

# Pakenham East Train Maintenance Depot Incorporated Document

March 2016

Incorporated document pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*

## 1. INTRODUCTION

This document is an incorporated document in the Cardinia Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

The land identified in this document may be used and developed in accordance with the control in this document.

The control in this document prevails over any contrary or inconsistent provisions in the Cardinia Planning Scheme.

## 2. PURPOSE

The purpose of this document is to allow the use and development of land for the purposes of the Pakenham East Train Maintenance Depot (the Depot), a railway, and associated upgrades to the local road and rail network (together, 'the Project').

## 3. LAND

The control in this document applies to the land required for the Project as shown at Attachment 1 of this document.

The use and development of the land for the Project will be undertaken in two distinct project areas:

- The land coloured 'blue' is identified as the 'depot area'.
- The land coloured 'red' is identified as the 'associated works area'.

## 4. CONTROL

Despite any provision to the contrary or any inconsistent provision in the Cardinia Planning Scheme, no planning permit is required for, and no planning provision in the Cardinia Planning Scheme operates to prohibit or restrict, the use or development of the land described in Clause 3 for the construction and operation of the Project.

### Depot Area and Associated Works Area

The Project includes, but is not limited to, the following use and development within both the project areas:

- A railway including, but not limited to, railway tracks and associated signalling, communications and electrical infrastructure to extend electrification of the main line track between Pakenham and the depot, and within the depot area.

Ancillary activities including, but not limited to:

- Establishing and using lay down areas for construction purposes.
- Road works, including resurfacing, road widening and other road works to Oakview Lane, widening of Bald Hill Road between Princes Freeway (Pakenham Bypass) and Oakview Lane, and an upgrade of the Bald Hill Road – Oakview Lane intersection.
- Constructing and using permanent and temporary access roads and vehicle parking, loading and unloading areas, access paths and pedestrian walkways.
- Reducing car parking requirements and waiving loading/unloading bay requirements.
- Constructing and carrying out works to create bunds, mounds, culverts and landscaping, excavate land and salvage artefacts.
- Displaying direction, construction and business identification signs.

- Removing, destroying and lopping vegetation.
- Demolishing buildings, structures and works.
- Earthworks and associated structures, cuttings and fill, and kerbs and channel.
- Constructing and using temporary site workshops and storage, administration and amenities buildings.
- Constructing fences, temporary site barriers and site security.
- Constructing or carrying out works to install, alter or relocate drainage, utilities and services.
- Constructing and using power substations.
- Subdividing land (subject to the condition at Clause 5.11 of this document), consolidating land and creating, varying and removing easements resulting from works required for the Project.

### Depot Area

The Project includes, but is not limited to, the following use and development within the depot area:

- A train maintenance depot including, but not limited to:
  - Train design, commissioning, construction, assembly, manufacturing maintenance, repair, modification, disassembly and decommissioning activities.
  - Stabling and holding facilities and railway tracks.
  - Buildings and facilities, including a control centre, driver's amenity and operations, and training facilities, train wash areas, bio-pit and wheel lathe.
  - Other associated track works and facilities.

## **5. CONDITIONS**

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

### Development Plan

- 5.1 Prior to the commencement of works, a development plan for the Project must be prepared to the satisfaction of the Minister for Planning. The plan must be prepared in consultation with Cardinia Shire Council and include:
- a. The layout of the depot area and associated works area, including details of any staging if relevant.
  - b. Building elevations, including advertising signs, colours and materials. The colour palate must comprise muted tones.
  - c. Site levels.
  - d. Measures to manage and minimise off-site amenity effects, including lighting location details and demonstrated minimisation of light spill.
  - e. Landscaping details, including a planting schedule.
  - f. A subdivision plan (as required).

### Environmental Management Strategy

- 5.2 Prior to the commencement of works, 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 and include:
- a. A summary of key construction methodologies.
  - b. Measures to minimise and manage environmental and amenity effects during construction of the Project in relation to:
    - vegetation

- fauna
  - erosion, sedimentation and water quality
  - groundwater quality
  - contaminated land
  - weed dispersal
  - site reinstatement
  - hazardous substances
  - waste
  - mud and dirt on roads
  - noise
  - air quality
  - vibration
  - light spill
  - heritage
  - sustainability
  - traffic and transport management
- c. A summary of community and stakeholder consultation processes to inform and engage with council, residents and other stakeholders during construction of the Project.
- d. A summary of performance monitoring and reporting processes to ensure environmental and amenity impacts are minimised and managed during construction of the Project.

#### Native Vegetation

- 5.3 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).
- 5.4 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).

#### Traffic Management Strategy

- 5.6 Prior to the commencement of works, a Traffic Management Strategy must be prepared to the satisfaction of the Minister for Planning. The Traffic Management Strategy must address construction and operational traffic and be prepared in consultation with the relevant roads authority, Public Transport Victoria and Cardinia Shire Council.

#### Floodplain Management

- 5.7 Buildings and works on land in the depot area or associated works area that is affected by the Land Subject to Inundation Overlay or Floodway Overlay must be undertaken to the satisfaction of the relevant floodplain management authority.

#### Other Conditions

- 5.8 Unless otherwise stated, the plans and other matters listed in Clause 5 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 document must be approved before commencement of works for that component or stage.

- 5.9 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 document is satisfactory or whether to consent to an amendment to a plan or document, the Minister for Planning or relevant approving authority may seek the views of council or any other relevant authority.
- 5.10 The use and development of land in the project areas must be undertaken generally in accordance with all approved plans and documents.
- 5.11 The subdivision of any 'green wedge land' (as defined in the *Planning and Environment Act 1987*) in the project areas into more lots or into smaller lots than otherwise allowed under the Cardinia Planning Scheme is not permitted.

## 6. PREPARATORY WORKS

The following works may commence before the plans and other matters listed in Clause 5 are approved:

- Preparatory works for the Project including, but not limited to:
  - Works, including vegetation removal, not usually requiring a planning permit under the provisions of the Cardinia Planning Scheme.
  - Investigating, testing and preparatory works to determine the suitability of land.
  - Site access and creation of construction access points.
  - Site establishment works including temporary site fencing, site offices and laydown areas.
  - Construction, protection, modification, removal or relocation of utility services.
  - Rail corridor enabling works including piling and relocation of signalling and overheads.
  - Establishment of environment and traffic controls.
  - Demolition to the minimum extent necessary.
- 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).

## 7. EXPIRY

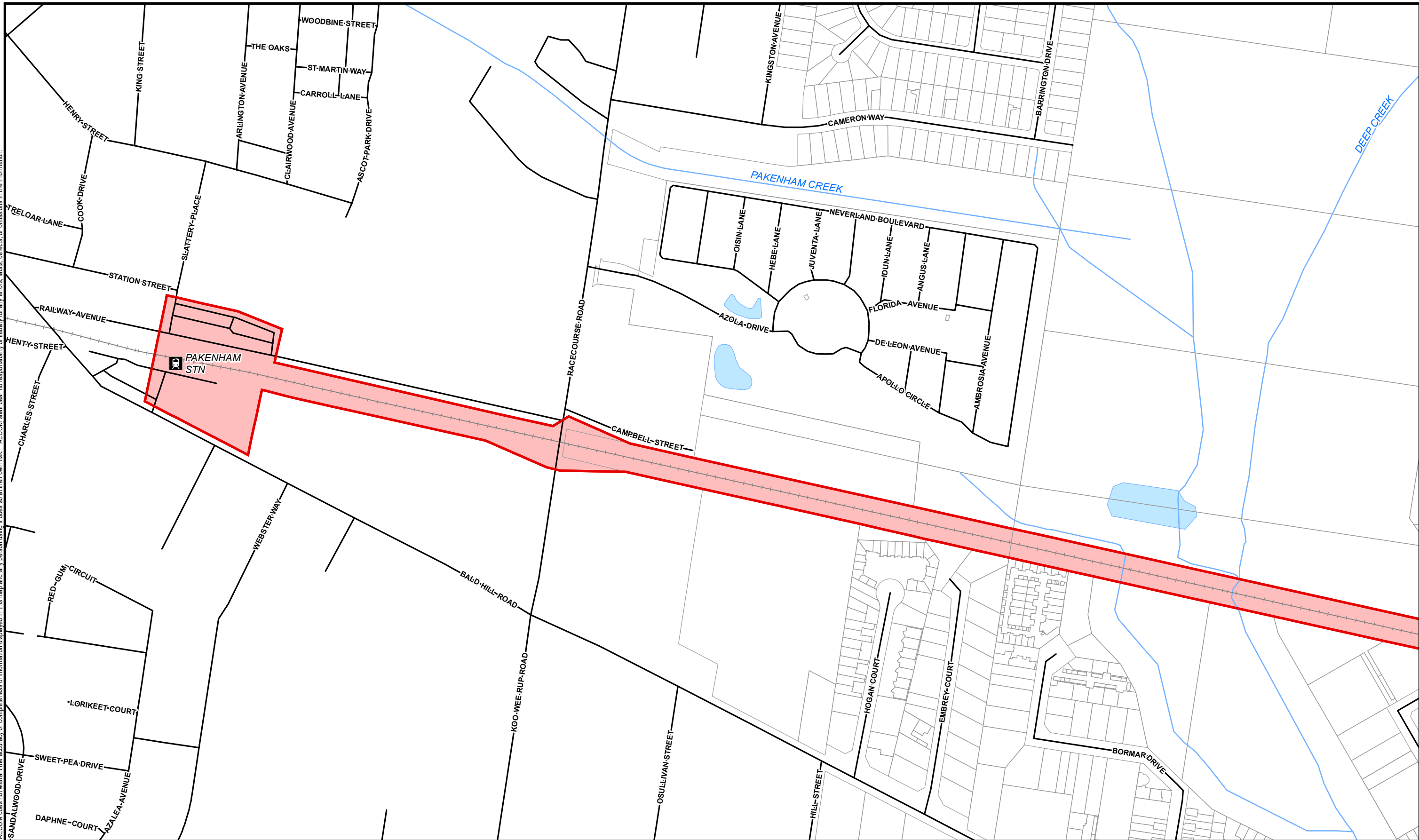
The control in this document expires if any of the following circumstances applies:

- The development allowed by the control is not started by 31 December 2018.
- The development allowed by the control is not completed by 31 December 2030.
- The use allowed by the control is not started by 31 December 2030.

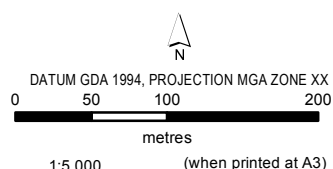
The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within three months afterwards.

**ATTACHMENT 1    PAKENHAM EAST TRAIN MAINTENANCE DEPOT PROJECT AREAS**

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- Railway Station
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  - Rail
  - Watercourse
  - Cadastre
  - Depot infrastructure
  - Associated connecting works

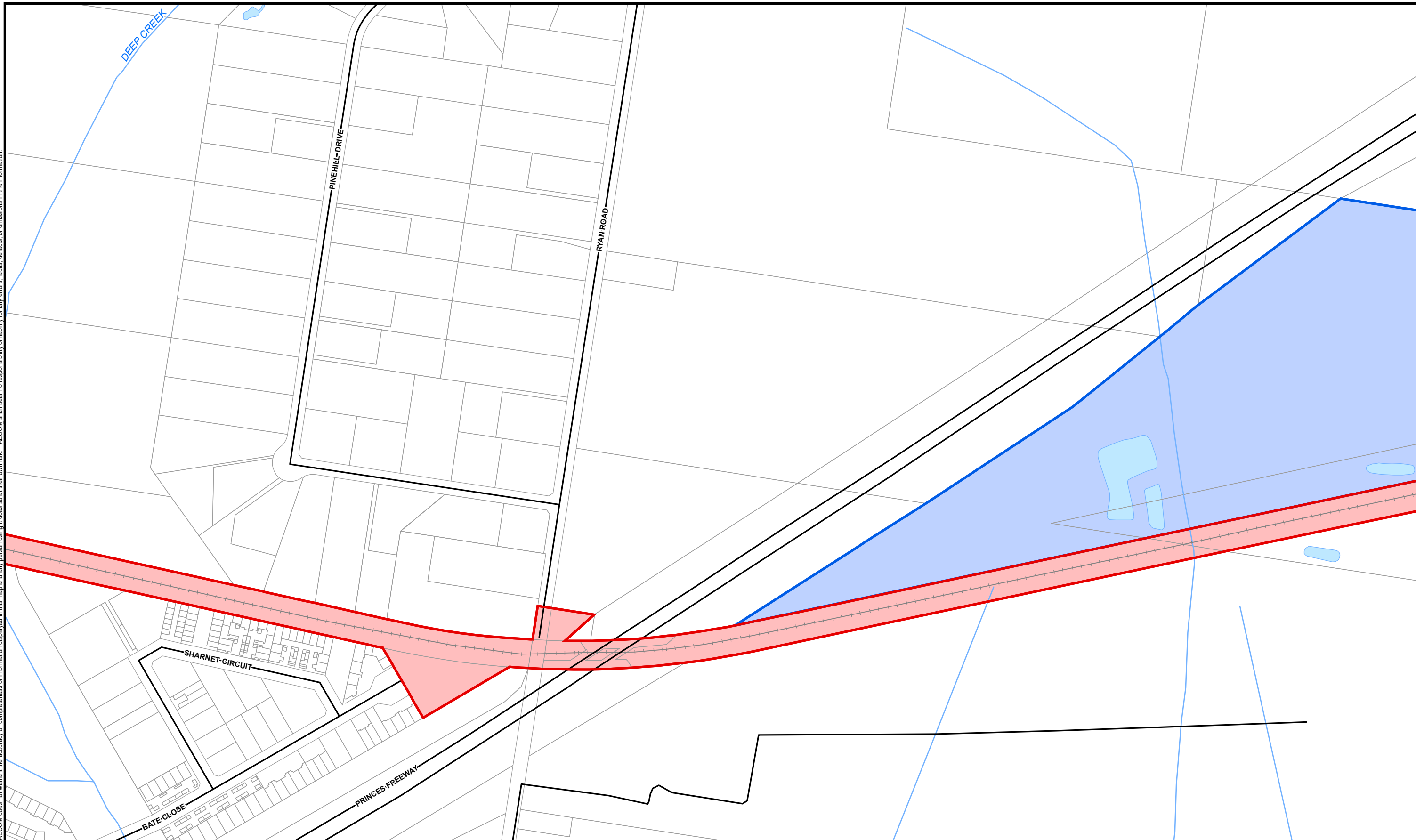


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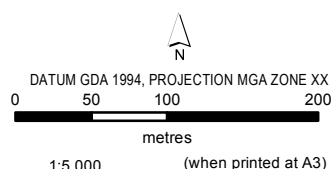
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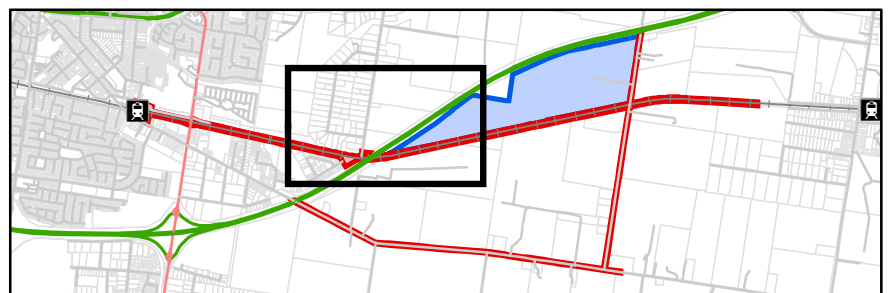
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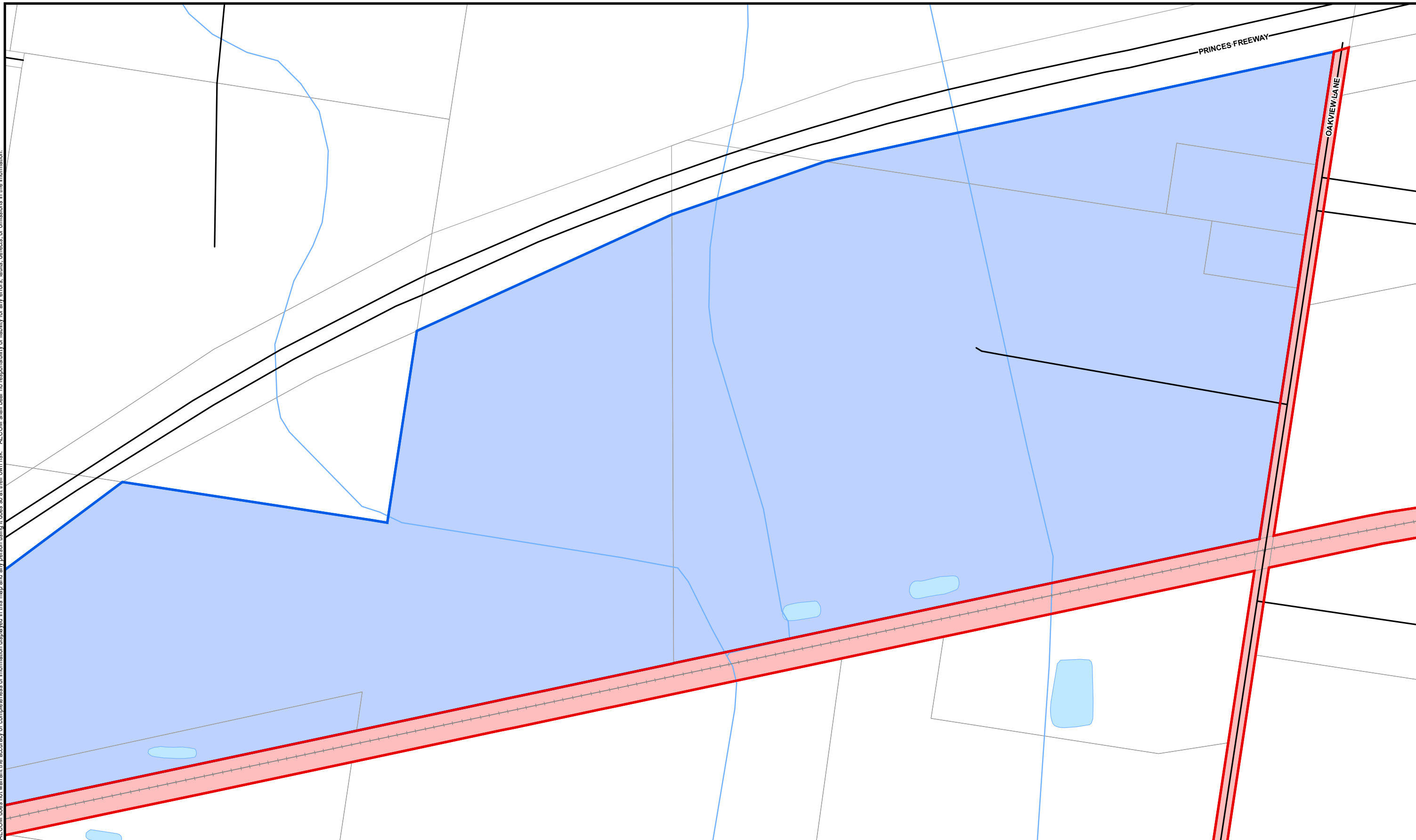
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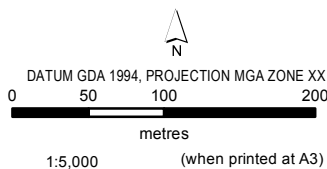
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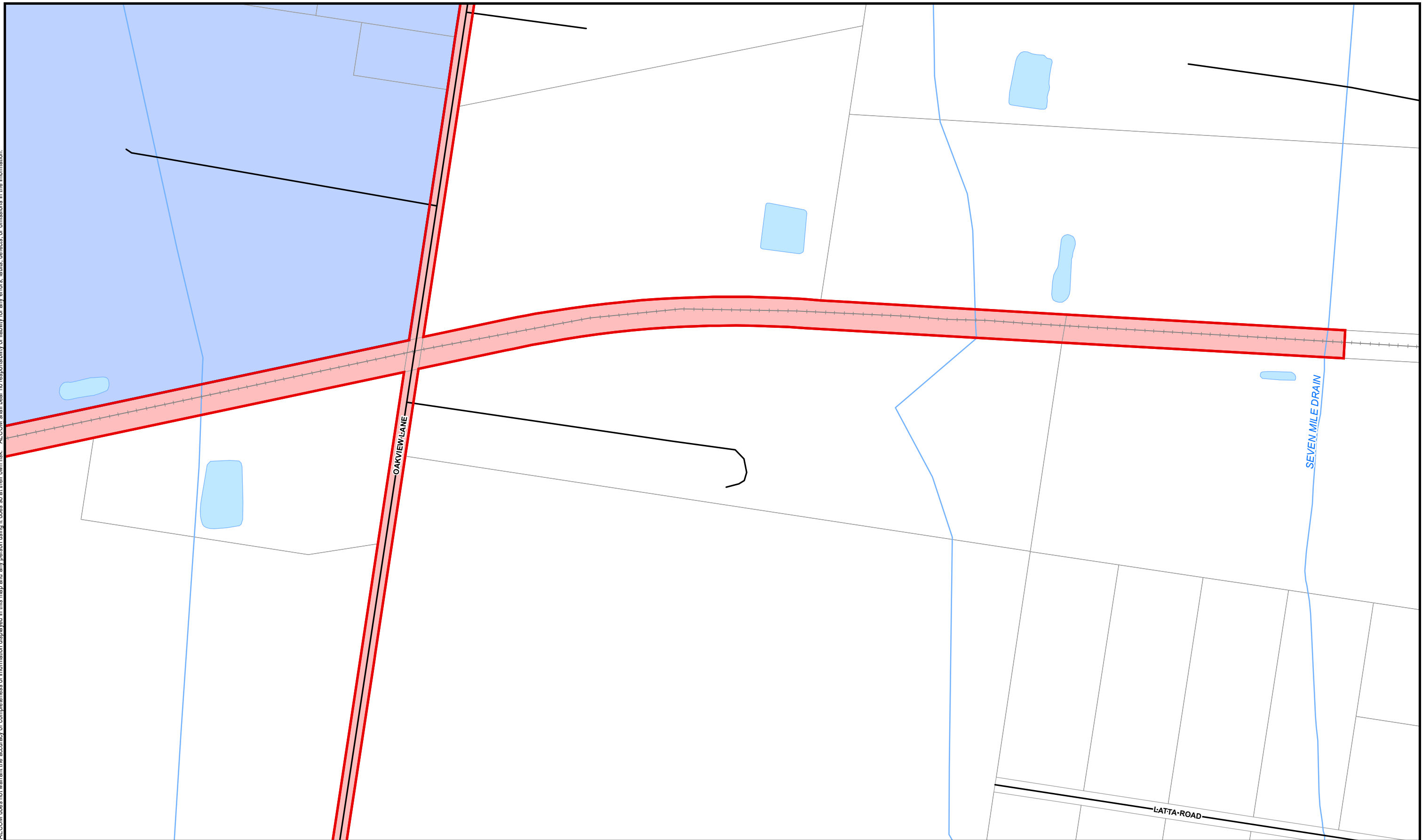
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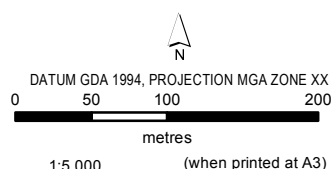
Plan

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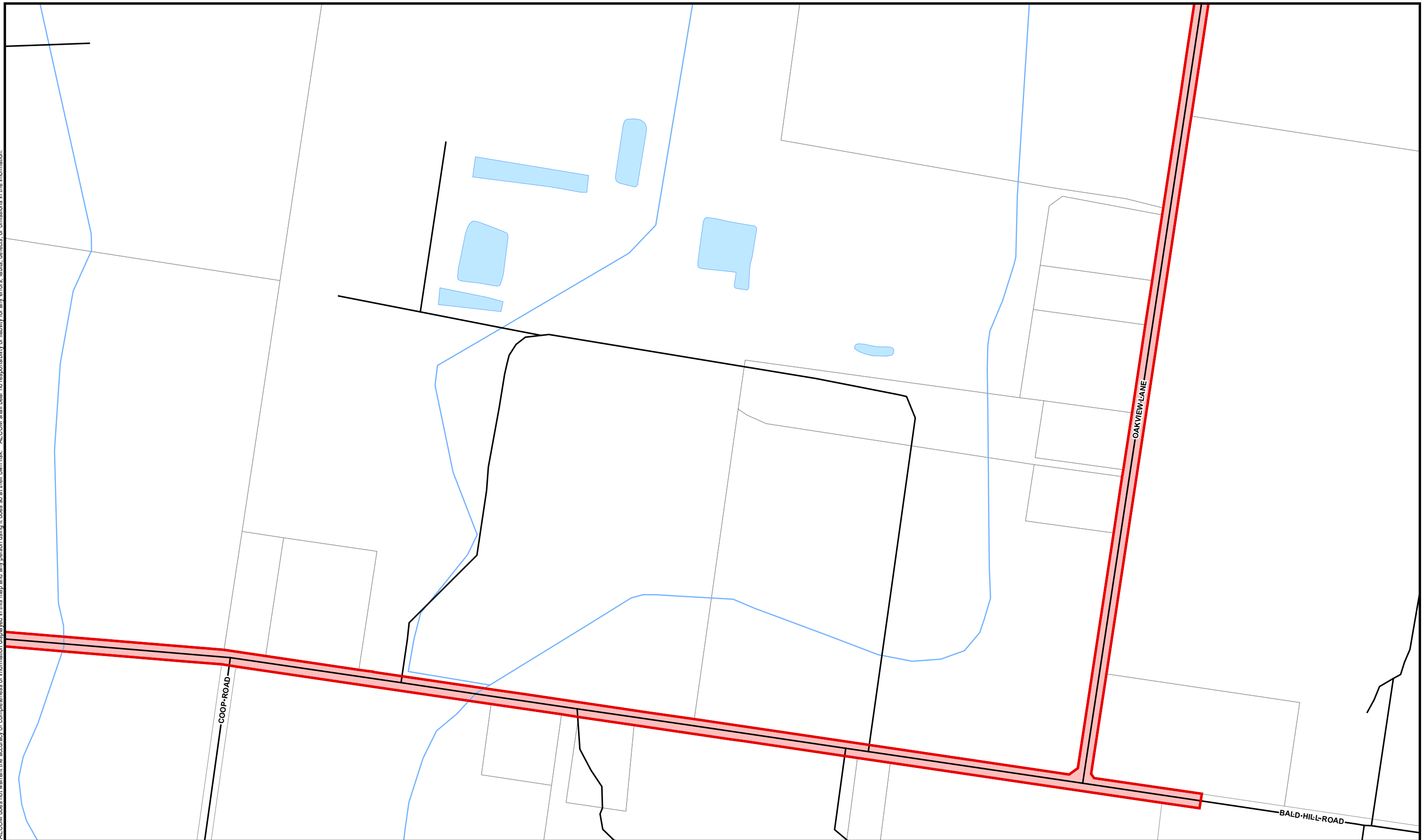


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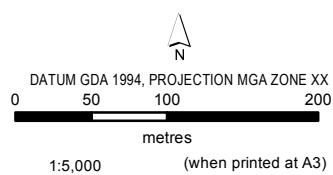
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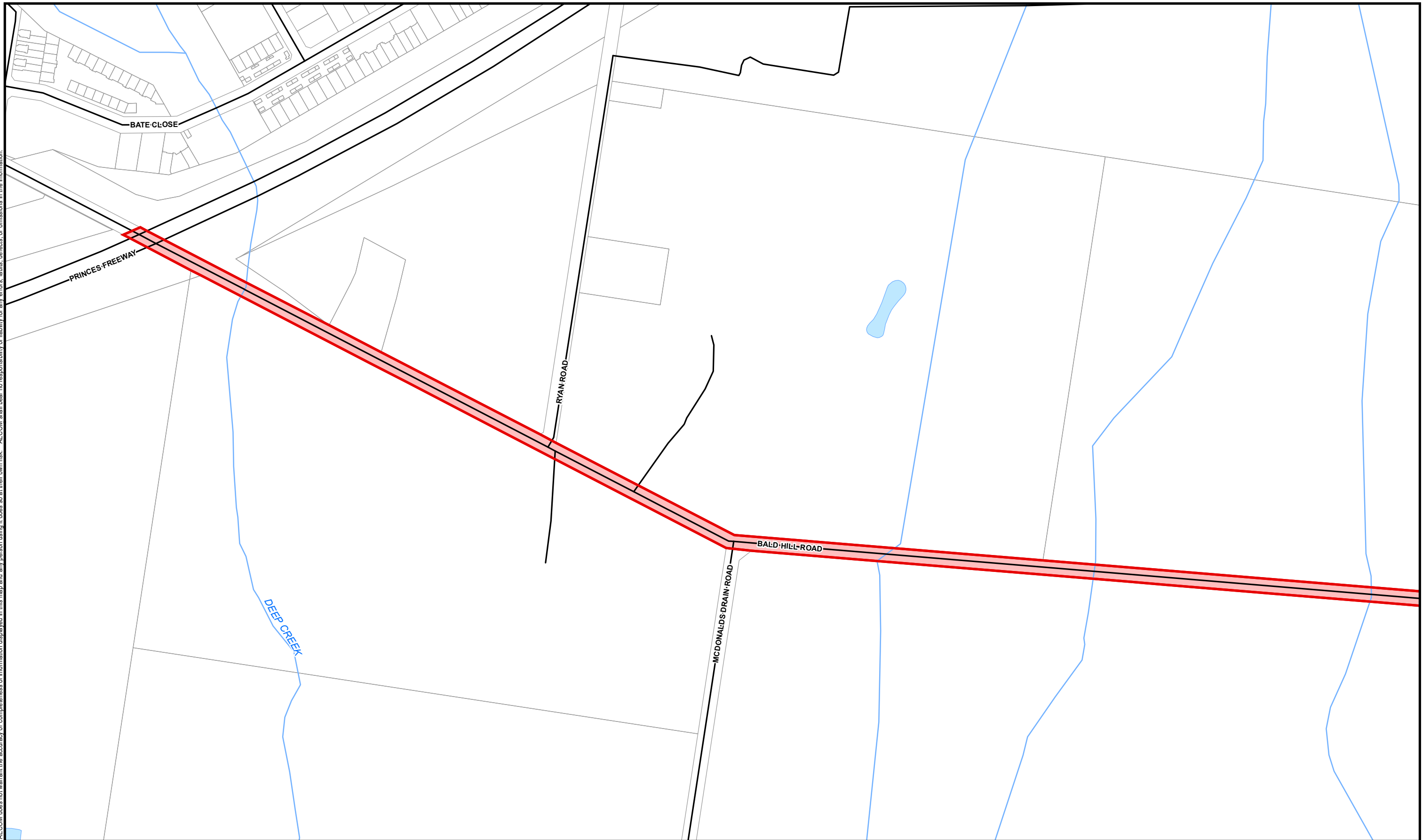


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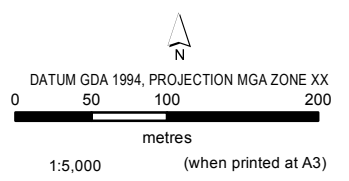
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