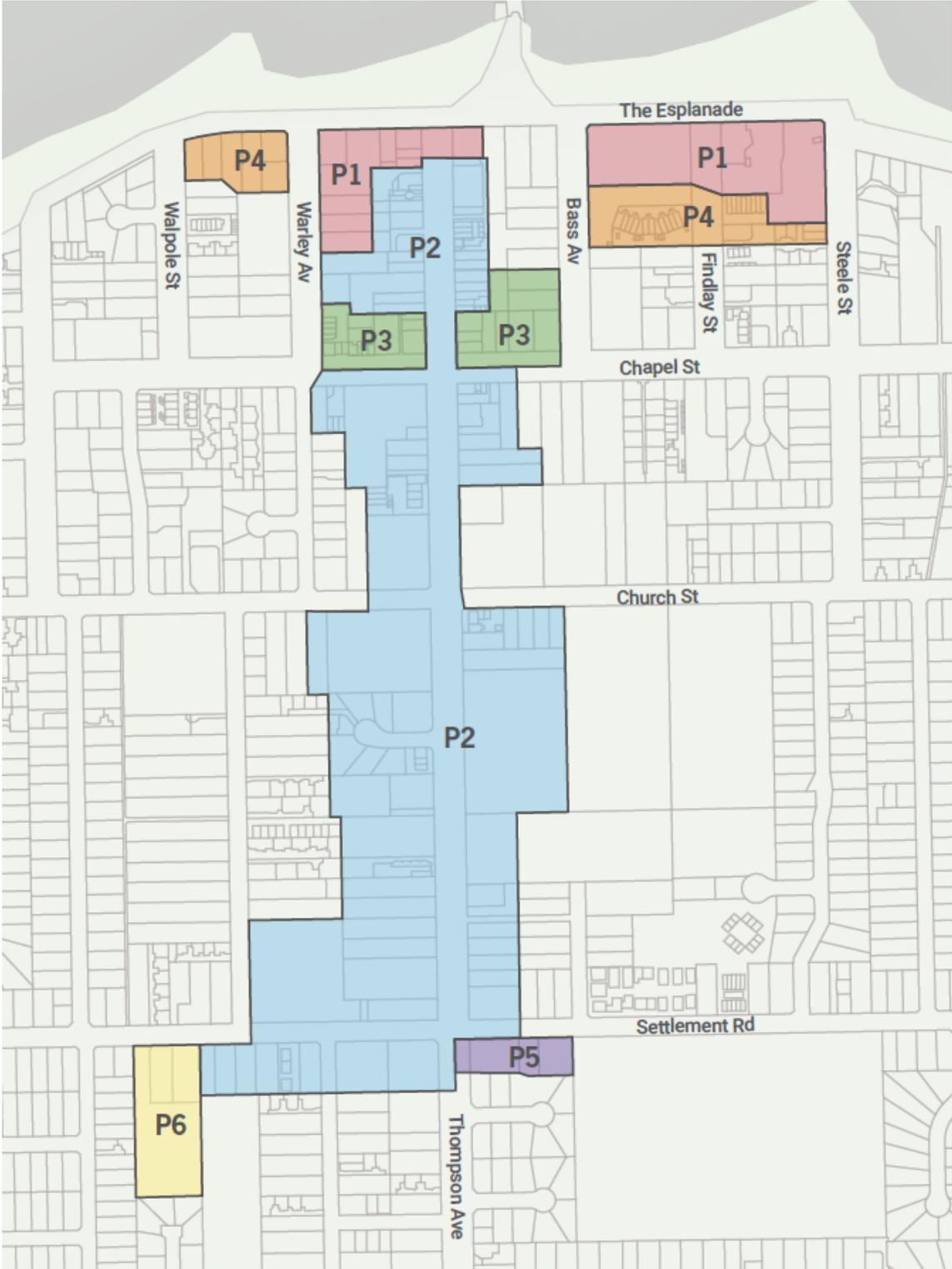
- Development should be in accordance with the built form requirements specified in Table 1.
- Development must provide continuous awnings:
 - At its frontage to The Esplanade, between Warley Avenue and Bass Avenue.
 - At its frontage to Thompson Avenue, between The Esplanade and Settlement Road, with the exclusion of the church and community centre sites at the intersection of Thompson Avenue and Church Street.
- Development should feature quality architecture, be highly articulated and provide distinctive facades to create a visually interesting interface with the streetscape.

Table 1: Preferred Built Form

Preferred height	Preferred street wall height	Preferred street level setbacks	Preferred upper level setbacks (above preferred street wall)
Precinct 1 – Waterfront Mixed Use (The Esplanade, between Warley Avenue and Steele Street)			
17 metres (5 storeys)	8 metres (2 storeys)	0 metres	5 metres
Precinct 2 (Thompson Avenue and the Activity Centre generally)			
11 metres (3 storeys)	8 metres (2 storeys)	0 metres	5 metres
Precinct 3 – Waterfront Gateway (Gateway sites on Thompson Avenue and Chapel Street)			
14 metres (4 storeys)	8 metres (2 storeys)	0 metres	5 metres
Precinct 4 – Northern Activity Centre Edge (Transitional sites between the Activity Centre and residential areas)			
14 metres (4 storeys)	8 metres (2 storeys)	Maximum 4 metres	0 metres
Precinct 5 – Southern Activity Centre Edge (Mixed use sites on Settlement Road, east of Thompson Avenue)			
11 metres (3 storeys)	Not applicable	0 metres	5 metres
Precinct 6 – Southern Activity Centre Edge (Mixed use sites on Settlement Road, west of Thompson Avenue)			
11 metres (3 storeys)	Not applicable	Maximum 4 metres	5 metres

*Notes Preferred maximum height is the height in metres, measured from natural ground level.
Preferred maximum height excludes rooftop plant and lift overruns, provided these elements are well setback from the roof edge.*

Map 1: Area Subject to DDO11



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Subdivision
None specified.

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Advertising 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 planning permit application must be accompanied by a site analysis plan and a written urban context report.
- An application that does not meet the built form requirements in Table 1 of this schedule must document how the development will achieve the design objectives and outcomes of this schedule.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- For developments in Precinct 4, the siting and design of proposed development in response to Council's adopted Design and Siting Guidelines for Coastal Areas and Rural Hinterland 1999, and Siting and Design Guidelines for Structures on the Victorian Coast, Victorian Coastal Council 1998.
- Whether the design of the development compliments the landscape character of Cowes, as viewed from the water, foreshore, and beach.
- The extent to which the facade of the development is articulated to break up building mass.