

19/01/2006
VC37**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO6

KINGSTON LODGE SITE**1.0**
19/01/2006
VC37**Design objectives**

- To ensure that the development of land is based on ecologically sustainable design principles.
- To employ best practice design techniques for environmental residential living, with particular emphasis on:
 - resource conservation
 - waste management
 - enhancement of landscape values
 - fauna habitat protection and creation generally consistent with maintenance of a high standard of community amenity and having special regard for the proximity of areas set aside for floodplain management, wetland based water treatment and passive recreation.
- To conserve and enhance landscape character supportive of the development and maintenance of indigenous flora and fauna habitats, and consistent with the purposes of each reserve and the amenity of nearby urban residential precincts.

2.0
19/01/2006
VC37**Buildings and works**

Before approving any subdivision or use or development of land the responsible authority must have regard to:

- The Environmental Living and Design Guidelines set out in the schedule to the Section 173 agreement required under Schedule 2 to clause 43.03 of this Scheme.
- Melbourne Water's comments regarding:
 - waterway, environmental and floodplain management considerations.
 - the need for an environmental management plan for the duration of the construction of wetlands and subdivision.
- The comments of the Environment Protection Authority.
- Any other relevant environmental management issues, including whether the proposal includes appropriate measures to address any potential acid sulfate soils which may be encountered on the site, having regard to the NSW EPA Acid Sulfate Soils Assessment and Management Guidelines, November 1997 (Draft).
- The comments of Parks Victoria.
- The treatment of the interface with the Braeside Park boundary.
- The draft 'Best Practice Stormwater Management Guidelines (Melbourne Water, 1998).
- Submissions received by the responsible authority.

Any planning permit for the subdivision of land or the construction of a building or the carrying out of works must include a condition specifying that the subdivision of the land

or the construction of a building or the carrying out of works as the case may be must be carried out in accordance with the Environment Management Plan set out in the schedule to the section 173 agreement required under Schedule 2 to clause 43.03 of this Scheme.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with the Environmental Living and Design Guidelines.

A permit must not be granted to subdivide land or construct or carry out a building or works within 20 metres of any boundary between the Residential 1 Zone and a Public Use Zone until:

- Engineering analysis and/or plans have been submitted showing to the satisfaction of each relevant public authority that no function of the reserve will be materially prejudiced by approval of the subdivision, building or works.
- Related particularly to subdivision, any land within 20 metres of the reserve which is required by the relevant authority to be added to a reserve has been excluded from any residential allotment to the satisfaction of each of the relevant public authorities.