

# **WELLINGTON PLANNING SCHEME**

## **Incorporated Document**

### **NINETY MILE BEACH DEVELOPMENT AND SUBDIVISION CONTROLS GOLDEN BEACH TO GLOMAR BEACH MARCH 2012**

**This document is an incorporated document in the Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987**

**NINETY MILE BEACH DEVELOPMENT AND SUBDIVISION CONTROLS  
GOLDEN BEACH TO GLOMAR BEACH -  
Incorporated Document, March 2012**

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**1.0 Introduction**

This document is an Incorporated Document in the schedule to Clause 81.01 of the Wellington Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

The intent of this Incorporated Document is to provide development and subdivision controls that are specific to the Ninety Mile Beach in the “between settlements area” between Golden Beach and including Glomar Beach, from Firefly Road to Vegas Way.

If there is any inconsistency between this Incorporated Document and any other provision of the Scheme this Incorporated Document will prevail.

**2.0 Purpose**

The purpose of this Incorporated Document is to prohibit development and subdivision in the “between settlements area”, except in relation to completed restructure lots shown on the plans for Stages R19 to R22 (Glomar Beach).

**3.0 The land**

This Incorporated Document applies to the land along the Ninety Mile Beach in the “between settlements area” between the southern settlement boundary of Golden Beach at Firefly Road, extending south to Vegas Way on the south side of Glomar Beach.

More specifically this Incorporated Document applies only to land shown on plans forming part of this Incorporated Document in Restructure Plans Stages R7 to R22.

**4.0 This document provides that**

The development or subdivision of land, shown on plans forming part of this document, located between Firefly Road and Acrux Way, in Stages R7 to R18 is prohibited.

The development or subdivision of land, shown on plans forming part of this document, located between Acrux Way and Vegas Way in Glomar Beach must be in accordance with the restructure lots shown on the plans for Stages R19 to R22.

The development or subdivision of land not in accordance with the completed restructure lots shown on the plans for Stages R19 to R22 is prohibited.

The plans are:

- Ninety Mile Beach Restructure Plan Stage R7, DRG No 3421019-00-001.
- Ninety Mile Beach Restructure Plan Stage R8, DRG No 3421019-00-002
- Ninety Mile Beach Restructure Plan Stage R9, DRG No 3421019-00-003
- Ninety Mile Beach Restructure Plan Stage R10, DRG No 3421019-00-004.
- Ninety Mile Beach Restructure Plan Stage R11, DRG No 3421019-00-005
- Ninety Mile Beach Restructure Plan Stage R12, DRG No 3421019-00-006
- Ninety Mile Beach Restructure Plan Stage R13, DRG No 3421019-00-007
- Ninety Mile Beach Restructure Plan Stage R14, DRG No 3421019-00-008
- Ninety Mile Beach Restructure Plan Stage R15, DRG No 3421019-00-009
- Ninety Mile Beach Restructure Plan Stage R16, DRG No 3421019-00-010.
- Ninety Mile Beach Restructure Plan Stage R17, DRG No 3421019-00-011.

- Ninety Mile Beach Restructure Plan Stage R18, DRG No 3421019-00-012.
- Ninety Mile Beach Restructure Plan Stage R19, DRG No 3421019-00-013.
- Ninety Mile Beach Restructure Plan Stage R20, DRG No 3421019-00-014.
- Ninety Mile Beach Restructure Plan Stage R21, DRG No 3421019-00-015.
- Ninety Mile Beach Restructure Plan Stage R22, DRG No 3421019-00-016.

## **5.0 Responsible Authority**

The Wellington Shire Council is the responsible authority for the administration and enforcement of this control.

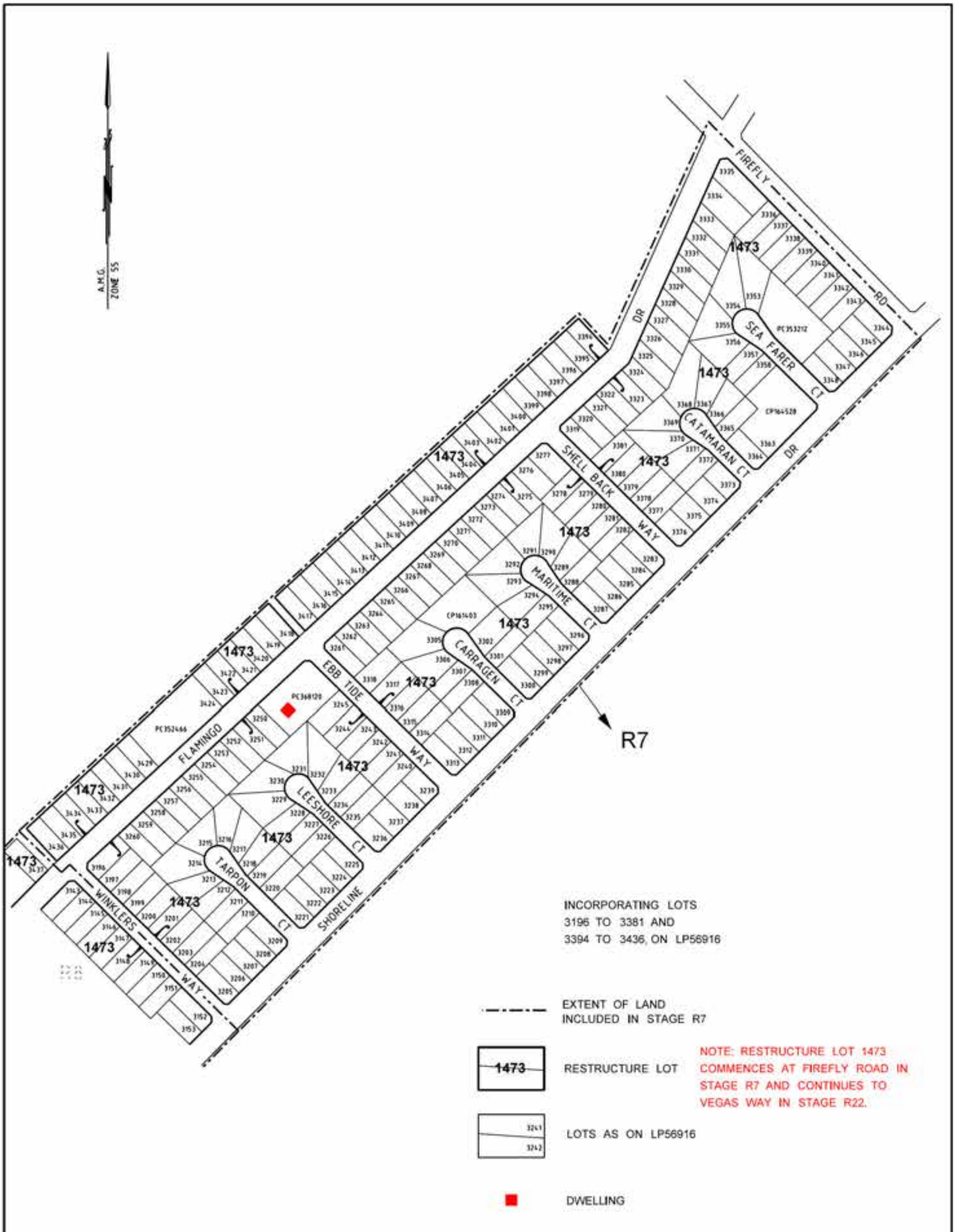
## **6.0 Use and development of land**

The provisions of this Incorporated Document apply in addition to the provisions of the zones and any other provision of the Wellington Planning Scheme.

Any requirement in this Incorporated Document must be met.

If there is any inconsistency between the specific controls in this Incorporated Document and the general provisions of the Wellington Planning Scheme, the specific controls in this incorporated document will prevail.

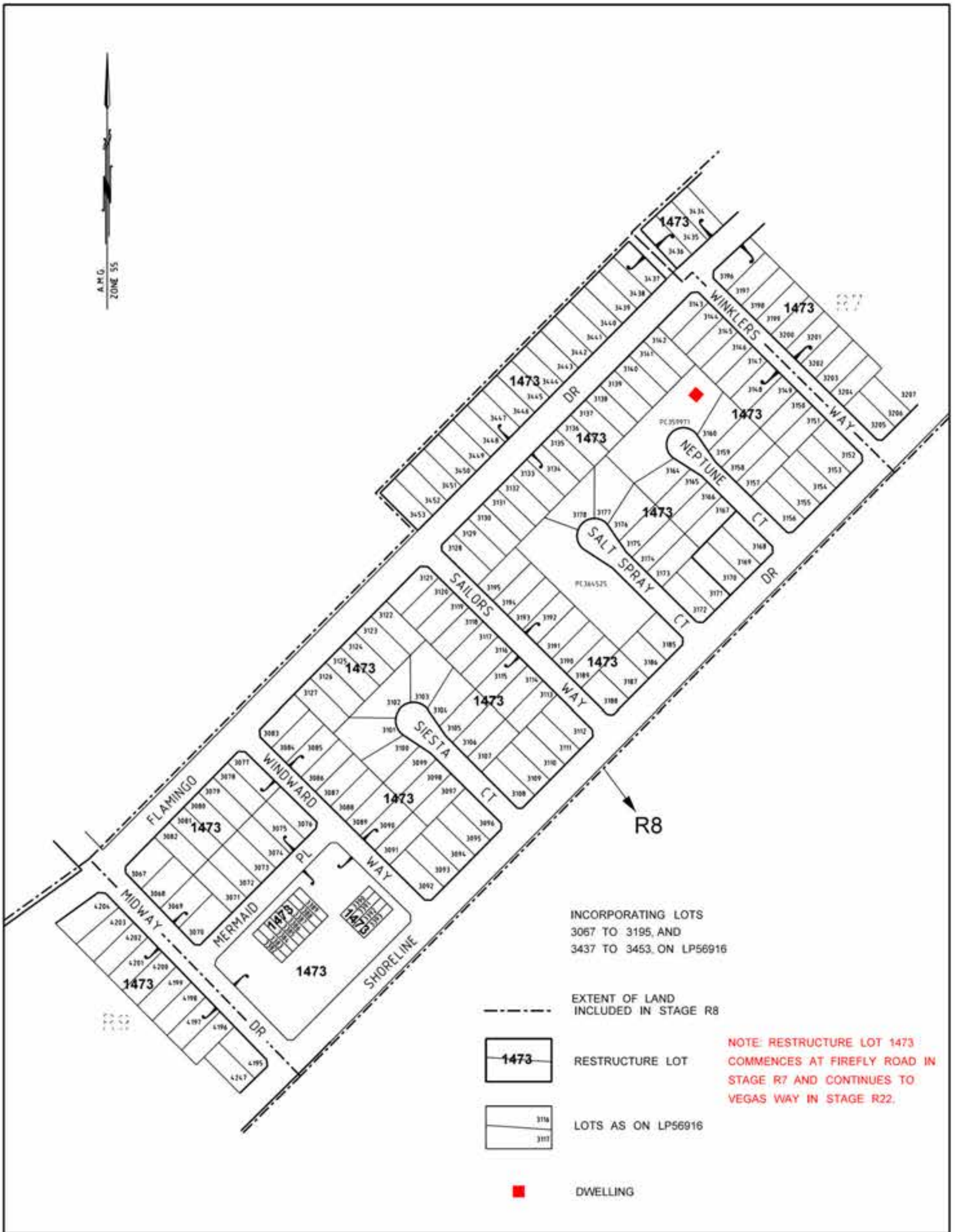
**END OF DOCUMENT**






# WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

		<p>SCALE 1:3000</p> <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>NINETY MILE BEACH RESTRUCTURE PLAN STAGE R7</p>
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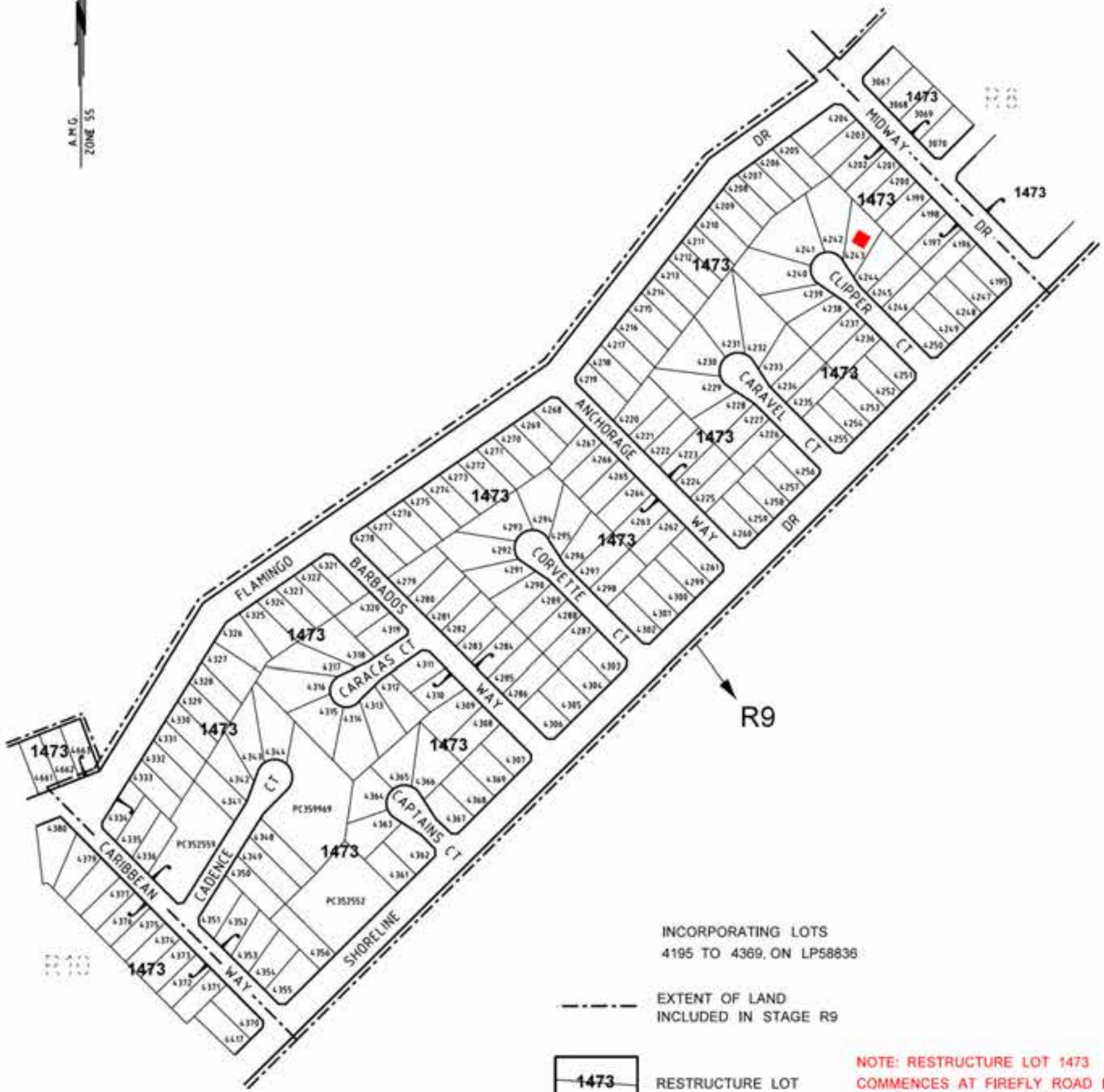


## WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

 <p>urban PLANNING Wellington - T 61 4112 0700</p>	 <p>WELLINGTON SHIRE COUNCIL <i>The Heart of Gippsland</i></p>	<p>SCALE 1:2500</p>  <p>0 50 100 150 200 METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>NINETY MILE BEACH RESTRUCTURE PLAN STAGE R8</p>
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A.M.G.  
ZONE 55



INCORPORATING LOTS  
4195 TO 4369, ON LP58836

--- EXTENT OF LAND  
INCLUDED IN STAGE R9

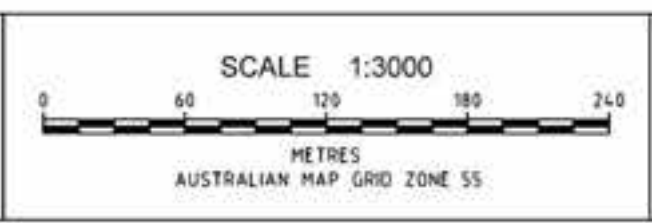
**1473** RESTRUCTURE LOT

--- LOTS AS ON LP58836

■ DWELLING

NOTE: RESTRUCTURE LOT 1473  
COMMENCES AT FIREFLY ROAD IN  
STAGE R7 AND CONTINUES TO  
VEGAS WAY IN STAGE R22.

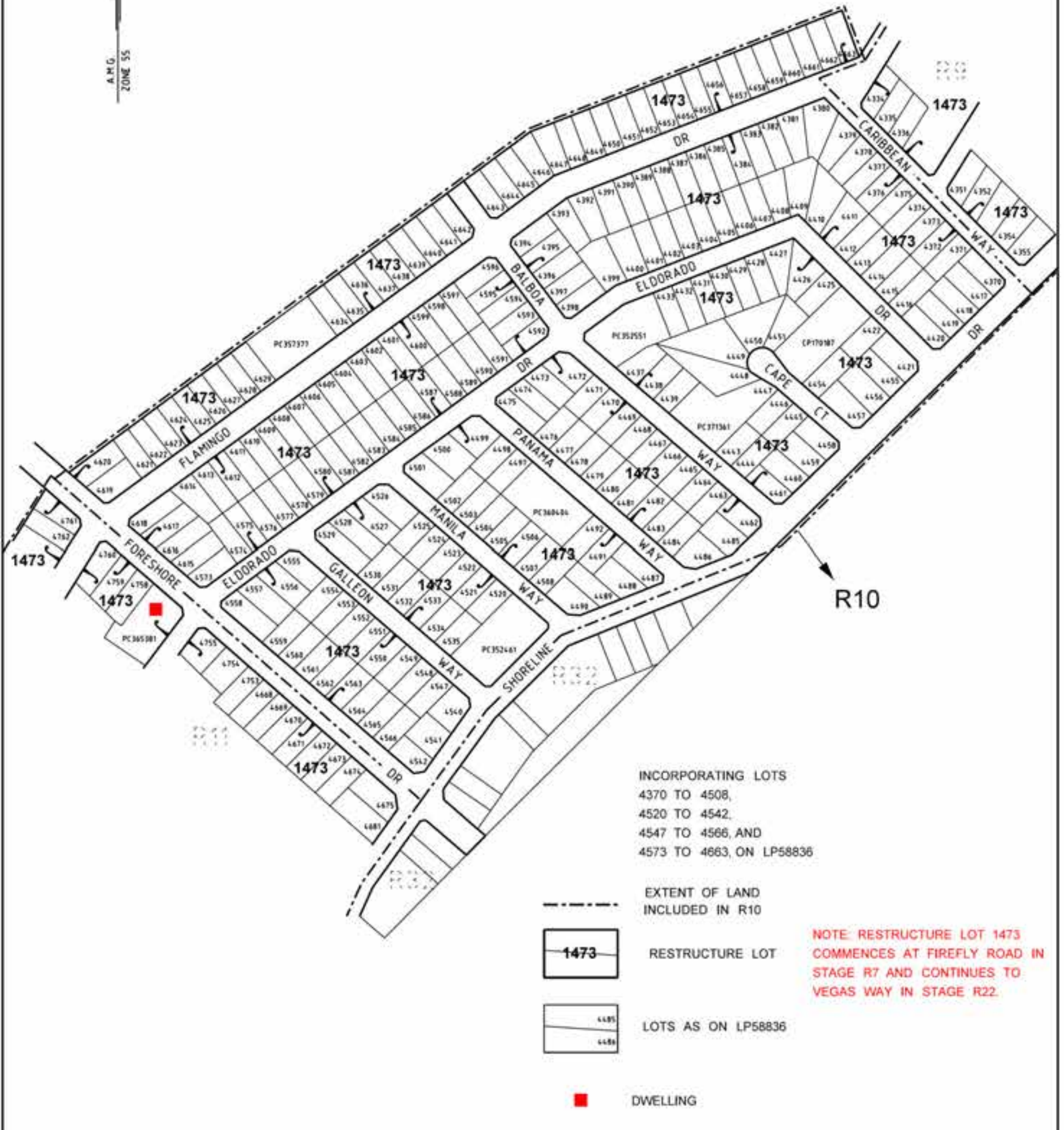
# WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT





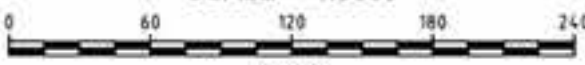
## NINETY MILE BEACH RESTRUCTURE PLAN STAGE R9



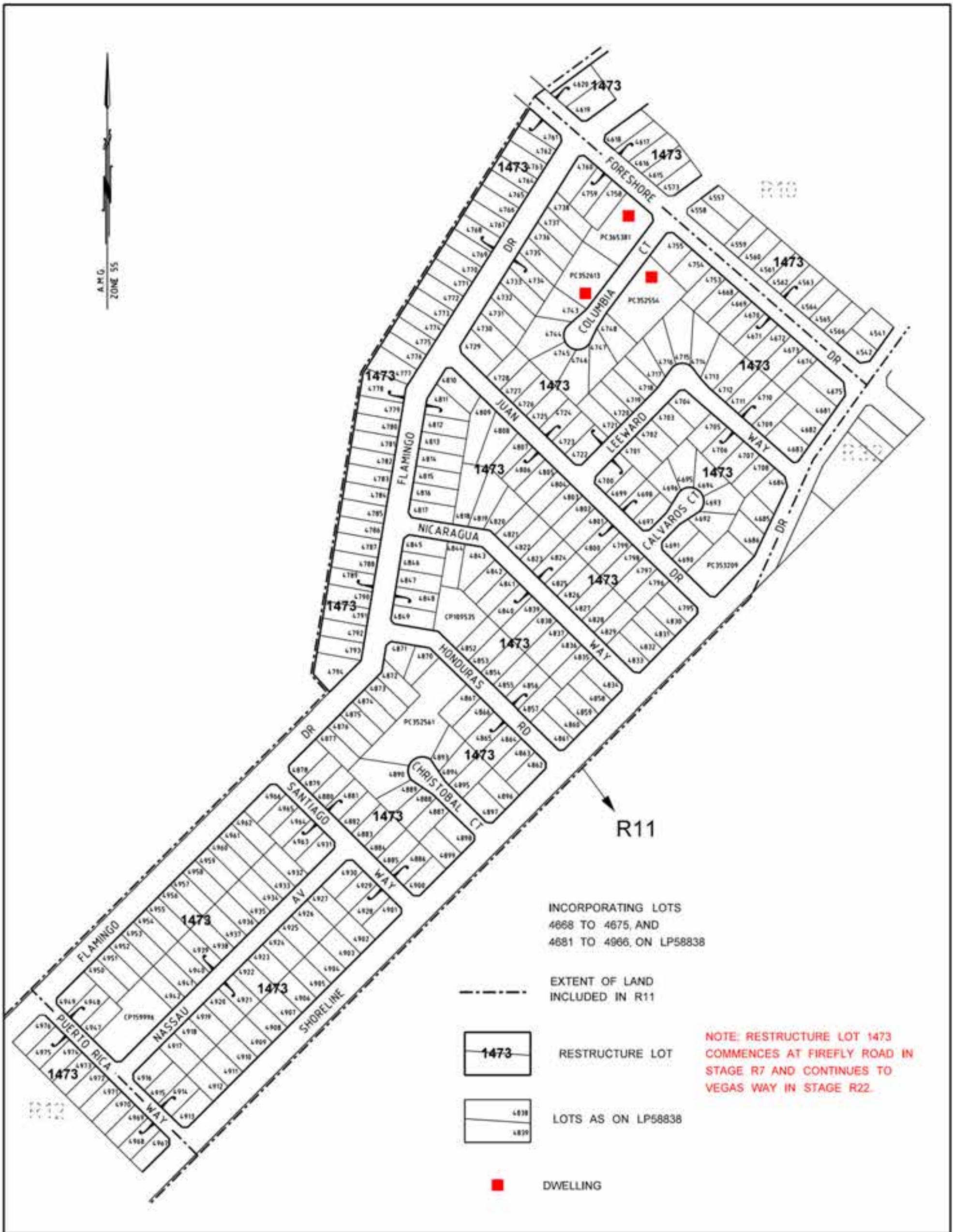
A.M.G.  
ZONE 55



## WELLINGTON PLANNING SCHEME-INCORPORATED DOCUMENT

		<p>SCALE 1:3000</p>  <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>NINETY MILE BEACH RESTRUCTURE PLAN STAGE R10</p>
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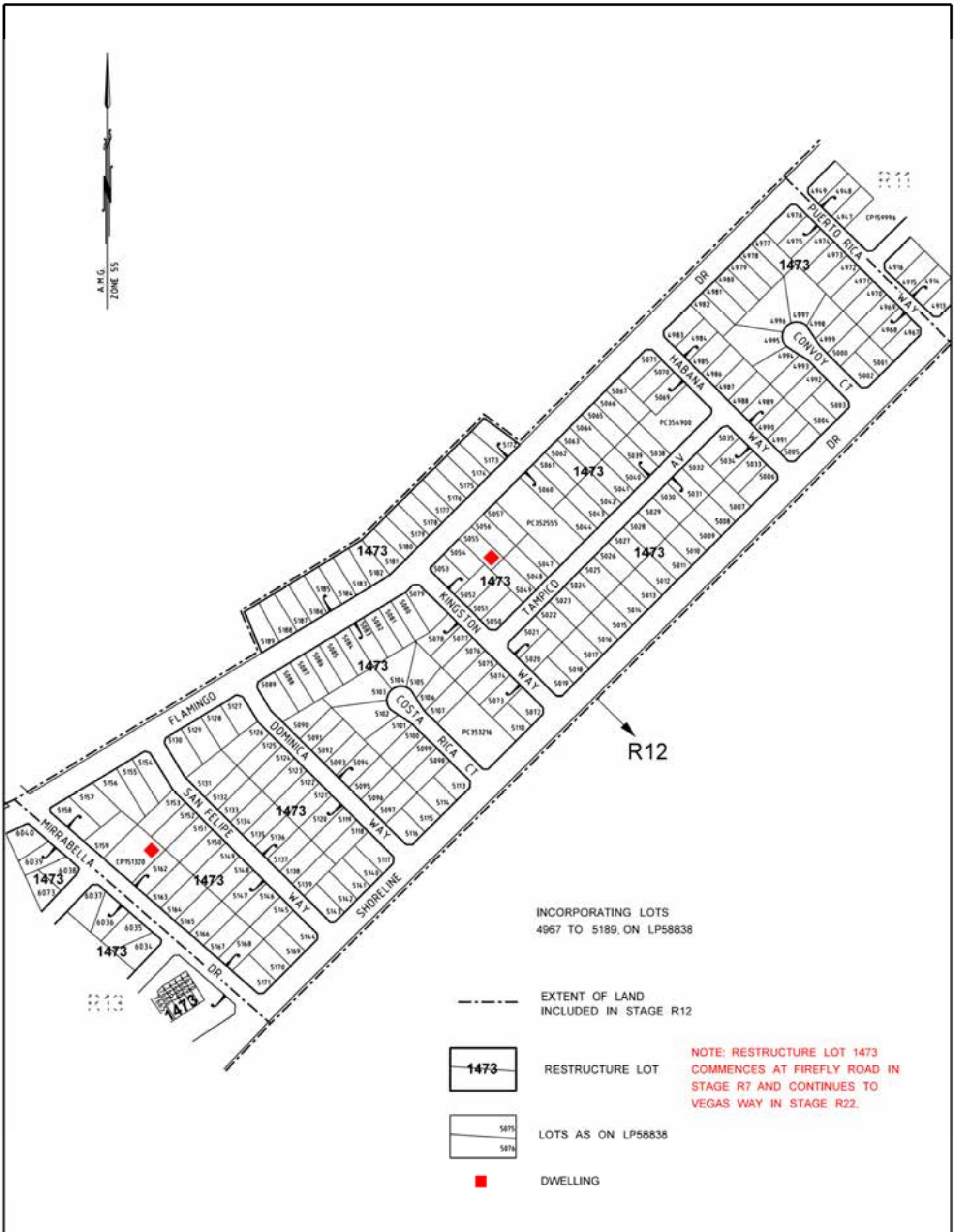






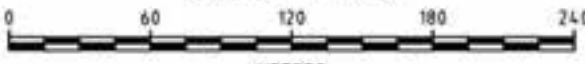
WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

		<p>SCALE 1:3000</p> <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>NINETY MILE BEACH RESTRUCTURE PLAN STAGE R11</p>
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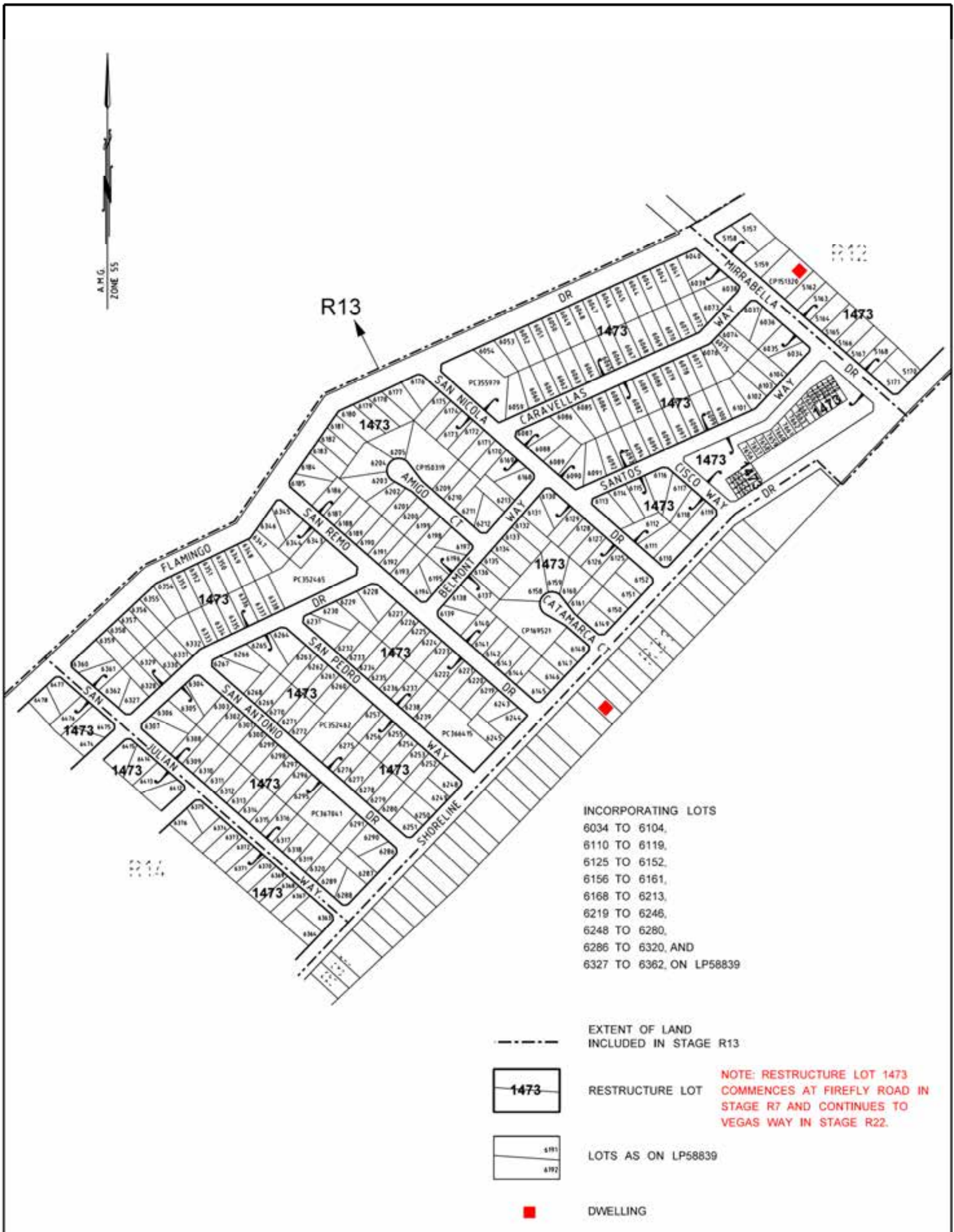




## WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

	 <p>WELLINGTON SHIRE COUNCIL <i>The Heart of Gippsland</i></p>	<p>SCALE 1:3000</p>  <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>NINETY MILE BEACH RESTRUCTURE PLAN STAGE R12</p>
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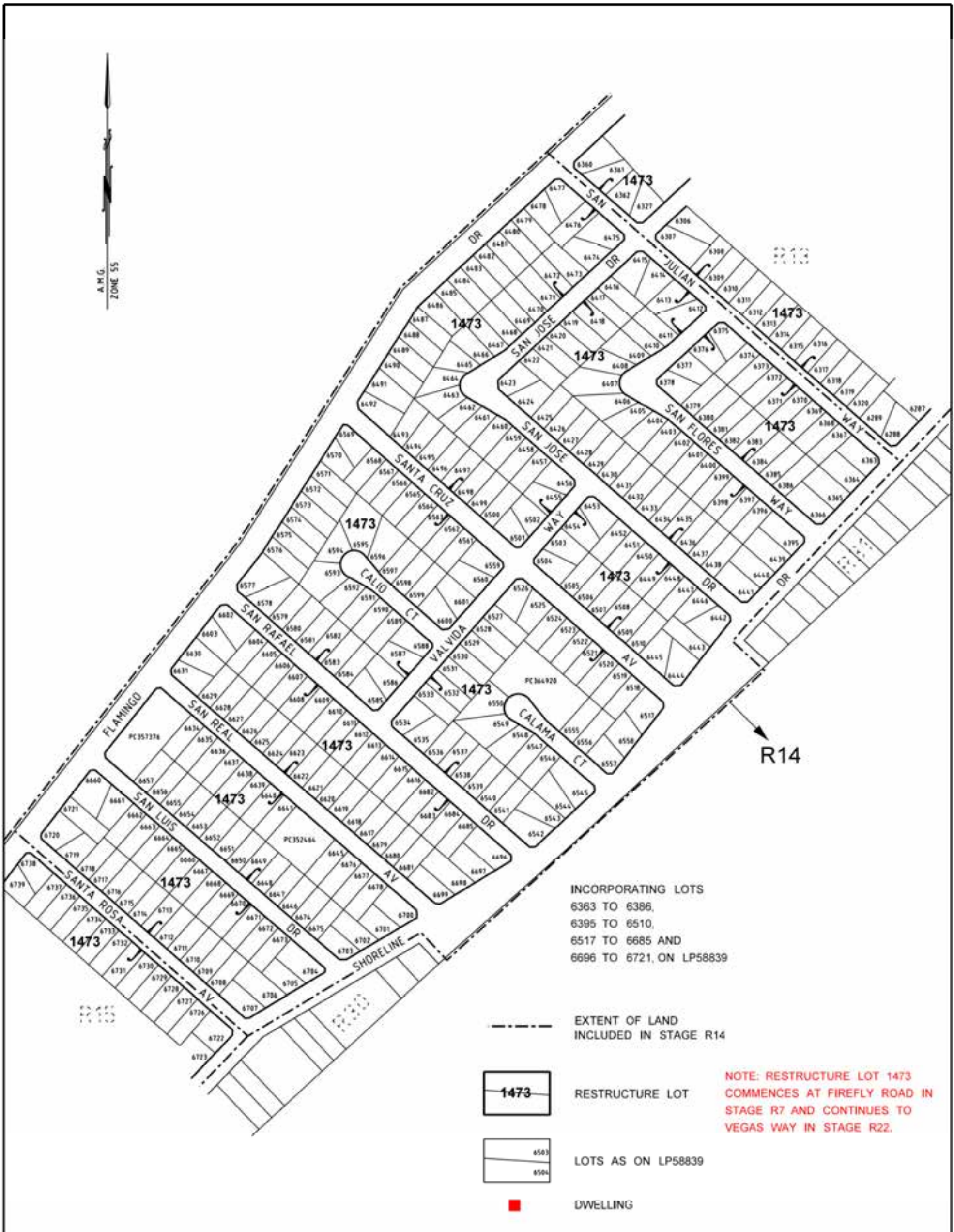




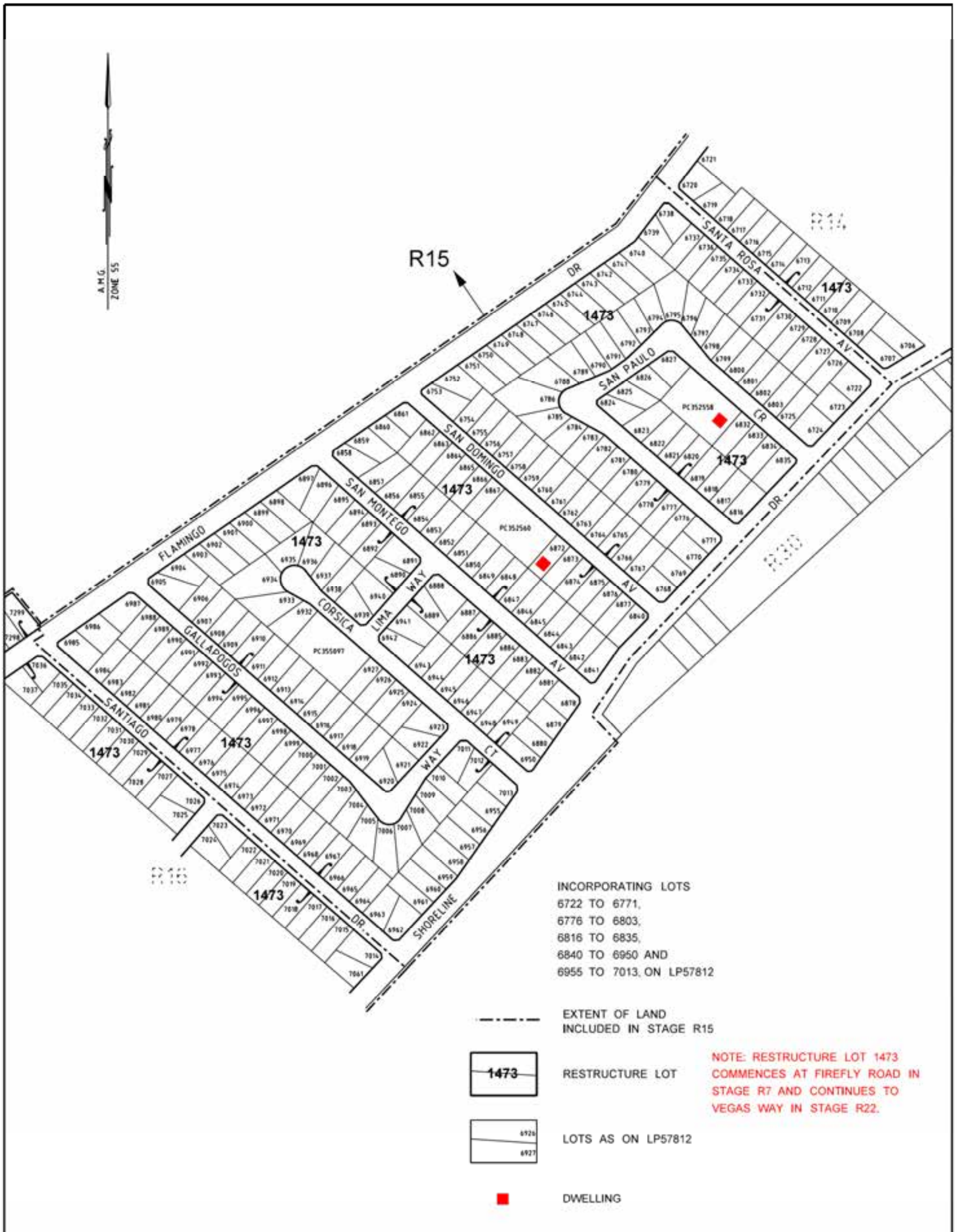
WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

		<p>SCALE 1:3500</p> <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>NINETY MILE BEACH RESTRUCTURE PLAN STAGE R13</p>
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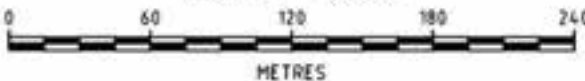




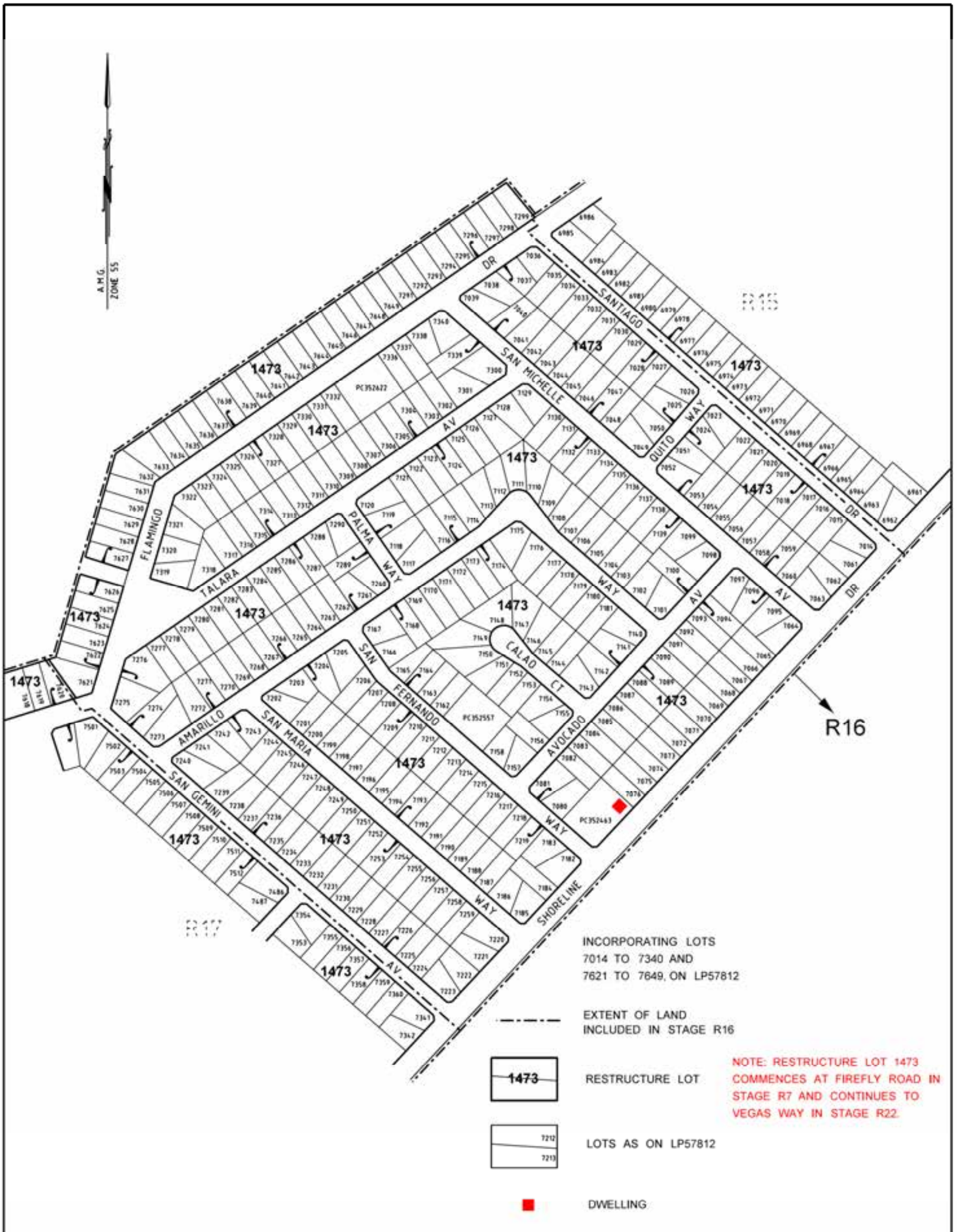




# WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

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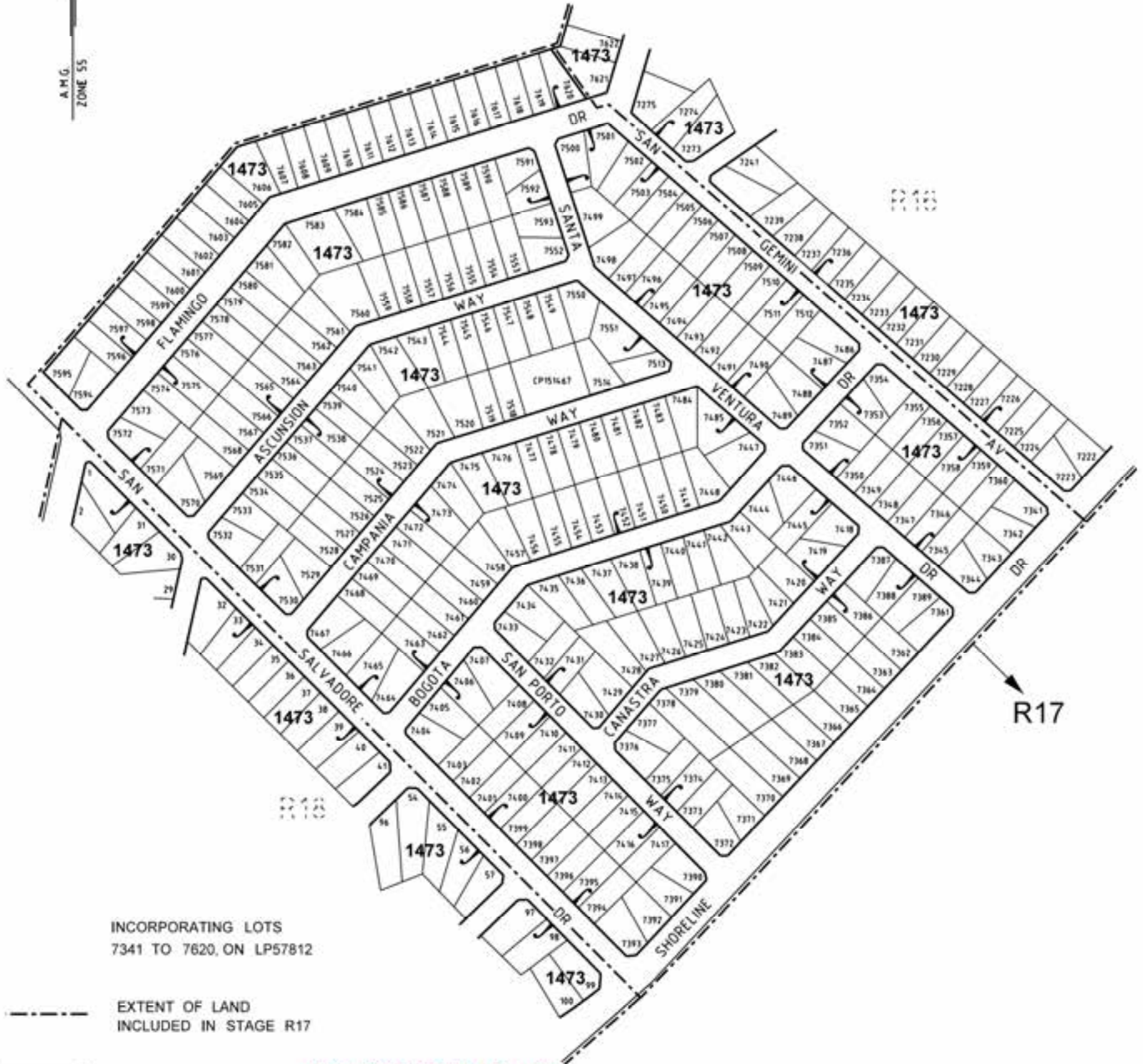


# WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

<p>urban Planning   1 DE 1911 010</p>	<p>WELLINGTON SHIRE COUNCIL The Heart of Gippsland</p>	<p>SCALE 1:3000</p> <p>0 60 120 180 240 METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>NINETY MILE BEACH RESTRUCTURE PLAN STAGE R16</p>
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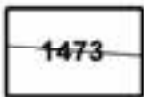


A.M.G.  
ZONE 55



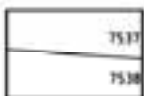
INCORPORATING LOTS  
7341 TO 7620, ON LP57812

--- EXTENT OF LAND  
INCLUDED IN STAGE R17



RESTRUCTURE LOT

NOTE: RESTRUCTURE LOT 1473  
COMMENCES AT FIREFLY ROAD IN  
STAGE R7 AND CONTINUES TO  
VEGAS WAY IN STAGE R22.

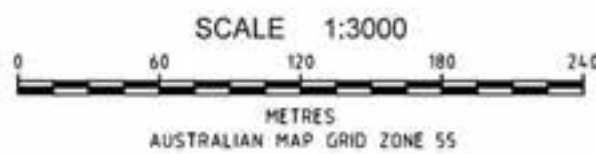


LOTS AS ON LP57812



DWELLING

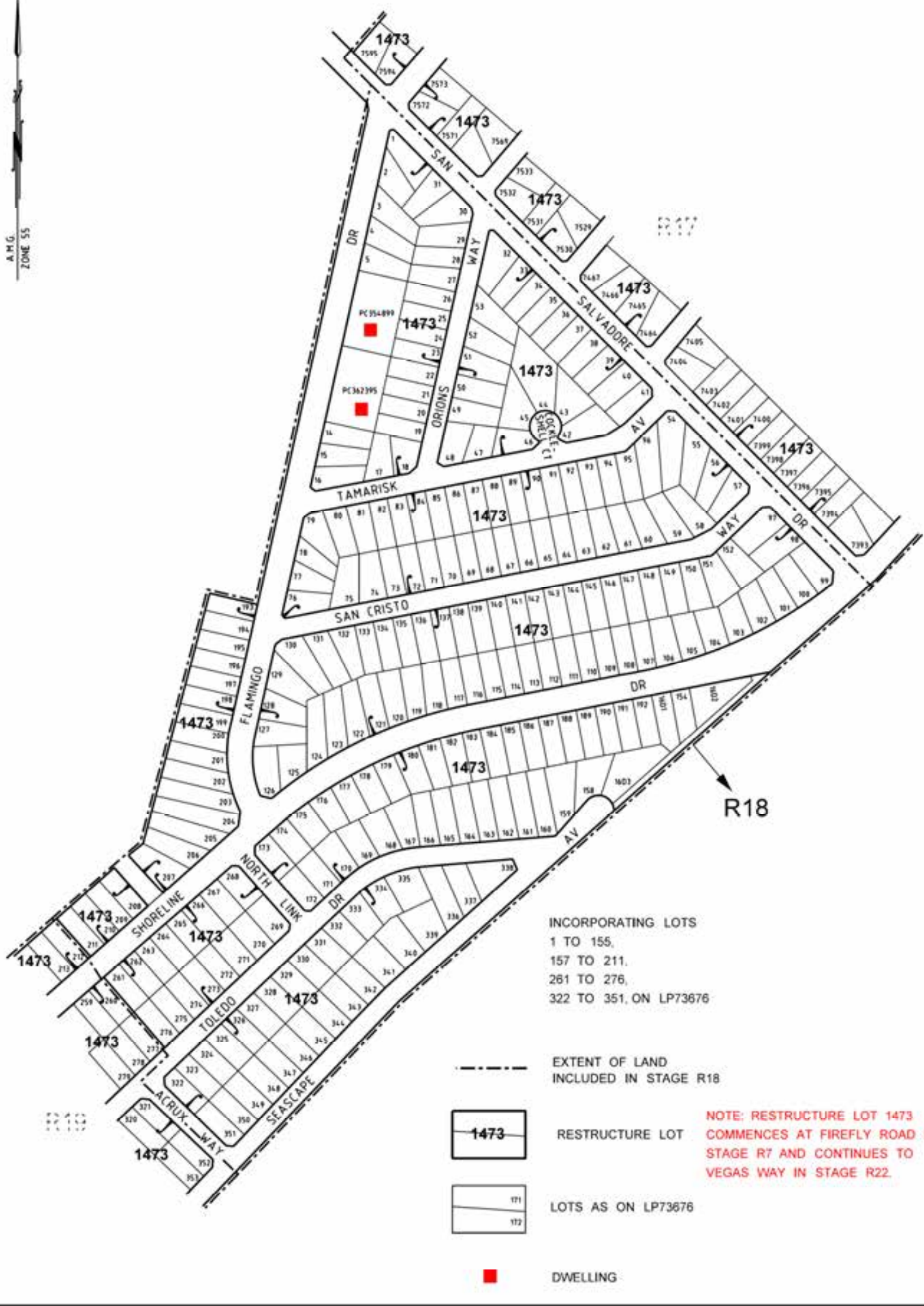
# WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT



NINETY MILE BEACH  
RESTRUCTURE PLAN  
STAGE R17



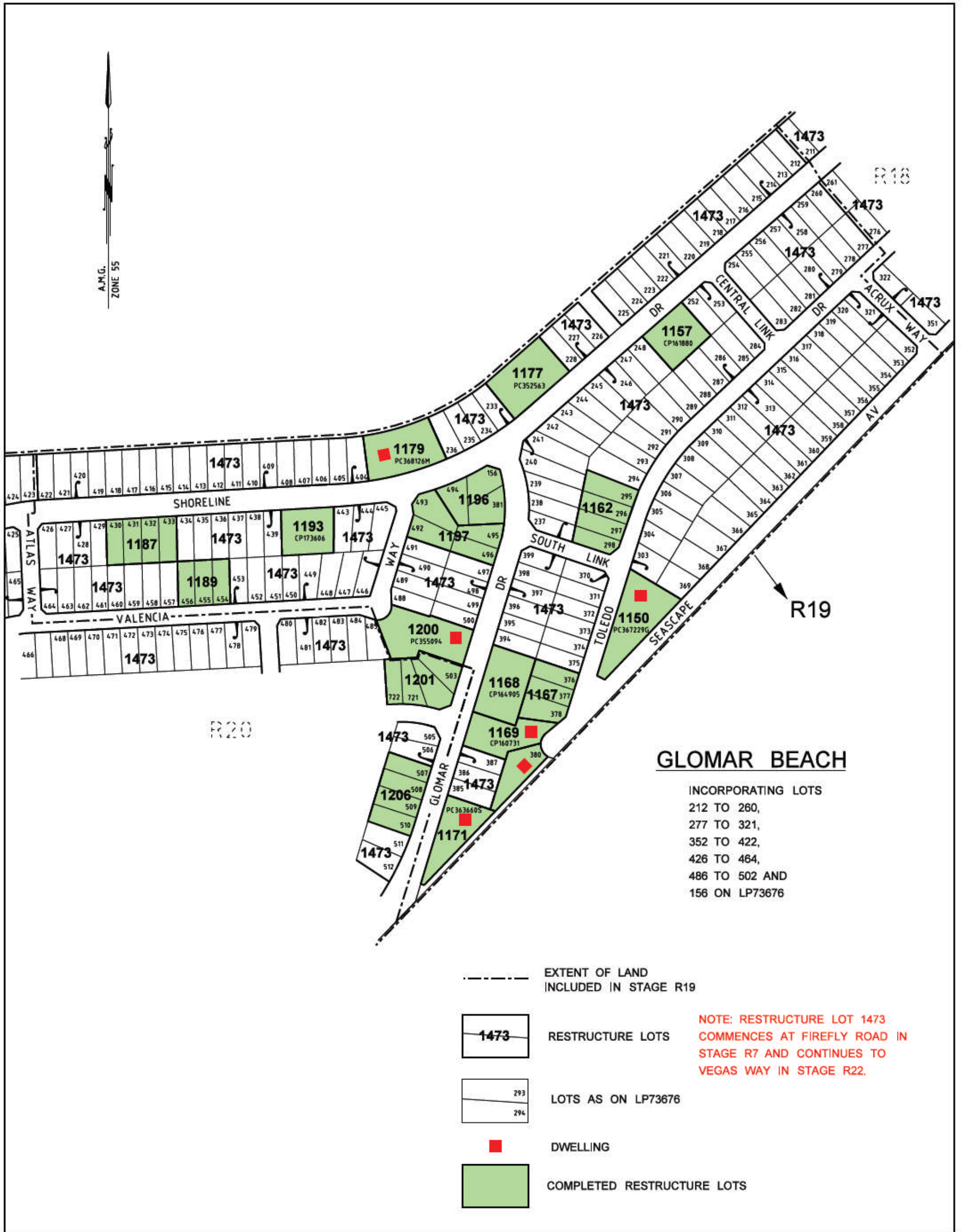
A.M.G.  
ZONE 55



WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

		<p>SCALE 1:3000</p> <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>NINETY MILE BEACH RESTRUCTURE PLAN STAGE R18</p>
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**WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT**

<p>urban  <small>Wellington Planning Scheme</small>      Wellington - T 08 5119 0100</p>	<p>WELLINGTON      SHIRE COUNCIL  <small>The Heart of Gippsland</small></p>	<p>SCALE 1:3000</p> <p>METRES      AUSTRALIAN MAP GRID ZONE 55</p>	<p><b>NINETY MILE BEACH      RESTRUCTURE PLAN      STAGE R19</b></p>
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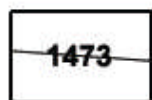
A.M.G.  
ZONE 55



### GLOMAR BEACH

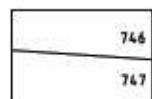
INCORPORATING LOTS  
423 TO 425,  
465 TO 485 AND  
503 TO 522 ON LP73676  
613 TO 645,  
672 TO 697,  
709 TO 748,  
790 TO 813 AND  
844 TO 883 ON LP76283

--- EXTENT OF LAND INCLUDED IN STAGE R20



RESTRUCTURE LOTS

NOTE: RESTRUCTURE LOT 1473 COMMENCES AT FIREFLY ROAD IN STAGE R7 AND CONTINUES TO VEGAS WAY IN STAGE R22.



LOTS AS ON LP73676 AND LP76283

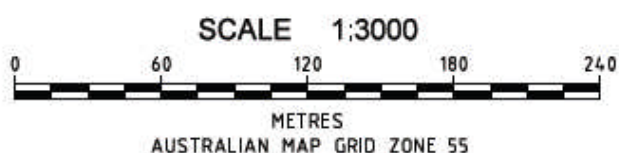


DWELLING



COMPLETED RESTRUCTURE LOTS

## WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT



NINETY MILE BEACH  
RESTRUCTURE PLAN  
STAGE R20



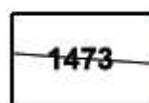
A.M.G.  
ZONE 55



### GLOMAR BEACH

INCORPORATING LOTS  
523 TO 612,  
646 TO 671,  
698 TO 708,  
749 TO 789,  
814 TO 843,  
884 TO 906 AND  
981 TO 995, ON LP76283

--- EXTENT OF LAND INCLUDED IN STAGE R21



RESTRUCTURE LOTS

NOTE: RESTRUCTURE LOT 1473 COMMENCES AT FIREFLY ROAD IN STAGE R7 AND CONTINUES TO VEGAS WAY IN STAGE R22.



LOTS AS ON LP76283

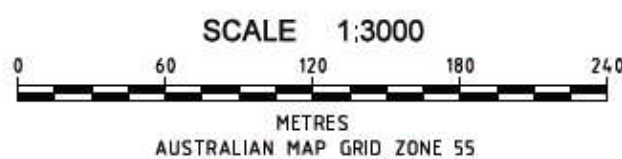


DWELLING



COMPLETED RESTRUCTURE LOTS

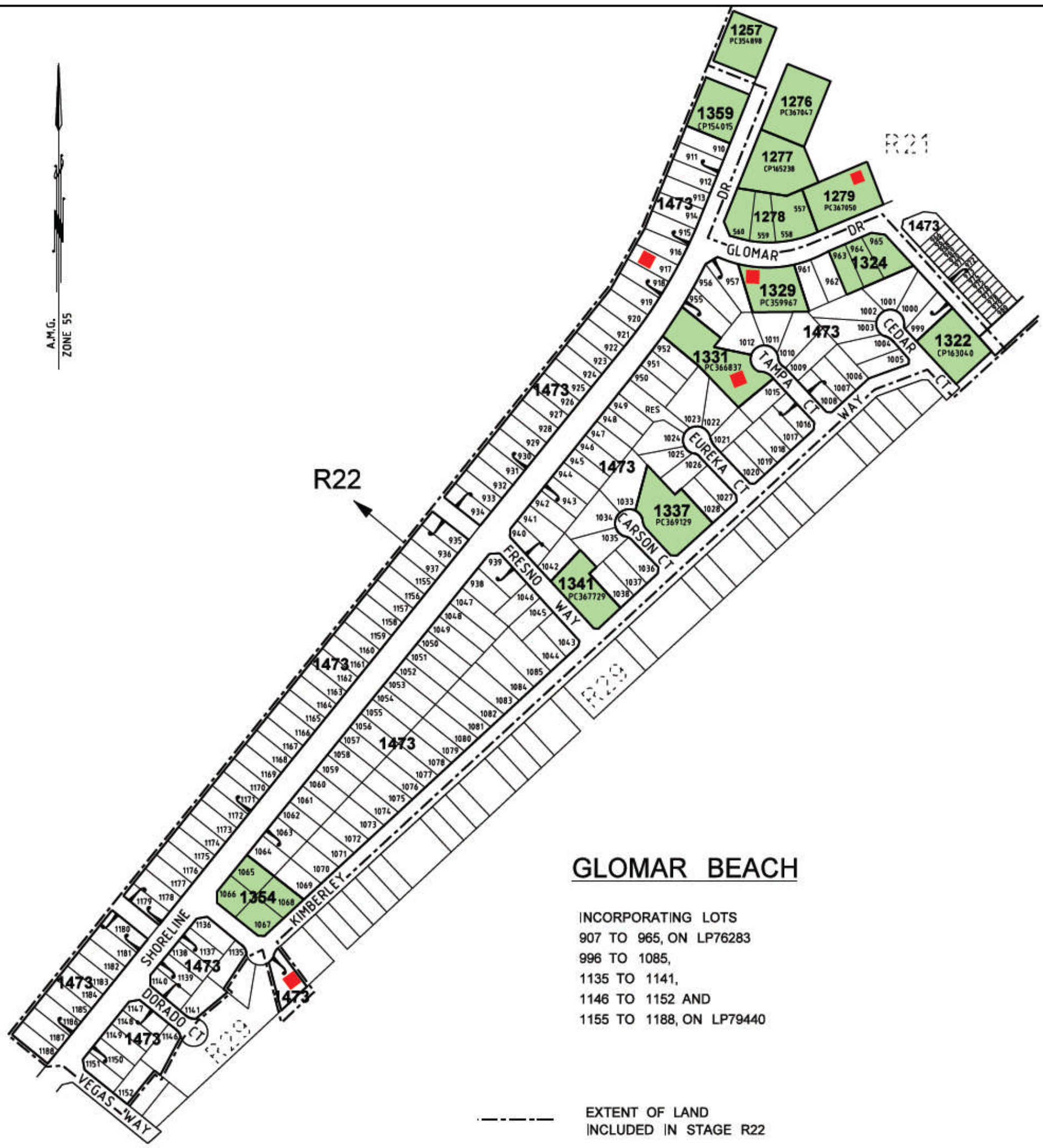
## WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT



NINETY MILE BEACH  
RESTRUCTURE PLAN  
STAGE R21


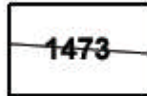
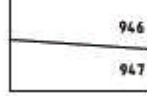

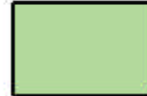


A.M.G.  
ZONE 55






### GLOMAR BEACH

INCORPORATING LOTS  
907 TO 965, ON LP76283  
996 TO 1085,  
1135 TO 1141,  
1146 TO 1152 AND  
1155 TO 1188, ON LP79440

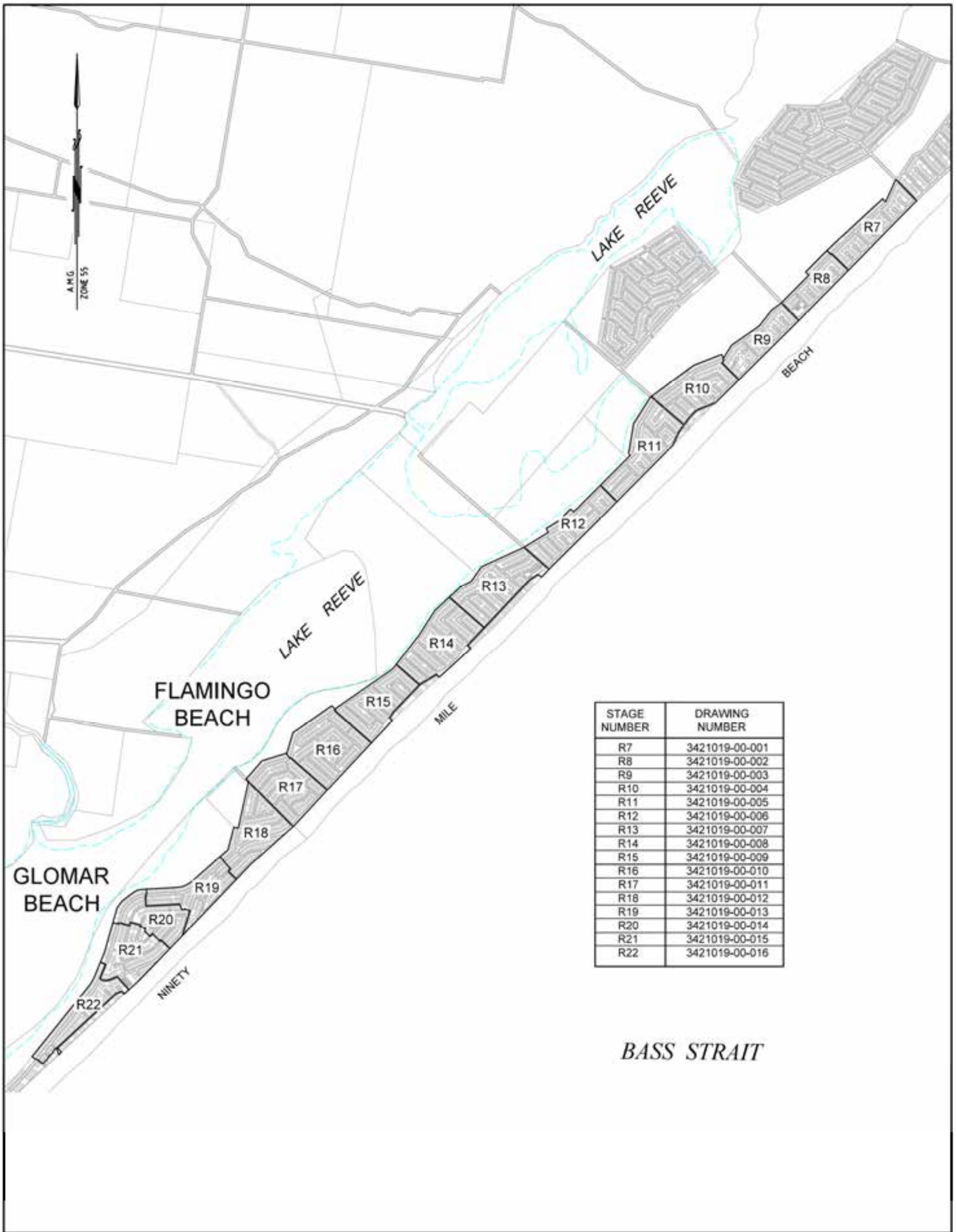
-  EXTENT OF LAND INCLUDED IN STAGE R22
-  RESTRUCTURE LOTS
-  LOTS AS ON LP76283 AND LP79440
-  DWELLING
-  COMPLETED RESTRUCTURE LOTS

**NOTE: RESTRUCTURE LOT 1473 COMMENCES AT FIREFLY ROAD IN STAGE R7 AND CONTINUES TO VEGAS WAY IN STAGE R22.**

# WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

	 <p>WELLINGTON SHIRE COUNCIL <i>The Heart of Gippsland</i></p>	<p>SCALE 1:3500</p>  <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p><b>NINETY MILE BEACH RESTRUCTURE PLAN STAGE R22</b></p>
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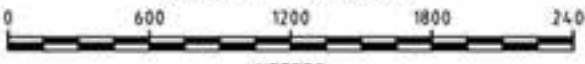




STAGE NUMBER	DRAWING NUMBER
R7	3421019-00-001
R8	3421019-00-002
R9	3421019-00-003
R10	3421019-00-004
R11	3421019-00-005
R12	3421019-00-006
R13	3421019-00-007
R14	3421019-00-008
R15	3421019-00-009
R16	3421019-00-010
R17	3421019-00-011
R18	3421019-00-012
R19	3421019-00-013
R20	3421019-00-014
R21	3421019-00-015
R22	3421019-00-016

*BASS STRAIT*

WELLINGTON PLANNING SCHEME - INCORPORATED DOCUMENT

		<p>SCALE 1:30,000</p>  <p>METRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>NINETY MILE BEACH RESTRUCTURE PLAN INDEX SHEET</p>
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