*SORRY I have not had time to Edit in the Amendments to this Section*

10 **COASTAL STRIP HERITAGE PROTECTION OVERLAY ZONE ("COASTAL STRIP HPOZ")**

**All numbering changes from 10 to 9**

10.1 **Spatial delineation**: refer to Plans A, B & C.

10.2 **Purpose: Purpose:** To ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

10.2..1 To protect and enhance the nature of the transition zone between the built fabric along the coastal strip including the first line of erven facing the coast, the coastal walkway and the coastline;

10.2..2 To protect the natural, environmental and scenic qualities along the coastal strip; 10.2..3 To protect lateral views between the mountain and coastline by ensuring the continuation of existing view lines and by controlling the massing and form of buildings adjacent to the coastal strip;

10.2..4 To ensure the retention of the relatively fine grain form of development characteristic of the Overstrand holiday home vernacular evident along the coastal strip.

10.2..5 To ensure the retention of the existing structures identified as having intrinsic and contextual significance.

10.2..6 **Land use and building plan applications:**

10.2..6.1 All planning or building plan applications if applicable,must be submitted to the Overstrand Heritage and Aesthetics Committee and Stanford Heritage Committee, or a registered conservation body for comment.

10.2..7 **Grain and texture**:

10.2..7.1 The grain and texture of the existing built form, characterized by relatively low building to plot ratios, limited building footprints, the predominance of single storey structures and fragmented rather than monolithic building forms must be adhered to.

10.2..8 **Additions:**

10.2..8.1 Where new additions are to be built onto structures identified as being conservation worthy, such additions must occur behind the front façade of the main dwelling and must not in any way overwhelm the original structure in terms of massing and height.

10.2..8.2 Such additions must be sensitive and appropriate to the context.

10.2..9 **Building heights:**

10.2..9.1 Building heights are restricted to 8m as measured from base level to the top of the structure.

10.2..10 **Interface between public and private realms:**

10.2..10.1 A positive interface between the private site and public realm must be established.

10.2..10.2 Visually impermeable boundary walls higher than the permitted 2.1m will not be permitted.

10.2..10.3 No prefabricated materials, including “vibracrete” walls and false stone walls will be permitted to face onto the coastline ocean in this zone.

10.2..11 **Roof treatment:**

10.2..11.1 10.2..11.2 Similarly dormers must not constitute more than one third of the roof space facing onto the coastline in Greenfield or Brownfield developments.

10.2..12 **Building massing and solid to void relationship:**

10.2..12.1 Large monolithic structures with a horizontal emphasis should be discouraged.

10.2..12.2 Buildings should be fragmented and disaggregated in form, and apertures must have a vertical emphasis.

10.2..12.3 Large glazed surfaces must be located at least 0.5m behind the front façade of the building.

10.2..13 **Architectural Styles:**

10.2..13.1 Architectural styles at variance with the local indigenous Overstrand vernacular will not be permitted.

10.2..13.2 Buildings must be predominantly orthogonal in form and placed parallel to the street edge.

10.2..14 **Vegetation:**

10.2..14.1 The felling of mature trees which contribute to area character (the Norfolk pines and flowering gums (Corymbia ficifolia) in Northcliff and Eastcliff) will not be permitted without the written consent of the Municipality 10.2..14.2 Local indigenous plant material must be used along the interface between the private dwelling and the public realm.

10.2..15 **Road edge treatment:**

10.2..15.1 Alternatives to conventional channel treatment must be used such as grass swales to bind the roadway into the adjacent landscape.

10.2..16 **Building massing and solid to void relationship:**

10.2..16.1 Large monolithic structures with a horizontal emphasis will not be permitted.

PLAN A refers

