

## **22.04 SOUTH EAST NON URBAN AREA POLICY**

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C143

This policy applies to all land shown on the local planning policy maps 1 and 2 which form part of this clause.

### **22.04-1 Policy basis**

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The south east non urban area includes land within the Cities of Kingston, Greater Dandenong, Frankston and Casey and provides for a wide range of rural, environmental and urban related uses. It is recognised that these areas are under continuing pressure for more intensive urban development, and that a regional approach to the future management of non urban land is required if sustainable land use outcomes are to be achieved.

This policy is based on the principles of the 'South East Non Urban Study' (1997) and promotes a strategic and structured approach to the management of Kingston's non urban areas. The geographic strategies for the Keysborough non urban area contained within this policy statement also have their basis in the SENUS study 1997 and in elements of the Keysborough Wetlands Strategic Review Report (GHD Consultants, 1998).

The Municipal Strategic Statement supports the achievement of sustainable use and development outcomes within the non urban area and endorses the approach outlined by this policy.

### **22.04-2 Objectives**

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- To promote a strategic and structured planning approach.
- To encourage sustainable land use practices and provide optimal long term planning solutions for the use and development of land.
- To protect quality agricultural land, and encourage sustainable farm management practices.
- To protect the economic and operational viability of key industries and infrastructure in the area including Moorabbin Airport, the Dandenong Offensive Industry Zone (DOIZ) and the Eastern Treatment Plant (ETP).
- To protect and enhance environmental values including wetlands, flora and fauna habitats and hydraulic functions.
- To ensure that use and development does not compromise metropolitan urban growth strategies.
- To manage the edge of urban areas in a manner which ensures that the non urban area is both stable and enduring.
- To protect the Port Phillip and Western Port catchments.
- To protect and further develop the scenic and landscape values of the non urban area.
- To provide for open space links and opportunities for recreation.

### **22.04-3 Policy**

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It is policy that:

- All proposals and planning outcomes:
  - Protect and create a high quality rural landscape.
  - Protect and create flora and fauna habitats and networks.

- Create public open spaces and open space linkages.
- Result in clear and sustainable urban boundaries.
- Result in an urban form which is of a high design standard and low visual impact.

### **Preferred uses**

- Non urban land be protected for non urban purposes and used for activities which are consistent with the function and character of the non urban area. The following uses are supported within the non urban area:
  - Agriculture and horticulture.
  - Creation and enhancement of environmental features, including wetland systems.
  - Public open space facilities including parks, sports fields, bicycle networks, etc.
  - Public utilities and major infrastructure facilities such as retarding basins and effluent treatment works.
  - Low density institutional uses eg: schools, clubs, churches.

### **Structure planning**

- Local structure plans be prepared for each relevant sector of the south east non urban area. The major sectors of non urban land within the City of Kingston for which structure plans are required relate to the Keysborough/wetlands area and the Heatherton/Dingley area.
- Such local structure plans result in clear directions on land use, environmental, transport and open space systems for each sector.
- In the absence of a structure plan, major development proposals be accompanied by an area specific structure plan which includes:
  - Assessment of the physical, environmental, social and economic characteristics of the area.
  - Provision of social and physical infrastructure.
  - Guidelines for the management of use and development, including siting and design, landscaping, subdivision and environmental management.

### **Keysborough / Wetlands framework plan**

- Development within the policy area be guided by the Keysborough/Wetlands Framework Plan (Policy Map 2) which forms part of this clause.
- The use and development of land be in accordance with the Keysborough/Wetlands Framework Plan and:
  - Protect and further develop a 'green space' character for the Keysborough/Wetlands area. This 'green space' vision comprises both the ecological and landscape values of the area.
  - Contribute to achievement of a high quality landscaped environment which enhances the area's non urban appearance.
  - Contribute to the creation of public open space and ecological habitat linkage.
  - Maintain flood storage capacities, and improve water quality within the Mordialloc Creek catchment.

- Major development should further the re-creation of a wetlands environment along the flood prone and drainage impaired areas.
- Promote a range of cultural, recreational, education and landscape experiences.
- Promote an open rural landscape to the area south of the Mordialloc Creek. Agriculture, horticulture and other rural activities which enhance the area's non urban character and function will be supported south of the Mordialloc Creek.

### **Planning opportunities**

- A range of planning opportunities may be considered in the policy area, but only where it can be demonstrated that such activities are complementary and subservient to the achievement of the framework plan policies.
- Land extensive urban related uses, and low density institutional and recreational uses may be considered on land flanking Springvale Road between Lower Dandenong Road and Governor Road, but only where a positive contribution is made to the landscape and visual quality of this corridor and high standards of urban design are achieved.
- All proposals for urban related activities be assessed against the relevant objectives and criteria contained within the Keysborough Non Urban Area Guidelines.
- Land to the south-west of the corner of Springvale Road and Governor Road may be used for residential purposes, where it can be demonstrated that:
  - There is no adverse impact on the achievement of the regional objectives for non urban land as outlined in the MSS and this policy.
  - The proposal does not prejudice the framework plan policies outlines above.
  - The proposal will result in clear community, environmental and social benefits.
- “Environmental residential” development may be appropriate at the edges of the areas identified on the framework plan as being potential wetland environments.
- Such environmental residential development incorporate development contributions to assist in the restoration of wetland and other pre-settlement natural systems.
- All proposals to use and develop land for environmental residential purposes be assessed against the Principles for Environmental Residential Development.

#### **22.04-4**

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#### **Policy references**

South East Non Urban Study - Spiller Gibbins Swan, 1997

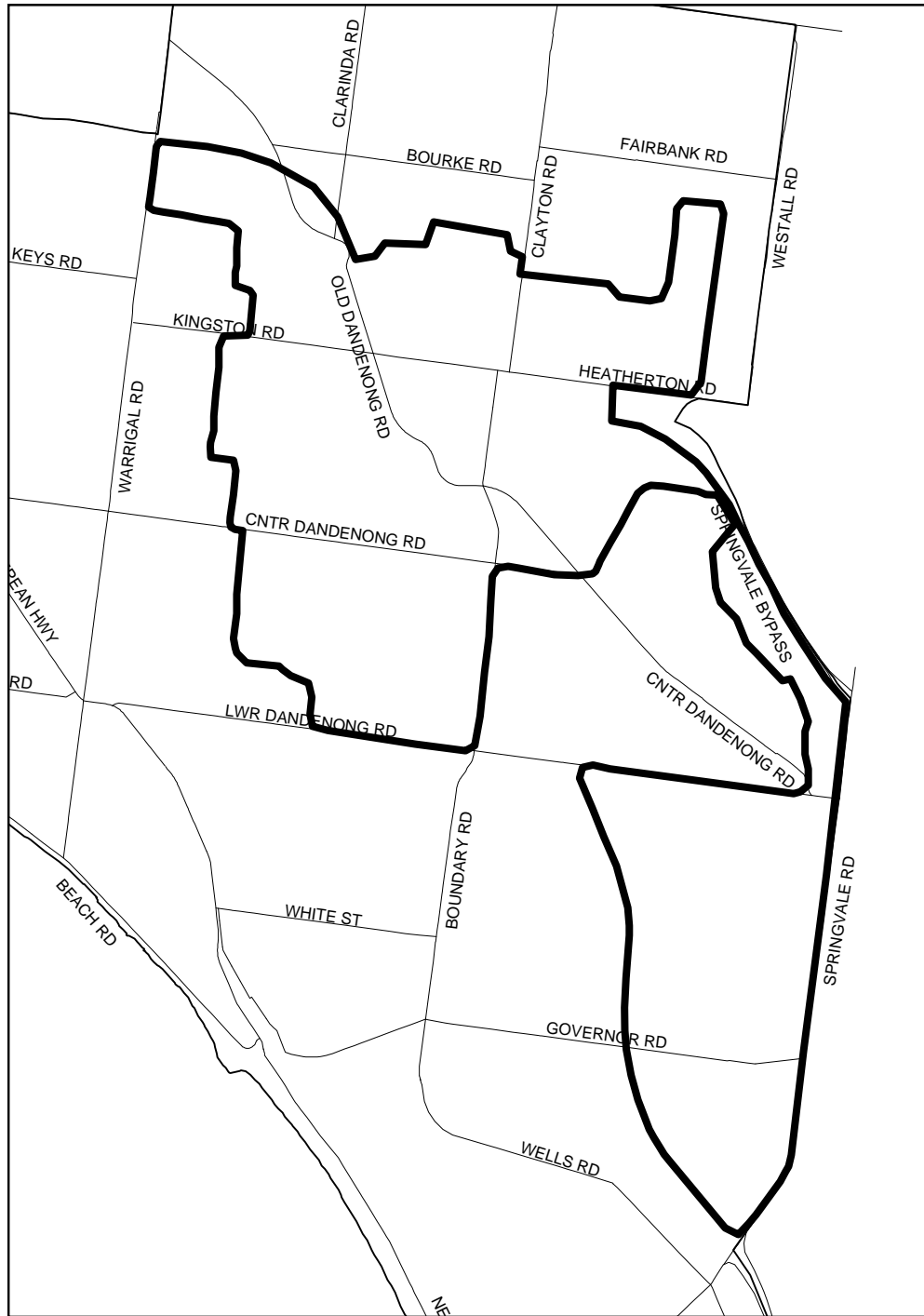
Keysborough Wetlands Strategic Review Report - GHD Consultants, 1998

Review of Issues on the Urban Fringe - Advisory Committee, 1996

Keysborough Non Urban Area Guidelines 1998

Principles for Environmental Residential Development 1998

Map 1: South East Non Urban Area Policy Map



Map 2: Keysborough/Wetlands Framework Plan

