

**11.03-6L**

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**Cape Bridgewater**

**Policy application**

This policy applies to all land identified within the Cape Bridgewater Structure Plan.

**General strategy**

Support lot sizes and buildings that are compatible with the environmental and infrastructure capabilities of the area.

**Gateway Precinct strategies**

Encourage contemporary coastal architecture and natural landscaping that will contribute to the character of the precinct.

Enhance the open, informal built form and landscape character of the precinct.

Encourage a landscaped transition between private land and the public realm of the foreshore.

**Dunes Precinct strategies**

Maintain the landform and vegetation as the dominant characteristic of the Precinct when viewed from the foreshore and Bridgewater Road.

Encourage housing forms and architectural styles that have regard to the landform and vegetation character of the precinct. and give a sense of buildings floating within the landscape.

Maintain the informality of the streetscape along Flinders Street.

**Accommodation Precinct strategies**

Support development that is sympathetic to traditional and heritage architecture of the precinct.

Maintain the open, semi-rural character of the precinct.

Encourage landscaping that incorporates open lawns, formal garden beds and non-indigenous trees.

**Panoramic Drive Precinct strategies**

Encourage contemporary coastal architecture that allows the open landscape setting to predominate.

Site dwellings to take advantage of views to the bay and surrounding rural landscapes.

Respect the view lines of surrounding dwellings.

Maintain the informal landscape and streetscape setting.

**Blowhole Precinct strategies**

Encourage modest, low-scale tourist and residential accommodation development and other tourism-related uses that blend into the landscape.

Encourage built form that is designed and sited to be visually unobtrusive when viewed from the settlement and foreshore area.

Support opportunities that enhance access to the coastal cliffs.

**Policy documents**

*Cape Bridgewater Structure Plan (2018)*

Cape Bridgewater Structure Plan

