

19/01/2006
VC37

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**

ORTON STREET AND THE ESPLANADE, OCEAN GROVE

1.0

19/01/2006
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Design objectives

To provide for the conservation and enhancement of the coastal dune system by ensuring development is compatible with the local environment.

2.0

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Buildings and works

A permit may be granted to construct a building or construct or carry out works if the following requirements are met.

- One house may be erected on lots with frontage to Orton Street on the condition that each of these lots are consolidated with the lot lying immediately to the south and fronting The Esplanade (unless the lot is public land).
- No vegetation may be removed from land within 42 metres of The Esplanade apart from dead vegetation or pursuant to a notice given under the Forest Act, Country Fire Authority Act, the Local Government Act or any other Act.
- Building siting and construction to be carried out to the satisfaction of the Responsible Authority.
- No vehicular or pedestrian access to be provided to or from The Esplanade.

For that area of land bounded by Wedge, Orton and Tuckfield Streets and The Esplanade the following additional conditions apply:

- No buildings shall be erected on Lots No. 1 to 10 inclusive, LP 1854 Parish of Bellarine, being those lots fronting The Esplanade.

Lot Nos. 35 – 44 inclusive, LP 1854 Parish of Bellarine, being those lots fronting the south side of Orton Street, shall be resubdivided to create no more than 4 lots, upon each of which only one dwelling may be erected.