SITE ANALYSIS and URBAN CONTEXT REPORT

Retail Shop-front Refurbishment
Pino’s Trattoria
2/29-33 Thomson Avenue Cowes 3922
Site Analysis and Urban Context Report

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Submitted to: Bass Coast Shire Council

Applicant:

T.S. Constructions Pty Ltd
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1. Executive Summary

This planning permit application is for a refurbishment of an existing restaurant, Pino’s Trattoria, at No. 2/29-33 in the heart of the retail strip of Thompson Avenue, Cowes.

The restaurant was established in 1991 by the late owner, Mr Pino Scarlato and his wife, Rosa, after his partnership in a former restaurant, Isola Di Capri, on the corner of The Esplanade for a prior number of years. Pino’s Trattoria has become a part of the urban fabric of Thompson Avenue since its inception.

The new refurbishment is for two semi-outdoor and outdoor spaces for the customers’ seating and dining namely the Piazza area which hosts 74 seats of approximately 147.50 square metres and the Side Communal area of 3 alfresco tables for 24 seats of about 69.80 square metres.

Council have requested for a site analysis report, incorporating an urban context report document to demonstrate 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.

The report sees this refurbishment as appropriate for the Cowes foreshore precinct in the context of the whole of Cowes as town centre and Phillip Island as a tourism focussed destination. The proposal represents an attempt to strike a balance between an upgrading of an existing facility and the qualities of this retail precinct.

Although there is widespread community concern regarding the impact of development that may change the character of Cowes, the proposal will very much integrate into, if not improve the appearance of Thompson street and the foreshore precinct as it will add to the modernity of the area as well as the street life.

The proposed redevelopment has been designed by BR&NDWORKS (www.brand-works.com.au). The company is specialised in creative food and beverage strategy with experience in brand, design, interiors and concepts. They had worked with Fortune 500 companies from diverse industries, from cars to mobiles, beer to dairy and property developers to national franchise food brands. They have a keen interest on consumer trends, behaviours and market insights experience and insights in hospitality, operations, master planning and retail consulting to clients who wish to deliver innovative food concepts that are not only exciting but are also commercially viable and sustainable.

Given the quality of the concept proposed for the site and the level of compliance with the relevant planning policies that affect the site coupled with the community and tourism benefits, the proposal should be supported by Bass Coast Shire Council.
2. Introduction

This report has been prepared by Thai Tongue Design Pty Ltd, Landscape Architect and Urban Designer, on behalf of T.S. Constructions (the planning permit applicant). This planning permit application relates to No. 2/29-31 and 33 which was consolidated into No. 2/29-33 Thompson Avenue, Cowes (the subject site) and proposes the refurbishment of the semi-outdoor and outdoor seating and dining areas on the existing restaurant site.

The subject site is situated right in the heart of the foreshore precinct classified in the “Urban Design Report for the Cowes Foreshore Precinct 2000”, which designated this precinct as Phillip Island’s commercial centre and Thompson Avenue as a retail spine.

The site is on the east side of Thompson Avenue between Chapel Street and The Esplanade and is within the key area for retail and commercial activity. It has shops and businesses concentrated to service both the local community and visitors. The report stipulated that any development on the existing retail spine should consider the following relevant implications which objectives the current architectural design has demonstrated an attempt to meet.

• Retail with a better standard of visual presentation and higher-end specialist retail are encouraged to create positive outcomes for tourism and local amenity.
• Intensification of development that will add to the activity after dark.
• Views to the sea from Thompson Avenue are not obstructed.
• Encourage pedestrian links from the car parks to the retail spine.

The subject site is zoned Commercial 1 (C1Z) and the carpark at the rear immediately adjacent to the site is zoned Mixed Use (MUZ). The site is affected by Schedule 3 and 4 to the Design Development Overlay (DDO3 and DDO4). The subject site is not directly affected by Vegetation Protection Overlays (VPO) and is not in the designated bushfire prone area.

As a result, a planning permit is required for various aspects of the proposal including:

• How the proposed refurbishment responds to the Urban Design Framework contained in the “Urban Design Report for the Cowes Foreshore Precinct Phillip Island.”

• If applicable, buildings and works along the retail strip on Thompson Avenue between The Esplanade and Chapel Street shall comply to:

  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). (not relevant to the subject site)

• The retention and preservation of the historic street tree, Golden Monterey Cypress or Golden Horizontal Monterey Cypress, botanical name - *Hesperocyparis macrocarpa* ‘Horizontalis Aurea’ (not relevant to the subject site).

This report comprises a site analysis and urban context and is to be read in conjunction with the proposed architectural drawings BRANDWORKS.

As demonstrated in this report, the proposal reflects a unique and innovative development outcome appropriately for the retail spine in the commercial zone regarding its strategic location and responsiveness to the physical opportunities and constraints of a place and the community’s aspirations.

The proposal responds well to all relevant planning policy and provides a well-considered and high-quality design in the vicinity of Cowes Foreshore Precinct with a focus on tourism. The scheme should not only attract a wide range of users by being responsive to its surrounds and fitting in with the existing urban form, but it should also value add to the current tourism market by providing more variety of options to encourage longer stays by visitors.
3. Urban Context and Site Analysis

3.1 Strategic Context

The subject site is situated within Cowes foreshore precinct.

The Cowes foreshore precinct is clearly defined by Chapel Street, Osbourne Avenue, Steele Street and the coastline. The precinct comprises most of Cowes’ accommodation, restaurants, health care providers, shops and car parking along with residential use. It also includes many significant trees, foreshore, beaches and jetty.

The north of the precinct is a mixed-use zone containing a high concentration of hotels, restaurants and cafés that are positioned mainly on The Esplanade while the east of the precinct, as identified in the Urban Design Report for the Cowes Foreshore Precinct Phillip Island, as residential and the west as accommodation.

The accommodation zone in the east of the precinct contains various types and forms including self-contained apartments, units, townhouses, motels, hotels, serviced apartments and bed and breakfasts. The zone is well suited for accommodation as it is within walking distance to the beach and central retail area. There are also a few single residential blocks interspersed in this zone.

Low-density residential properties within the zone appear to be under development pressure for more intensive uses in catering for growing tourism demand. Some properties were already developed as short-term and long-term accommodation over the years.

The subject site is on the east side of Thompson Avenue between The Esplanade and Chapel Street which is identified as retail and entertainment zone. This zone has a concentration of shops and businesses that serve both the local community and visitors. The buildings are mainly one to two storeys and generally extend to the width of the block. The Urban Design Report for the Cowes Foreshore Precinct Phillip Island recommended that retail activity mixed with tourism-related uses should remain a major focus for Thompson Avenue to maintain the vitality of the centre.

The proposed refurbishment is retention of existing land use as a restaurant. However, the applicant seeks to improve the style of dining experience by rearranging patrons’ seating to enhance the existing retail and tourism-related uses. The proposal focuses on creating more opportunity for all year round activity and entertainment as it should attract a wide range of users not only to encourage more extended visits to the precinct but also to improve services to the local community and visitors.
3.2 Site Context

The subject site marked yellow on the map to the far left is approximately 587.60 square metres including under-roof and outdoor areas (refer to measured drawings by Brandworks.)

The current land use is an Italian restaurant under the name of “Pino’s Trattoria”. It has a main road address facing Thompson Avenue and rear carpark access.

There is angle parking on Thompson Avenue facing the shop-front and road access to the rear carpark which also allows pedestrian access to the premise.

The access road to the rear carpark links Thompson Avenue with two exit points to Bass Avenues. This arrangement allows urban permeability as well as the opportunity for angle carpark sleeving the link roads providing car parking facility to the shops east of Thompson Avenue.

The subject site fronting public footpath on Thompson Avenue allows unobstructed views to The Esplanade from the footpath. The property does not have any structure or canopy over the footpath.

Approximate distance from the subject site to The Esplanade and the seaside is 138 metres and 107 metres to the roundabout on the corner of Chapel Street and Thompson Avenue.

The site is also situated on a noticeable slope along Thompson Avenue tapering down from the roundabout on Chapel Street toward The Esplanade. This landform allows downward looking views to the sea from the footpath on both sides of Thompson Avenue.

Along Thompson Avenue, there is also a staggering one to two storey shop-fronts with a mixture of architectural styles that also provide the street with its unique urban character. The street elevation is illustrated on the next page.
No.23A, 23, 25, 27, No.29-31 No.33 No.35 No.37 No.41 No.39 No.43 No.45 No.55A No.55

Access road to rear carpark from Thompson Avenue

Coffee Co.

Not Just Shoes

The Tolly Lolly Trolley

Pino’s Trattoria - The subject site

Two storey building

Historic tree to be protected

ANZ Branch Cowes

Indulgence

U-Neek Souvenirs

Ocean Reach Brewing

Offshore Design

CBA ATM (Branch)

Super Nails

Phillip Island Bakery

The roundabout at Thompson Avenue and Chapel Street

Bakery

The subject site

ANZ Branch Cowes

Coffee Co.

No. 2/29-31 Pino’s Trattoria beyond

Front Room

The subject site

Indulgence

No. 33 Temporary fencing

Street elevation on Thompson Avenue looking east from the opposite side and the section from the roundabout at Chapel Street to the access road to the rear carpark of this strip shops comprises a commercial precinct of high street style with various types of retail shops, bank, cafes and restaurants.

The urban form is relatively concentrated and is in a fine grain manner. The buildings are mostly one storey tapering down along the landform from the higher elevation on Chapel Street toward the lower coastline on The Esplanade. The elevation is noticeable when viewing from the footpath toward the sea with an open aspect running along Thompson Avenue toward the coastline.

Next to the footpath along both sides of Thompson Avenue are angle parking which provides direct access to the shops. The footpath immediately outside of the shop-front does not have any view obstacle looking toward the sea.

Existing street frontage of the subject site comprises two red tiled pillars and lettering name of the restaurant on top of the gantry along with 3 transparent iron operable gates along the fence line. The gates are decorated with timber planter boxes.

Two historic Golden Monterey Cypress trees further enhance the urban character of this section of the avenue.
3.4 Site Description

The subject site has a front street address of approximately 13 metres. This frontage is currently comprised of a front gantry with 2 operable gates and a temporary fence adjacent to No. 35, the two-storey building to the right looking into from Thompson Avenue. The primary usage of these gates and gantry is for boundary definition. It allows access from the public footpath into the restaurant.

The property line at the rear facing the carpark has the existing building wall of approximately 17 metres which abuts the rear building setback line and an opening width of roughly 4 metres with a similar steel gate to the front.

The applicant intends to retain all indoor facilities within the existing permit and seeks to apply for a refurbishment of the semi-outdoor dining space called “The Piazza” and the outdoor “Side Communal” area. No change was proposed for the rear building facade.
3.5 Site Analysis

Compliance to Bass Coast Planning Scheme

Under the Bass Coast Planning Scheme, the subject site is located within the Tourist Precinct of Cowes and is zoned Mixed Use, Commercial 1. This zone is to provide for a range of tourist development responsive to surrounding land uses.

As a part of Thompson Avenue Precinct Plan, Cowes, the subject site which is on Thompson Avenue between The Esplanade and Chapel Street is preferred to be tourism based uses and to reflect the following regarding landscape and built form:

- Encourage a zero street setback for all new building to provide a visually cohesive street frontage.
- Locate car-parking behind shops on the east for additional car parking.
- Create pedestrian links between the rear of shop car parking and the street - encourage the redevelopment of current buildings to allow this to take place.

The subject site under DDO3 (Cowes Foreshore Precinct) is to comply with the following requirements:

- 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).

Under DDO4 (Business and Mixed Use Zones - Cowes & San Remo), an application must be accompanied by a site analysis report, and 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.

Implications

The subject site was not designated as a landmark site, a significant corner site or within the Jetty Triangle as identified in the Cowes Foreshore Precinct Phillip Island - Urban Design Report 2000 and 2003. The proposed application should be treated as a development within the “Retail Spine” off Thompson Avenue and should provide tourism oriented development responsive to surrounding land uses.

Site Opportunities and Constraints

The subject site presents various opportunities and constraints as summarised below:

- The site is situated amongst the centre of commercial activity in Phillip Island and is in the defined northern end of the retail spine of the Cowes Foreshore Precinct.
- Buildings along this strip are mostly one or two storeys in height, and as shown in the street elevation on page 8 of this report, most shops along this strip are occupied.
- The street character is composed of the various mixed style of shop-front with mainly the subject site as a different facade treatment with gantry and operable gates and temporary fence to the street frontage.
- Looking in from Thompson Avenue to the right of the subject site, No. 35, is a two storey building painted in light badge colour without continuing shade canopy over the public footpath while the left is one story shop (No. 1/29-31, Coffee Co.) with building fascia and canopy.
- The gantry in front of the subject site is acting as a transitional built form both in height and scale from the two storey building to the right and the one storey building to the left. The development of this gantry can be seen as enhancing the adjacent properties on both sides of the site in terms of transitional height.
- While the canopy gap in front of the subject site and the two storey building on the right allows for a visual break but it does not provide continuous weather protection to this strip of the public footpath.
- The site has potential for a pedestrian link from Thompson Avenue to the existing public car park at the rear of the property.
- There will not be potential overshadowing of the proposed development onto the adjoining property as the proposal is for only one storey and a semi-open built form.
- The ‘openness’ of the proposed built form along with the easy opportunity for views toward the sea will help link the coast and the town as well as reinforce the coastal setting to this retail strip of Cowes.

Complying with the Planning Scheme in terms of uses, the proposal will help improve the street elevation by providing a contemporary look and feel to the street while maintaining the connection with the coastal setting of Thompson Avenue. It will also contribute to the fine grain of the current streetscape with some adjustments of urban and architectural design on the street facade in responding to the community and tourism activities of the site and locality.
4. The Proposal

This section of the report should be read in conjunction with the plans, elevations, sections and perspective rendering prepared by Brandworks submitted to Council with the planning permit application.

The proposal covers titles no. 2/29-31 and No. 33 which are the Location of the current Pino’s Trattoria.

The two-storey building to the right, No. 35, was previously a part of the restaurant which was sold and redeveloped in 2017. It resulted in a reduction of piazza seating, some damages to the piazza floor along the boundary and the loss of facade facing the footpath. There is a temporary fencing erected between the two-storey building and the smaller gate.

The applicant intends to ‘rejuvenate’ the existing piazza area immediate to the front of the property facing Thompson Avenue to repair the damage resulting from the construction of the two-storey building and to update and modernise the piazza area.

The proposal will provide a refreshed outdoor dining space and experience with an aim to draw in the community and visitors while allowing the public to engage with the space by utilising permeable design to visually draw-in the interest of the passers-by and for the restaurant to have a dialogue with the public footpath. The refurbishment will also enhance the connection with the public realm and the community, and provide a more pleasing and aesthetic views from the street.

The approximate 147.50 square metre piazza area is an existing space for outdoor dining. It will be partially covered with low timber pergola, temporary overhead shade along with outdoor umbrellas for all-year-round weather protection. The seating and partitioning are to be rearranged to provide a refreshed feel to this space by making it a much more pleasant place to sit and dine. The connection with the street will be further enhanced by a street-facing gelato cart.

The greenery of planters and vertical gardens are to be used along the wall of the adjoining two-storey building to the right to enhance the feeling of warmth and enclosure and to create a semi-private outdoor space extending alongside the restaurant and continues forming about 70 square metres of side communal ‘garden room’ area.

The area between the rear fence and the rear wall of the main building is to be improved to cater for a disable entrance. The refurbishment of this area is approximately 17.30 square metres.

The 13.025 metre main facade fronting Thompson Avenue that will improve the street appearance and the engagement with the public footpath

Refer accurate scale to Architectural drawings by Brandworks
4.1 Proposed Built Form

Regarding the front elevation interfacing with Thompson Avenue, the existing bright-red and tiled pillars will be replaced with a textured concrete finish that reflects the coastal feel as in the Cowes Foreshore Precinct Phillip Island – Urban Design Report.

Charcoal grey powder-coated steel framework and the low brick wall will form a supporter for the stainless steel mesh wire for climbers to grow, making this feature a defined and semi-transparent marker between the restaurant and the public realm. The climbing vines will allow for softening of the built form as well as the visual connection to pique the interest of passers-by while preventing diners in the piazza from feeling on-display.

Under the gantry are the glass panels for the entry door and operable gelato cart window. These glass openings allow for visual permeability into the restaurant from the footpath.

This facade is also proposed to be lockable outside business hours by vertical shutters.

The refurbishment draws an inspiration of the built form from the colour and atmosphere of coastal setting. It is permeable, transparent and visually connected. The design utilises neutral tones, subtle and integrated with the adjacent buildings on both sides. It also aims at engaging with the public footpath and trying to blur the line between the private and public realm.

“Overall, the redesign of the piazza has been approached with the intention of reconnecting Pino’s to Thompson Avenue and expressing the identity of the restaurant through the pillars of tradition, memory and community.”
5. The Conclusion

As demonstrated in this urban context report, the proposed refurbishment meets the goals for commercial and retail land use for Cowes Foreshore Precinct. It is consistent with the relevant planning policy framework both at a strategic and a detailed design level.

The proposal is an upgrade to the retail spine of Thompson Avenue as well as bringing in the desirable modernity to the coastal setting of this activity centre. It also helps promote improvements to the retail provision that will benefit existing residents and encourage tourism.

The proposal considers a design suitable for the broader Cowes Foreshore Precinct while providing design solutions that consider the various particular opportunities and constraints represented by the subject site.

The architectural outcome through the use of fine grain materiality, the use of colour and finishes with the preservation of the existing design elements and additional architectural treatment of the street frontage to meets the main goals for the precinct. Its articulated elevation is thoughtful, contemporary and relevant to design guidelines.

The proposal is expected to provide a valuable addition to Thompson Avenue and should be supported by Council.
6. Appendix

6.1 Planning Property Report - Zoning and Overlays
2/29-31 Thompson Avenue, Cowes
33 Thompson Avenue, Cowes

6.2 BASC Planning Scheme DDO DDO1 DDO3 DDO4

6.3 References
Cowes Foreshore Precinct Phillip Island Urban Design Report
Cowes Foreshore Precinct Urban Design Report - Appendix
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an area of cultural heritage sensitivity.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a cultural heritage management plan to be prepared where a listed high impact activity is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, service to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2000, where a cultural heritage management plan is required, planning permits, licences and work authorisations cannot be issued unless the cultural heritage management plan has been approved for the activity.


More information, including links to both the Aboriginal Heritage Act 2000 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.vcrg.gov.au/aboriginal-heritage-planning-and-management-processes.html

Further Planning Information


A planning scheme sets out policies and requirements for the use, development and protection of land.


This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the state and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://planning.vcrg.gov.au

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environmental Act 1987. It does not include information about exhibited planning scheme amendments, or zones that may affect the land.

To obtain a Planning Certificate go to Title and Property Certificates of Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit http://mapshare.vcrg.gov.au/publication

For other information about planning in Victoria visit https://www.planning.vcrg.gov.au
Designated Bushfire Prone Area

This parcel is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.

Designated bushfire prone areas are determined by the Minister for Planning and are in effect from 11 September 2011 and amended from time to time.

The Building Regulations 2010 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.


Note: prior to 11 September 2011 the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)


SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO3

COWES FOreshore Precinct

1.0

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


2.0

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:

2.1

Isle of Wight Site

An application to construct a building must be accompanied by:


- 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.

Other sites

An application to construct a building must be accompanied by:


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

The Esplanade – between Osborne 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).

Decision guidelines

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

Isle of Wight Site

- 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.
Other Sites


SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

shown on the planning scheme map as DDO4

BUSINESS & MIXED USE ZONES (COWES & SAN REMO)

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.

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 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.
This document was adopted by the Bass Coast Shire Council on April 5th, 2000