

Caulfield Dandenong Rail Upgrade Project

Incorporated Document

April 2016

1.0 INTRODUCTION

This document is an incorporated document in the Cardinia, Casey, Glen Eira, Greater Dandenong, Kingston, Melbourne, Monash, Stonnington, Yarra Planning Schemes (the planning schemes) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

The land identified in Clause 3.0 of this document may be used and developed in accordance with the specific control in Clause 4.0 of this document.

The control in this document prevails over any contrary or inconsistent provision in the planning schemes.

2.0 PURPOSE

The purpose of the control in this document is to allow the use and development of land for the purposes of the Caulfield Dandenong Rail Upgrade Project (the project).

The project includes:

- a) The removal of nine level crossings along the Caulfield Dandenong line between Caulfield and Dandenong at:
 - Grange Road, Carnegie
 - Koornang Road, Carnegie
 - Murrumbeena Road, Murrumbeena
 - Poath Road, Murrumbeena
 - Clayton Road, Clayton
 - Centre Road, Clayton
 - Corrigan Road, Noble Park
 - Heatherton Road, Noble Park
 - Chandler Road, Noble Park
- b) The redevelopment of five railway stations at:
 - Carnegie
 - Murrumbeena
 - Hughesdale
 - Clayton
 - Noble Park
- c) Modifications to and the refurbishment of existing railway stations.
- d) The development of newly created open space areas and associated community facilities.
- e) The relocation and upgrade of telecommunications infrastructure.
- f) Road and railway works, and associated infrastructure, including (but not limited to) partial duplication of tracks between Dandenong and Cranbourne, new pedestrian access, shared use paths, landscaping, new road, rail and bus infrastructure, and public transport facilities, new, relocated and upgraded substations and tie stations, overhead infrastructure, services relocation, car parking, upgrades to power systems, communications and signalling infrastructure between Southern Cross Railway Station (including the city loop) and Pakenham and Cranbourne railway stations, and engineering or foundation works required to enable future transit oriented development.

3.0 LAND

The control in this document applies to the land required for the project as shown in the project area maps forming part of this document.

4.0 CONTROL

4.1 EXEMPTION FROM PLANNING SCHEME REQUIREMENTS

Despite any provision to the contrary or any inconsistent provision in the planning schemes, no planning permit is required for, and no planning provision in the planning schemes operates to prohibit or restrict, the use or development of land or the creation, variation or removal of easements for the purposes of the project.

The project includes, but is not limited to, the following:

- A railway including railway tracks and associated communications, signalling, and electrical infrastructure.
- Road and railway works, including works to facilitate the grade separation of rail and road infrastructure and provide new road, rail and bus infrastructure, and public transport facilities.
- Railway stations, including redevelopment of railway stations and modifications to and refurbishment of existing railway stations as well as the selling of food, drink and other convenience goods and services.
- Power upgrades, including new, relocated and upgraded substations and tie stations and overhead infrastructure.
- Creating or altering access to roads, including roads in a Road Zone, Category 1.
- Creating, varying or removing an easement to enable the use or development of land for the purposes of the project.
- Car parking, bicycle facilities and loading/unloading facilities.
- Buildings and works associated with the construction of pedestrian access, shared use paths and watercourse crossings.
- Newly created open space areas and associated community facilities.
- Engineering or foundation works required to enable future transit oriented development.

Ancillary activities including, but not limited to:

- Creating and using lay down areas for construction purposes.
- Stockpiling of excavation material.
- Constructing and using temporary site workshops and storage, administration and amenities buildings.
- Removing, destroying and lopping trees and removing vegetation, including native vegetation.
- Demolishing and removing buildings, structures and works.
- Relocating, modifying and upgrading services and utilities, including telecommunications infrastructure.
- Combined Services Routes, cabling and signalling upgrades and modifications.
- Constructing and using temporary access roads, diversion roads and vehicle parking areas.
- Constructing fences, temporary site barriers and site security.
- Constructing or carrying out works to create roads, car parking areas, bunds, mounds, landscaping, excavate land, salvage artefacts and alter drainage.
- Earthworks including cutting and spoil removal, and formation of drainage works.
- Displaying construction, directional and business identification signs.
- Subdividing and consolidating land.

4.2 CONDITIONS

The use and development and other activities permitted by this document must be undertaken in accordance with the following conditions:

Environmental Management Strategy

- 4.2.1 An Environmental Management Strategy (EMS) for the project must be prepared to the satisfaction of the Minister for Planning. The EMS must be prepared in consultation with Cardinia Shire Council, Casey City Council, Glen Eira City Council, Greater Dandenong City Council, Kingston City Council, Melbourne City Council, Monash City Council, Stonnington City Council and Yarra City Council (councils). The EMS must include:
- a) A summary of key construction methodologies.
 - b) An overarching framework for site or works specific measures to reduce and manage environmental and amenity effects during construction of the project.
 - c) A summary of the consultation that informed the preparation of the EMS and a summary of the proposed ongoing engagement activities with councils, the community and other stakeholders during construction of the project, including enquiries and complaints management.
 - d) A summary of performance monitoring and reporting processes, including auditing, to ensure environmental and amenity effects are reduced and managed during construction of the project.

Native vegetation

- 4.2.2 Details of the proposed removal, destruction or lopping of native vegetation necessary for the construction of the project must be prepared in accordance with the *Permitted clearing of native vegetation - Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013), to the satisfaction of the Secretary to the Department of Environment, Land, Water & Planning (DELWP), except as otherwise agreed by the Secretary to DELWP.
- 4.2.3 Native vegetation offsets must be provided in accordance with the *Permitted clearing of native vegetation - Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013), except as otherwise agreed by the Secretary to DELWP.

Substations and tie stations

- 4.2.4 Where, but for this incorporated document, a planning permit would be required under the planning schemes for buildings and works associated with a new, relocated or upgraded substation or tie station, site plans and elevations must be prepared to the satisfaction of the Minister for Planning.

Heritage management

- 4.2.5 Where, but for this incorporated document, a planning permit would be required under the planning schemes for buildings and works within a Heritage Overlay, site plans and elevations (or other documentation as agreed by the Minister for Planning) showing the extent of buildings and works must be prepared to the satisfaction of the Minister for Planning, except as otherwise agreed by the Minister for Planning.

- 4.2.6 Where, but for this incorporated document, a planning permit would be required under the planning schemes for the demolition or removal of a building within a Heritage Overlay, a full photographic survey of the building/s, comprising photographs of both the exterior and interiors of the building/s and contextual images on the building/s environs and its setting, must be prepared to the satisfaction of the Minister for Planning, except as otherwise agreed by the Minister for Planning.

Noise

- 4.2.7 An assessment of the noise emissions from the elevated railway having regard to the Victorian Government's *Passenger Rail Infrastructure Noise Policy* (April 2013) and details of any noise mitigation measures, must be submitted to the Minister for Planning within six months of the completion of the project allowed under this control or at such time as otherwise agreed by the Minister for Planning.

Urban design

- 4.2.8 Prior to the commencement of construction on the elevated railway and/or redeveloped railway stations, a design statement which outlines measures to mitigate the visual impacts of the elevated railway and redeveloped railway stations must be prepared to the satisfaction of the Minister for Planning.

Development of new open space areas

- 4.2.9 Prior to the commencement of works within each new open space area created beneath or adjacent to the elevated railway, an Open Space Development Plan must be prepared for each open space area to the satisfaction of the Minister for Planning. An Open Space Development Plan must be prepared in consultation with relevant councils and have regard to the views of any community open space expert review panel. An Open Space Development Plan must include an environmental assessment (or similar) demonstrating that the environmental conditions of the land are suitable for the use.

The requirement for an Open Space Development Plan does not apply to car parking, shared use paths or associated landscaping which will be provided as part of the core construction works.

Flood management

- 4.2.10 Buildings and works on land within a Floodway Overlay, Special Building Overlay or Land Subject to Inundation Overlay must be undertaken to the satisfaction of the relevant floodplain management authority.

Telecommunications facility

- 4.2.11 Where, but for this incorporated document, a planning permit would be required to construct a building or construct or carry out works for a telecommunications facility, regard must be had to the principles for the design, siting, construction and operation of a telecommunications facility set out in *A Code of Practice for Telecommunications Facilities in Victoria*, the effect of the proposal on adjacent land, and the retention of public pathways around the facility, to the satisfaction of the Minister for Planning.

Easements

- 4.2.12 Where, but for this incorporated document, a planning permit would be required under the planning schemes to create, vary or remove an easement, a plan must be prepared to the satisfaction of the Minister for Planning.

Engineering or foundation works to enable future transit oriented development

4.2.13 Prior to the commencement of any engineering or foundation works (except below ground works) required to enable future transit oriented development, plans of the works must be prepared to the satisfaction of the Minister for Planning.

Other Conditions

4.2.14 Unless otherwise stated, the plans and other documents listed in Clause 4.2 must be approved prior to the commencement of works. Plans and other documents may be prepared and approved for separate components or stages of the project but each plan or other document must be approved before commencement of works for that component or stage.

4.2.15 The plans and other documents may be amended from time to time to the satisfaction of the Minister for Planning or relevant approving authority. In deciding whether a plan or other document is satisfactory or whether to consent to an amendment to a plan or other document, the Minister for Planning or relevant approving authority, may seek the views of any relevant council or any other relevant authority.

4.2.16 The use and development of land or the creation, variation or removal of easements must be undertaken generally in accordance with the approved plans and documents.

4.3 PREPARATORY BUILDINGS AND WORKS

The following buildings and works may commence in the project area before the plans and other documents listed in Clause 4.2 are approved:

- Preparatory works for the project including, but not limited to:
 - Works, including vegetation removal, where, but for this incorporated document, a planning permit would not be required under the provisions of the planning schemes.
 - Investigating, testing and preparatory works to determine the suitability of land, and property condition surveys.
 - Creation and use of construction access points and working platforms.
 - Site establishment works including temporary site fencing and hoarding, site offices, and hardstand and laydown areas.
 - Construction, protection, modification, removal or relocation of utility services, rail signalling, overhead and associated infrastructure.
 - Establishment of environment and traffic controls.
 - Establishment of temporary car parking.
 - Demolition to the minimum extent necessary to enable preparatory works.
- The removal, destruction or lopping of native vegetation to the minimum extent necessary to enable preparatory works, to the satisfaction of the Minister for Planning. Any native vegetation removed to enable preparatory works forms part of the total extent of native vegetation removal necessary for the construction of the project and native vegetation offsets must be provided in accordance with the *Permitted clearing of native vegetation - Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013)* except as otherwise agreed by the Secretary to DELWP.

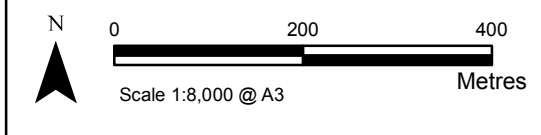
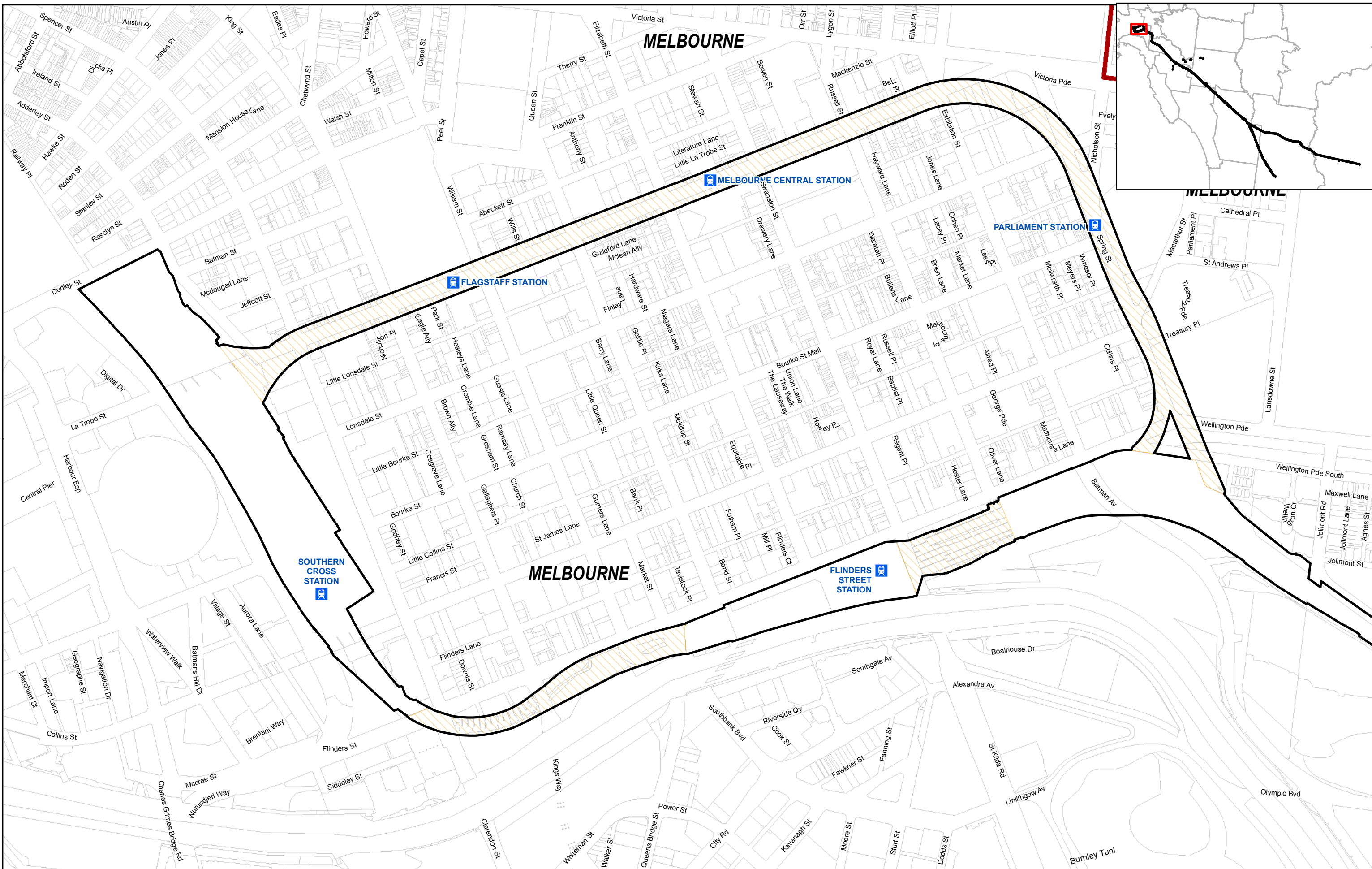
5.0 EXPIRY

The control in this document expires if any of the following circumstances apply:

- The development allowed by the control, including preparatory works, is not started by 1 December 2016.
- The development allowed by the control is not completed by 1 December 2023.

The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within three months afterwards.

PROJECT AREA MAPS



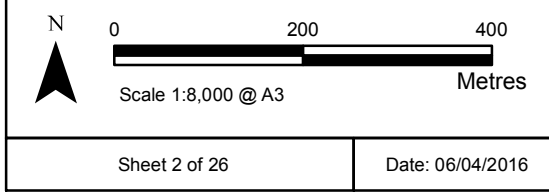
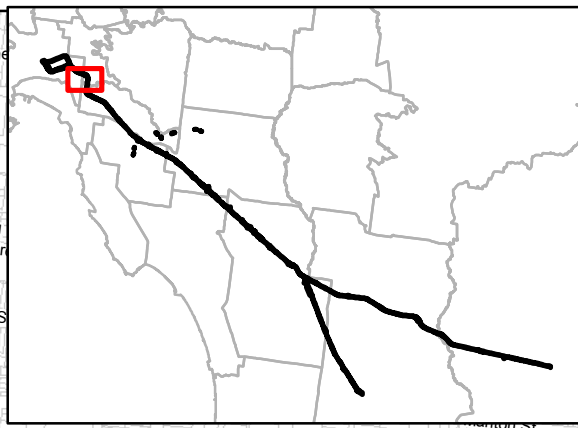
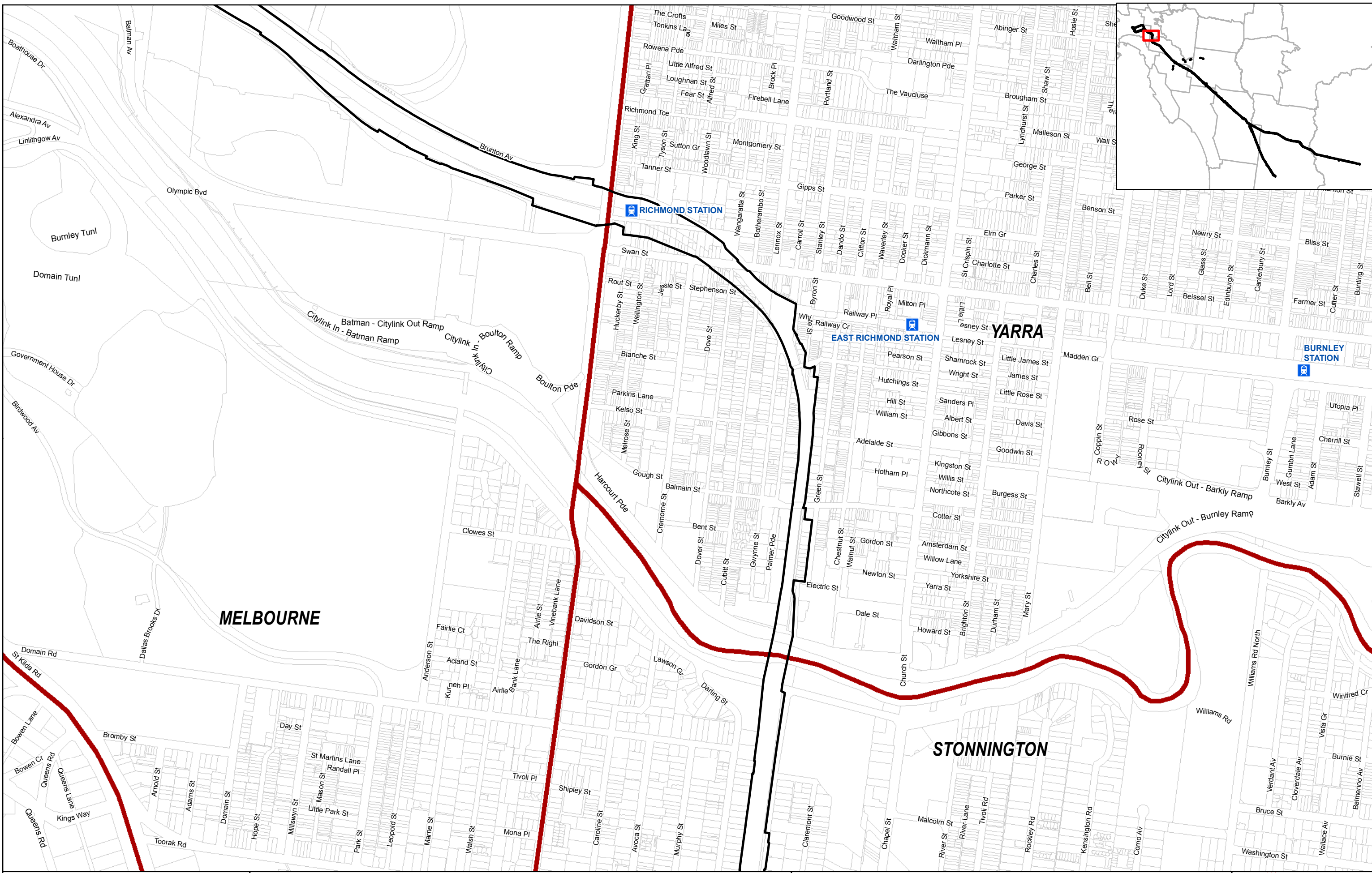
LEGEND

	Railway station		Cadastral
	Project Area		Railway Reserve (tunnel or viaduct)
	LGA Boundary		

**CAULFIELD DANDENONG RAIL
UPGRADE - PROJECT AREA**

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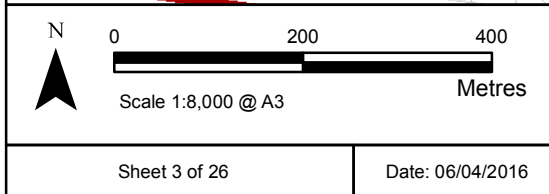
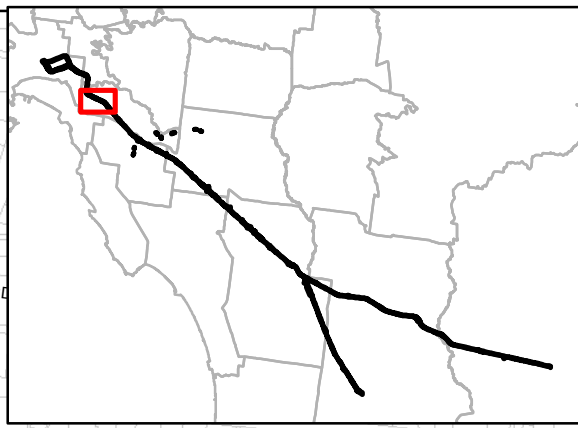


LEGEND	
	Railway station
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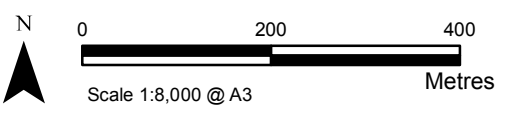
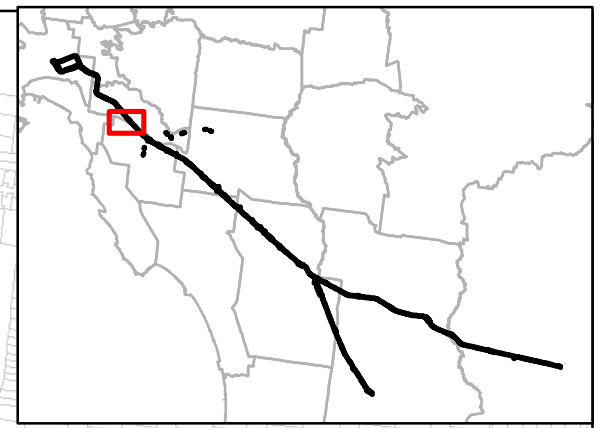


LEGEND	
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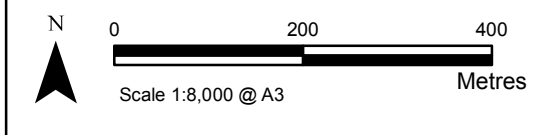
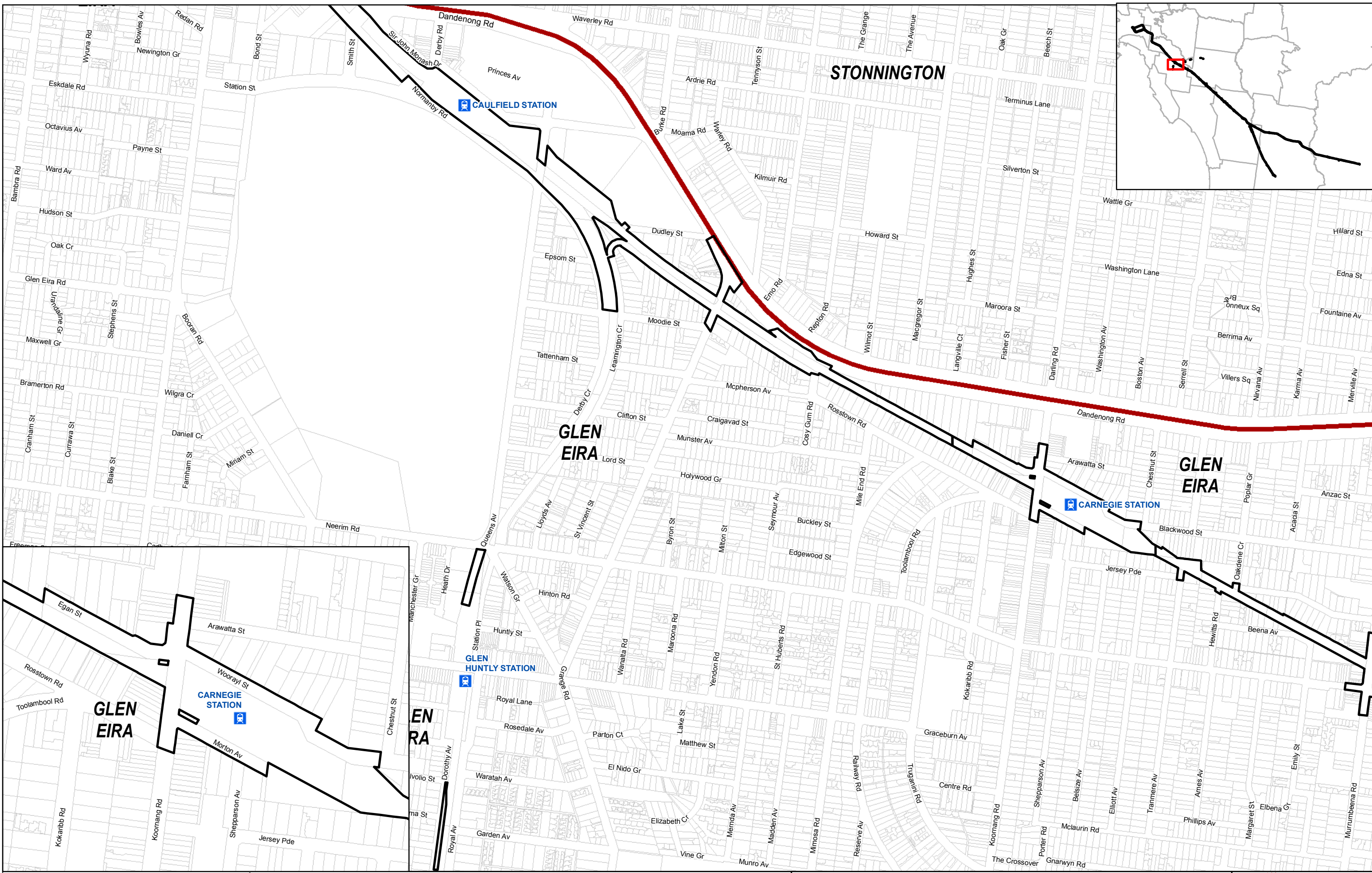
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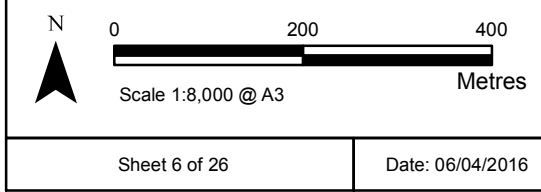
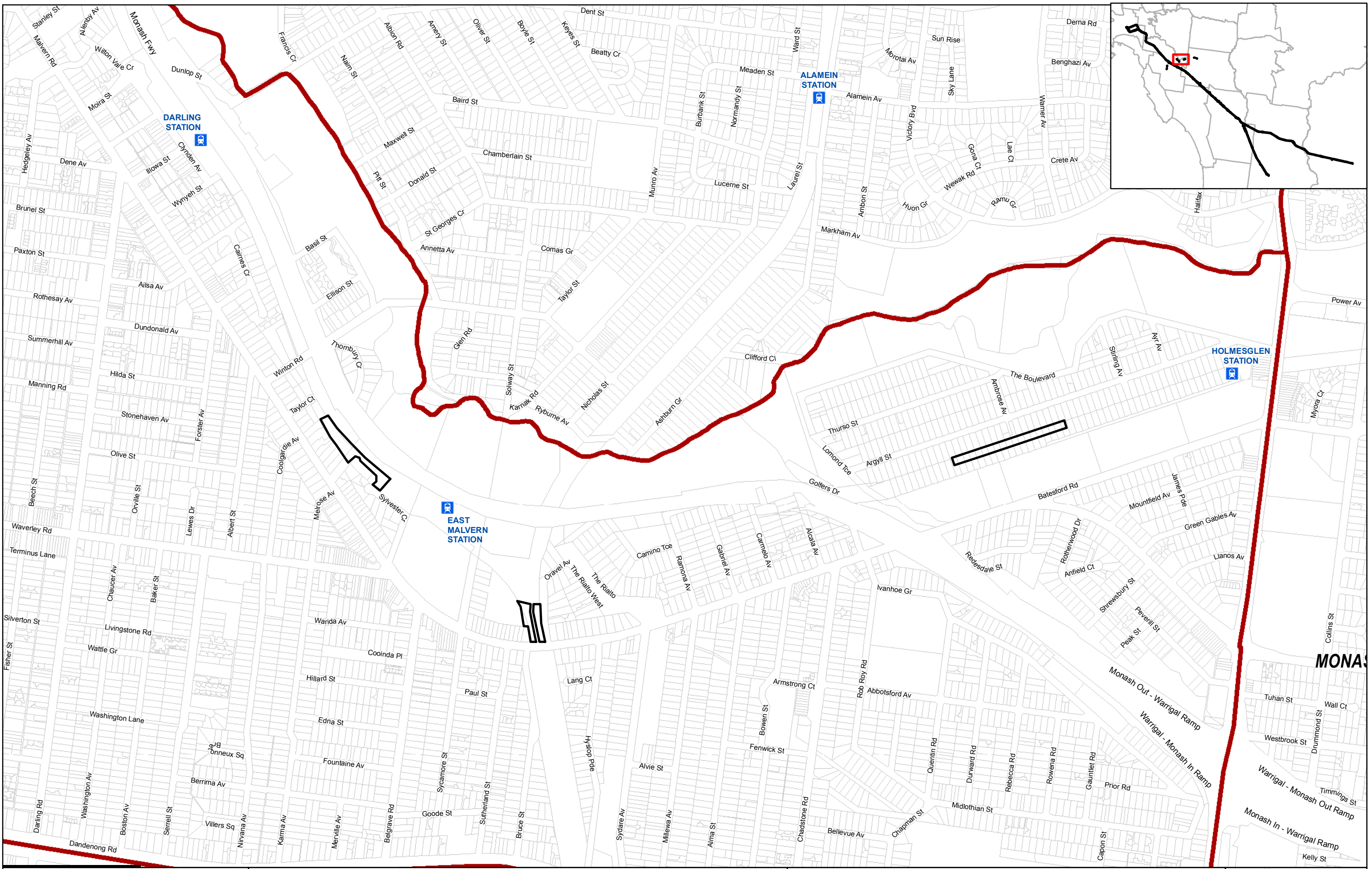


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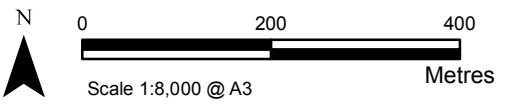
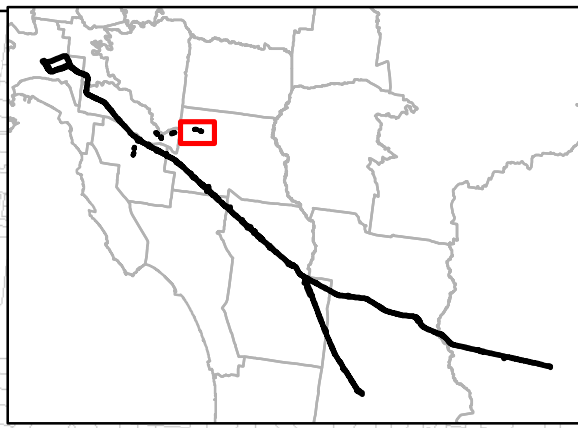
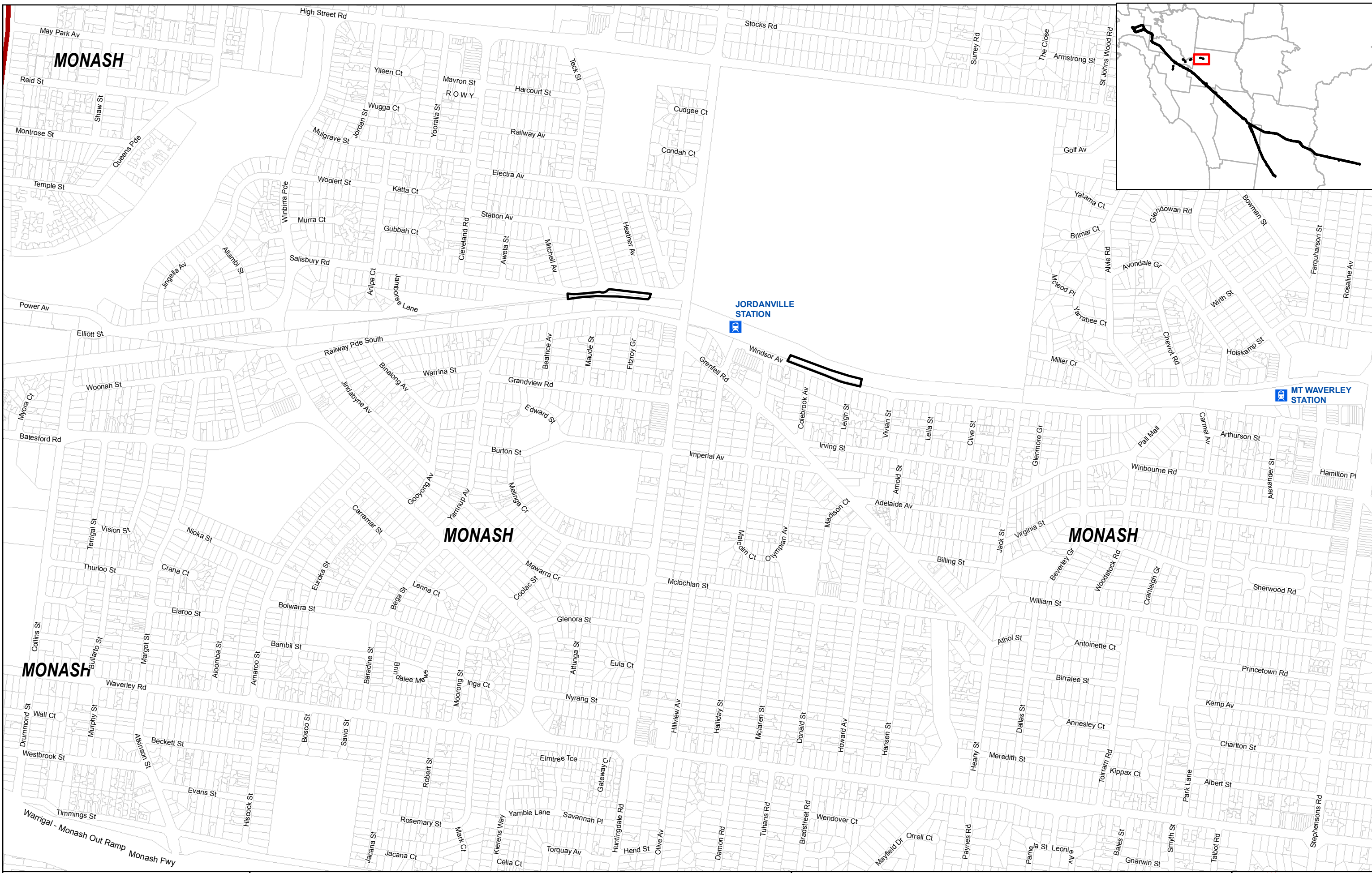
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	Project Area		Railway Reserve (tunnel or viaduct)
	LGA Boundary		

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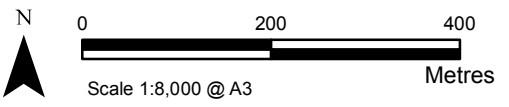
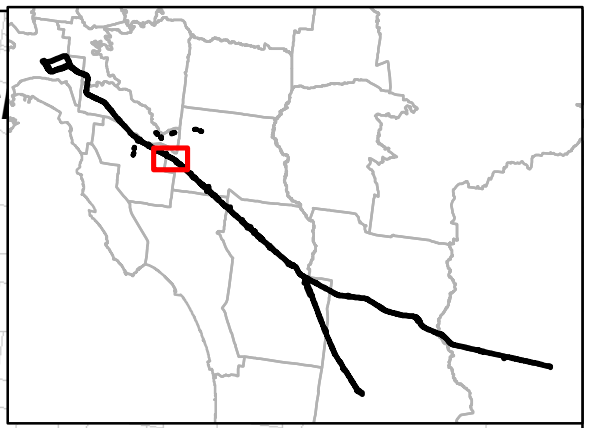
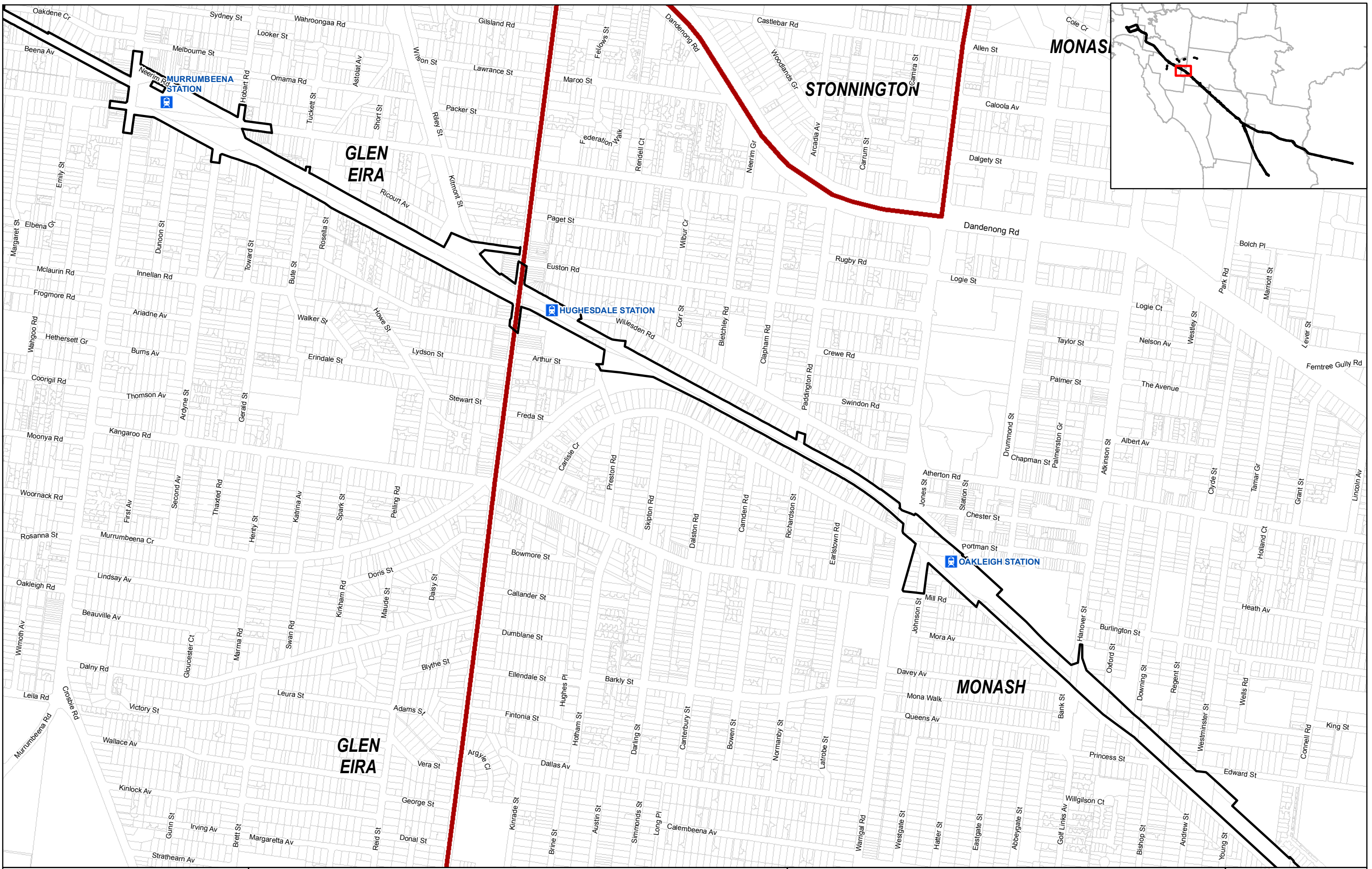
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	Project Area		Railway Reserve (tunnel or viaduct)
	LGA Boundary		

Sheet 7 of 26 Date: 06/04/2016

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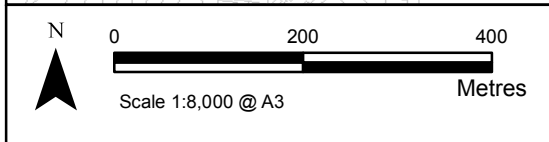
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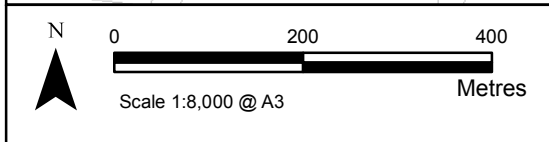
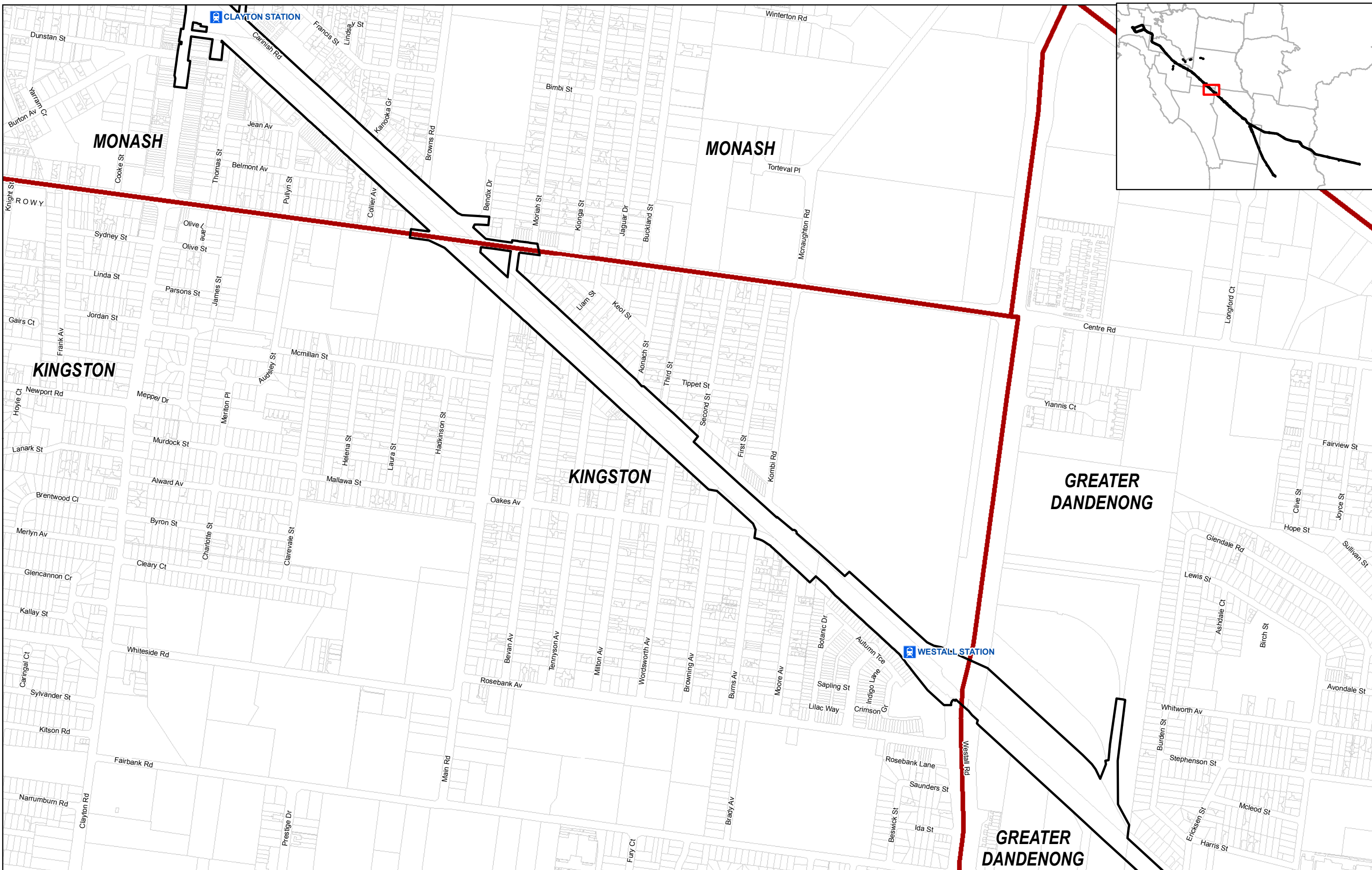


LEGEND	
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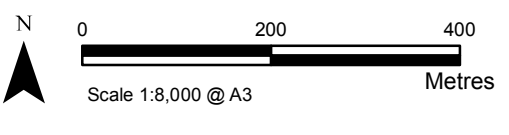
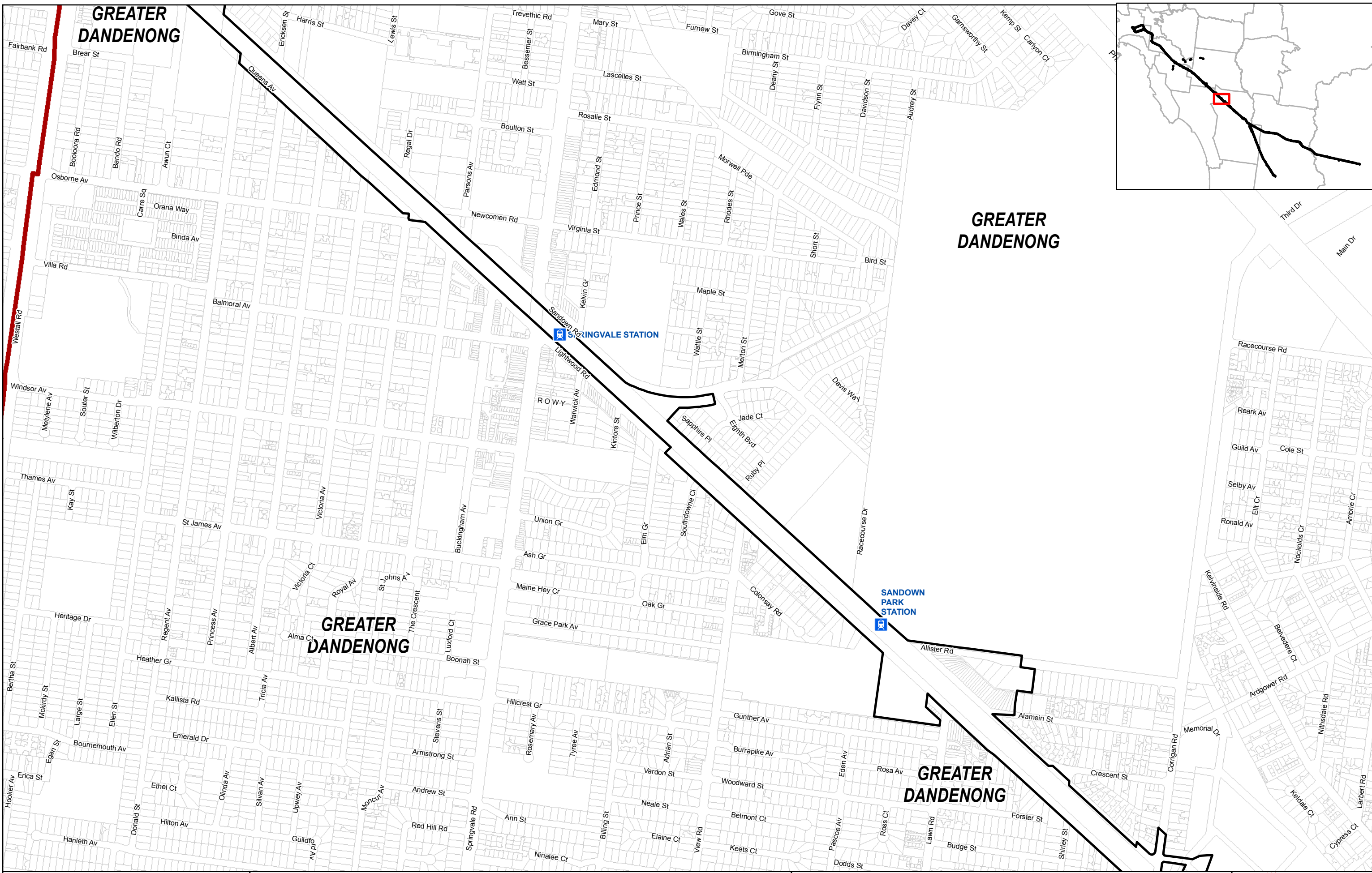




LEGEND	
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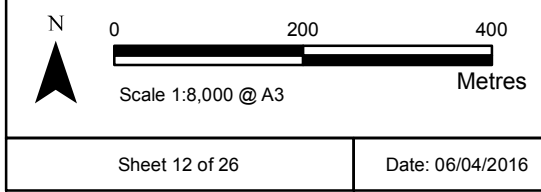
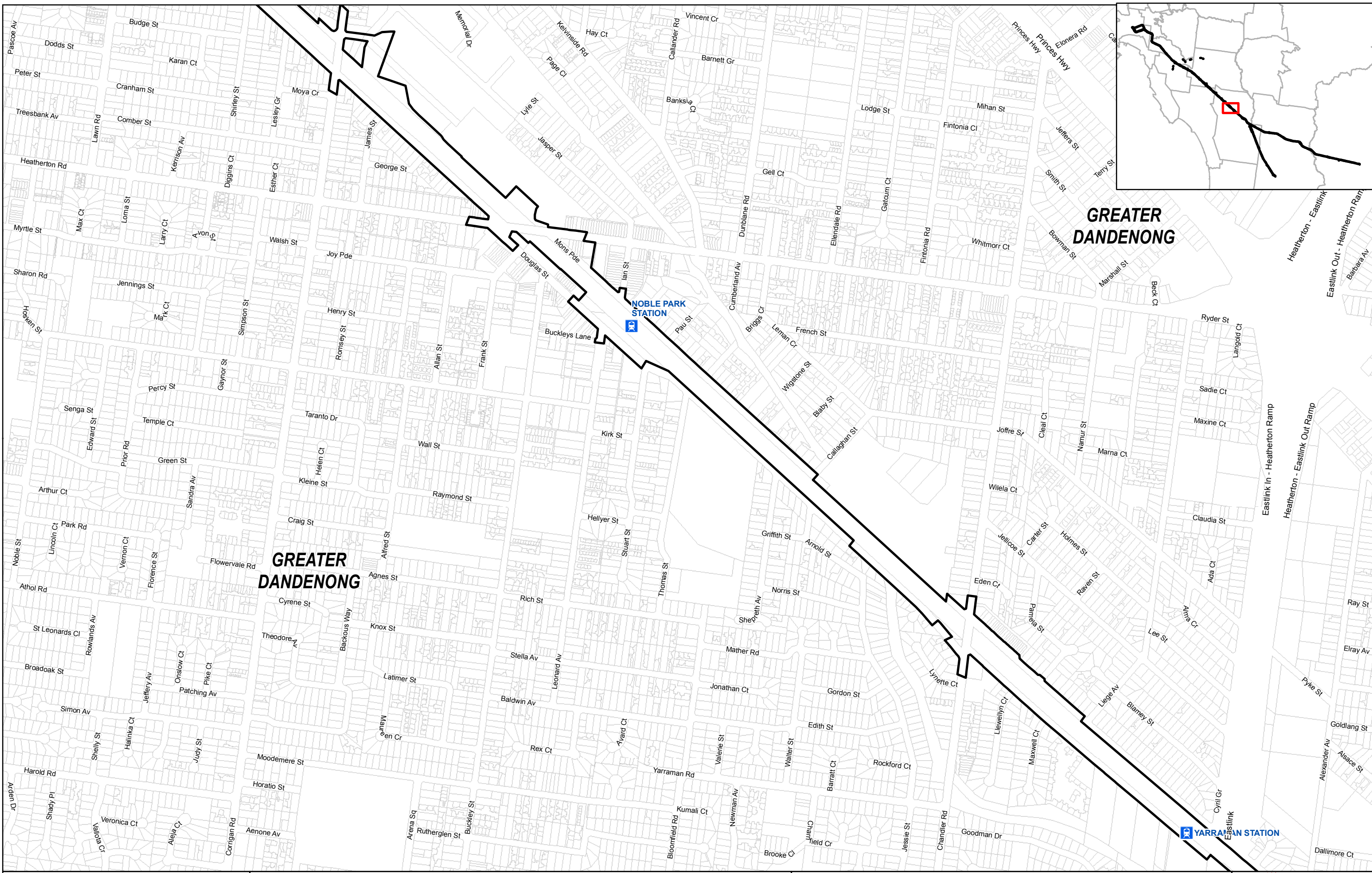
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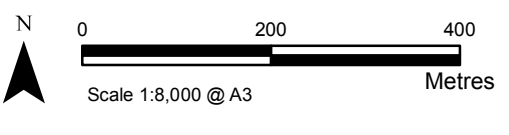
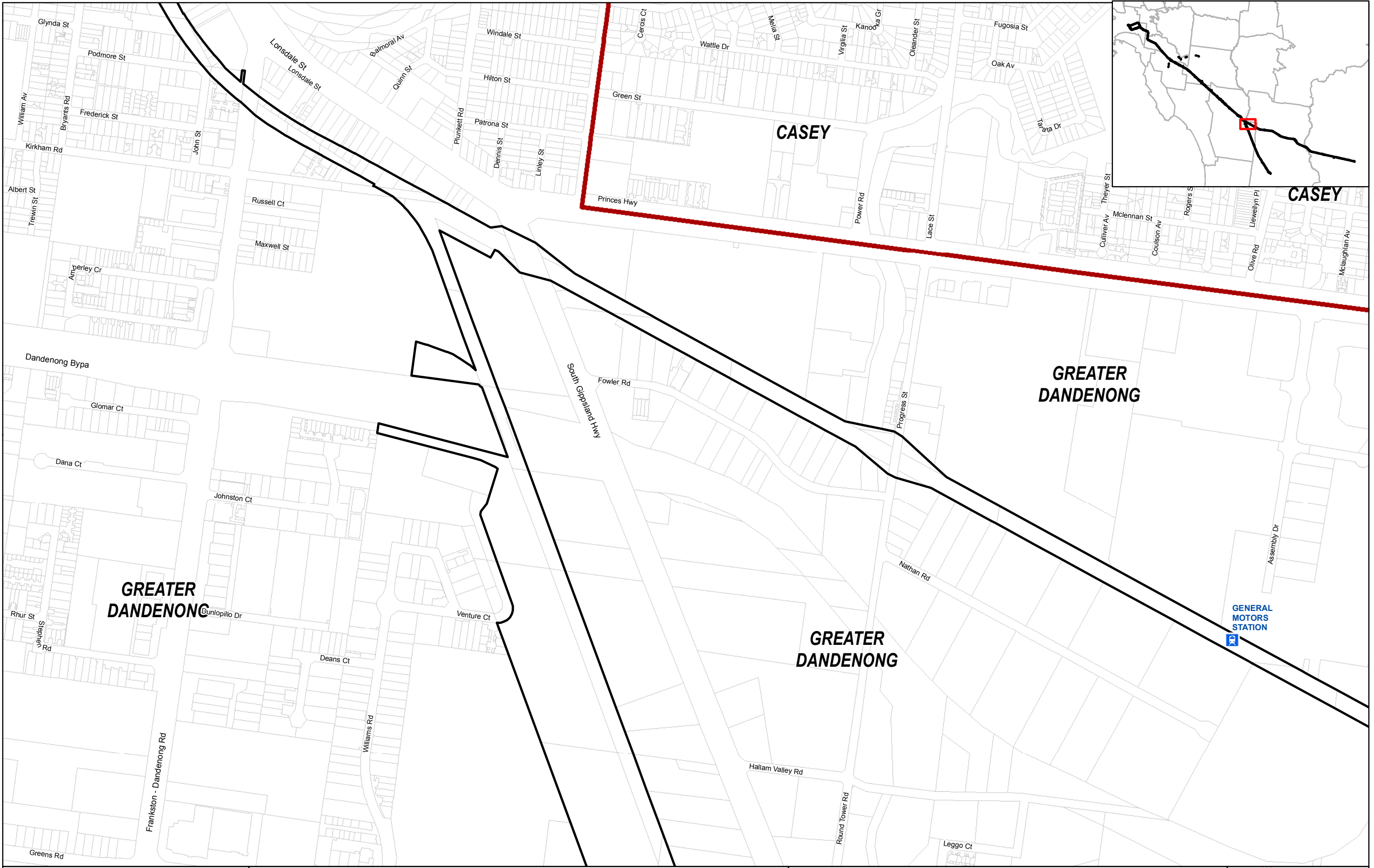


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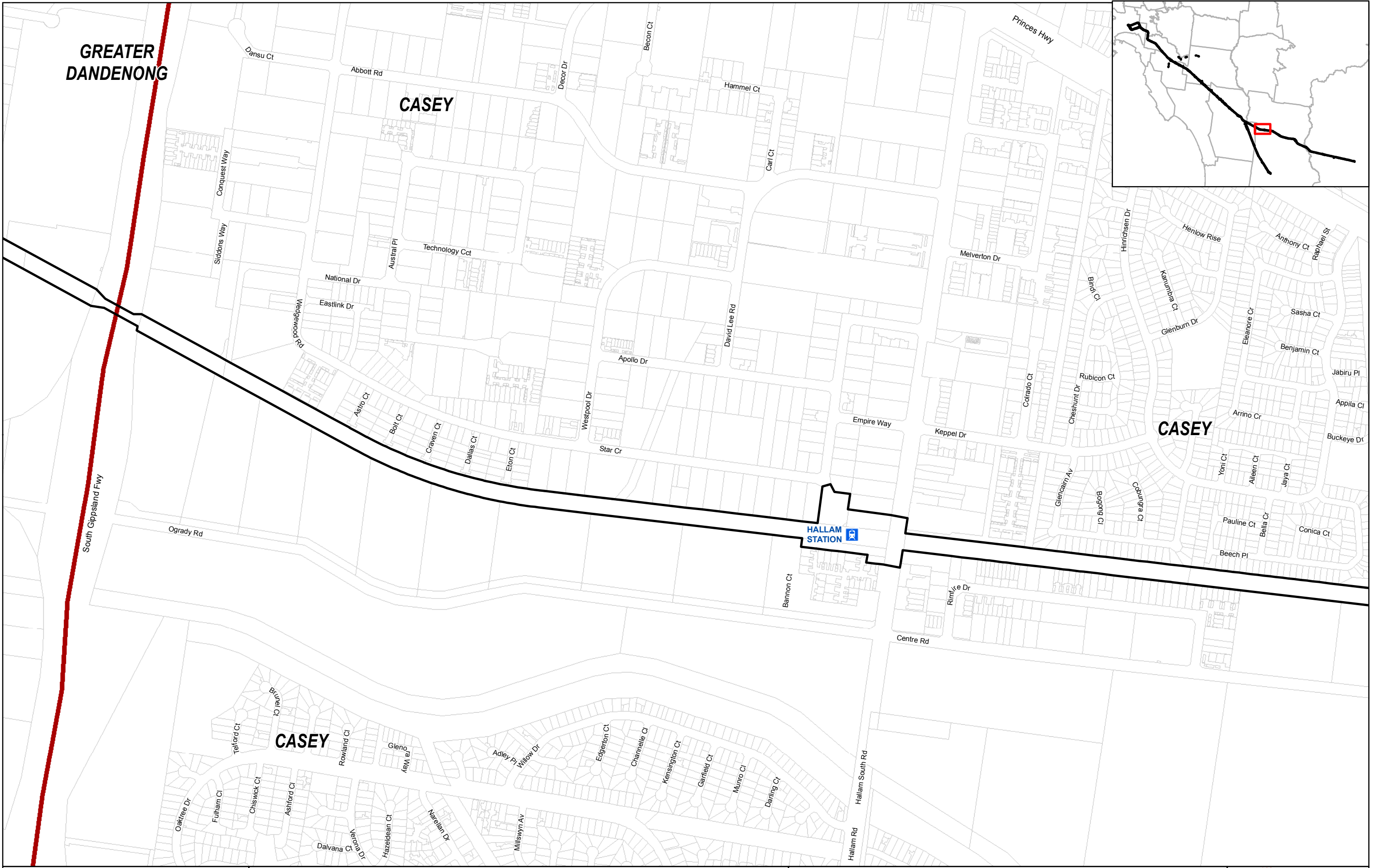


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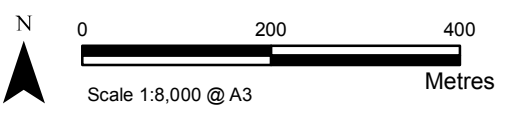
**GREATER
DANDENONG**

CASEY

CASEY

CASEY

**HALLAM
STATION**



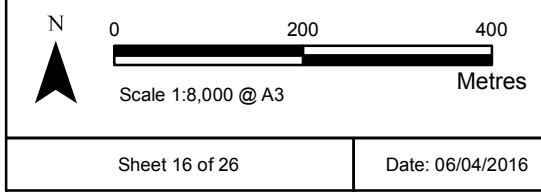
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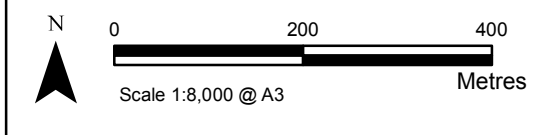
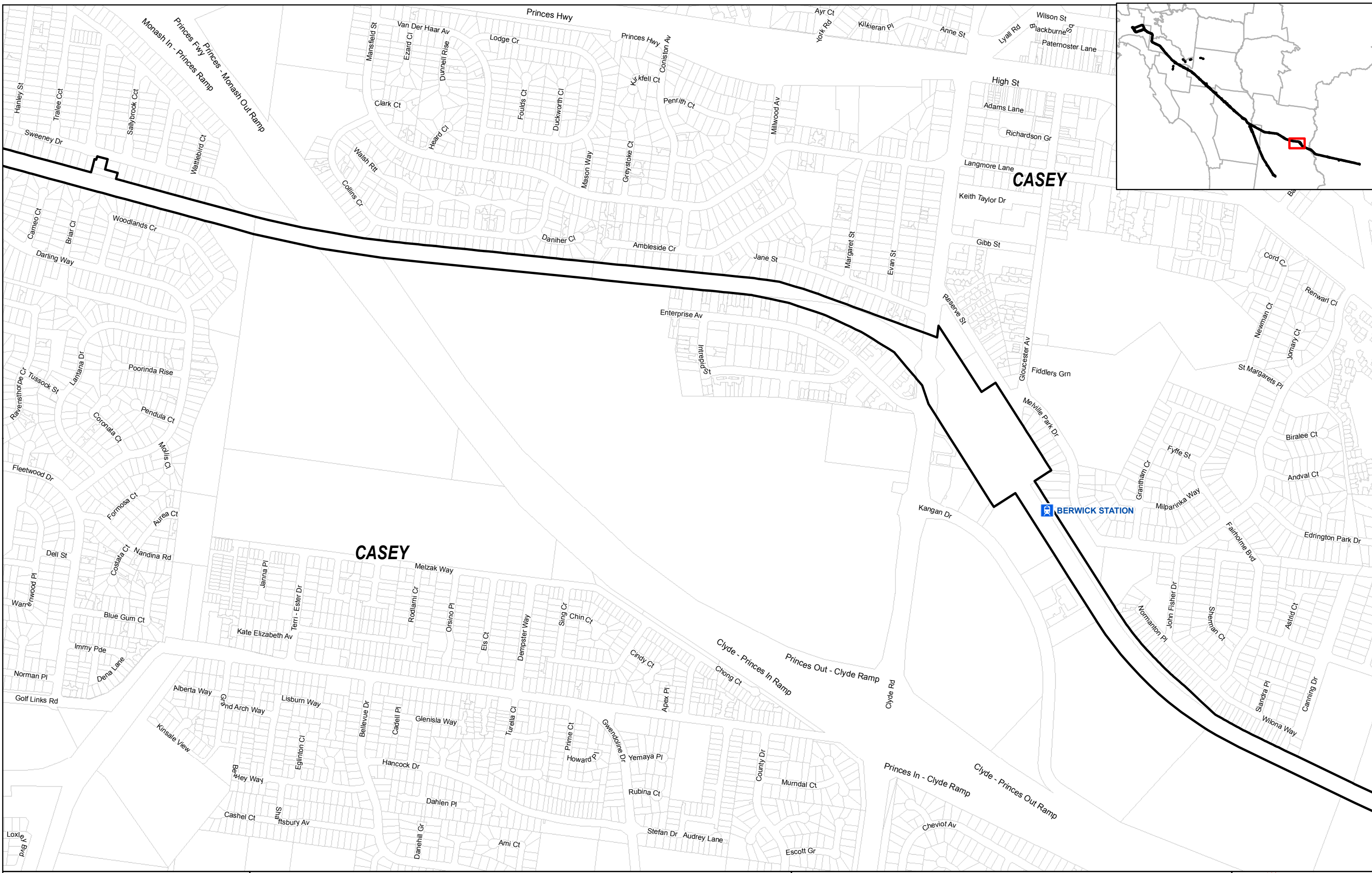


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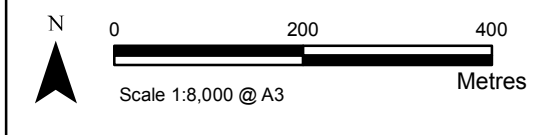
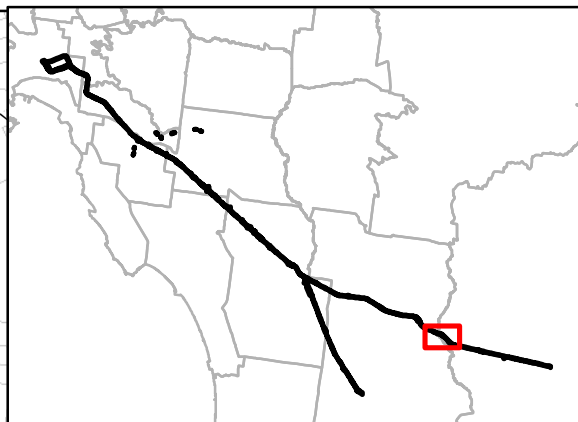
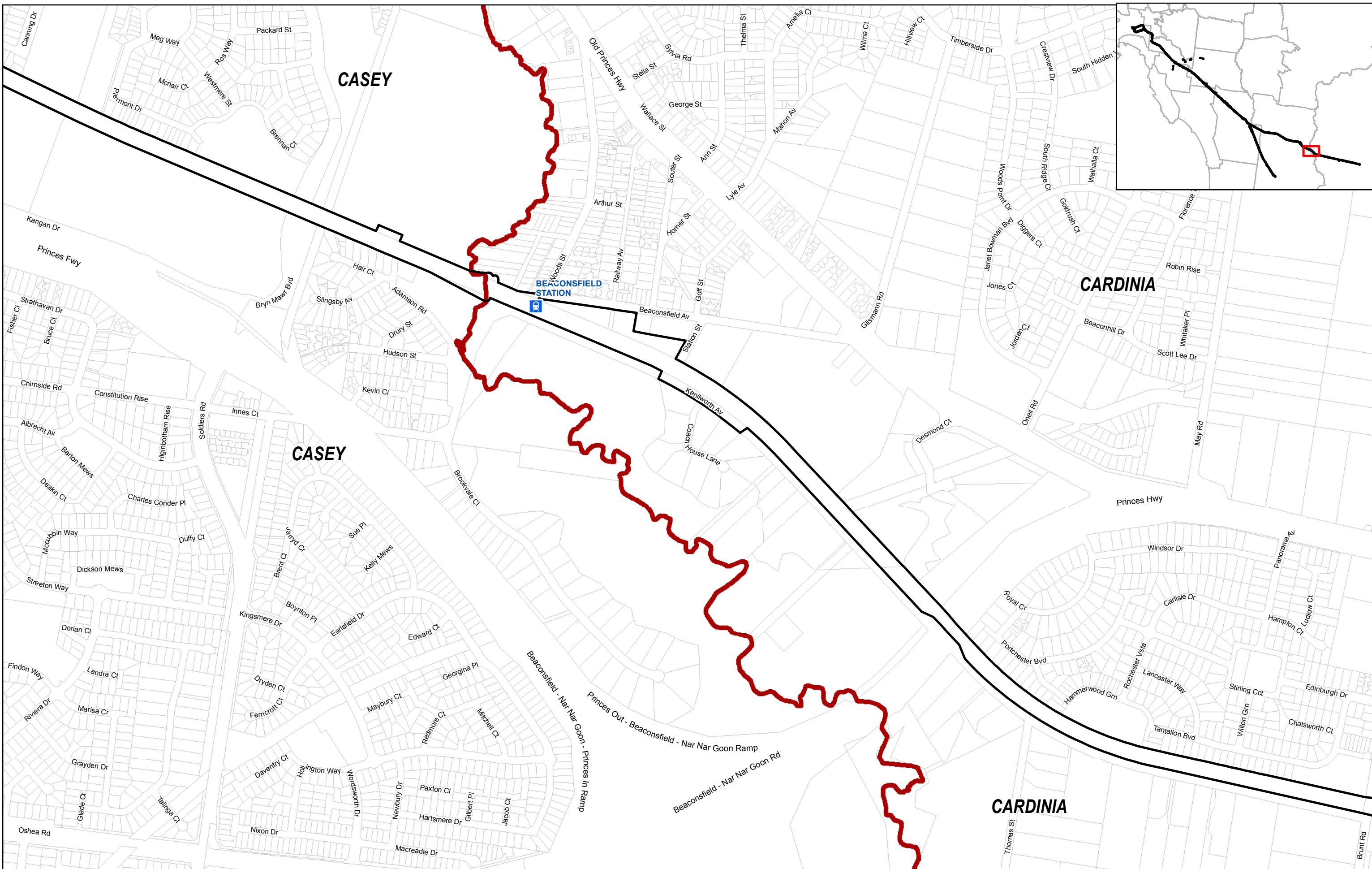
LEGEND	
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Sheet 17 of 26 Date: 06/04/2016

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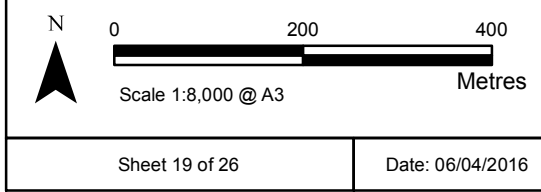
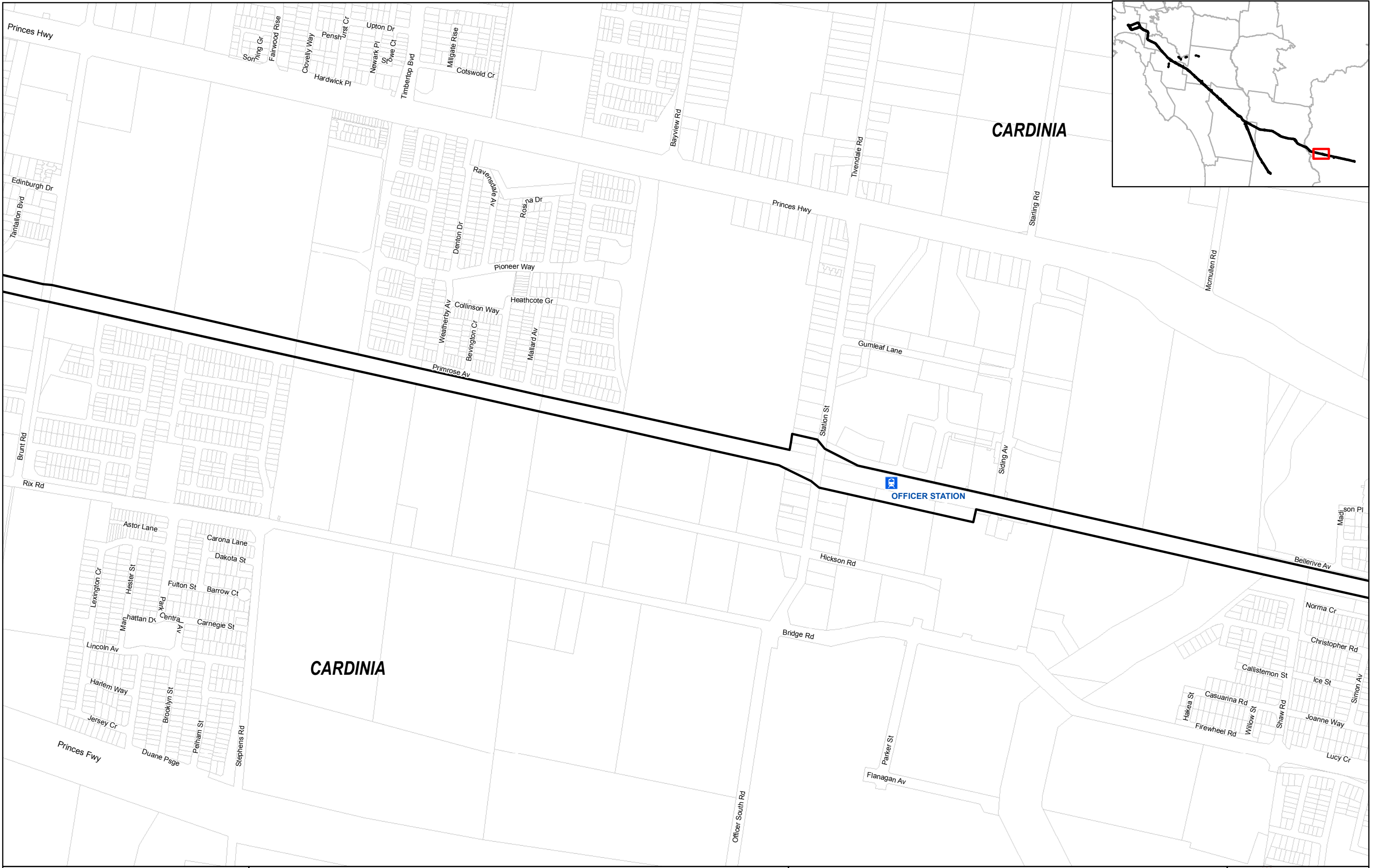


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CAULFIELD DANDENONG RAIL UPGRADE - PROJECT AREA



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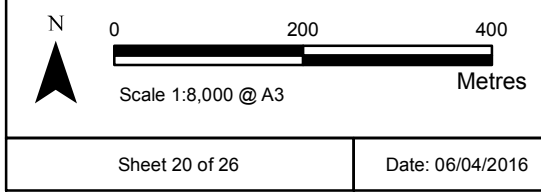


LEGEND	
	Railway station
	Cadastre
	Project Area
	Railway Reserve (tunnel or viaduct)
	LGA Boundary

**CAULFIELD DANDENONG RAIL
UPGRADE - PROJECT AREA**

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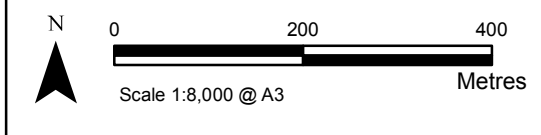
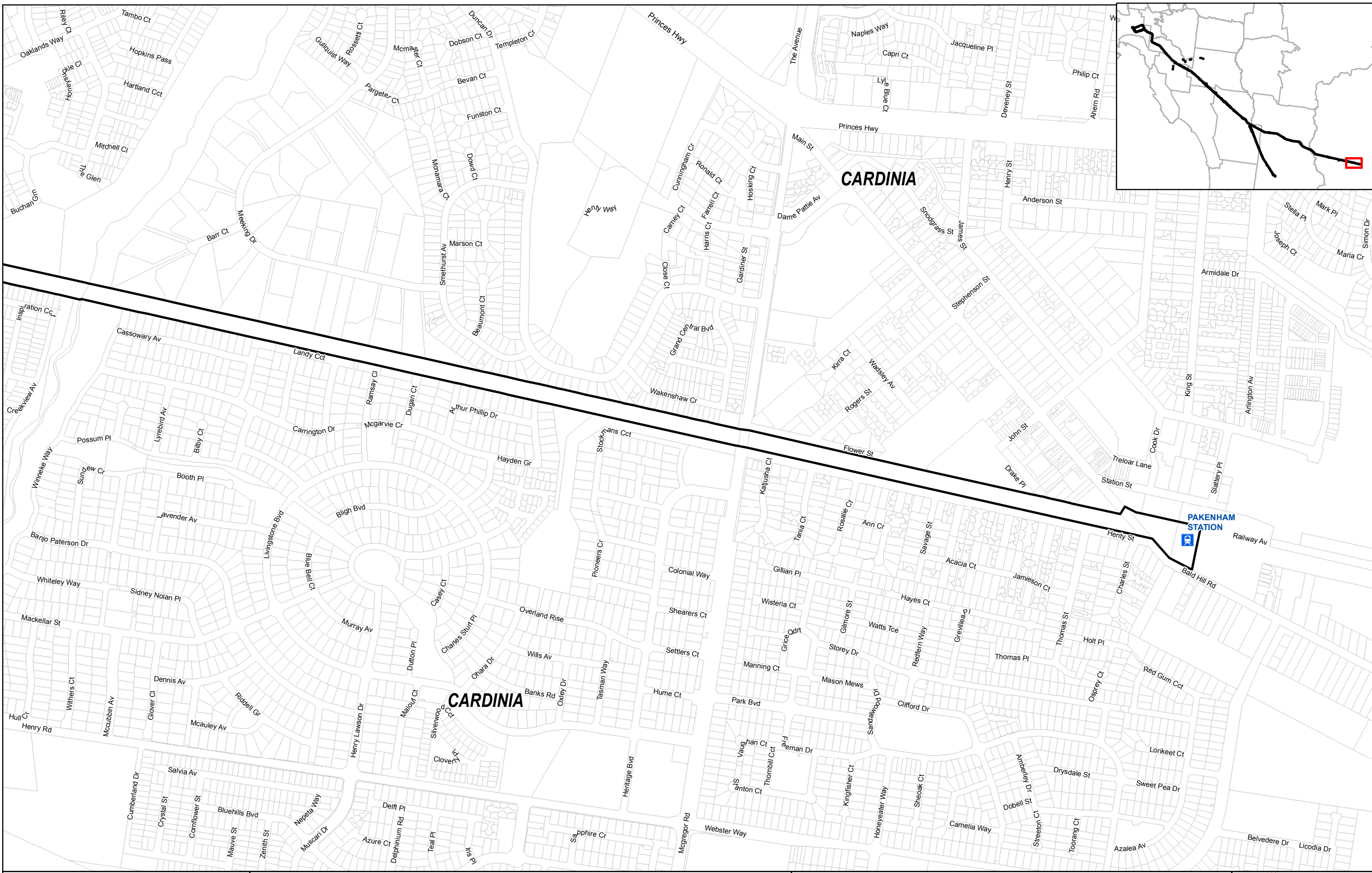


LEGEND	
	Railway station
	Project Area
	LGA Boundary
	Cadastral
	Railway Reserve (tunnel or viaduct)

**CAULFIELD DANDENONG RAIL
UPGRADE - PROJECT AREA**

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LEGEND

	Railway station		Cadastre
	Project Area		Railway Reserve (tunnel or viaduct)
	LGA Boundary		

Sheet 21 of 26 Date: 06/04/2016

CAULFIELD DANDENONG RAIL UPGRADE - PROJECT AREA

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0 200 400

 Scale 1:8,000 @ A3

 Metres

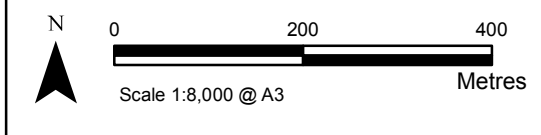
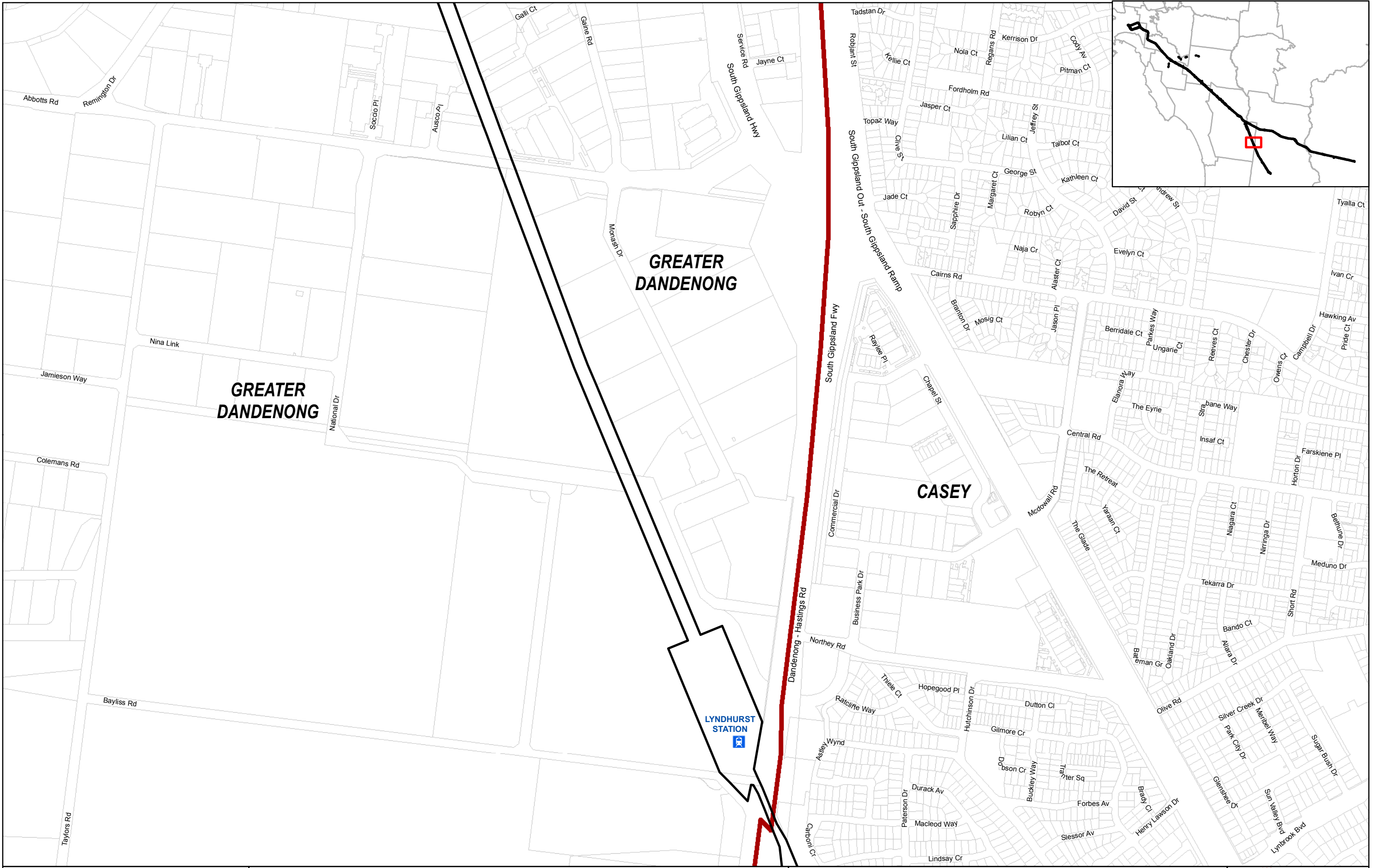
LEGEND

- Railway station
- Cadastre
- Project Area
- Railway Reserve (tunnel or viaduct)
- LGA Boundary

**CAULFIELD DANDENONG RAIL
 UPGRADE - PROJECT AREA**

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LEGEND	
	Railway station
	Project Area
	LGA Boundary
	Cadastral
	Railway Reserve (tunnel or viaduct)

CAULFIELD DANDENONG RAIL UPGRADE - PROJECT AREA

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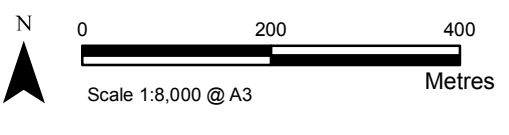




**GREATER
DANDENONG**

CASEY

**LYNBROOK
STATION**



LEGEND

	Railway station		Cadastral
	Project Area		Railway Reserve (tunnel or viaduct)
	LGA Boundary		

**CAULFIELD DANDENONG RAIL
UPGRADE - PROJECT AREA**



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N






0 200 400
Metres

Scale 1:8,000 @ A3

Sheet 25 of 26

Date: 06/04/2016

LEGEND

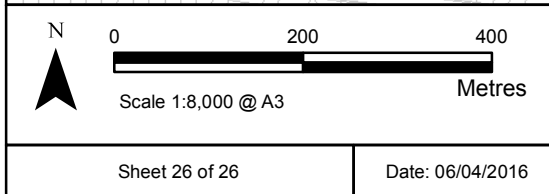
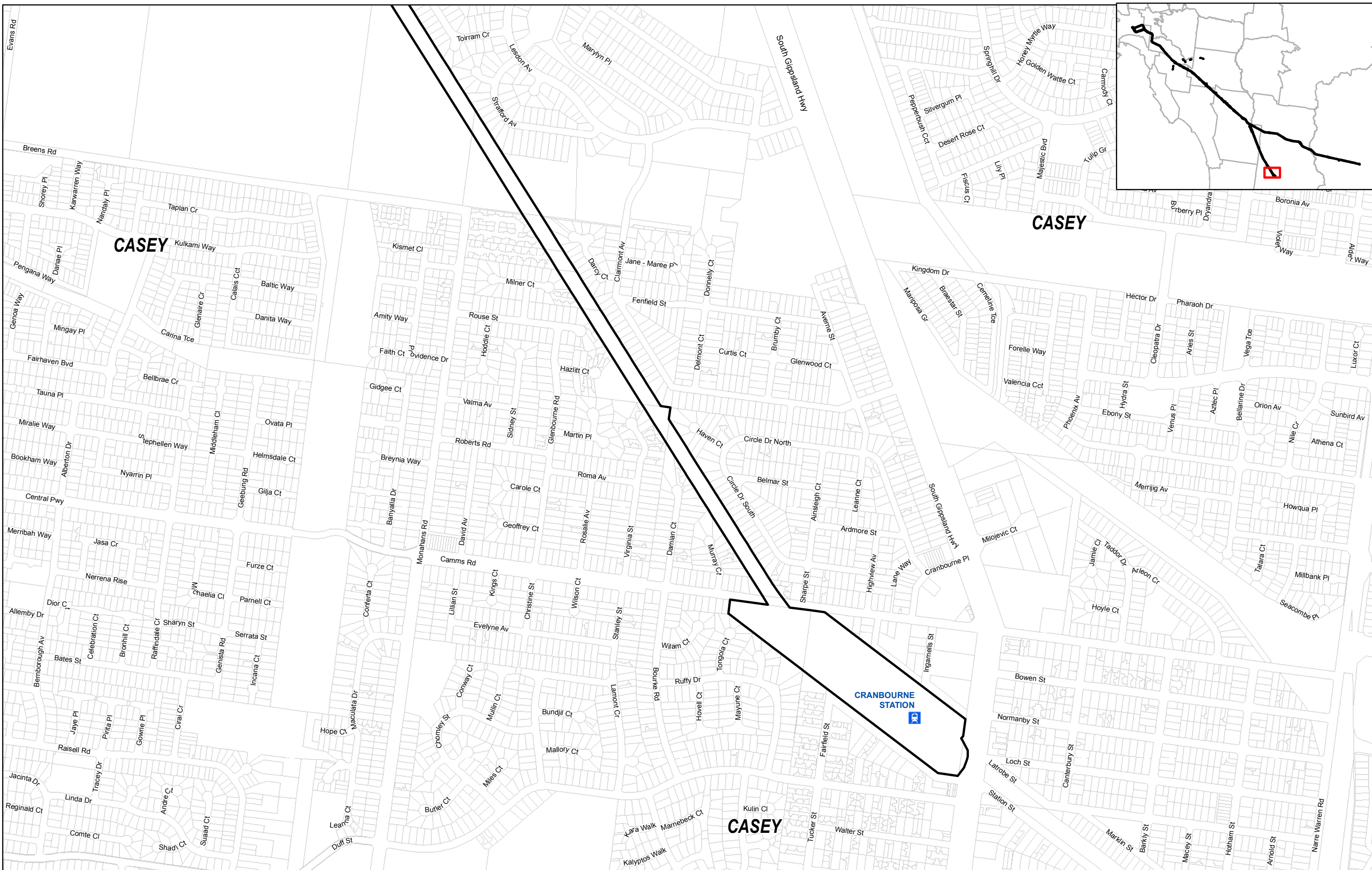
-  Railway station
-  Cadastre
-  Project Area
-  Railway Reserve (tunnel or viaduct)
-  LGA Boundary

**CAULFIELD DANDENONG RAIL
UPGRADE - PROJECT AREA**

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**LEVEL
CROSSING
REMOVAL**
AUTHORITY



LEGEND	
	Railway station
	Project Area
	LGA Boundary
	Cadastral
	Railway Reserve (tunnel or viaduct)

**CAULFIELD DANDENONG RAIL
UPGRADE - PROJECT AREA**

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