

19/01/2006  
VC37

## **SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO7**

### **NINETY MILE BEACH, LOW DENSITY AREA**

#### **1.0**

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#### **Design objectives**

To provide for low density residential development which is sensitive to the coastal environs of the Ninety Mile Beach area.

To ensure that development is on lots of a size and layout which enable the effective on-site disposal of sewage, household effluent, and drainage.

#### **2.0**

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#### **Buildings and works**

A dwelling may be permitted in the following circumstances:

- The land must be vacant and have comprised a tenement as shown on the tenement maps forming part of this schedule.
- More than one dwelling per tenement may be permitted at a rate of one dwelling per two adjoining lots, provided the treatment of all wastewater can be achieved within the land's boundaries to the satisfaction of the responsible authority.

Each lot abutting an area of Crown Land and containing a habitable building may be required to be fenced to the requirements of the responsible authority. Access to the area of Crown Land from each building site must be limited to one point for pedestrian access only.

#### **3.0**

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#### **Subdivision**

The number of lots created by a subdivision must be less than the number of existing lots comprising the parcel of land to be subdivided.

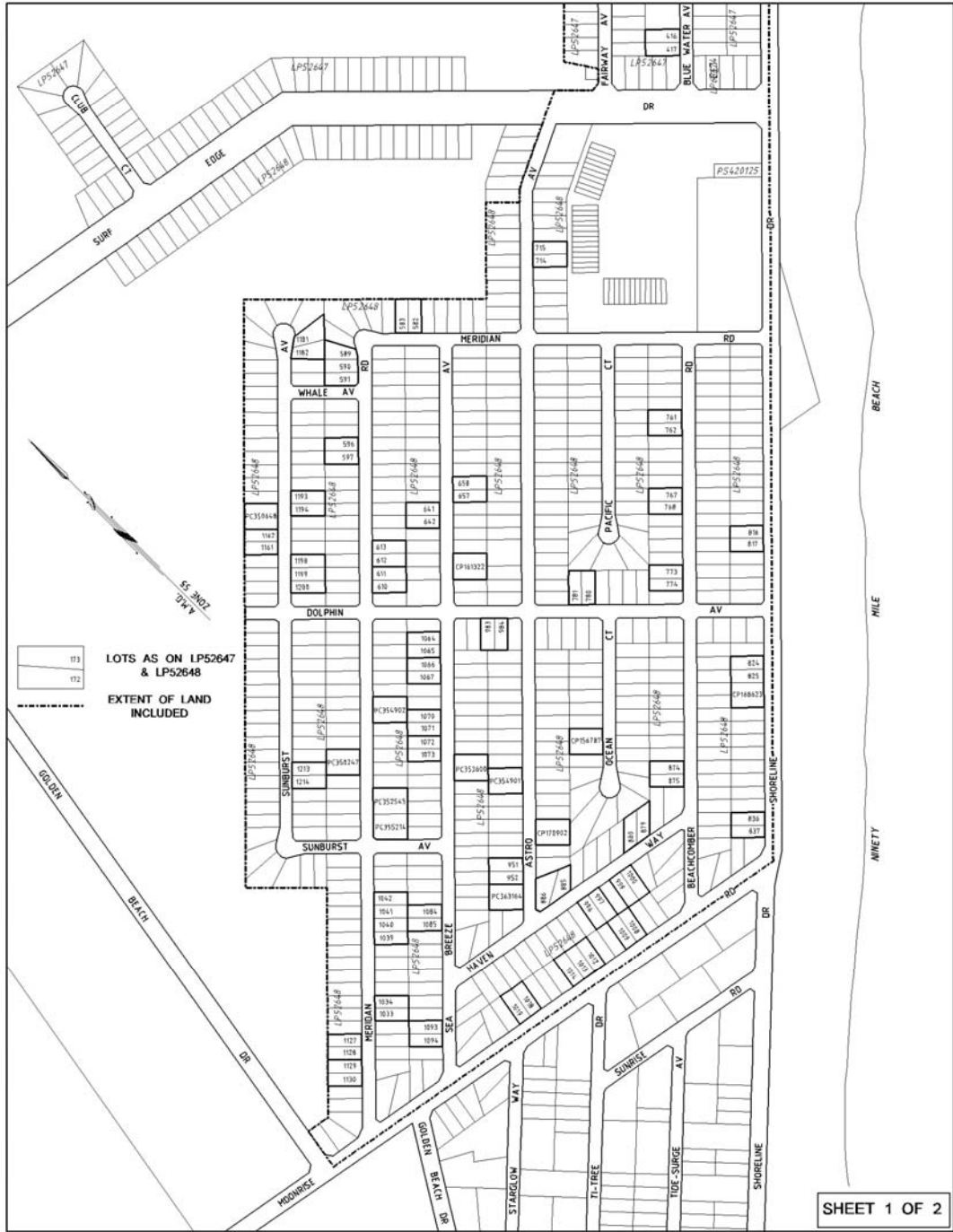
#### **4.0**

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#### **Decision guidelines**

Before deciding on an application the responsible authority should consider:

- The extent of any vegetation proposed to be cleared.
- The likely stability of the soil after removal of the vegetation.
- The desirability of appropriately replacing destroyed or removed vegetation.
- The likely impact of the proposed development on the natural beauty or importance of the area.



SHEET 1 OF 2

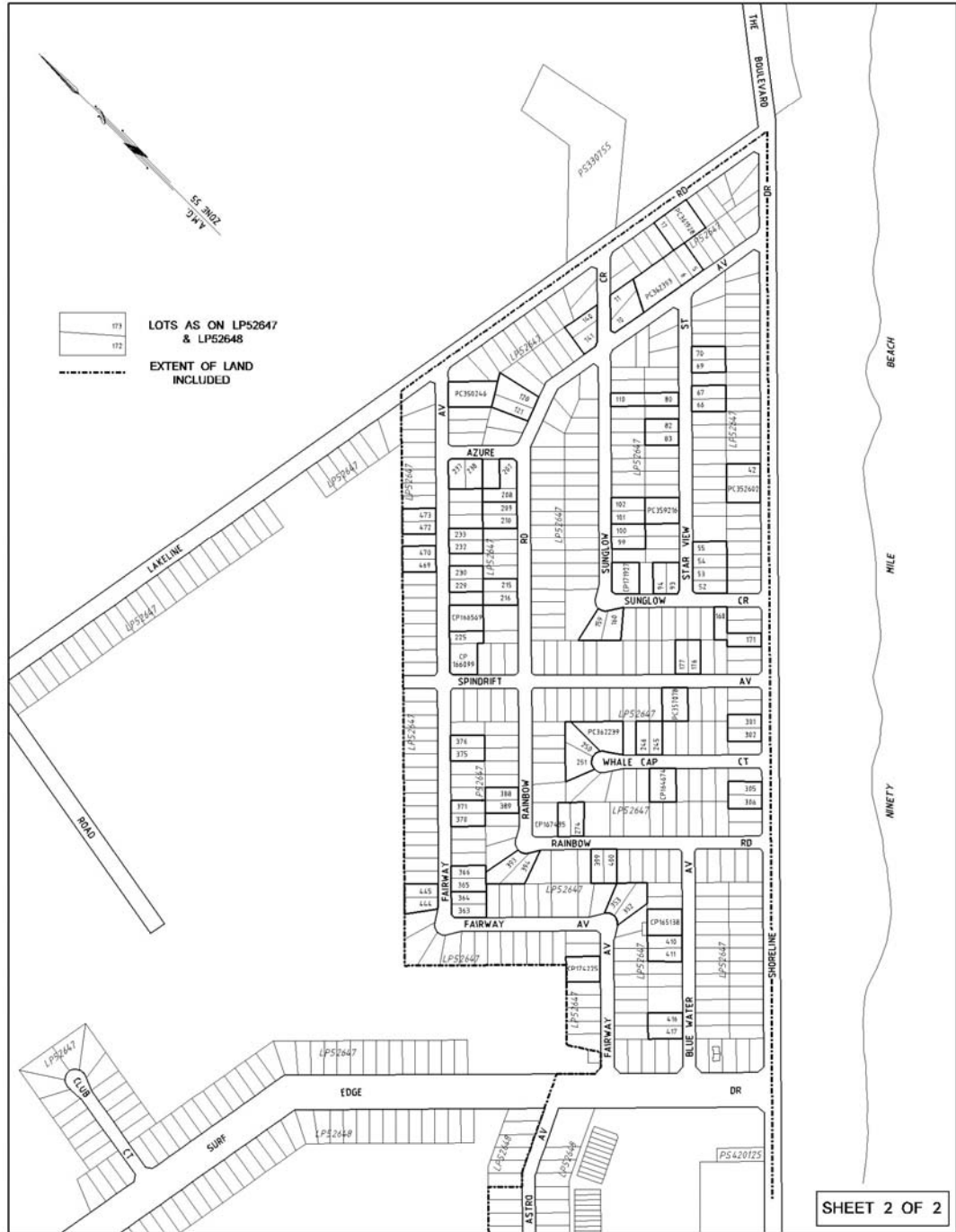
WELLINGTON PLANNING SCHEME - LOCAL PROVISION

**Fisher Stewart**  
ENGINEERS - SURVEYORS - TOWN PLANNERS  
ENVIRONMENTAL CONSULTANTS  
DRG No. LSAP1229

**WELLINGTON SHIRE COUNCIL**  
Prosperity from Diversity

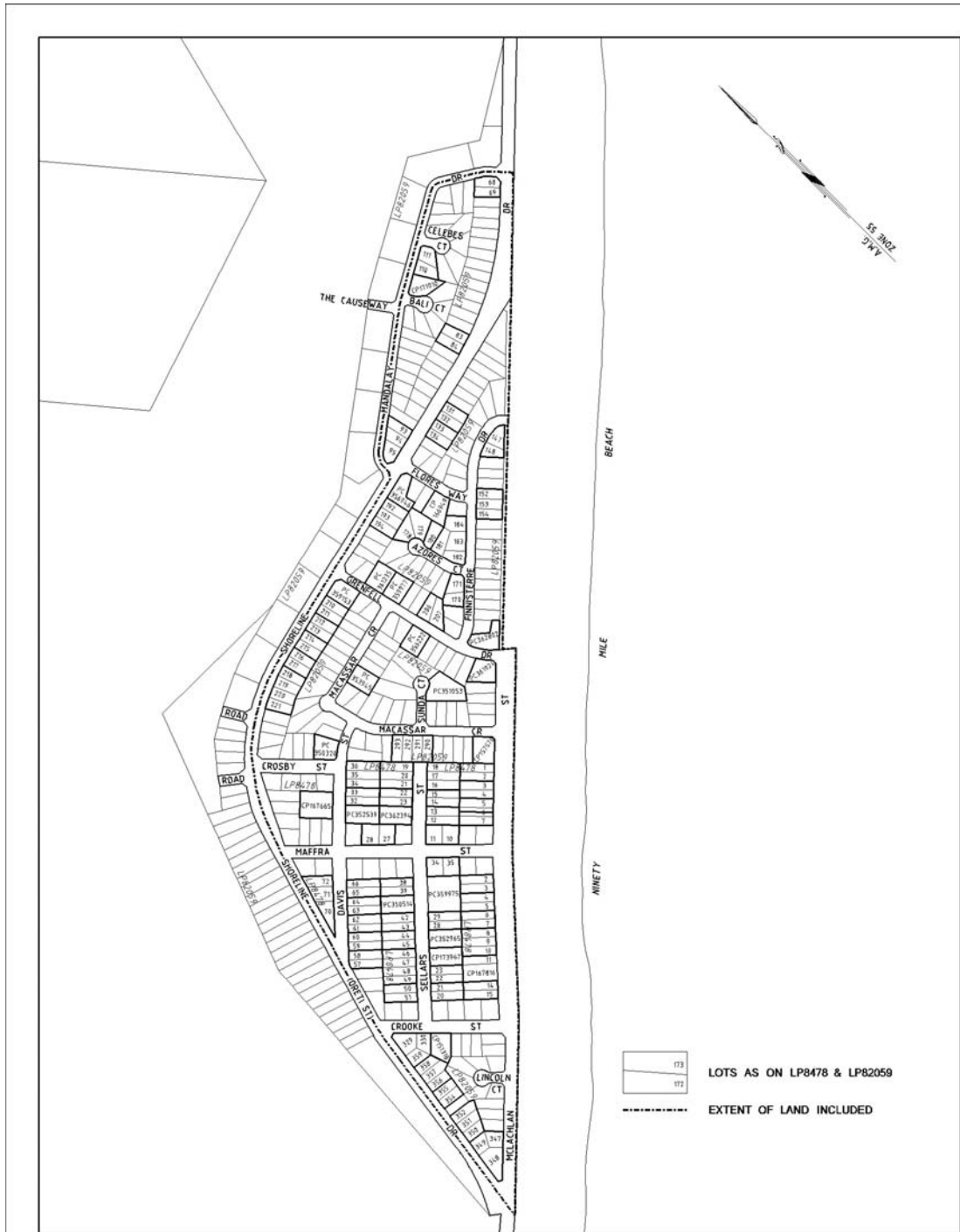
SCALE 1:4000  
0 80 160 240 320  
METRES  
AUSTRALIAN MAP GRID ZONE 55

**GOLDEN BEACH TENEMENT PLAN**






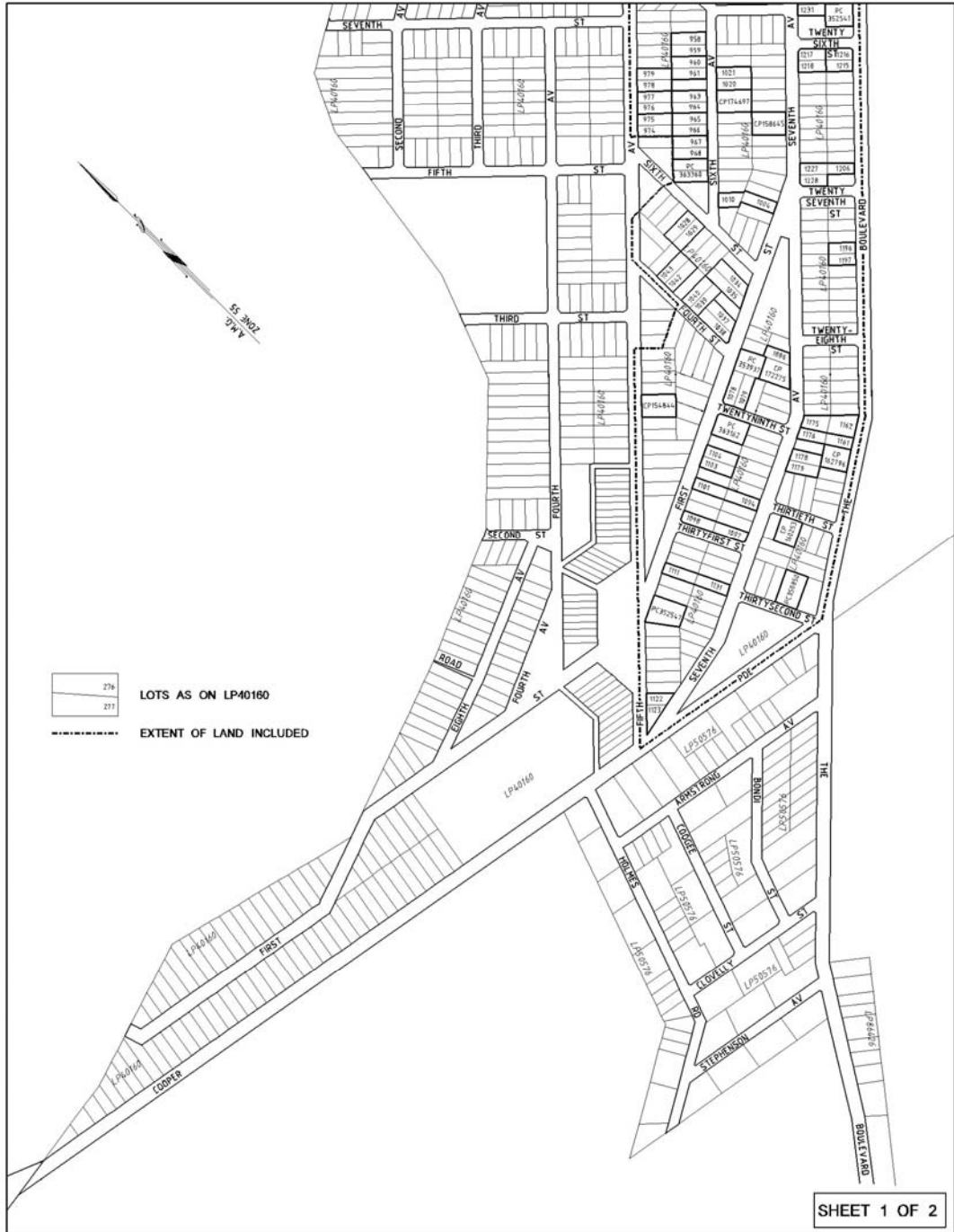
WELLINGTON PLANNING SCHEME - LOCAL PROVISION

<p><b>Fisher Stewart</b> ENGINEERS - SURVEYORS - TOWN PLANNERS ENVIRONMENTAL CONSULTANTS DRG No LSAP1230</p>	<p><b>WELLINGTON SHIRE COUNCIL</b> Prosperity from Diversity</p>	<p>SCALE 1:4000</p> <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p><b>GOLDEN BEACH TENEMENT PLAN</b></p>
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION

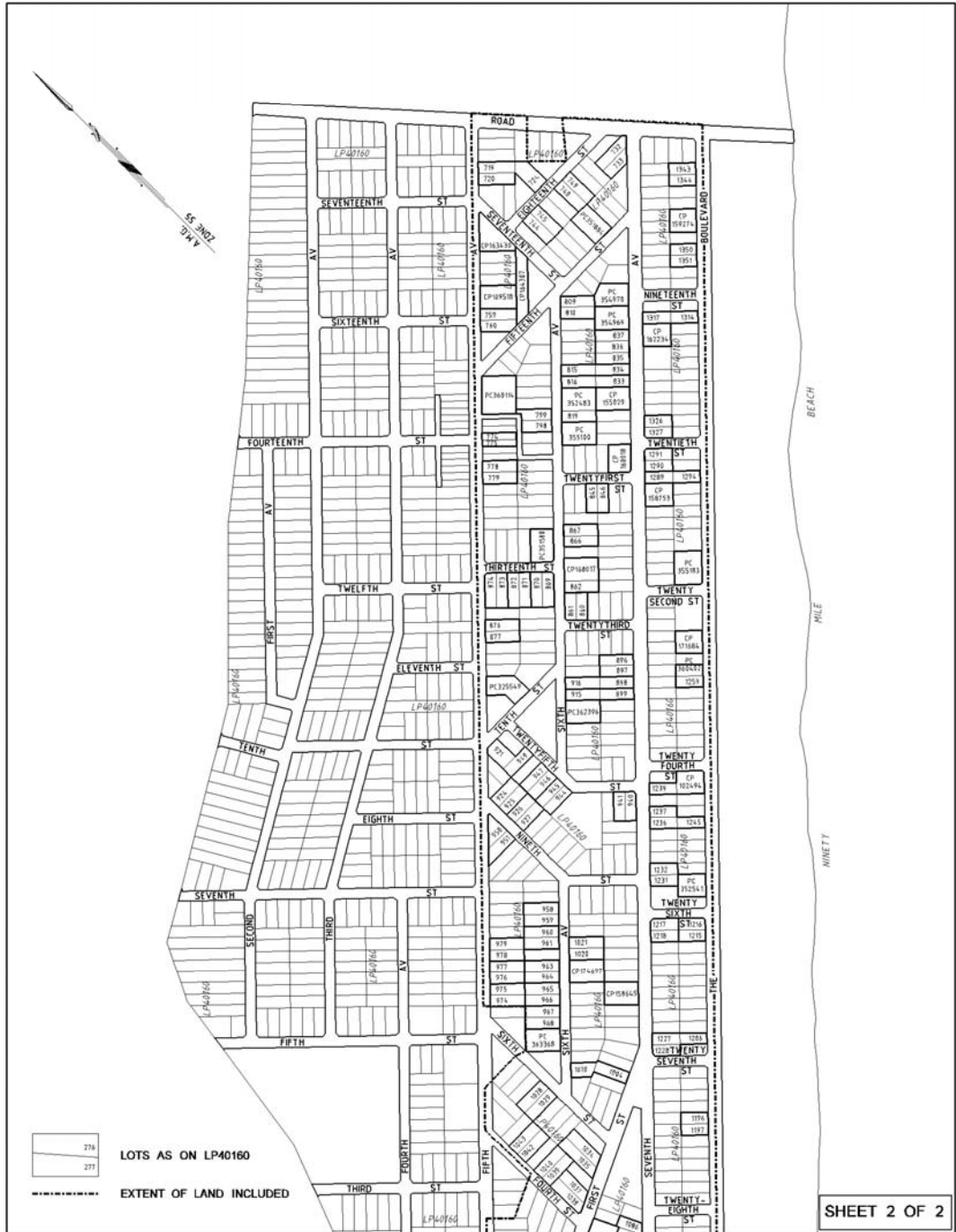
 <p><b>Fisher Stewart</b> ENGINEERS - SURVEYORS - TOWN PLANNERS ENVIRONMENTAL CONSULTANTS DRG No LSAP1228</p>	 <p><b>WELLINGTON SHIRE COUNCIL</b> <i>Prosperity from Diversity</i></p>	<p>SCALE 1:5000</p>  <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p><b>HONEYSUCKLES TENEMENT MAP</b></p>
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION




 <p><b>Fisher Stewart</b> ENGINEERS - SURVEYORS - TOWN PLANNERS ENVIRONMENTAL CONSULTANTS DRG No. LSAP1231</p>	 <p><b>WELLINGTON SHIRE COUNCIL</b> <i>Prosperity from Diversity</i></p>	<p>SCALE 1:5000</p>  <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p><b>PARADISE BEACH TENEMENT PLAN</b></p>
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SHEET 2 OF 2

WELLINGTON PLANNING SCHEME - LOCAL PROVISION

 <p><b>Fisher Stewart</b> ENGINEERS - SURVEYORS - TOWN PLANNERS ENVIRONMENTAL CONSULTANTS DRG No LSAP1232</p>	 <p><b>WELLINGTON SHIRE COUNCIL</b> <i>Prosperity from Diversity</i></p>	<p>SCALE 1:5000</p>  <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p><b>PARADISE BEACH TENEMENT PLAN</b></p>
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