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## COASTAL AREAS - PLANNING & DEVELOPMENT

**Policy Number:** POL16/237 • **Adopted:** 19/06/1990 • **Reaffirmed:** 23/11/2004, 13/10/2009, 3/09/2013, 09/05/2017 • **Minute Number:** MIN90.1412, MIN04.1449, MIN09.1375, MIN13.837, MIN17.378 • **File:** 31329E • **Produced By:** Planning, Environment & Development Group • **Review Date:** 1/12/2020

### 1. PURPOSE

To mitigate loss of public amenity and the aesthetic and environmental impacts of development in the City's coastal locations.

### 2. STATEMENT

This policy statement is based on Council Minute 90.1412 of 19<sup>th</sup> June 1990. Council reaffirmed the policy in its revised format by Minute 04.1449 of 23<sup>rd</sup> November 2004.

It is exceedingly difficult to legislate for good design. If rules are made too detailed and rigid, innovation and good ideas may be stifled and mediocrity result. All that can be done is to set clear and well documented objectives and encourage people to use the services of competent designers for their projects.

These general policies are in keeping with the Premier's statement of 1989. They are also in accord with other State and regional guidelines.

The 'greenhouse' effect is now much discussed. It is still too early to set figures on how it will affect the South Coast. There does, however, appear to be a consensus that there will be some impact on sea level, storm surges and the like. Until – or if – clearer indications are made available by State and Federal authorities, it would be prudent to take a conservative and careful view when establishing floor levels, setback lines etc.

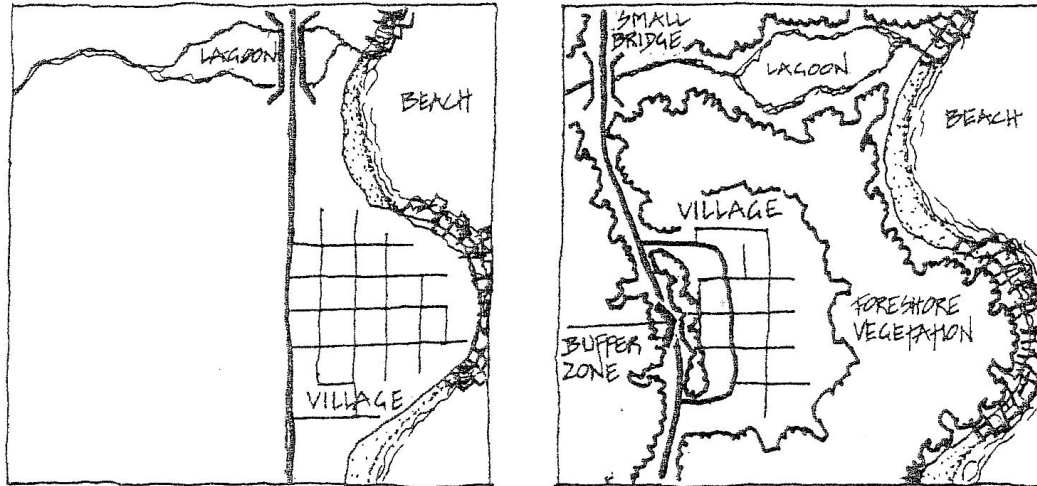
### 3. PROVISIONS

- Development, including subdivisions, will not be permitted on headlands or other prominent coastal features – other than those which have already been subdivided and zoned for urban purposes.
- Within locations along or adjacent to the coast and inland water bodies, large, bulky buildings will not be permitted. Structures generally shall be "low profile" in character. Exceptions will be allowed only in specific areas by way of a Development Control Plan prepared in consultations with local communities.

- No development will be allowed in any area or zone which overshadows beaches or adjacent waterfront reserves.
- Where there is tree cover on or adjacent to the site, no structure may be higher than the tree canopy.
- All materials and colours used should be appropriate to the local landscape. In locations where the natural landscape is of such quality it should be pre-eminent, structures should not strongly contrast with the background whether by location, colour or choice of materials. Highly reflective materials will not be allowed anywhere.
- No further subdivision or active dune systems or other unstable areas will be permitted. Where such subdivisions exist and the area is already zoned urban, a Development Control Plan shall be used to minimise hazard to both the dune system and the development itself.

#### **4. IMPLEMENTATION**

1. In all new Local Environmental Plans and Development Control Plans, exclude headlands and other prominent coastal features from development other than those already zoned for this purpose
2. Nominate and define by way of draft Development Control Plans those areas where higher buildings may be permitted. Each DCP to be prepared after consultation with the local community at large, not only particular interest groups.
3. Whilst “low profile” is generally taken as no more than two storeys, variations in terrain and other circumstances make it difficult to apply such a simplistic term in a realistic manner. Consequently, if the structure conforms with Council’s “Policy to Control Building Height & Amenity in Residential Areas” (April 1990), it shall be regarded as meeting this definition. Exceptions will be only those areas nominated in Council’s “Foreshore Height Code” which will be subject to the more stringent requirements set out in that Code.
4. In determining applications, setting new policies or preparing new plans, regard will need to be taken for the incremental effect of a number of individual decisions. If not watched, this could lead to such undesirable results as:
  - a ‘wall’ effect between the town and the foreshore
  - ribbon development along the shoreline.
5. Ensure that measures designed to eliminate pollution from waterways should be incorporated with all new Plans, Codes and Policies. These should also include measures to keep the effect of stormwater run-off within acceptable limits at the construction stage as well as when a project is completed.



NO

YES

TREATMENT FOR COASTAL DEVELOPMENT

## 5. REVIEW

This strategy will be reviewed within the first 12 months of every newly elected Council, or earlier if circumstances are deemed warranted.

## 6. APPLICATION OF ESD PRINCIPLES

ESD principles will be applied within the Structure Plan preparation phase for any area to ensure the legal frameworks (Environmental Planning Instruments) provide for practical application of those principles.