

20/03/2008  
C71

## **SCHEDULE 2 TO THE INCORPORATED PLAN OVERLAY**

Shown on the planning scheme map as IPO2

### **KINGSTON LODGE CONCEPT PLAN, 2006**

### **KINGSTON LODGE PRECINCT DEVELOPMENT PLAN, 2 DECEMBER 1997**

#### **1.0**

19/01/2006  
VC37

#### **Purpose**

To preserve, and where practicable, enhance the performance of highly valued local and regional assets in the Keysborough Non Urban Area including:

- Waterbodies, wetlands, watercourses and other areas that contribute to flood-management, water-treatment, wildlife habitat and the health of indigenous plant communities.
- Existing and potential sites for active and passive recreation, especially including links between related facilities as part of a regional network of permanent 'green' public open spaces.

To recognise and designate a limited opportunity to provide for urban residential development with strong "environmental living" character in the vicinity of significant elements of the non-urban area.

To require, as a condition for residential development, that substantial contributions are made to such functions of adjacent non-urban land as may be defined by the relevant public authorities, including floodplain management, flora and fauna habitat creation and passive recreational facilities, by completion of specified works and by transfer of rights in land.

#### **2.0**

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#### **Requirement before a permit is granted**

The owner must enter into an agreement under Section 173 of the Act.

The agreement must provide for:

- The specification and programming of works to be done in accordance with the Incorporated Plan and the transfer of rights of land within the Public Purposes Reserves (including the Mornington Peninsula Freeway reserve) to facilitate the achievement of the purposes of this clause, the responsibilities of the relevant public authorities and the staging of development.
- A schedule which includes Environmental Living and Design Guidelines. The guidelines to be incorporated in the schedule must address the following matters:

#### **Subdivision design**

- Overall lot yield and mix of lot sizes, lot shape and orientation, limits to the size and location of buildings and works, requirements for vehicular and pedestrian access, site drainage and other utility services.

### **Urban and landscape design**

- The siting, orientation, materials, finishes and height of buildings, use of indigenous plants and patterns of planting and other ground-surface treatments, creation of fauna habitats.

### **Environmental management**

- Control of stormwater, wastes and pollutants, noxious weeds, and domestic animals.

### **Any other matters the responsible authority reasonably regards as appropriate**

This schedule may also specify that a permit may be granted to construct a building or constructor carry out works which are not in accordance with the Environmental Living and Design Guidelines.

A permit granted must be consistent with any Section 173 agreement under the Act which applies to the land.

## **3.0**

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### **Requirements for incorporated plan**

The Incorporated Plan must set out objectives and preliminary plans for the layout of working wetlands and associated open spaces and show:

- The maximum extent of the housing area.
- Its relationship to the surrounding major roads and to the recreational parklands and wetlands within the Incorporated Plan area.
- The essential parkway and pathway links to green space elements of the south eastern non urban area beyond the site boundaries.
- The desired character of development illustrated in indicative plans.