

04/07/2019
C151basc

SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

FORMER ISLE OF WIGHT SITE

1.0

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Design objectives

To facilitate a landmark redevelopment that features a high level of architectural and landscape design excellence.

To encourage development that contributes to the coastal village character through high quality materials and finishes.

To ensure development retains the existing Moreton Bay Fig tree.

To ensure development is designed to provide visual interest and active frontages along The Esplanade that take advantage of the unique vista of the north facing foreshore.

2.0

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Buildings and works

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 tree protection and built form requirements specified in Table 1.
- 'Back of house' features such as parking, loading areas, air conditioning, plant, and other such features must be located so that they are not visible from the waterfront and should be located behind buildings fronting Bass Avenue to the extent practicable.
- Development should provide articulation measures which create visual interest and break up the bulk of the building(s).
- Development should provide active frontages to The Esplanade, featuring glazing, in combination with a vertical articulation, that is consistent with the existing buildings between the site and Thompson Avenue.
- Development must provide pedestrian scale street frontage(s) which have regard to street width, view lines from the opposite side of the street, and the topography of the foreshore.
- Development must provide continuous awnings on The Esplanade, except where it conflicts with existing trees.
- Development must provide passive surveillance of The Esplanade, Bass Avenue, and internal pedestrian spaces within the site.
- Development should provide an east-west pedestrian link from Bass Avenue to Thompson Avenue.
- Development should minimise direct access points onto Bass Avenue.

Table 1: Building Heights, Setbacks and Tree Protection Zone

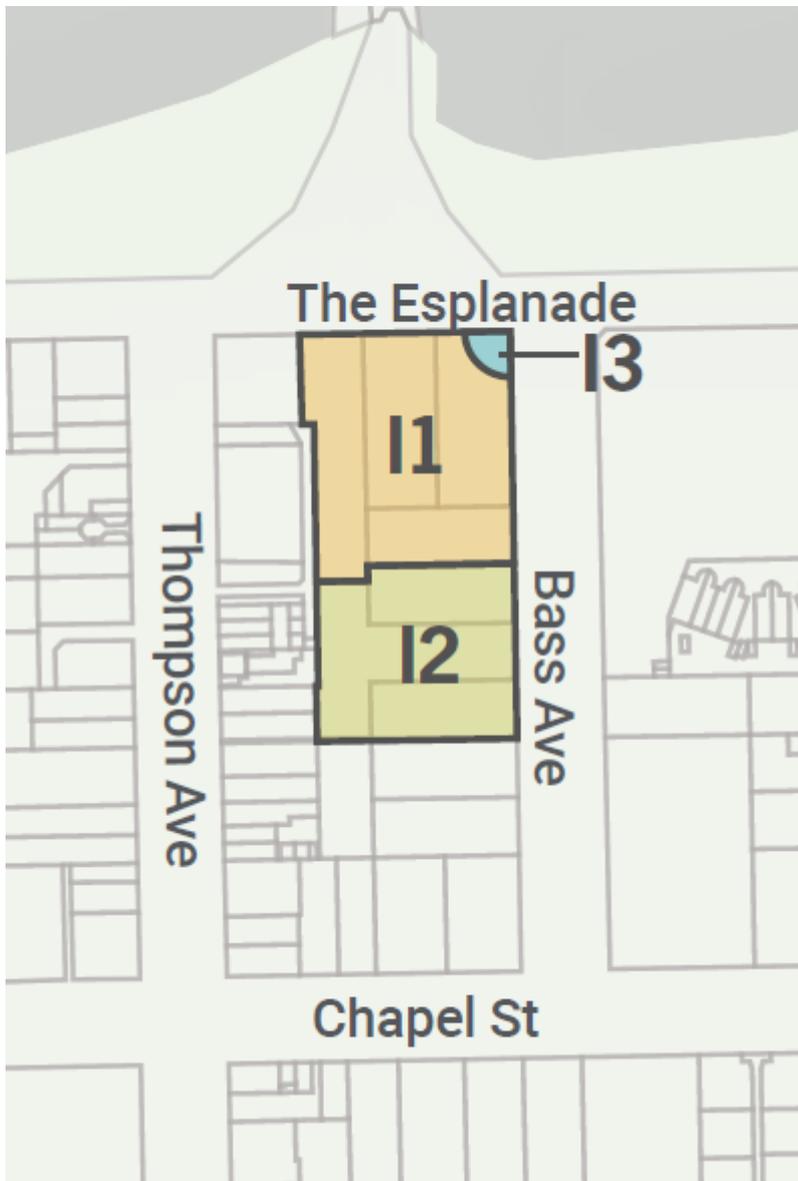
Location	Preferred maximum height	Preferred street wall height	Maximum street setback
11	23 metres (7 storeys)	11 metres (3 storeys)	0 metres to The Esplanade for the first 11 metres (3 storeys), with the remaining storeys stepped back.

BASS COAST PLANNING SCHEME

Location	Preferred maximum height	Preferred street wall height	Maximum street setback
			4 metres to Bass Avenue
I2	17 metres (5 storeys)	11 metres (3 storeys)	4 metres
I3	Moreton Bay Fig Tree Protection Zone – no buildings or works within the 15 metre Tree Protection Zone.		

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.
 The height transition point between I1 and I2 should be in line with the northern boundary of 4 Bass Avenue as shown on Map 1.

Map 1: Area Subject to Preferred Built Form Controls



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Subdivision

None specified.

4.0

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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 which includes details of the topographic and urban design context.
 - A written statement addressing the built form requirements specified in this schedule.
 - A design response which includes the following details:
 - Site configuration;
 - Building plans, elevations, sections, and 3D modelling; and
 - The location of access, parking, manoeuvring, and waste management areas.
 - A landscaping plan/strategy which includes details of:
 - Street trees to be retained, including heritage and existing mature trees;
 - Additional street trees to be planted;
 - Internal landscaping measures and the treatment of any mature trees proposed to be retained; and
 - Water Sensitive Urban Design measures.
- An application that does not meet the built form requirements specified in this schedule must document how the development will achieve the design objectives and outcomes of this schedule.
- Before any changes may be permitted within the Tree Protection Zone specified in Table 1, a suitably qualified consulting arborist (minimum Australian Qualifications Framework Level 5) must undertake any investigations necessary to determine impacts to the tree above and below ground. The responsible authority should use this information when determining whether or not to permit the works.

6.0

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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:

- Whether the massing and design of the development fronting The Esplanade complements the landscape character of Cowes, as viewed from the water, foreshore, and beach.
- Whether the development transitions in scale from taller forms in the northern part of the site to lower forms consistent with planned built form fronting Chapel Street.
- Whether car parking areas have been designed so that they are visually concealed when viewed from the street frontage and waterfront.
- The extent to which access points have been minimised.
- Whether landscaping of the site complements the character of the area.
- The extent of tree protection measures for the Moreton Bay Fig tree.

BASS COAST PLANNING SCHEME

- Whether the development provides for appropriate pedestrian connections through the site.
- Whether the development provides visual and physical connections to the street.