

Hurstbridge Rail Line Upgrade 2017

Incorporated Document

January 2017

1.0 INTRODUCTION

This document is an incorporated document in the Banyule, Darebin, Nillumbik, Whittlesea and 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 Hurstbridge Rail Line Upgrade 2017 (the project).

The project includes:

- a) The removal of two (2) level crossings on the Hurstbridge line at:
 - Grange Road, Alphington
 - Lower Plenty Road, Rosanna
- b) Duplication of the single track railway between Heidelberg Railway Station and St James Road, Rosanna.
- c) Redevelopment of the railway station at Rosanna.
- d) New electrical substations and rail power upgrades at Fairfield, Eaglemont, Macleod and between Eltham and Diamond Creek railway stations on the Hurstbridge line, and between Croxton and Bell railway stations on the South Morang line.
- e) Temporary public transport facilities in proximity to Keon Park, Watsonia and Clifton Hill railway stations.
- f) Road and railway works and associated infrastructure, including (but not limited to) pedestrian access, shared use paths, landscaping, temporary public transport infrastructure and facilities, services relocation, overhead infrastructure, communications and signalling infrastructure, upgrades to power infrastructure, car parking, and engineering or foundation works required to enable transit oriented development.

3.0 LAND

The control in Clause 4.0 of 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, control or restrict the use or development of land 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 public transport infrastructure and facilities.

- Railway stations, including the selling of food, drink and other convenience goods and services, and modifications to existing railway stations.
- Power upgrades, including new and upgraded substations and tie stations and overhead infrastructure.
- Creating or altering access to roads, including roads in Road Zone Category 1 or Road Zone Category 2.
- Car parking and bicycle facilities.
- Buildings and works associated with the construction of pedestrian access, shared user paths and watercourse crossings.
- 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, staff car parking, 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.
 - Combined Services Routes, cabling and signalling upgrades and modifications.
 - Constructing and using temporary access roads, diversion roads and vehicle parking areas, loading and unloading areas, access paths and pedestrian walkways.
 - Constructing or carrying out works to create or alter roads, car parking areas, bunds, mounds, landscaping, excavate land, salvage artefacts and alter drainage.
 - Earthworks including cutting, stockpiling and spoil removal, and formation of drainage works.
 - Constructing fences, temporary site barriers and site security.
 - Subdividing and consolidating land.
 - Displaying construction, directional and business identification signs.

4.2. CONDITIONS

The use and development 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 the Banyule City Council, Darebin City Council, Nillumbik Shire Council, Whittlesea 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 inquiries 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.

Rosanna Park

- 4.2.2. Prior to the commencement of any works within Rosanna Park, a design statement which outlines measures to mitigate impacts on Rosanna Park must be prepared to the satisfaction of the Minister for Planning. The design statement must include an assessment of the nature and extent of proposed works within the park including any tree removal works, and proposed restoration works or other measures to mitigate impacts on the park.

Native vegetation

- 4.2.3. 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), except as otherwise agreed by the Secretary to DELWP.
- 4.2.4. 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), except as otherwise agreed by the Secretary to DELWP.

Non-native vegetation

- 4.2.5. Where, but for this incorporated document, a planning permit would be required under the planning schemes for the removal of non-native vegetation within a Vegetation Protection Overlay or Environmental Significance Overlay, a report or plan showing the trees to be removed, and measures taken to reduce tree removal and impacts on trees to be retained, must be prepared to the satisfaction of the Minister for Planning.

Heritage management

- 4.2.6. Where, but for this incorporated document, a planning permit would be required under the planning scheme 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.
- 4.2.7. Where, but for this incorporated document, a planning permit would be required under the planning scheme 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.

Substations and tie stations

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

Urban design

4.2.9. Prior to the commencement of construction of any new sections of elevated railway which would change the prevailing grade of the railway and/or the construction or redevelopment of railway stations, a design statement which outlines measures to mitigate the visual impact of the elevated railway and/or redeveloped railway station must be prepared to the satisfaction of the Minister for Planning.

Flood management

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

Creating or altering access to roads

4.2.11. Where, but for this incorporated document, an application to create or alter access to a road in a Road Zone, Category 1 would be referred to the Roads Corporation, the buildings and works must be undertaken to the satisfaction of the Roads Corporation.

Engineering or foundation works to enable future transit oriented development

4.2.12. 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

4.1.1. 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.

4.1.2. 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.

4.1.3. The use and development of land in the project area 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 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 signaling, overhead and associated infrastructure.
 - Establishment of environment and traffic controls, including designated 'no-go' zones.
 - Demolition to the minimum extent necessary to enable preparatory works.
 - Establishment of temporary car parking.
 - Salvaging and relocating of artefacts and other preparatory works required to be undertaken in accordance with an approved cultural heritage management plan prepared for the project under the Aboriginal Heritage Act 2006.
- 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.

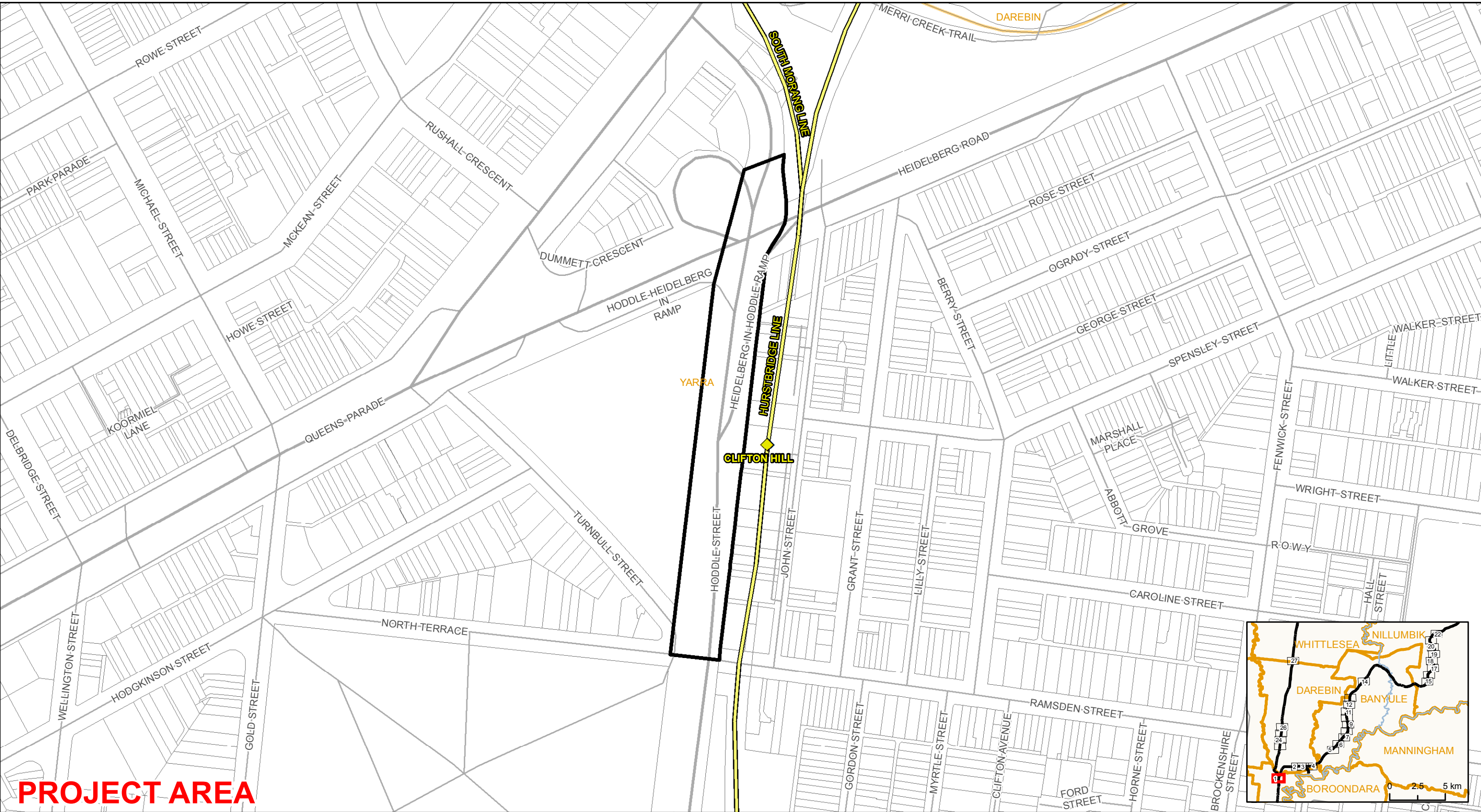
5.0 EXPIRY

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

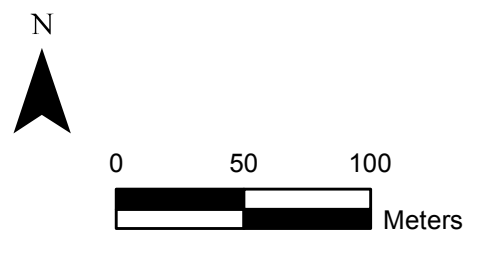
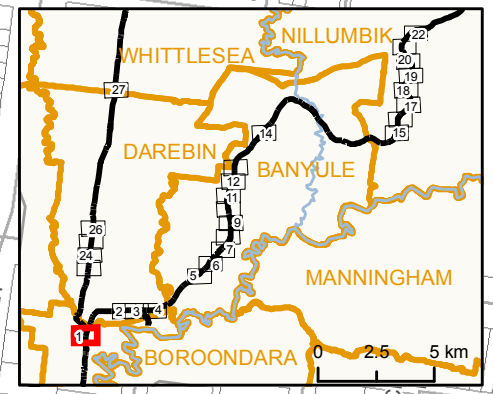
- The development allowed by the control is not started by 31 December 2018.
- The development allowed by the control is not completed by 31 December 2023.





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



PROJECT AREA



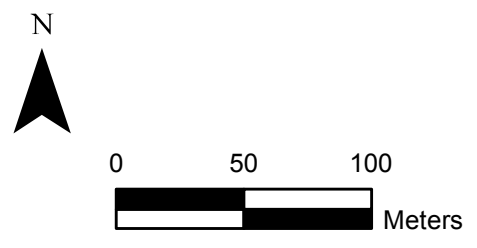
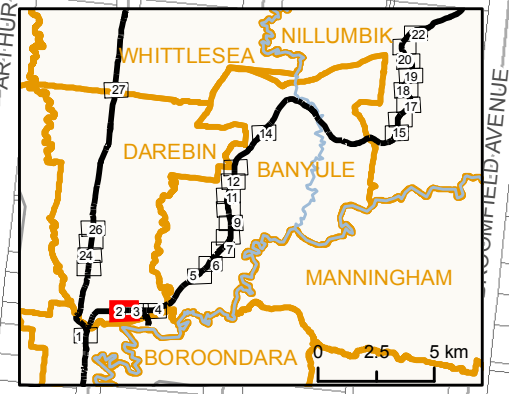
- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries





HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA YARRA : FIGURE 1





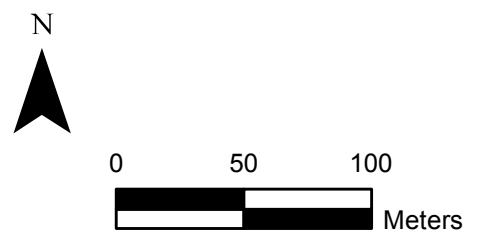
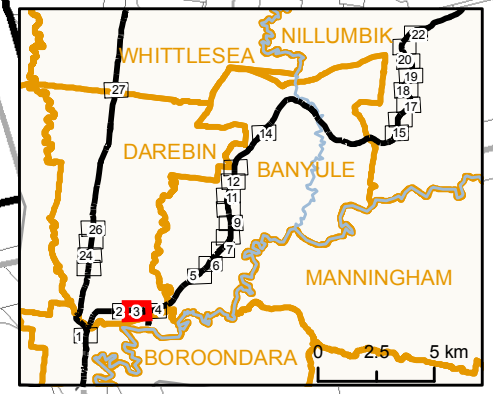
PROJECT AREA







- Legend**
-  Rail Stations
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HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA DAREBIN : FIGURE 2

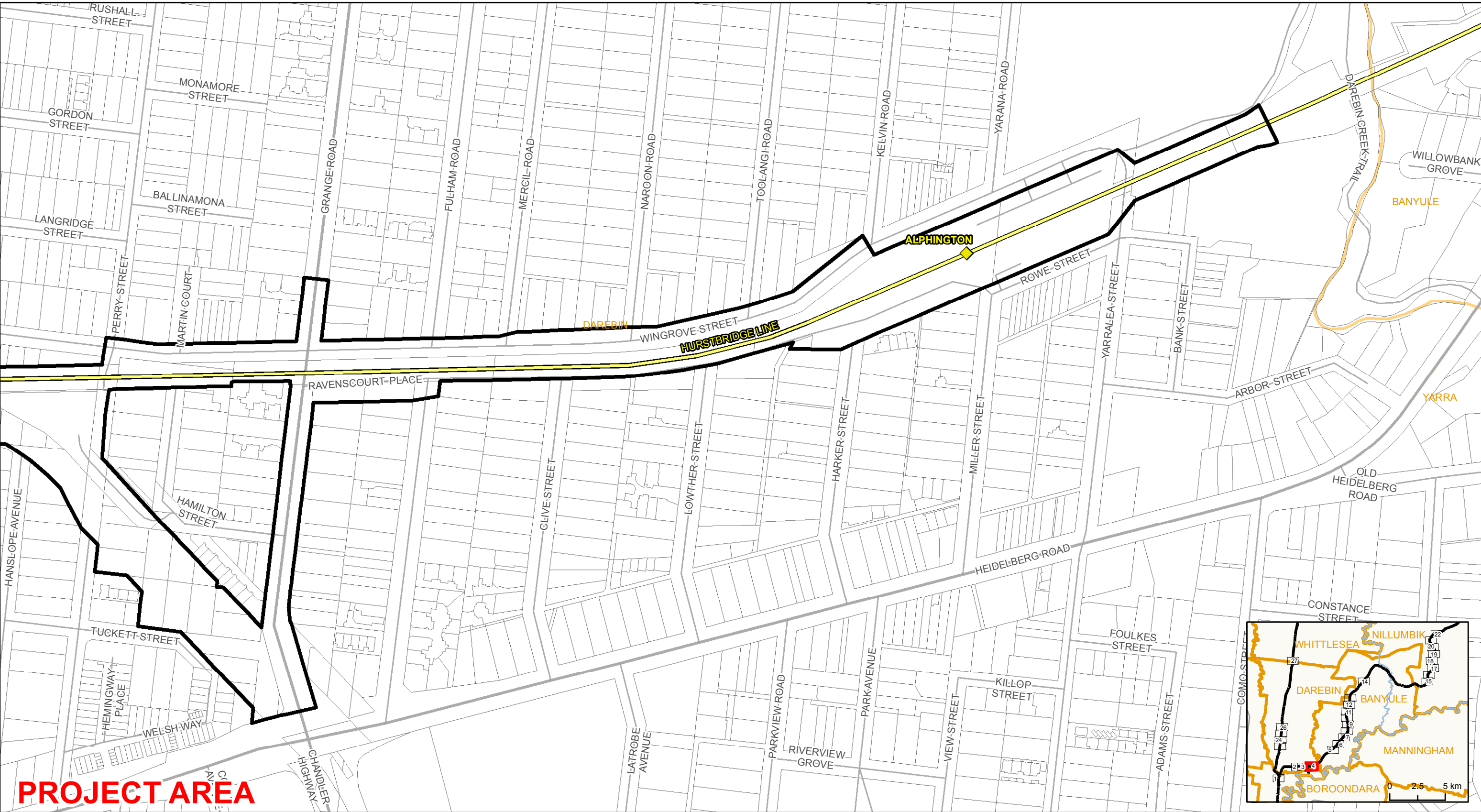




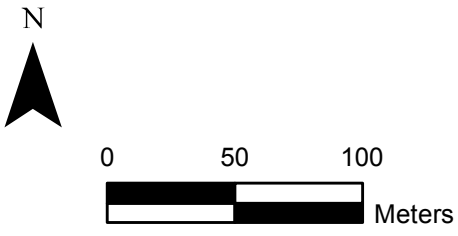
- Legend**
-  Rail Stations
 -  Rail Line
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HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA DAREBIN : FIGURE 3









PROJECT AREA



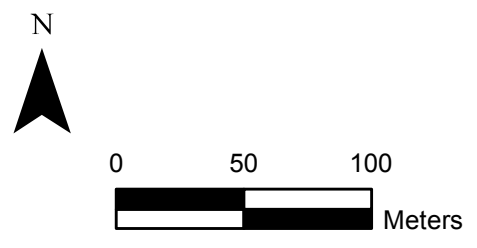
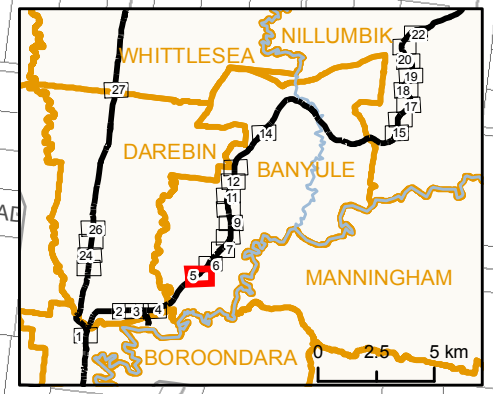
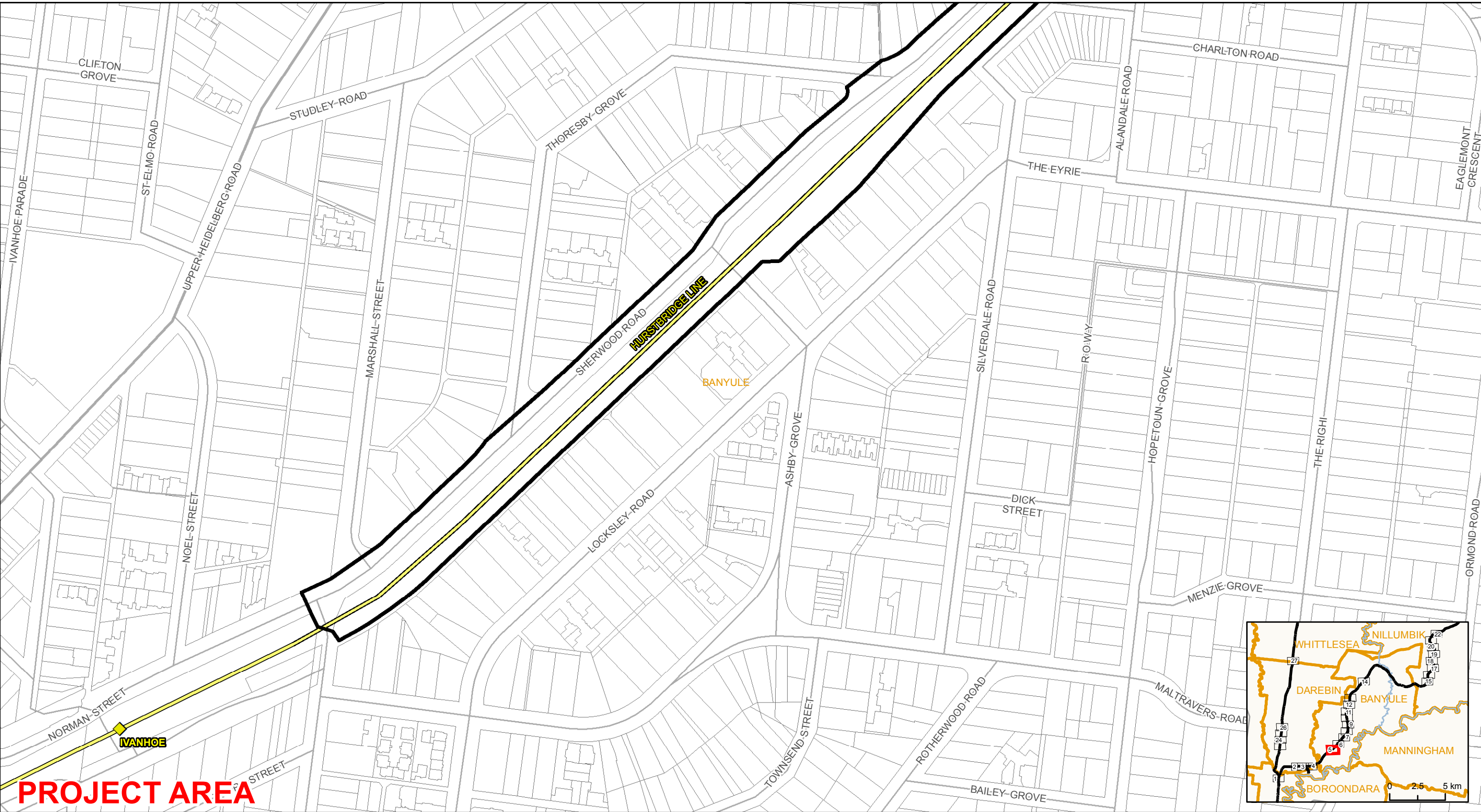
GDA 1994 MGA Zone 55
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- Legend**
-  Rail Stations
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 -  Land Parcel Boundaries

HURSTBRIDGE LINE UPGRADE PROJECT 2017

PROJECT AREA DAREBIN : FIGURE 4

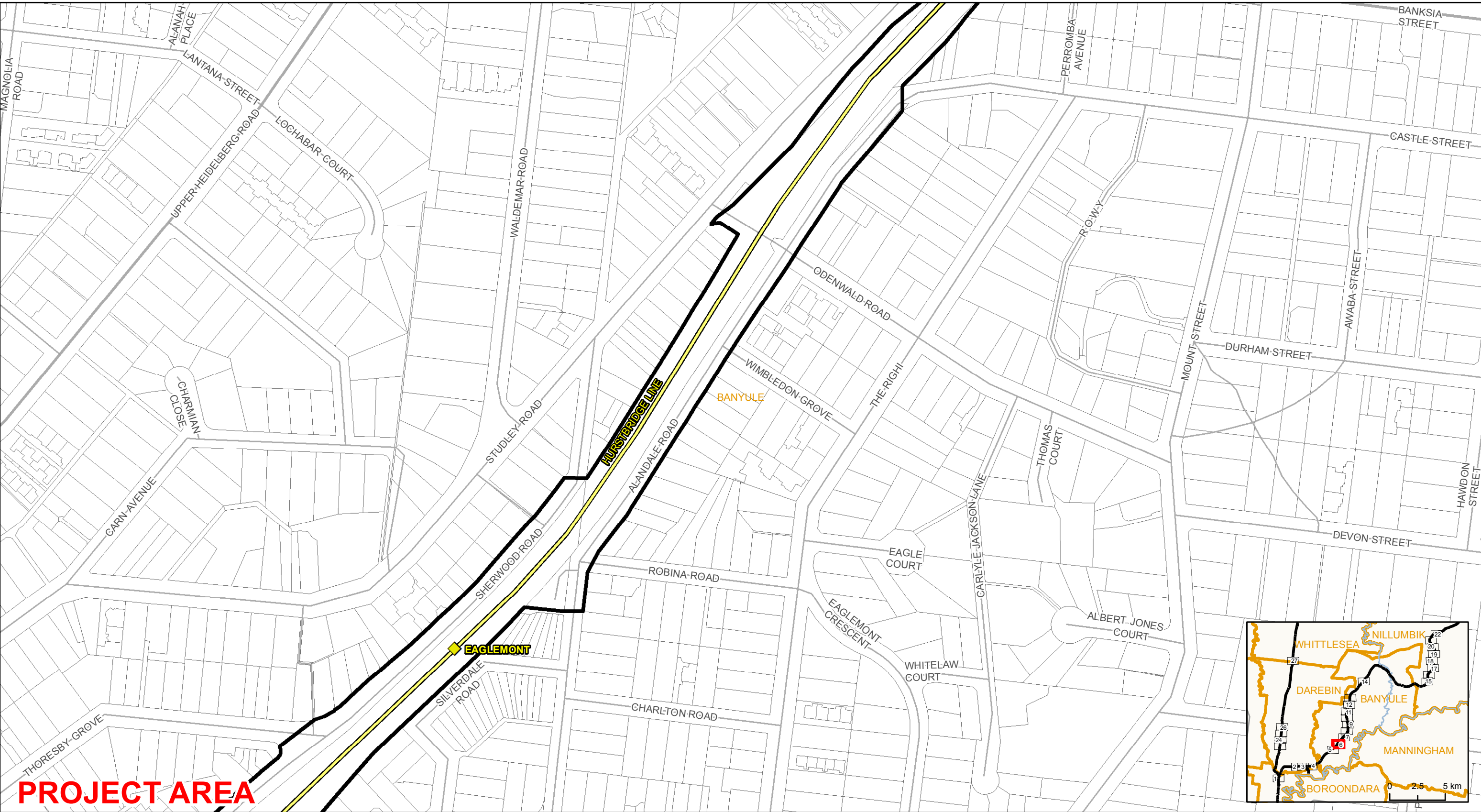




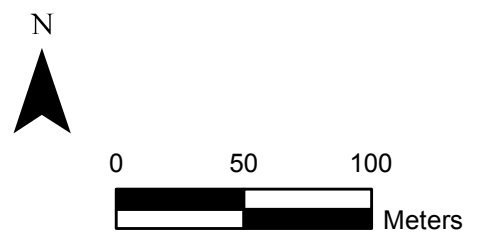
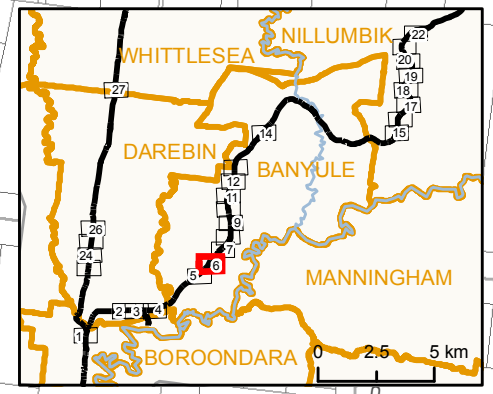
- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries

HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA BANYULE : FIGURE 5





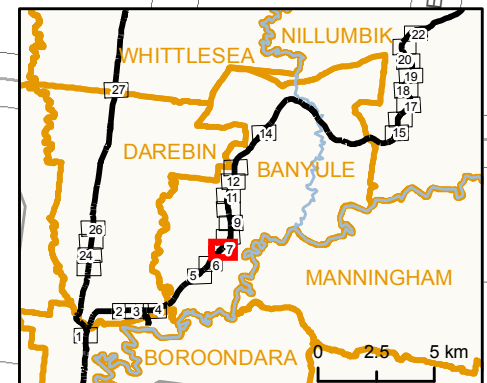
PROJECT AREA



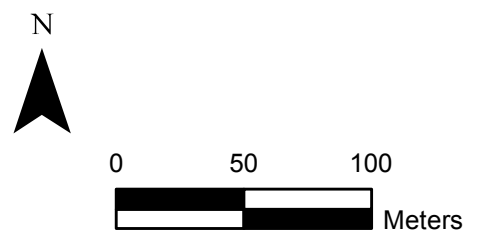
- Legend**
- ◆ Rail Stations
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HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA BANYULE : FIGURE 6





PROJECT AREA



- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries

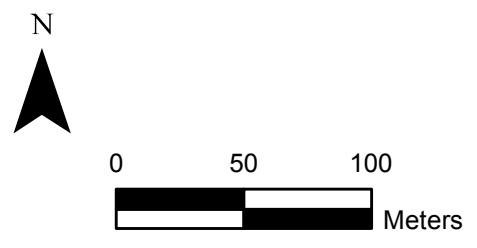
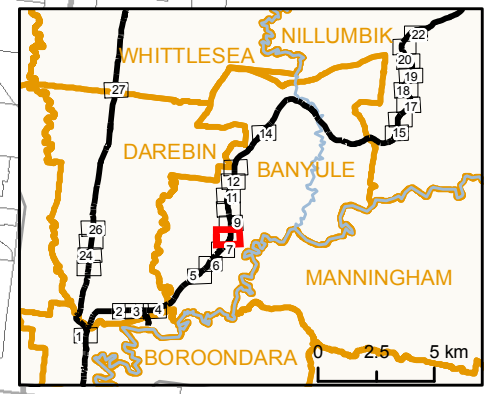
HURSTBRIDGE LINE UPGRADE PROJECT 2017





PROJECT AREA BANYULE : FIGURE 7





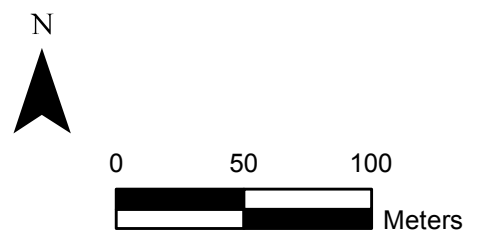
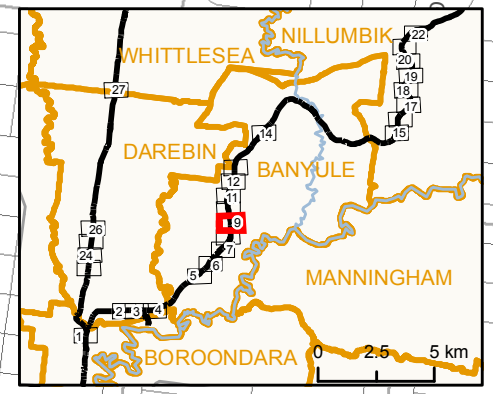
PROJECT AREA







- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries

HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA BANYULE : FIGURE 8

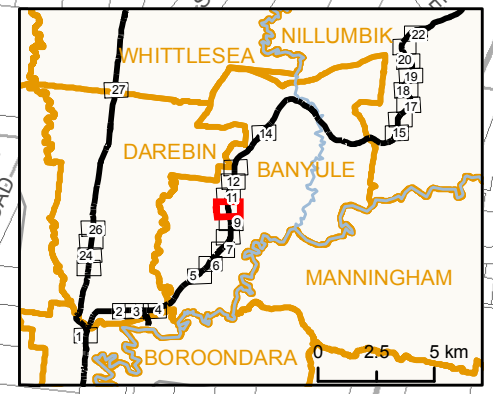
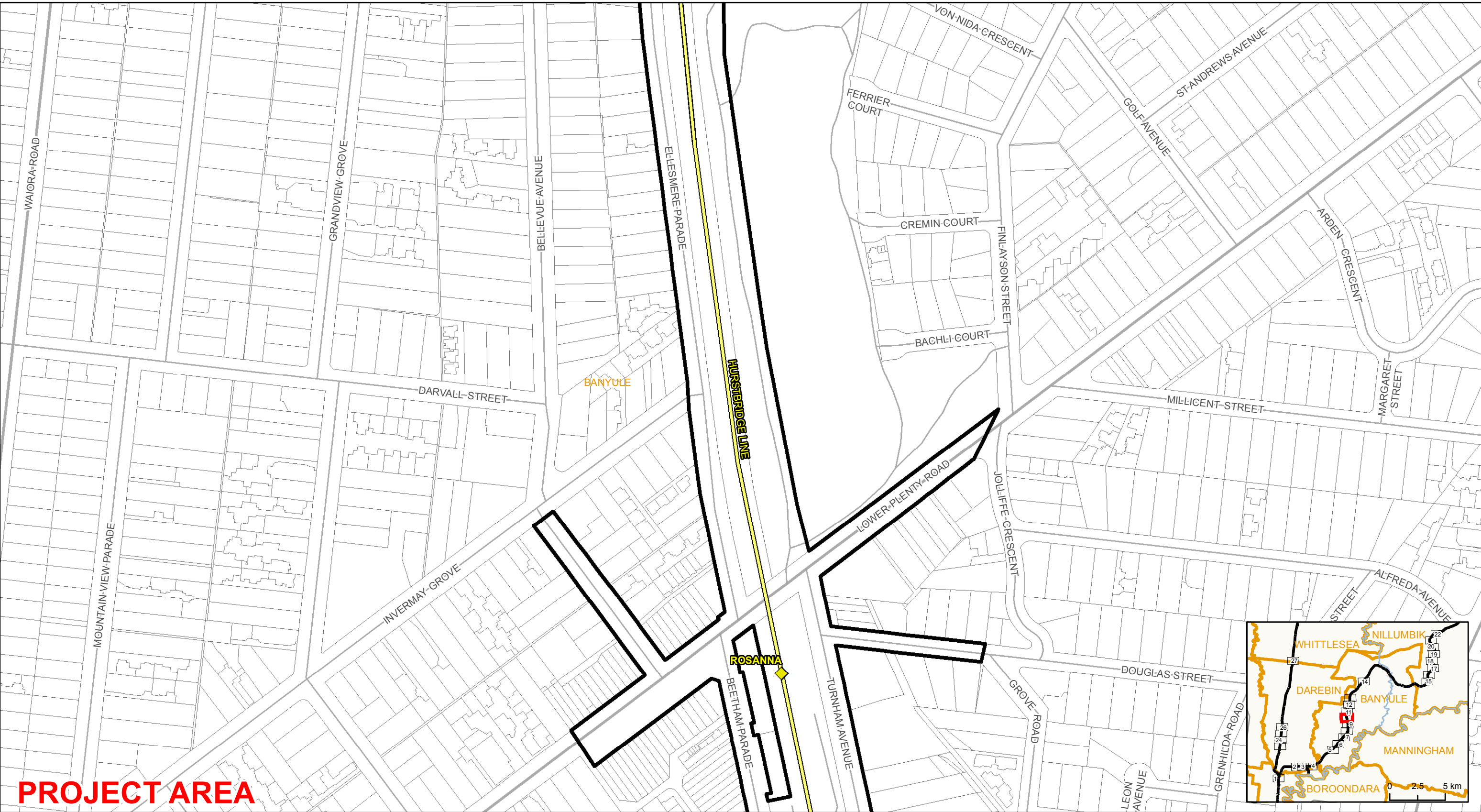




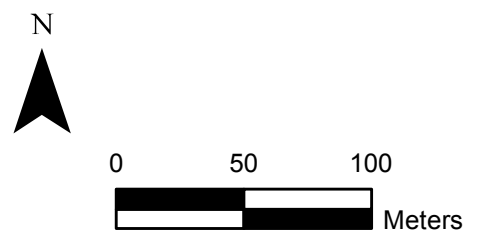
- Legend**
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HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA BANYULE : FIGURE 9





PROJECT AREA



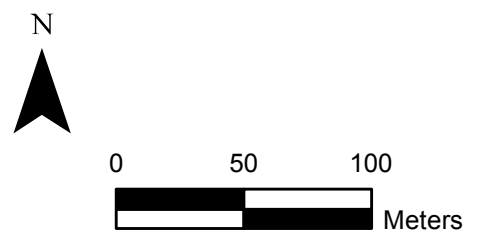
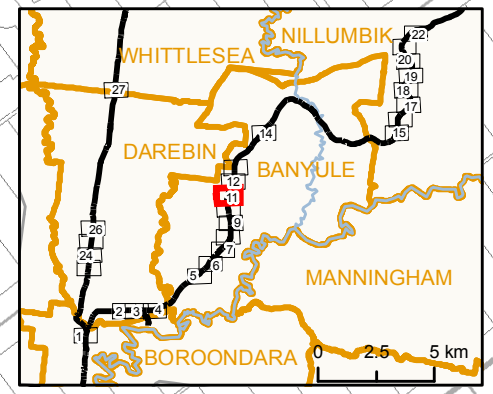
- Legend**
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HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA BANYULE : FIGURE 10





PROJECT AREA

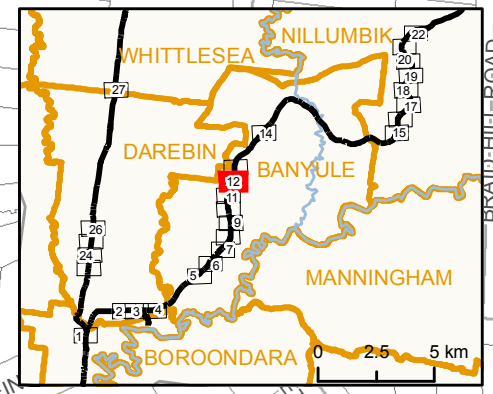


- Legend**
-  Rail Stations
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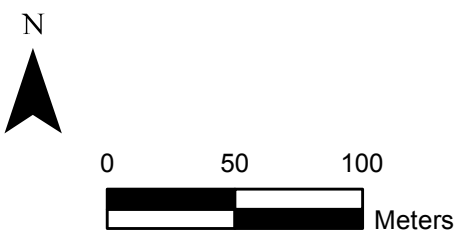
HURSTBRIDGE LINE UPGRADE PROJECT 2017

PROJECT AREA BANYULE : FIGURE 11









PROJECT AREA

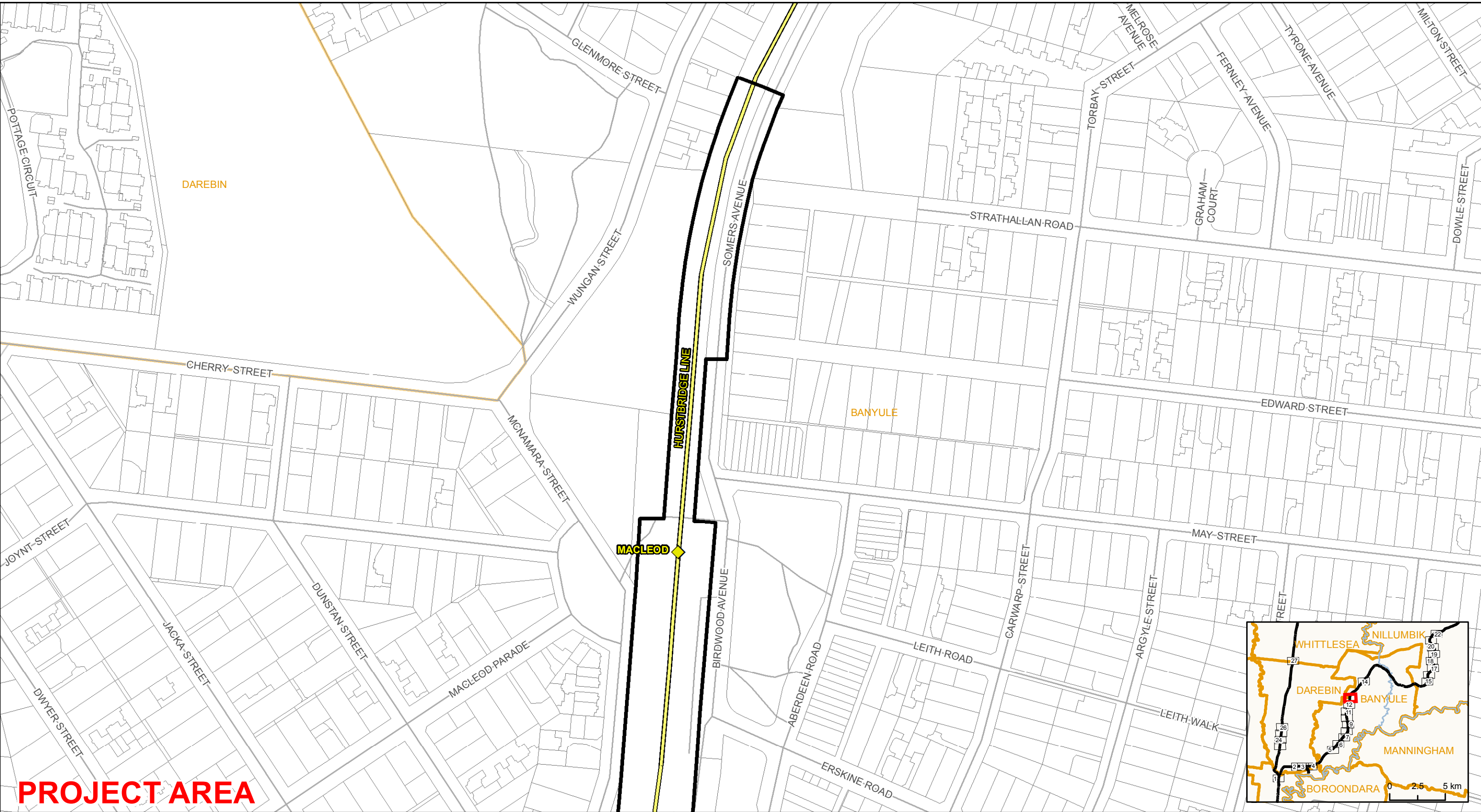


GDA 1994 MGA Zone 55
15-01883.06

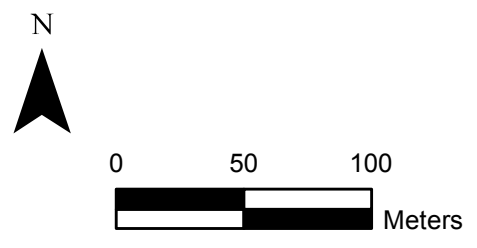
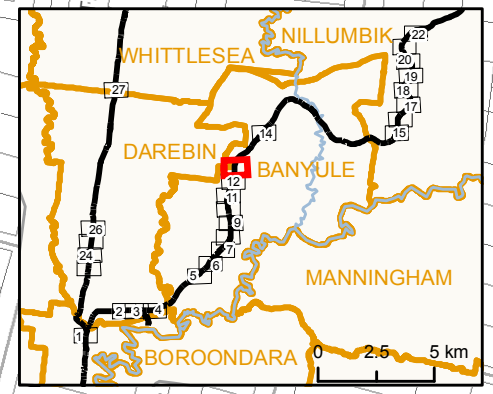
- Legend**
-  Rail Stations
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HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA BANYULE : FIGURE 12





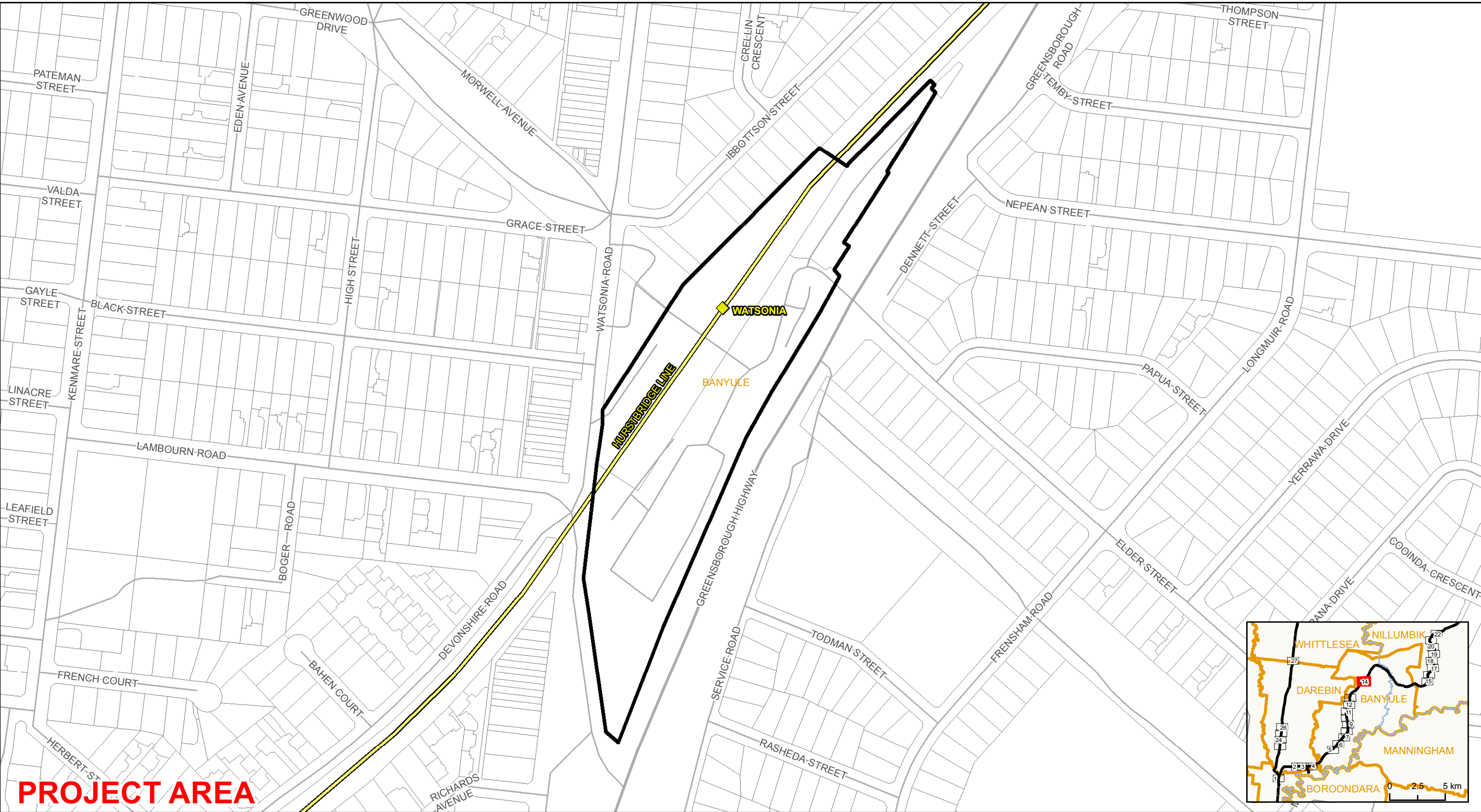
PROJECT AREA



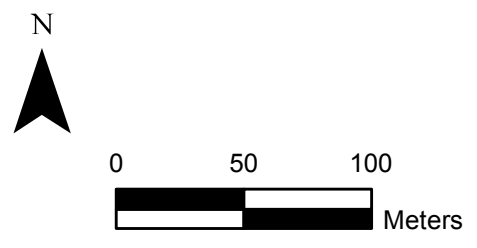
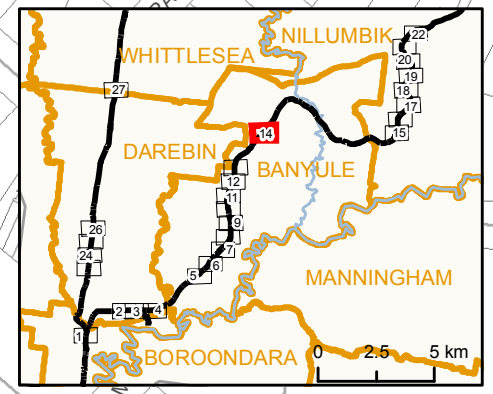
- Legend**
-  Rail Stations
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HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA BANYULE : FIGURE 13





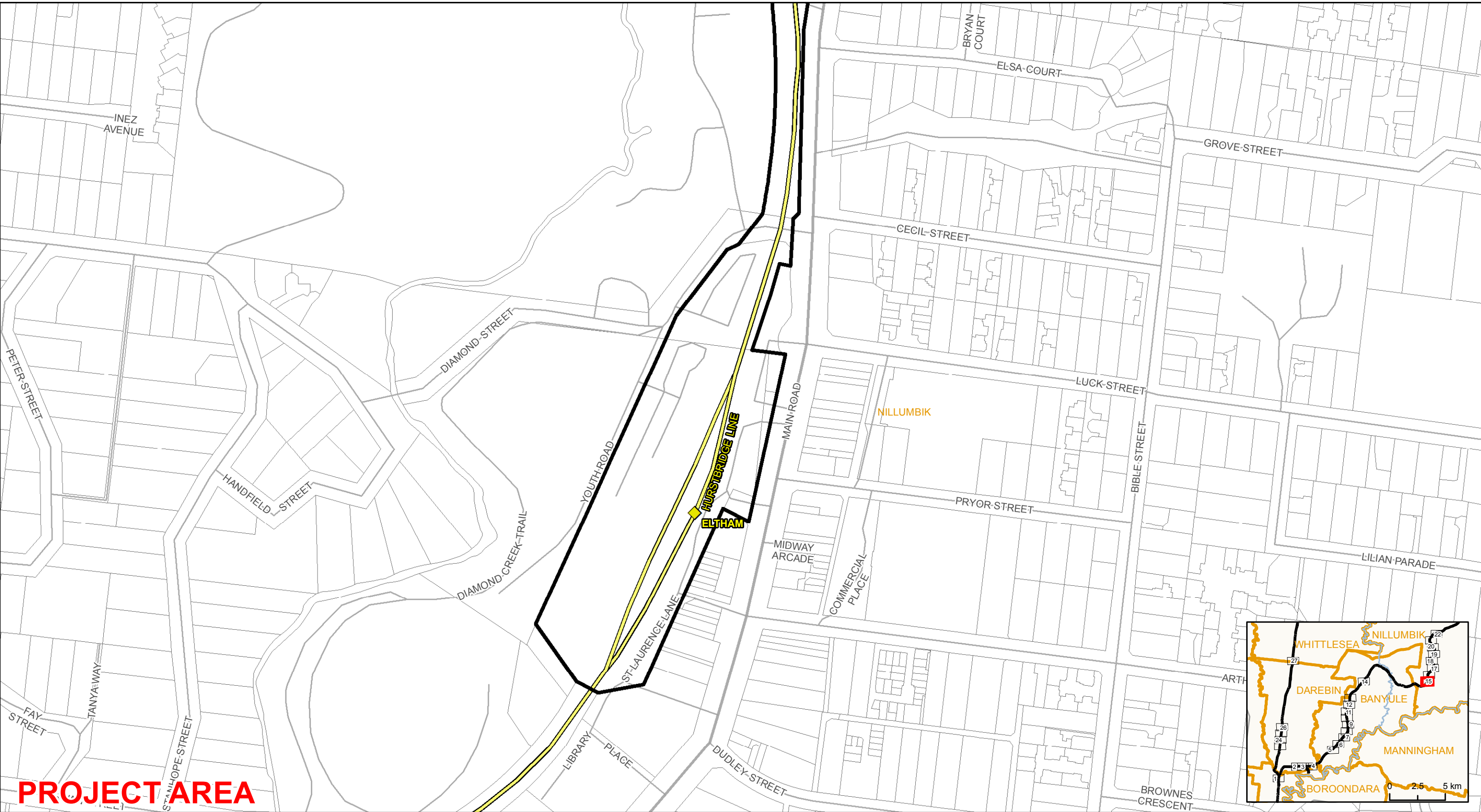
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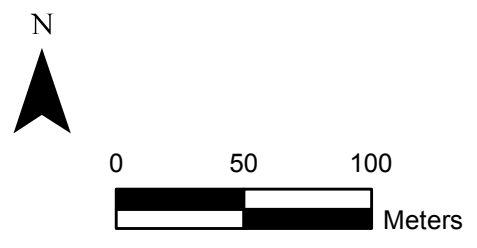
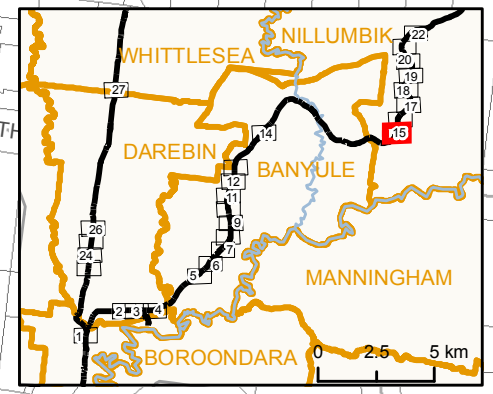
- Legend**
-  Rail Stations
 -  Rail Line
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HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA BANYULE : FIGURE 14





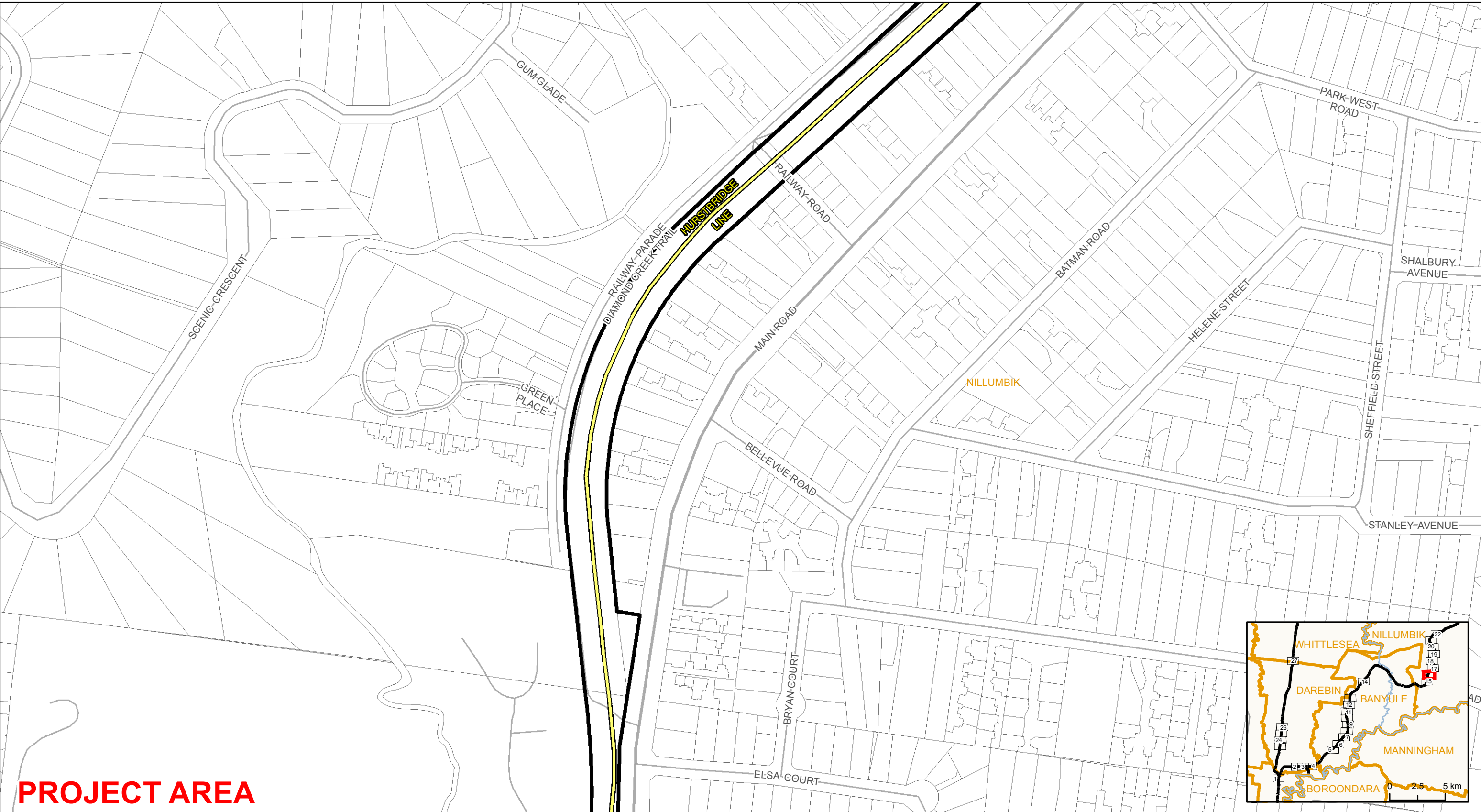
PROJECT AREA



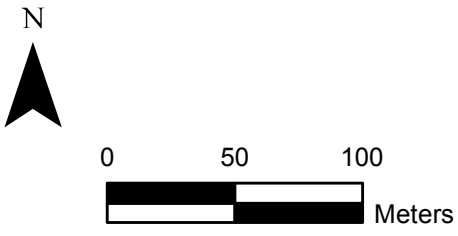
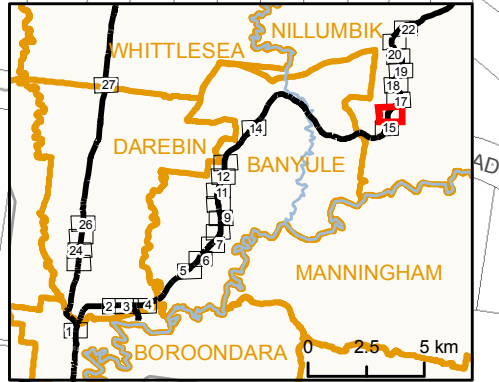
- Legend**
- ◆ Rail Stations
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HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA NILLUMBIK : FIGURE 15









PROJECT AREA



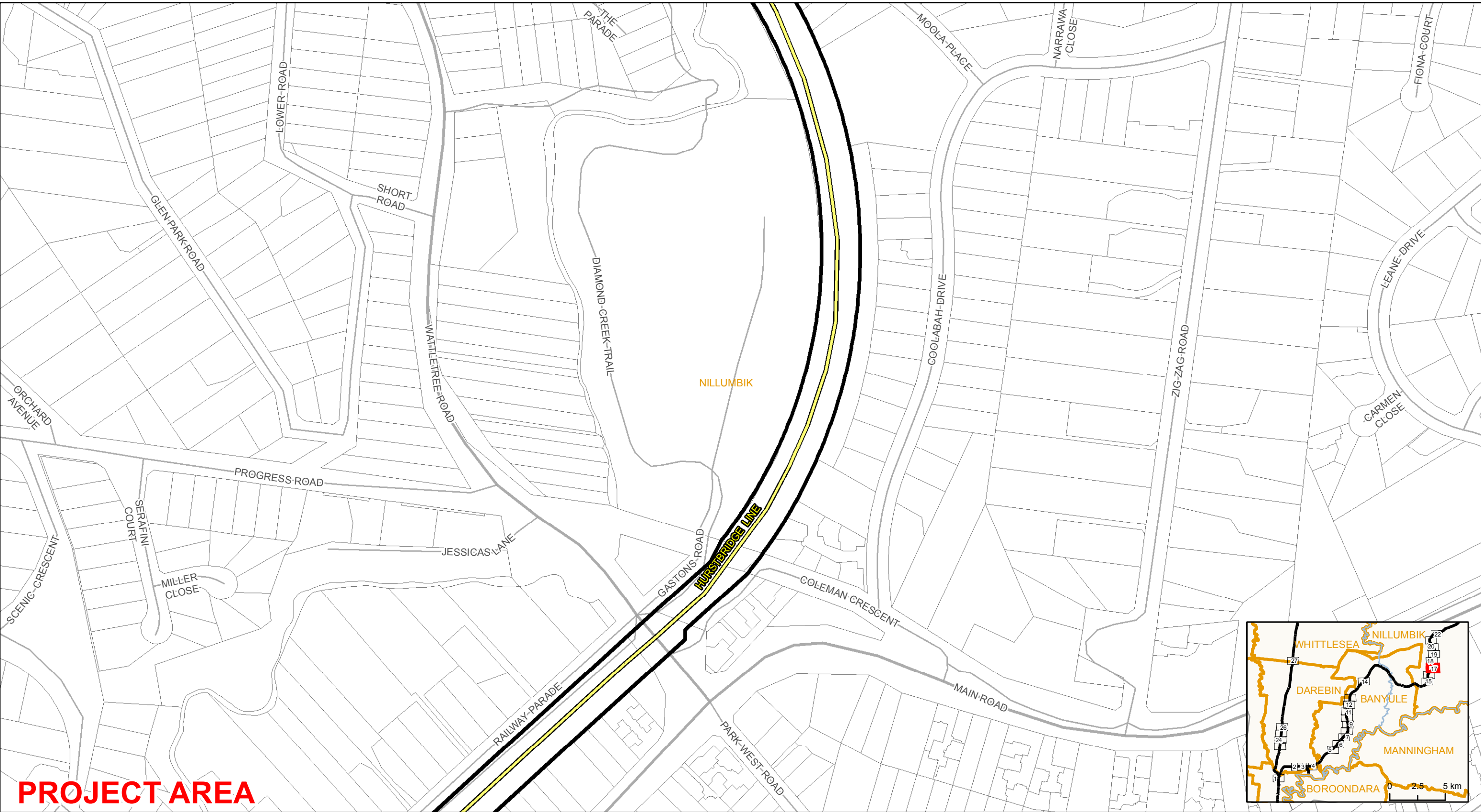
GDA 1994 MGA Zone 55
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- Legend**
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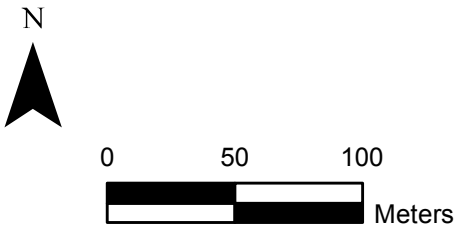
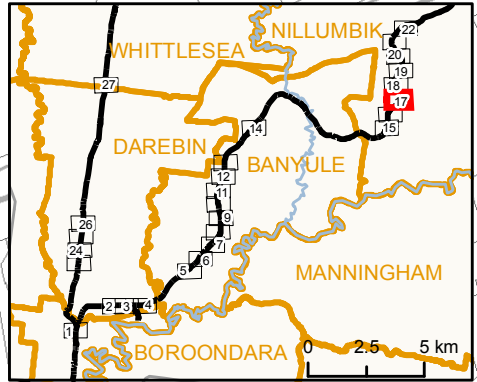
HURSTBRIDGE LINE UPGRADE PROJECT 2017

PROJECT AREA NILLUMBIK : FIGURE 16









PROJECT AREA



GDA 1994 MGA Zone 55
15-01883.06

- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries

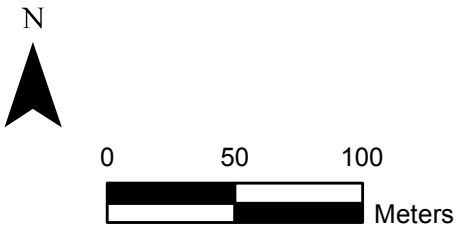
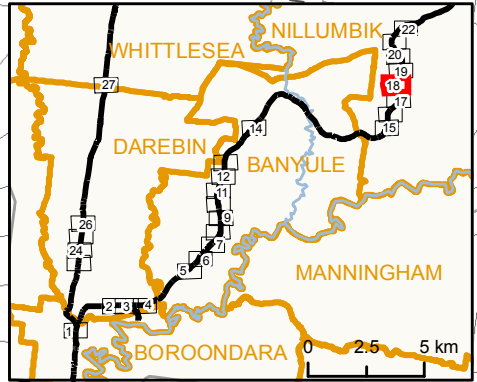
HURSTBRIDGE LINE UPGRADE PROJECT 2017

PROJECT AREA NILLUMBIK : FIGURE 17









PROJECT AREA



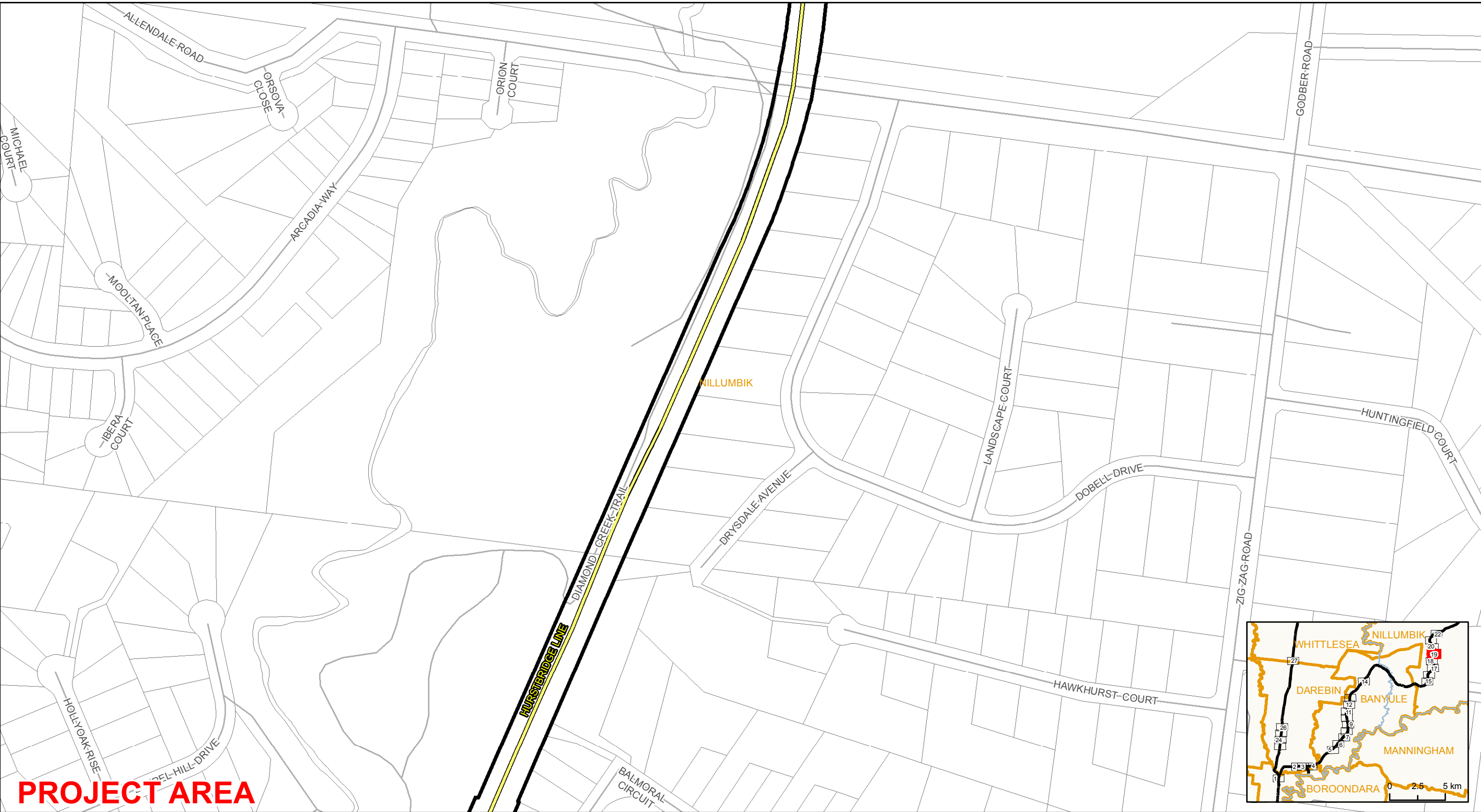
GDA 1994 MGA Zone 55
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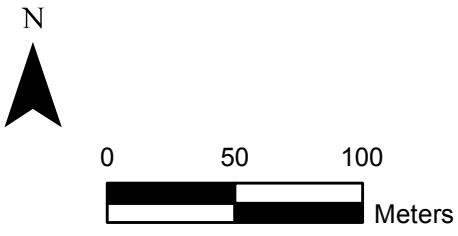
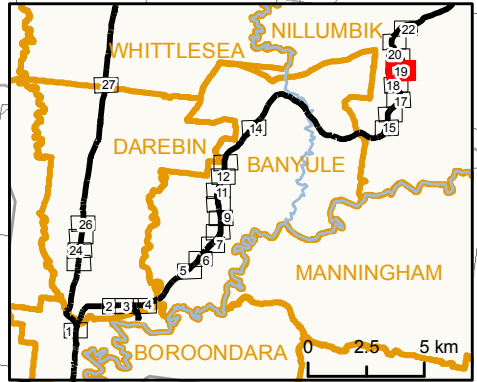
HURSTBRIDGE LINE UPGRADE PROJECT 2017

PROJECT AREA NILLUMBIK : FIGURE 18









PROJECT AREA



GDA 1994 MGA Zone 55
15-01883.06

- Legend**
-  Rail Stations
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 -  Project Area
 -  Land Parcel Boundaries

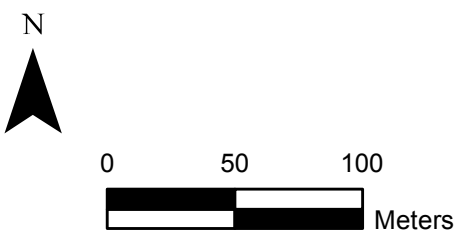
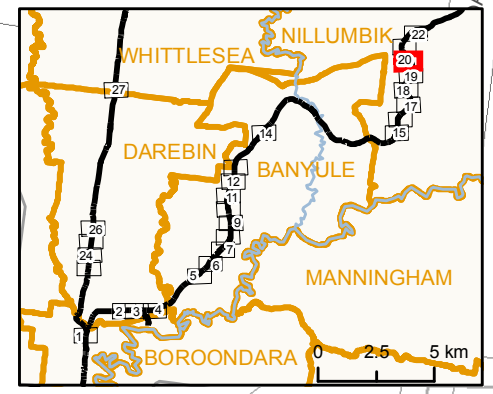
HURSTBRIDGE LINE UPGRADE PROJECT 2017

PROJECT AREA NILLUMBIK : FIGURE 19









PROJECT AREA



GDA 1994 MGA Zone 55
15-01883.06

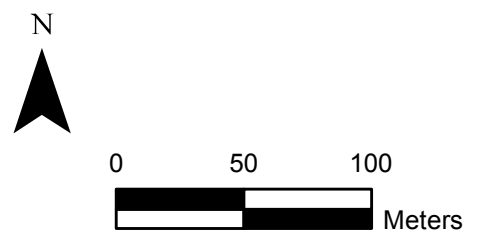
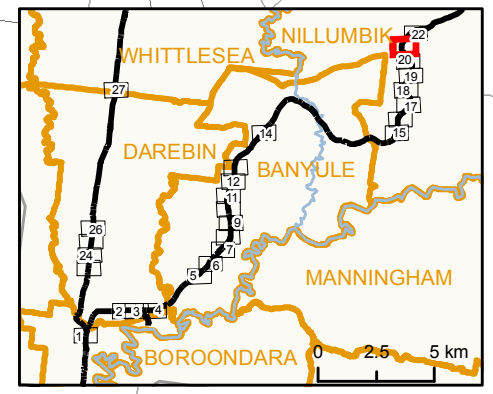
- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries





HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA NILLUMBIK : FIGURE 20





PROJECT AREA



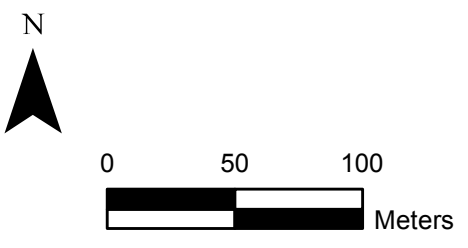
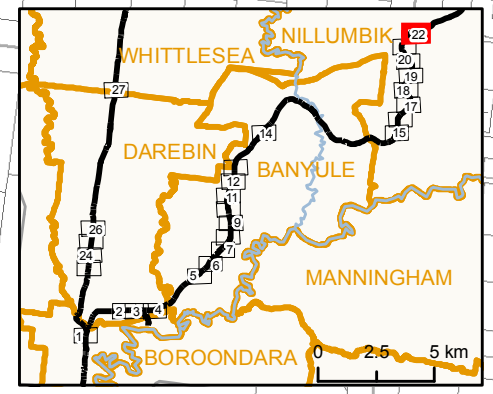
- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries

HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA NILLUMBIK : FIGURE 21









PROJECT AREA



GDA 1994 MGA Zone 55
15-01883.06

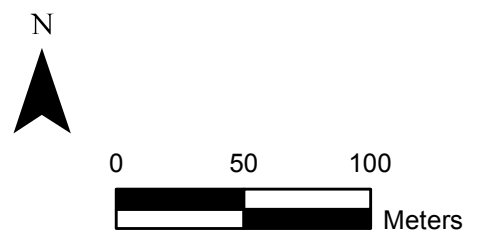
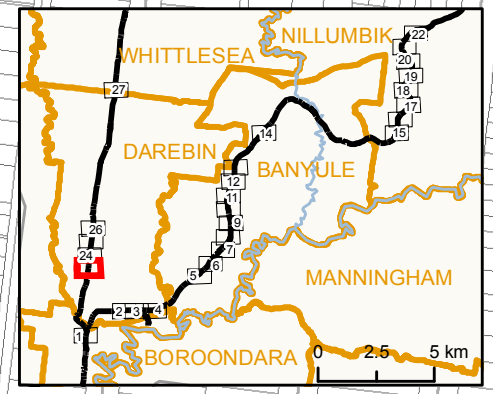
- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries





HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA NILLUMBIK : FIGURE 22





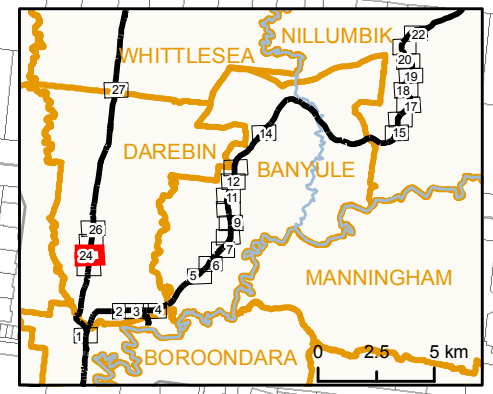
PROJECT AREA



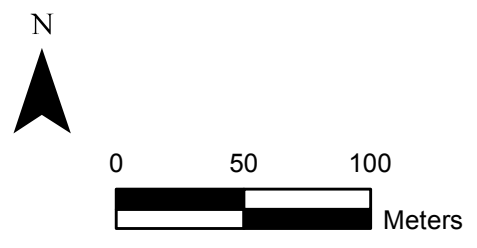
- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries





HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA DAREBIN : FIGURE 23





PROJECT AREA

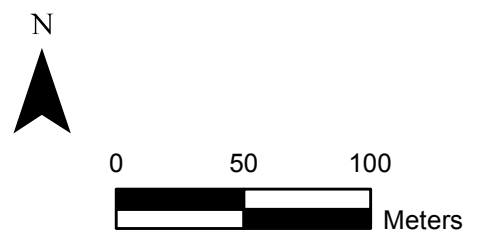
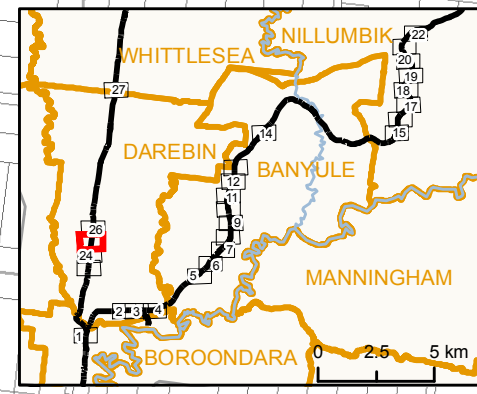
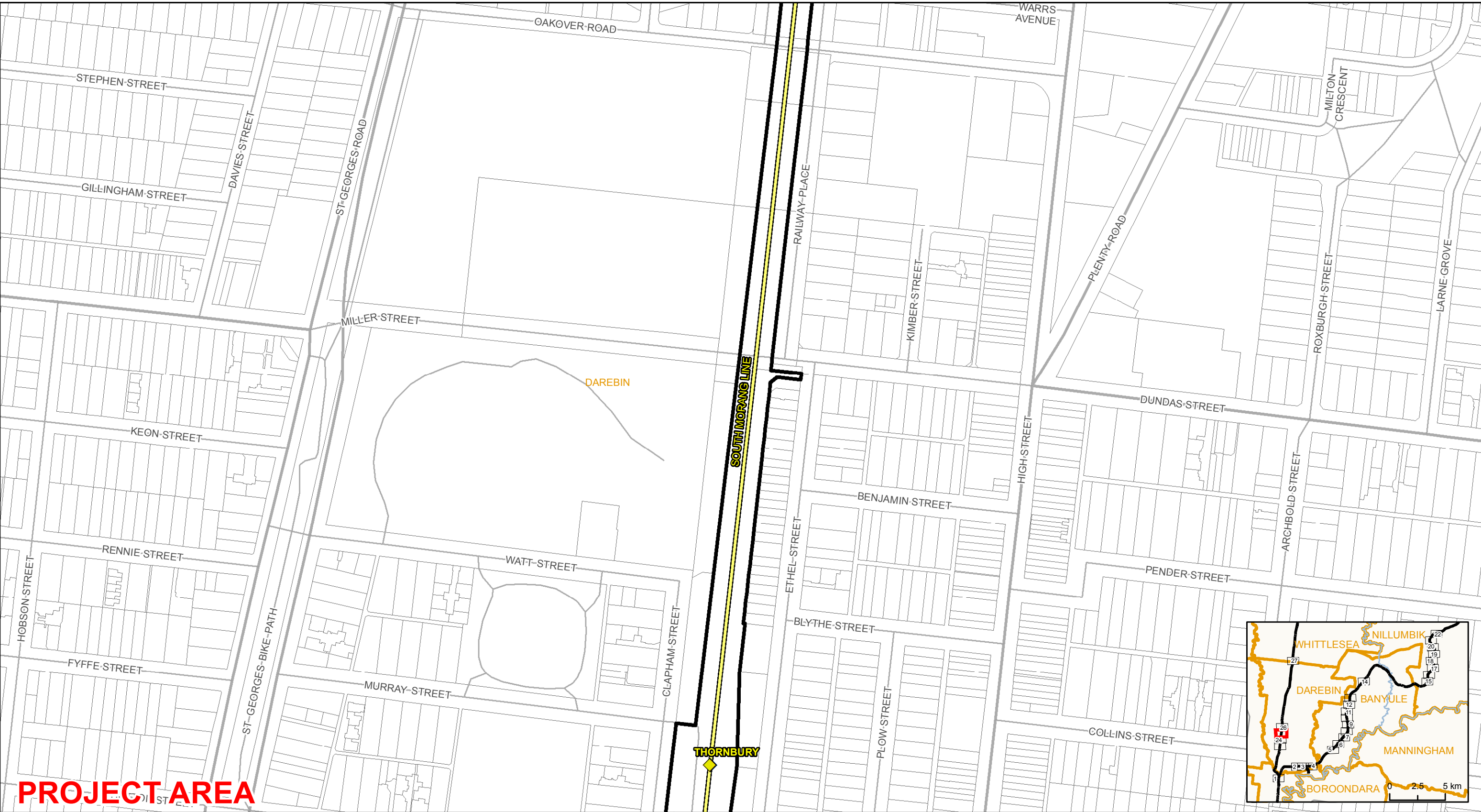






- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries

HURSTBRIDGE LINE UPGRADE PROJECT 2017

PROJECT AREA DAREBIN : FIGURE 24





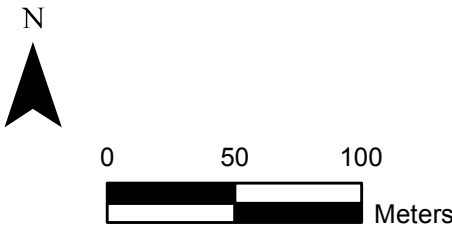
- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries

HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA DAREBIN : FIGURE 25









PROJECT AREA



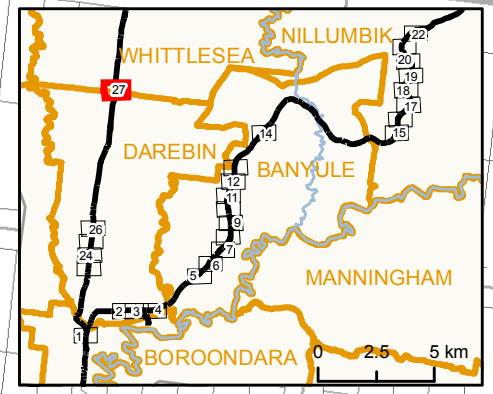
GDA 1994 MGA Zone 55
15-01883.06

- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries

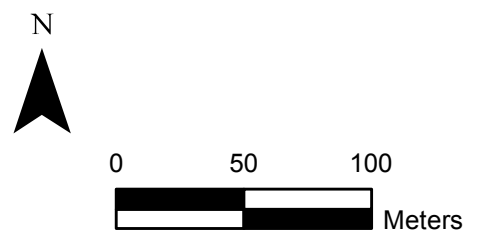
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PROJECT AREA DAREBIN : FIGURE 26





PROJECT AREA



- Legend**
-  Rail Stations
 -  Rail Line
 -  Project Area
 -  Land Parcel Boundaries

HURSTBRIDGE LINE UPGRADE PROJECT 2017
PROJECT AREA WHITTLESEA : FIGURE 27

