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16/01/2020
C102gelg

Protection of coastal areas

Strategies

Minimise the visual prominence and intrusion of developments above the dunes and coastal vegetation outside of settlements, when viewed from the beach, foreshore or offshore.

Maintain significant scenic values along coastal transport routes to protect amenity for tourism and recreation development.

Maintain the undeveloped and vegetated character of coastal areas, dunes, waterways and estuaries.

Discourage development along the coastal edge other than where necessary to meet essential public purposes. In those instances:

- Site developments on the inland slope of dunes so that buildings do not protrude above the dune ridgeline.
- Set buildings and structures amongst existing vegetation, maximising the retention of coastal vegetation.
- Utilise indigenous vegetation to further integrate the development with the landscape.
- Design buildings to follow the contours or step down the site and avoid visually dominant elevations.
- Limit the extent of overlooking of the foreshore.
- Locate driveways and paths away from the foreshore.
- Use darker colours in a natural palette and low-reflectivity materials.

Policy documents

Glenelg Coastal Action Plan (2004 as amended in 2012)

Bridgewater Bay Foreshore Master Plan (2014)

Narrawong Coastal Engineering Study (2011)

Portland Bay Coastal Infrastructure Plan (2007)