
Melbourne Metro Rail Project: Upgrades to the Rail Network

Incorporated Document

MAY 2018

1.0 INTRODUCTION

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

The land identified in Clause 3.0 of this incorporated document may be used or 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 permit and facilitate the use and development of land described in Clause 3.0 for the purposes of the project. The project comprises upgrades to the Melbourne metropolitan rail network for development and operations associated with the Metro Tunnel Project.

3.0 LAND

The control in this document applies to the land required for the project, described as Project Land on 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 provision in the planning schemes operates to prohibit, control or restrict the use or development of project land described in Clause 3.0 for the purposes of the project.

The project includes, but is not limited to:

- a) Use and development of the land for a *Railway* or *Railway station*; including the subdivision and consolidation of land; and ancillary use and development such as a train stabling facility, roads, cuttings, batters and fill, communications, signalling, electrical and traction power infrastructure, controls centres and public transport related infrastructure
- b) Use and development of the land for ancillary activities to the use and development described in Clause 4.1a) including, but not limited to:
 - i) Use and development of lay down areas for construction purposes
 - ii) Use and development of temporary site workshops, storage, administration and amenities buildings, testing sites and buildings, vehicle parking areas and access roads
 - iii) Constructing fences, temporary site barriers and site security

- iv) Displaying construction, directional and temporary business identification signs
- v) Removing, destroying and lopping trees and removing vegetation, including native vegetation
- vi) Demolishing and removing buildings and works
- vii) Carrying out works to alter watercourses
- viii) Constructing and carrying out works to create bunds, mounds and landscaping, and to alter drainage and utilities
- ix) Creating or altering access to a road in a Road Zone Category 1
- c) Any use or development that the responsible authority confirms in writing is for the purposes of the project.

Note: Land uses in italics have the same meaning as in Clause 73 of the planning scheme.

4.2 CONDITIONS

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

Environmental Management Framework

- 4.2.1 Prior to the commencement of any use or buildings or works allowed by this document (excluding buildings and works under Clause 4.2.8 or 4.3) an Environmental Management Framework (EMF) must be prepared to the satisfaction of the Minister for Planning.

The EMF must include:

- a) A summary of the project and associated activities
- b) Environmental Performance Requirements (EPR) to define the environmental outcomes that must be achieved for the design and construction of the project
- c) The process and timing for preparation of any plans required by the EPR (e.g. Construction Environment Management Plan) and details of the entity responsible for approval of the plans
- d) The monitoring, reporting and auditing processes to ensure compliance with the EPR.

The buildings and works allowed by this document (subject to Clause 4.2.8 and Clause 4.3) must be carried out in accordance with the approved EMF and the approved EPR.

The EMF may be prepared and approved in stages or parts and may be amended from time to time with the approval of the Minister for Planning.

Native Vegetation

- 4.2.2 An offset statement in accordance with the requirements of the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning 2017) must be approved by the Deputy Secretary, Planning, DELWP before any native vegetation is removed. The offset statement must identify any project stages, detail how the offset requirements will be met and require that offsets will be secured at the start of each stage before native vegetation is removed.
- 4.2.3 In exceptional circumstances, the timing of offset security may be varied as specified in the approved offset statement or reviewed on application to the Deputy Secretary, Planning, DELWP.

Flood Management

- 4.2.4 Where, but for this incorporated document, the relevant floodplain management authority would be a referral authority for the proposed buildings and works, the buildings and works must be undertaken to the satisfaction of the relevant floodplain management authority.

Heritage Management

- 4.2.5 Prior to the commencement of development (excluding preparatory buildings and works under Clause 4.3) on land affected by the Heritage Overlay, documentation must be prepared to the satisfaction of the Minister for Planning (except as otherwise agreed by the Minister for Planning). The documentation must include:
- a) Site plans and elevations showing the proposed development
 - b) An assessment of the impact of the proposed development on the significance of the heritage place.

Creating or altering access to a road in a Road Zone, Category 1

- 4.2.6 Any buildings or works to create or alter access to a road declared as a freeway or arterial road under the *Road Management Act 2004*, land owned by the Roads Corporation for the purpose of a road, or land in a Public Acquisition Overlay if the Roads Corporation is the acquiring authority for the land, must be undertaken to the satisfaction of the Roads Corporation.
- 4.2.7 Before a plan of subdivision is certified under the *Subdivision Act 1988*, the consent of the Roads Corporation must be obtained to subdivide land adjacent to a road declared as a freeway or arterial road under the *Road Management Act 2004*, land owned by the Roads Corporation for the purpose of a road, or land in a Public Acquisition Overlay if the Roads Corporation is the acquiring authority for the land.

Works where a planning permit would not usually be required under the provisions of the Planning Scheme

4.2.8 Buildings and works, including vegetation removal, that would not require a permit under the provisions of the relevant planning scheme may be undertaken on the land as required.

Other conditions

4.2.9 Unless otherwise stated, the plans and other documents listed in Clause 4.2 must be approved prior to the commencement of works. The 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.

4.2.10 The plans and other documents may be amended from time to time to the satisfaction of the responsible authority Minister for Planning or relevant approving authority.

4.2.11 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 the relevant councils, or any other relevant authority.

4.2.12 The use and development of land for the project must be undertaken generally in accordance with the approved plans and documents, subject to Clause 4.2.8 and Clause 4.3.

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:

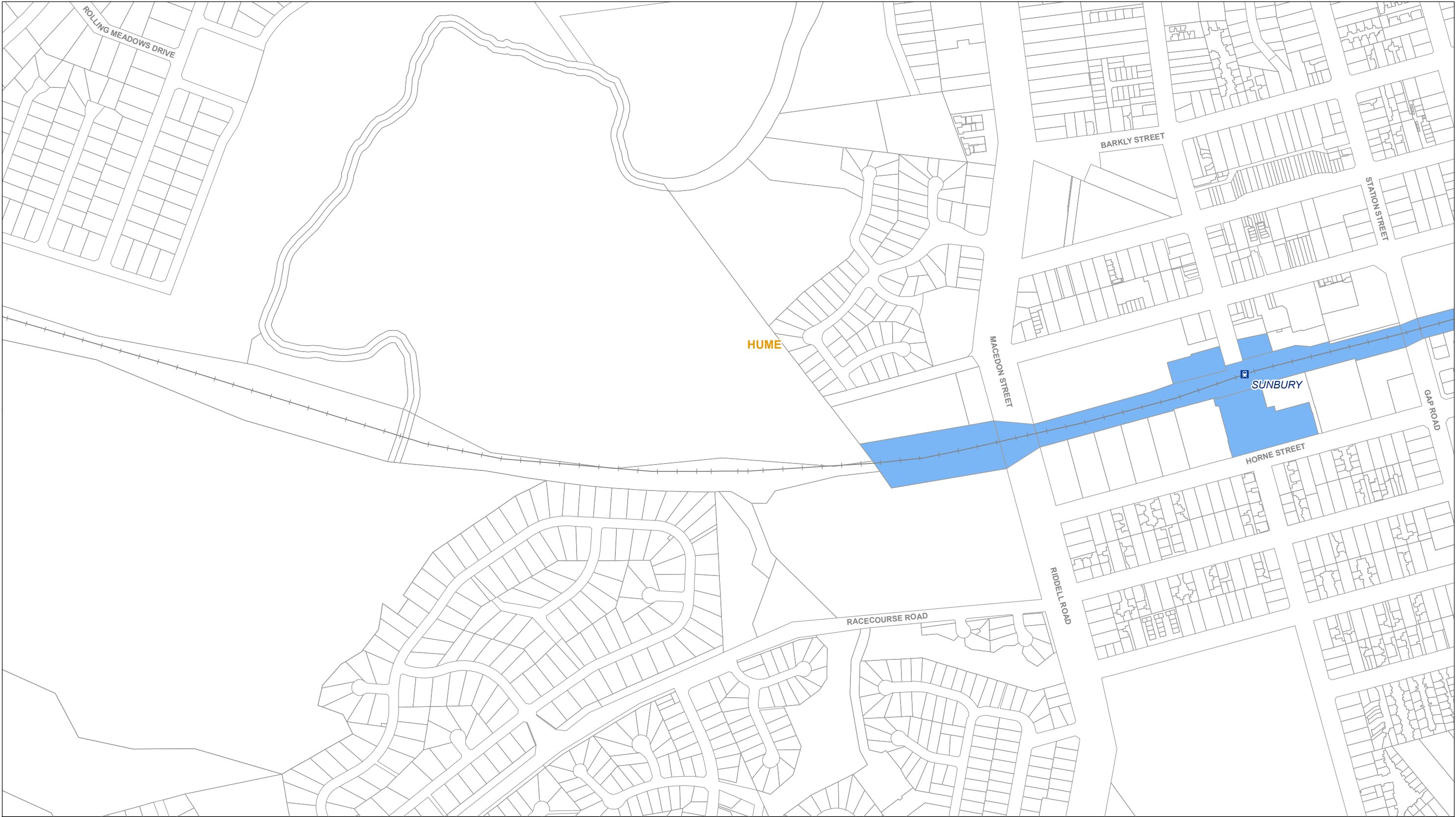
- a) Preparatory buildings and works, including, but not limited to:
 - i. Works, including vegetation removal, where planning approval would not be required under the provisions of the planning schemes
 - ii. Investigating, testing and preparatory works to determine the suitability of land and property condition surveys
 - iii. Creation and use of construction access points and working platforms
 - iv. Site establishment works including temporary site fencing and hoarding, site offices, and hardstand and laydown areas
 - v. Construction, protection, modification, removal or relocation of utility services, rail signalling, overhead and associated infrastructure
 - vi. Establishment of environment and traffic controls, including designated 'no-go' zones

- vii. Demolition (apart from in the Heritage Overlay) to the minimum extent necessary to enable preparatory works
 - viii. Establishment of temporary car parking
 - ix. Salvaging and relocating artefacts and other preparatory works required to be undertaken in accordance with an approved cultural heritage management plan applicable to project works under the *Aboriginal Heritage Act 2006*
- b) 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 *Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)* except as otherwise agreed by the Secretary to DELWP.

5.0 EXPIRY

- 5.1 The control in this incorporated document expires if any of the following circumstances applies:
- a) The development allowed by the control is not started by 31 December 2019
 - b) The development allowed by this control is not completed by 31 December 2028.
- 5.2 The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within three months afterwards.

APPENDIX 1 – PROJECT AREA MAPS



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 1 of 55

Melbourne Metro Rail Project
Title:
GC96 Project Land

Drawing Number: MMR-AJM-WNAA-MP-NP-500904		Revision: P1.16	
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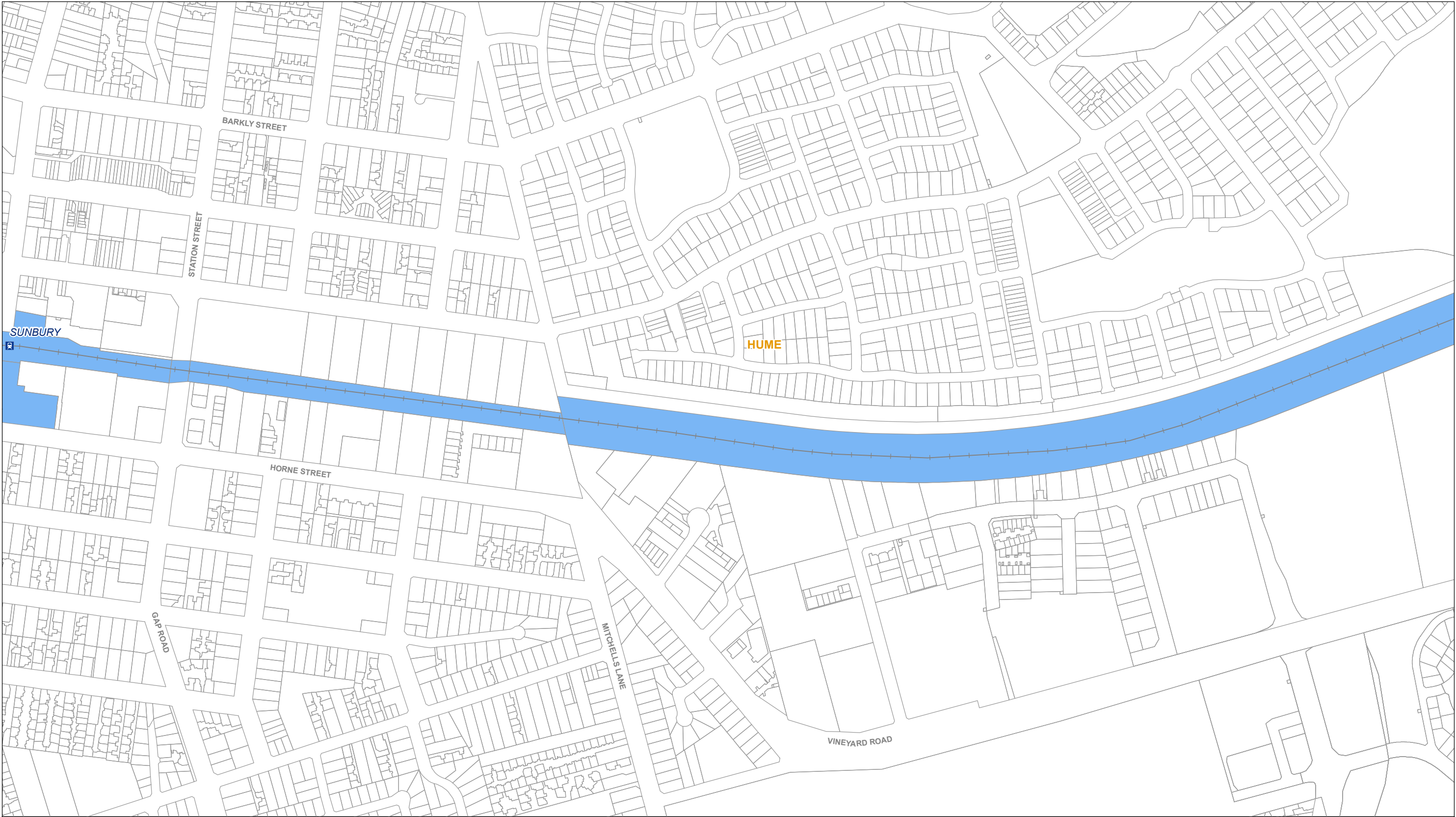
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Metres

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Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 2 of 55

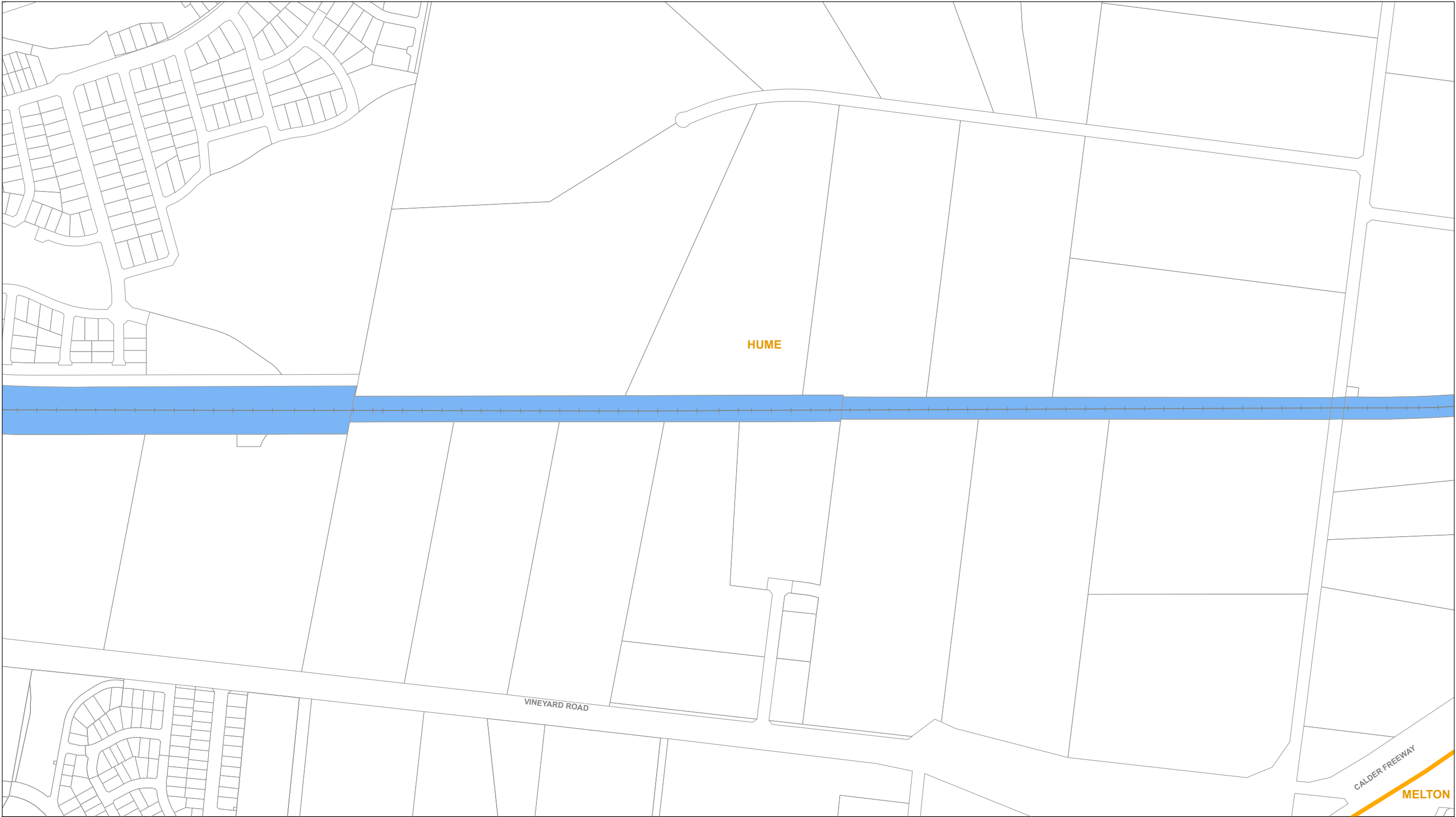
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Legend

- Railway
- Cadastre
- LGA Boundary
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Map 3 of 55

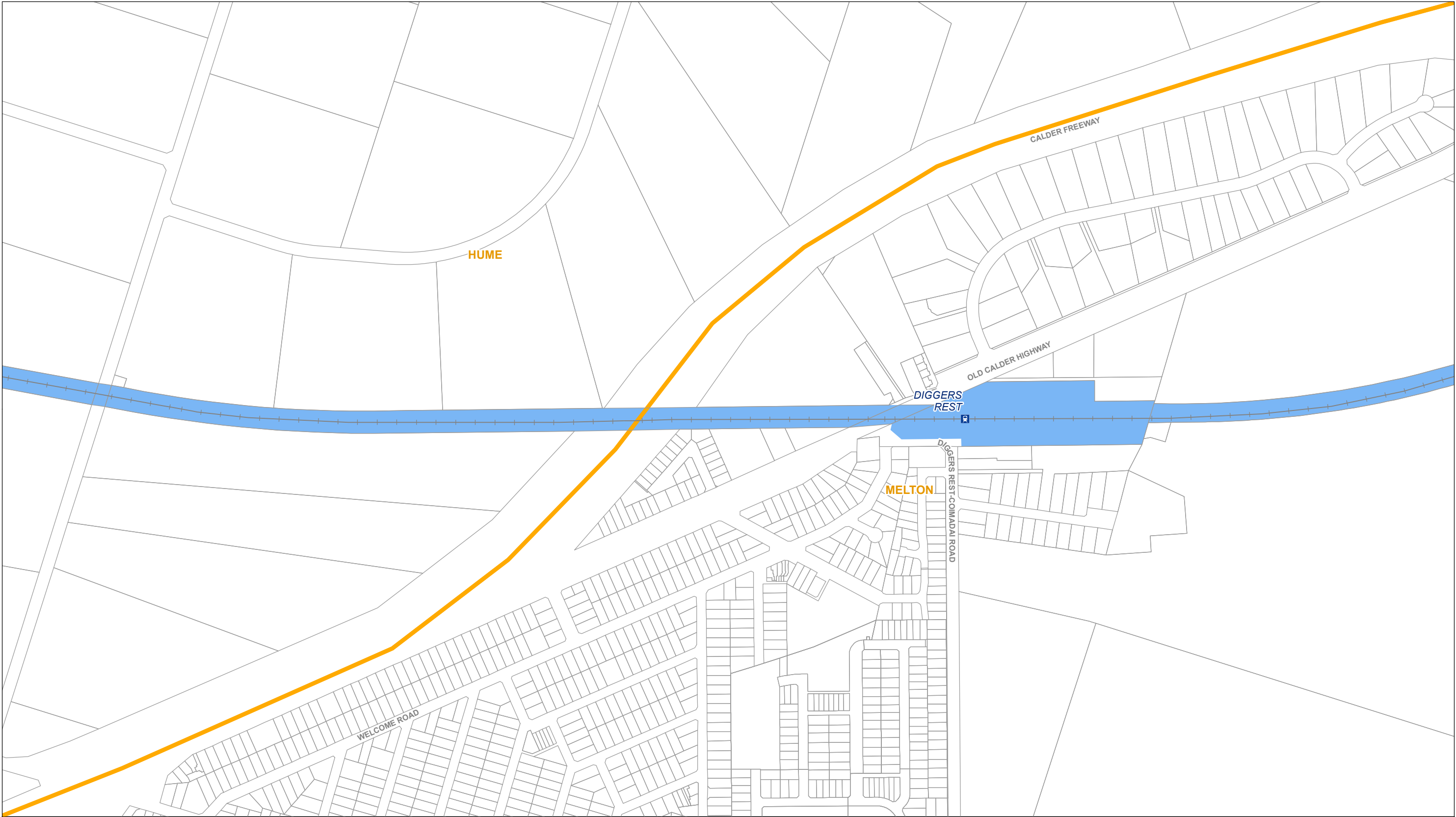
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Legend

- Rail Station
- Railway
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Map 4 of 55

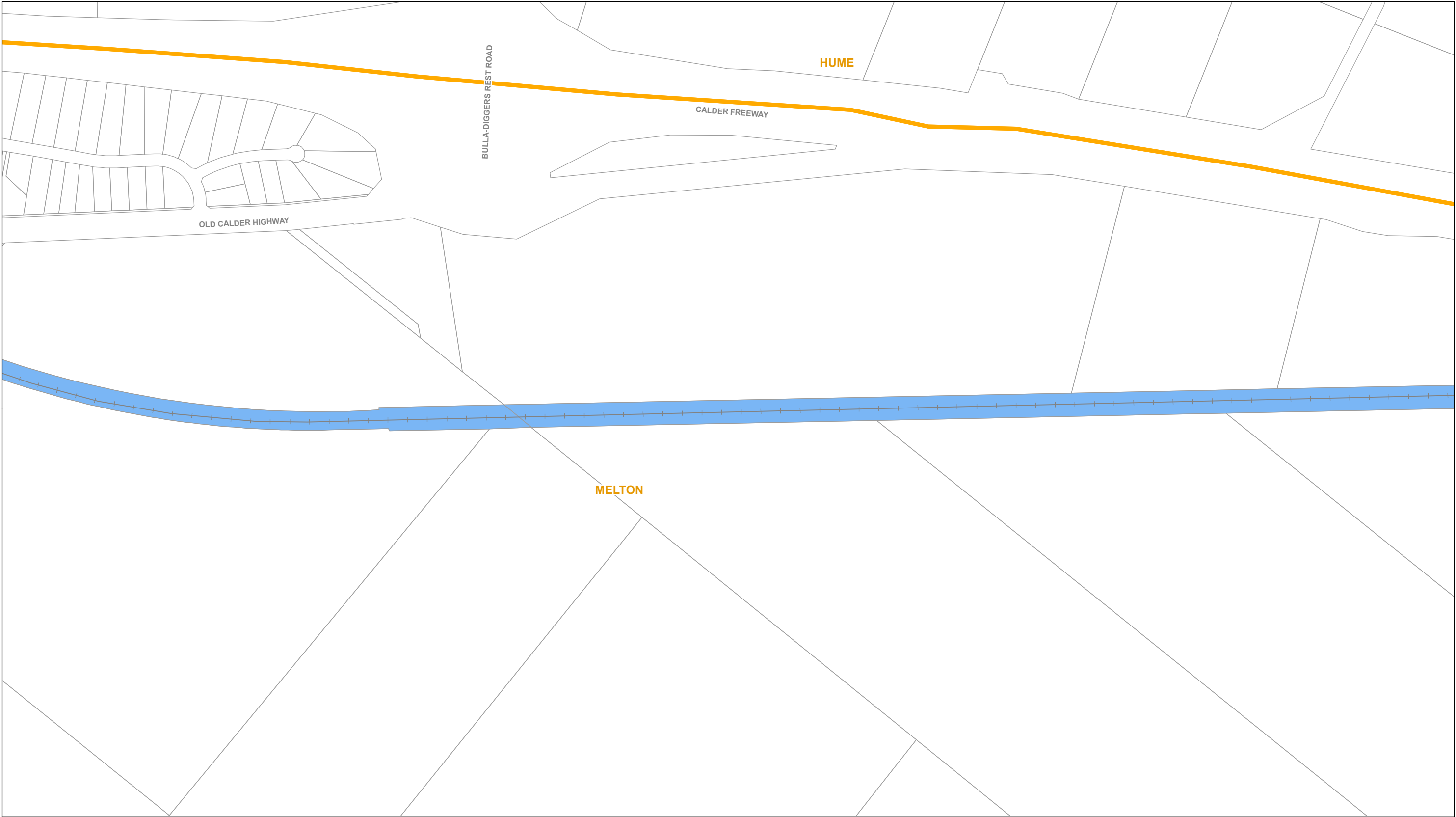
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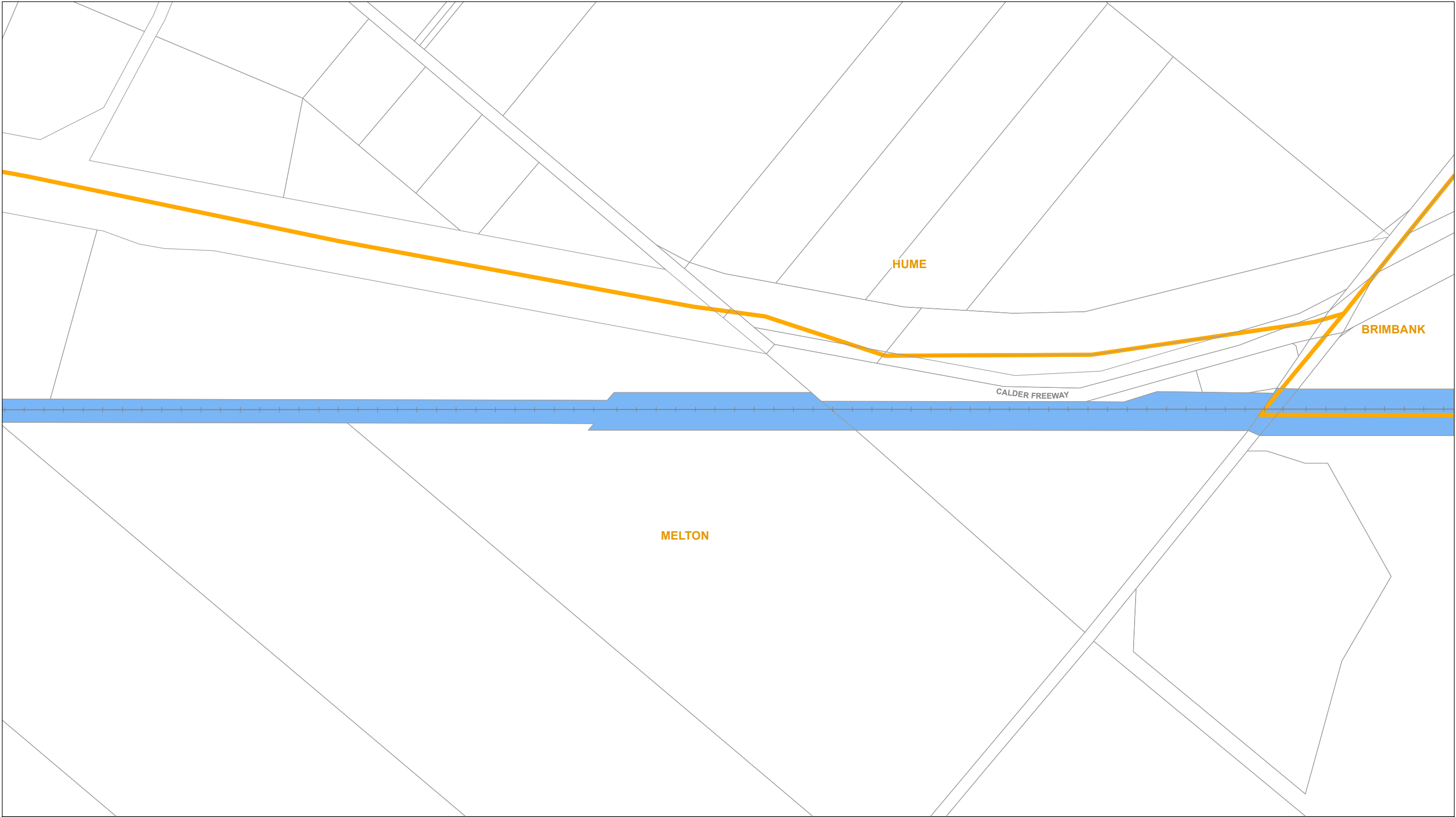
Legend

- Railway
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Map 5 of 55

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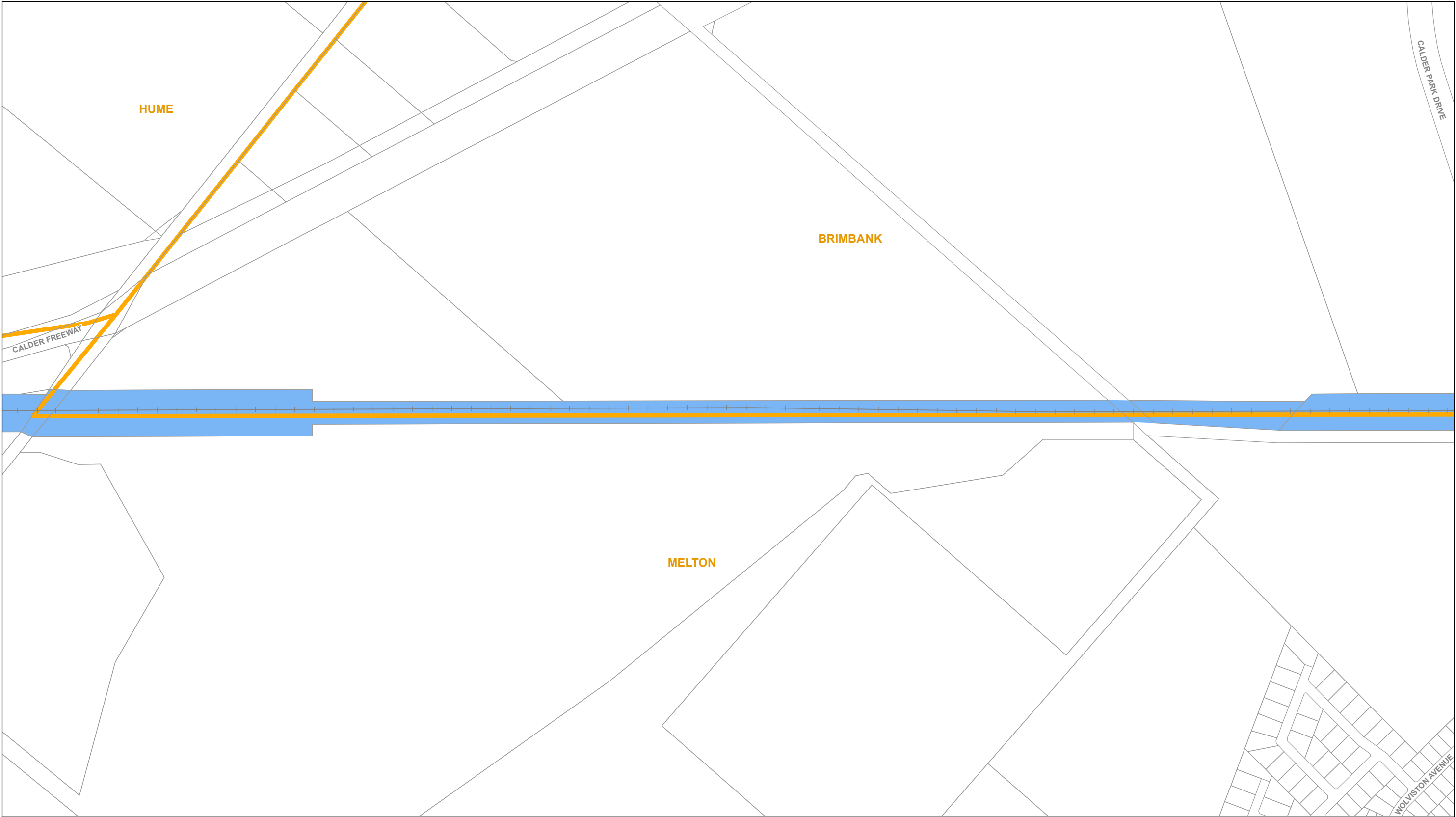
Legend

- Railway
- Cadastre
- LGA Boundary
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Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

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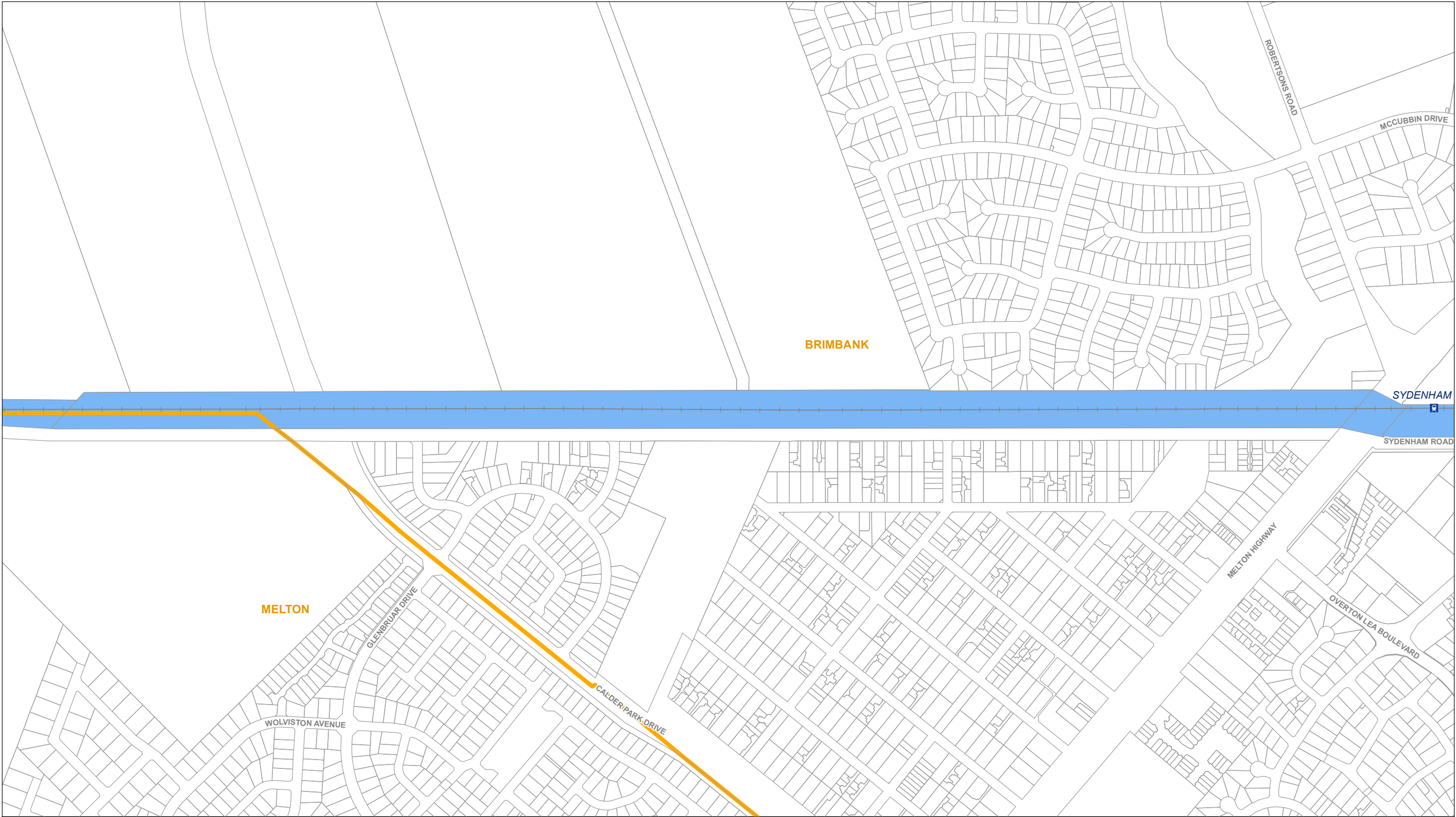
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Legend

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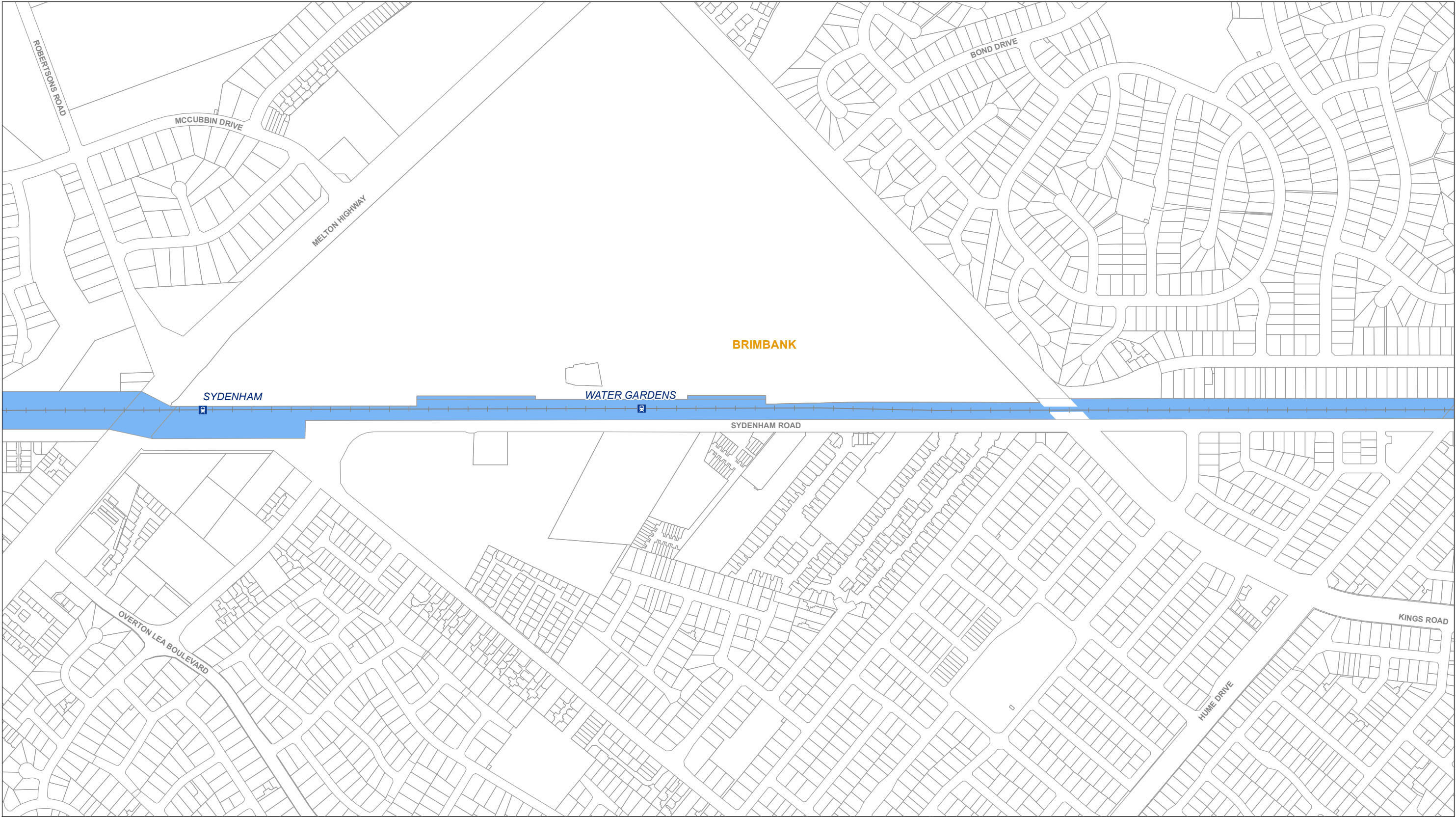
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Legend

- Rail Station
- Railway
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Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

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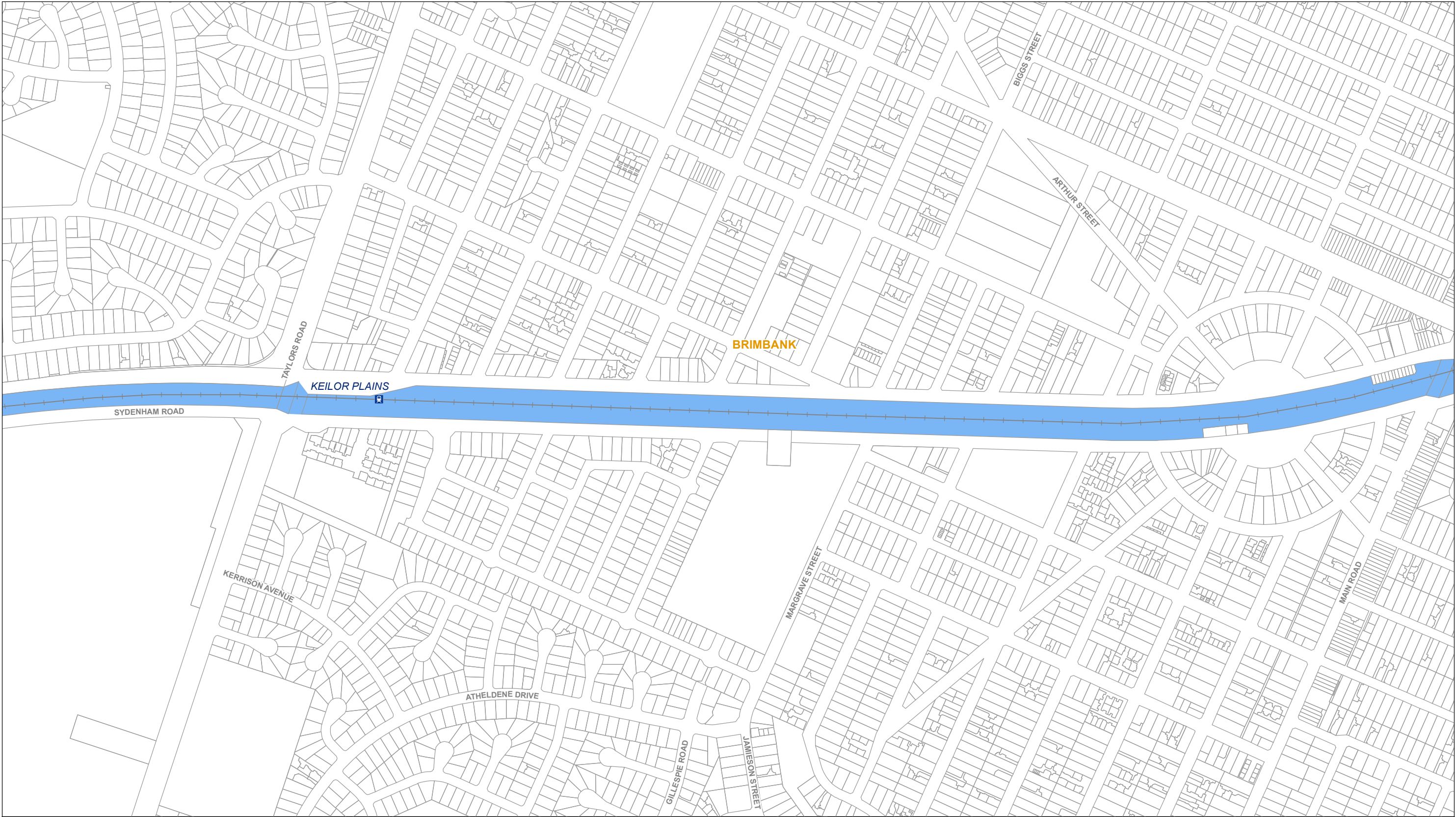
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Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

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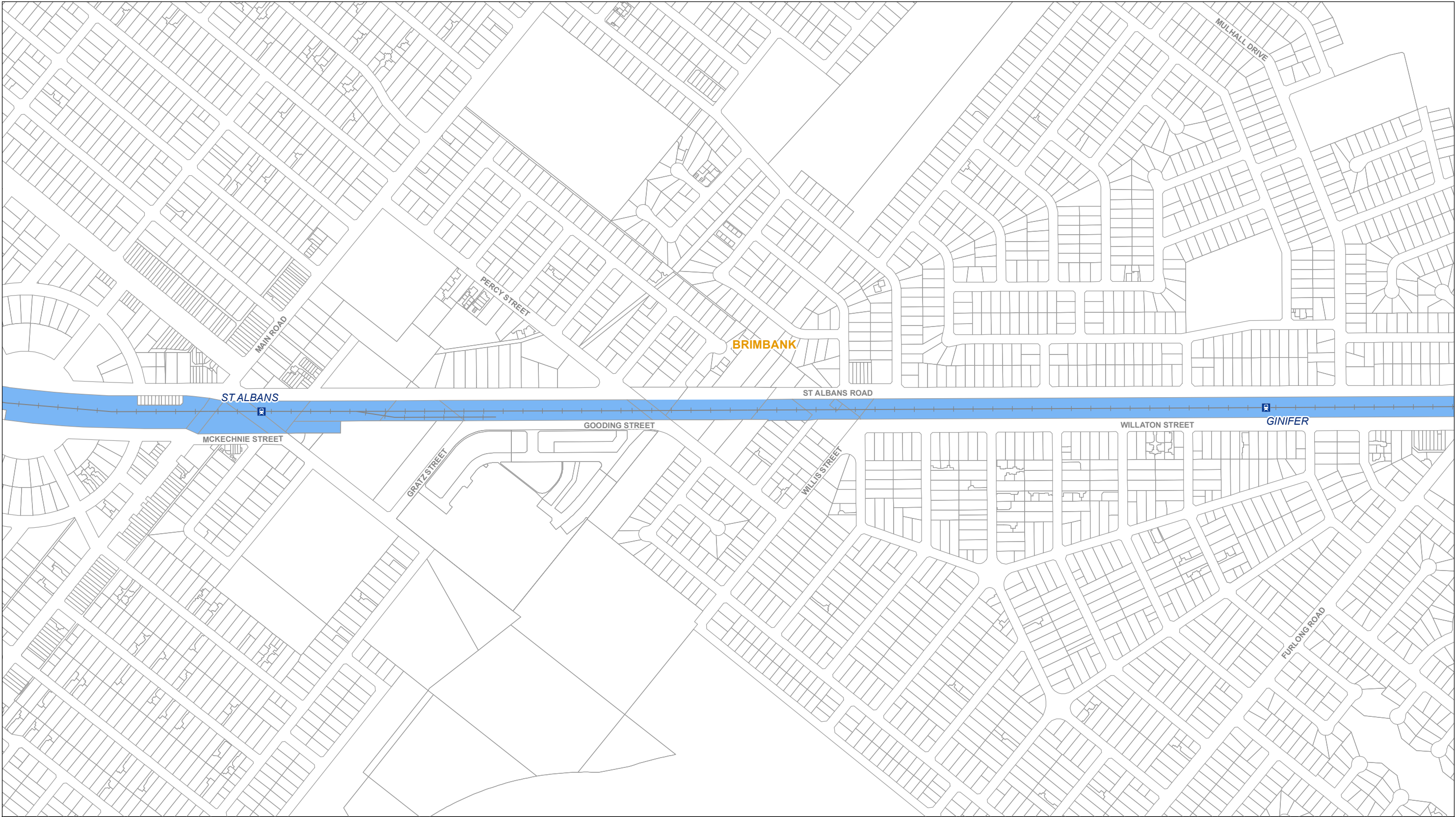
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Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

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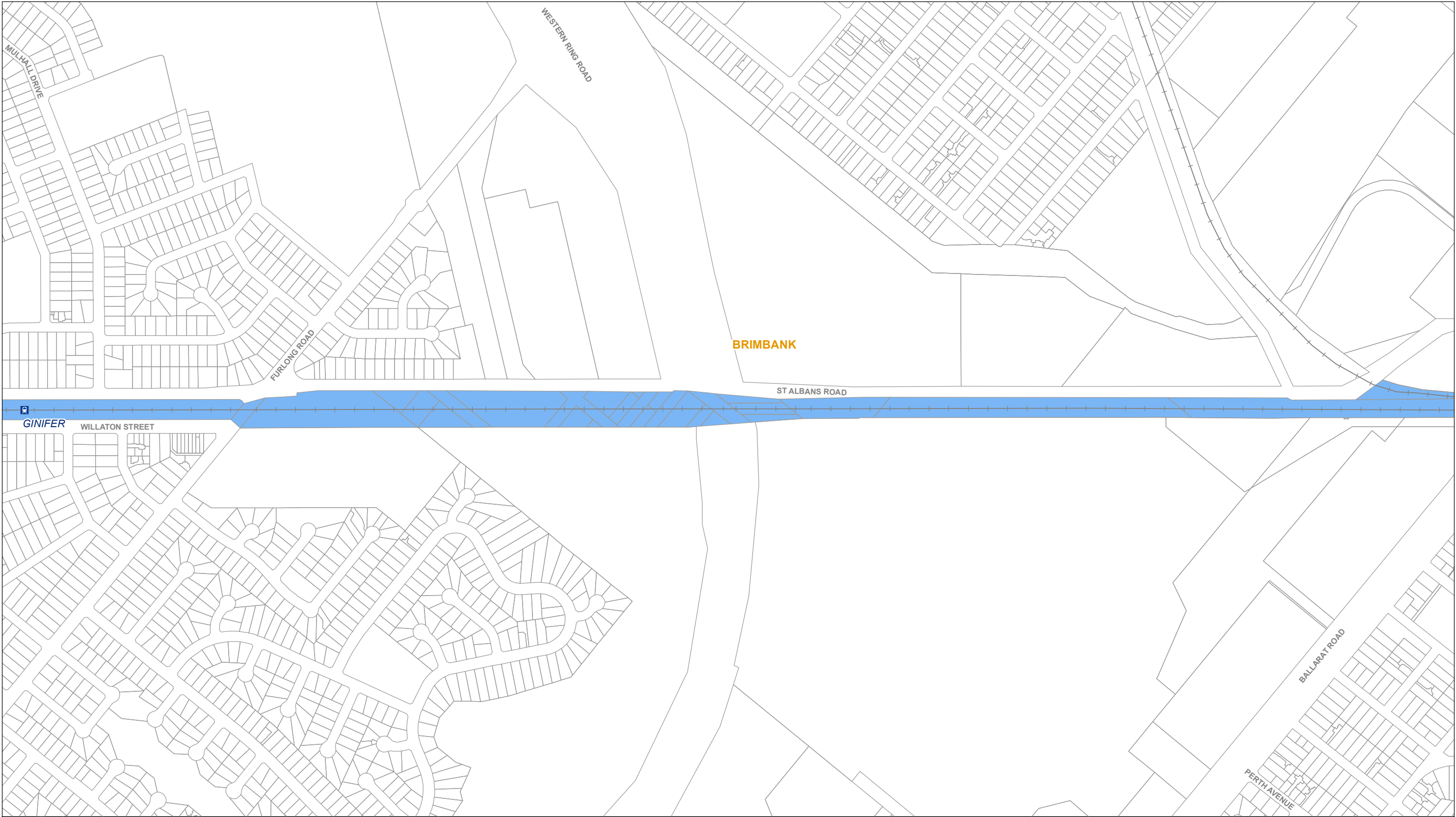
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Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

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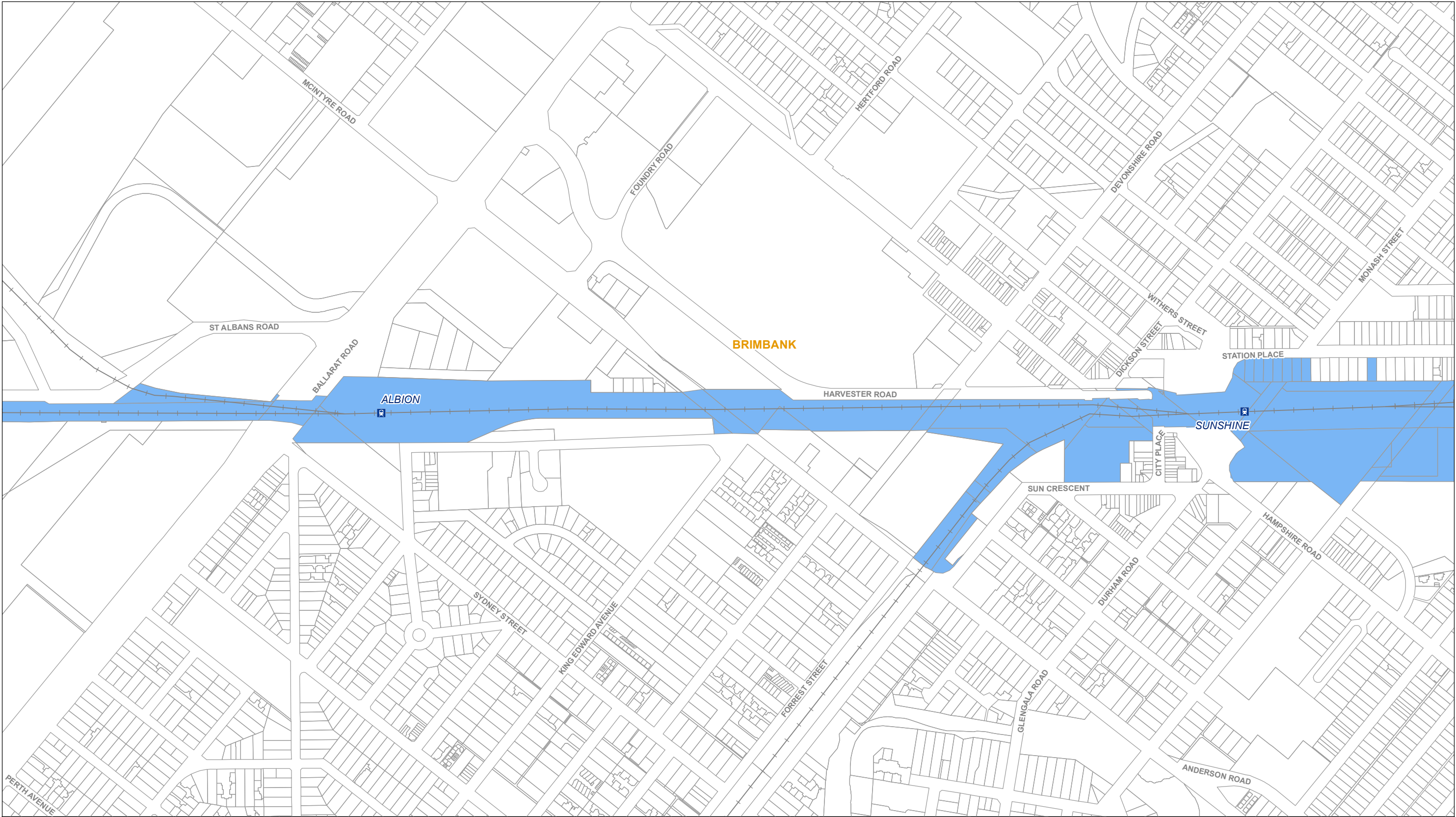
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Legend

- Rail Station
- Railway
- Cadastre
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- Project Land

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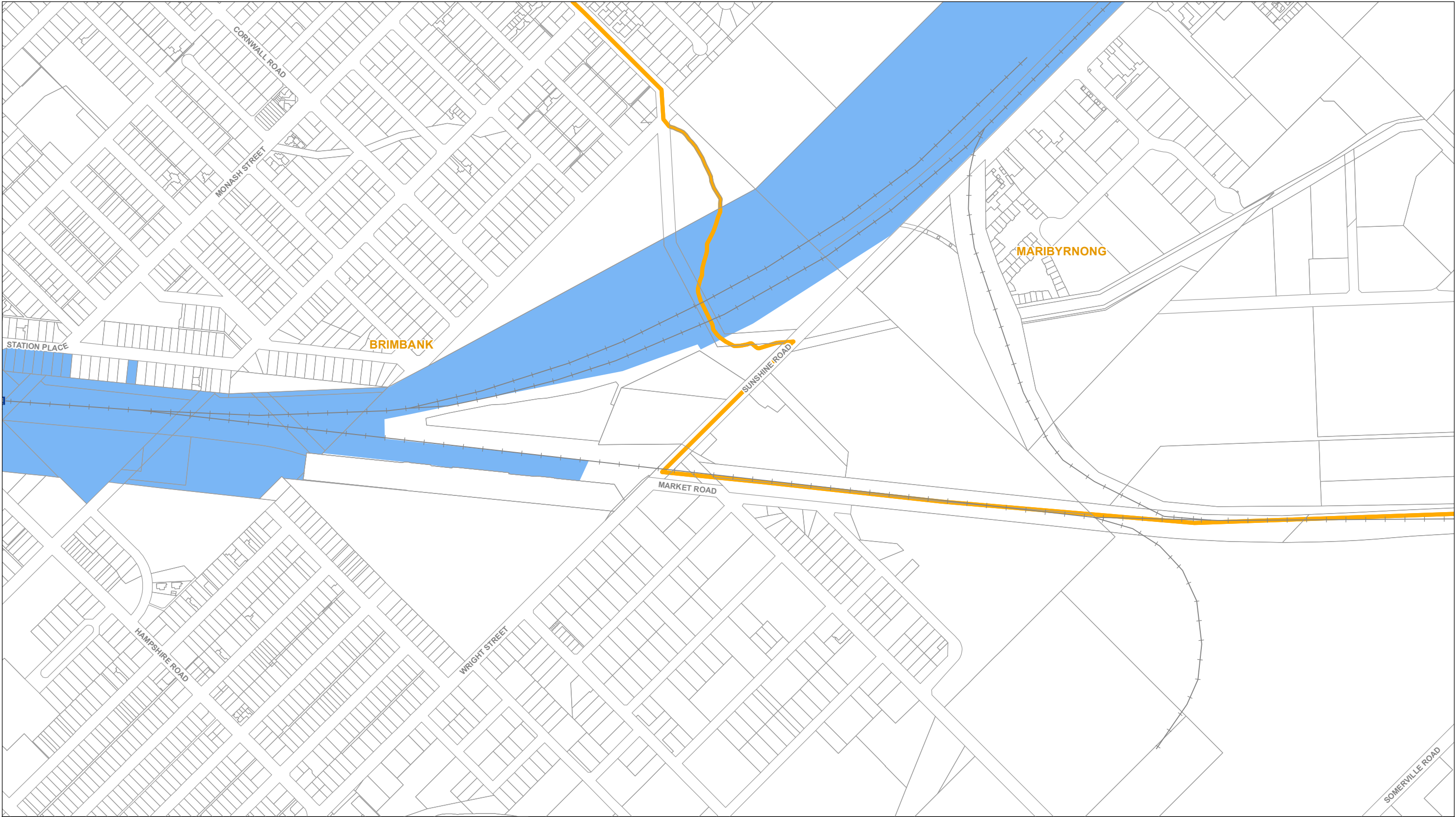
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Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

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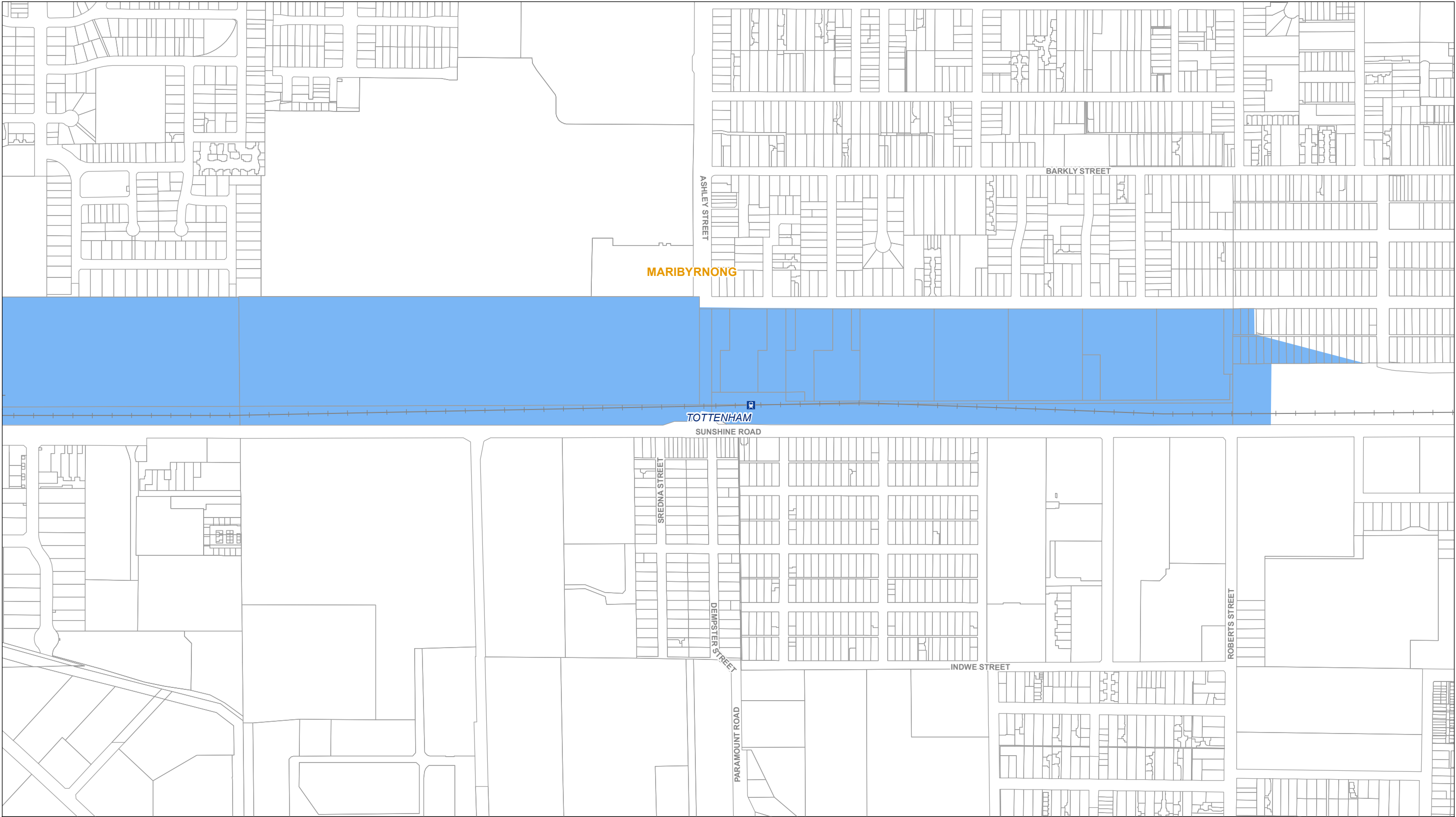
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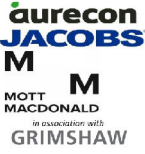


Legend

-  Rail Station
-  Railway
-  Cadastre
-  LGA Boundary
-  Project Land

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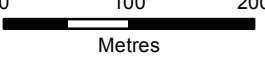



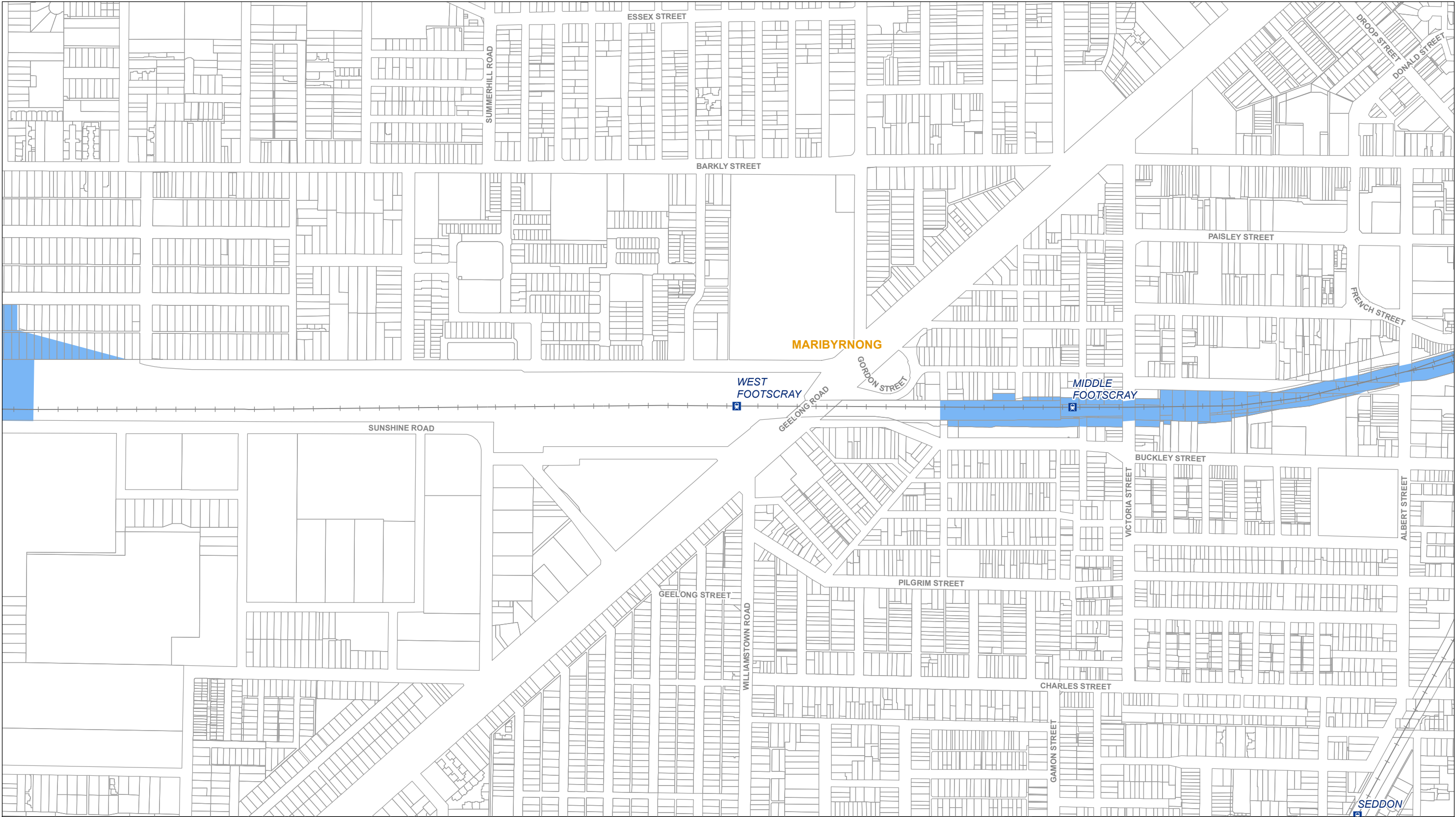
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Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

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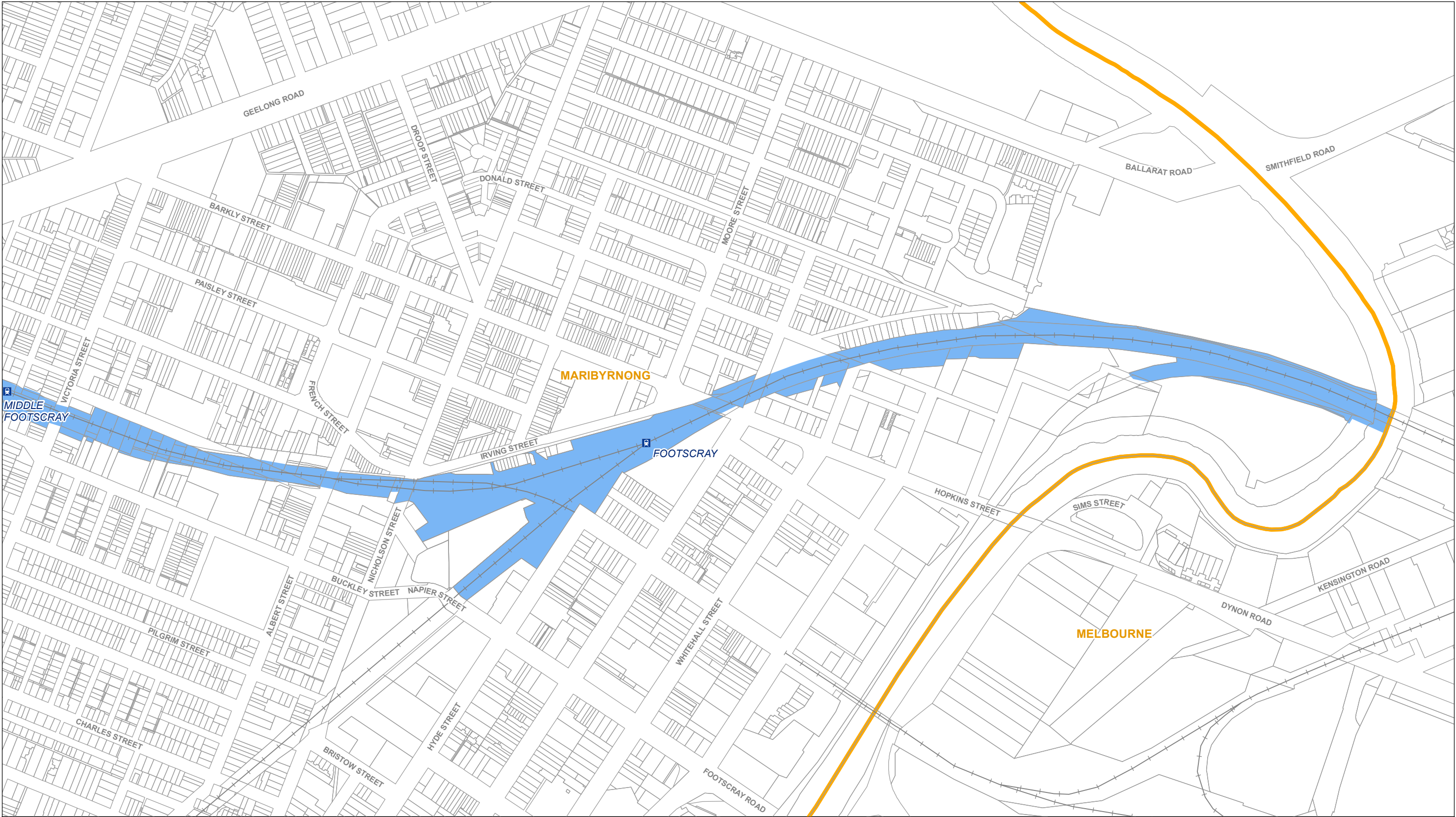
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Legend

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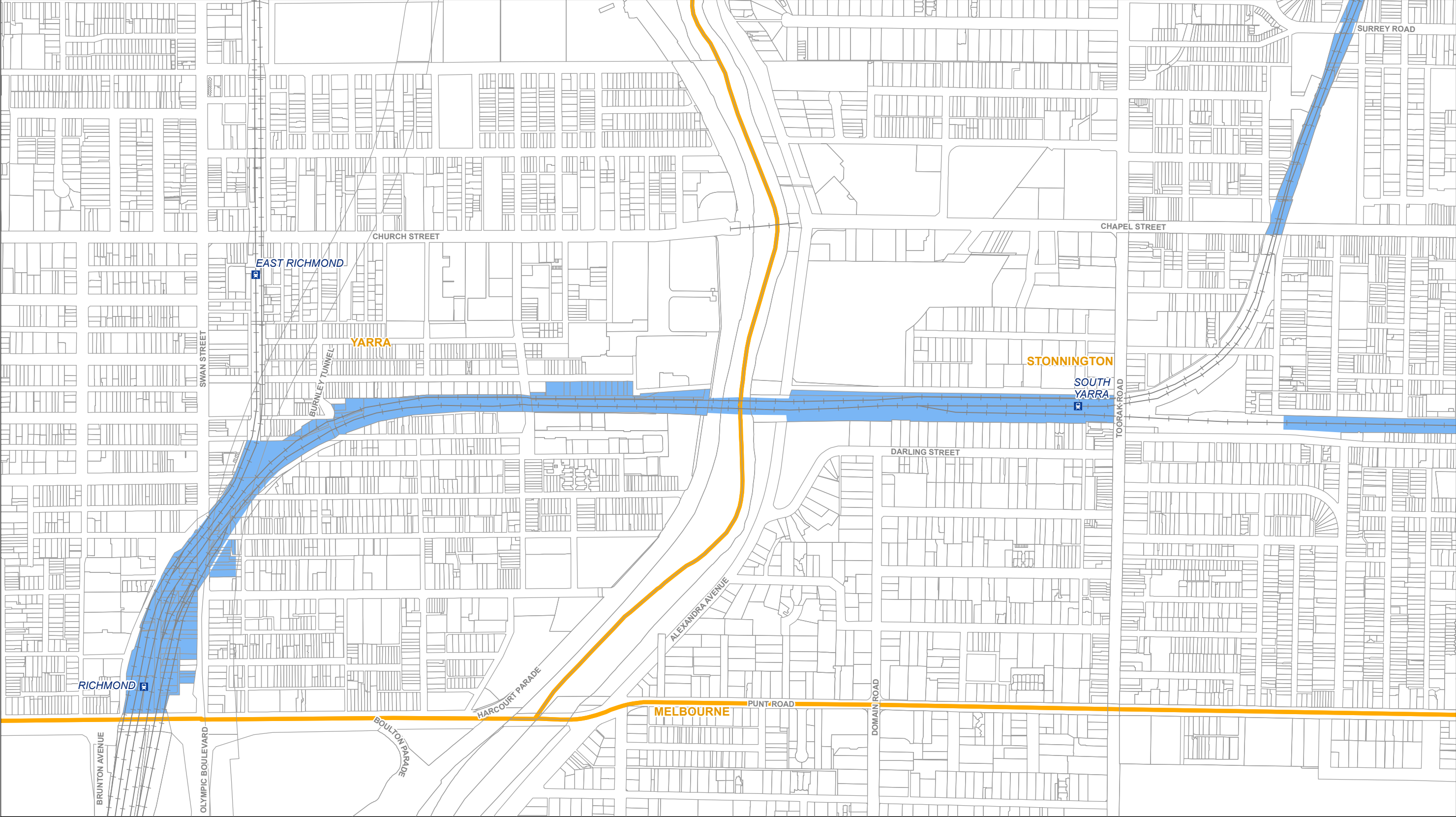
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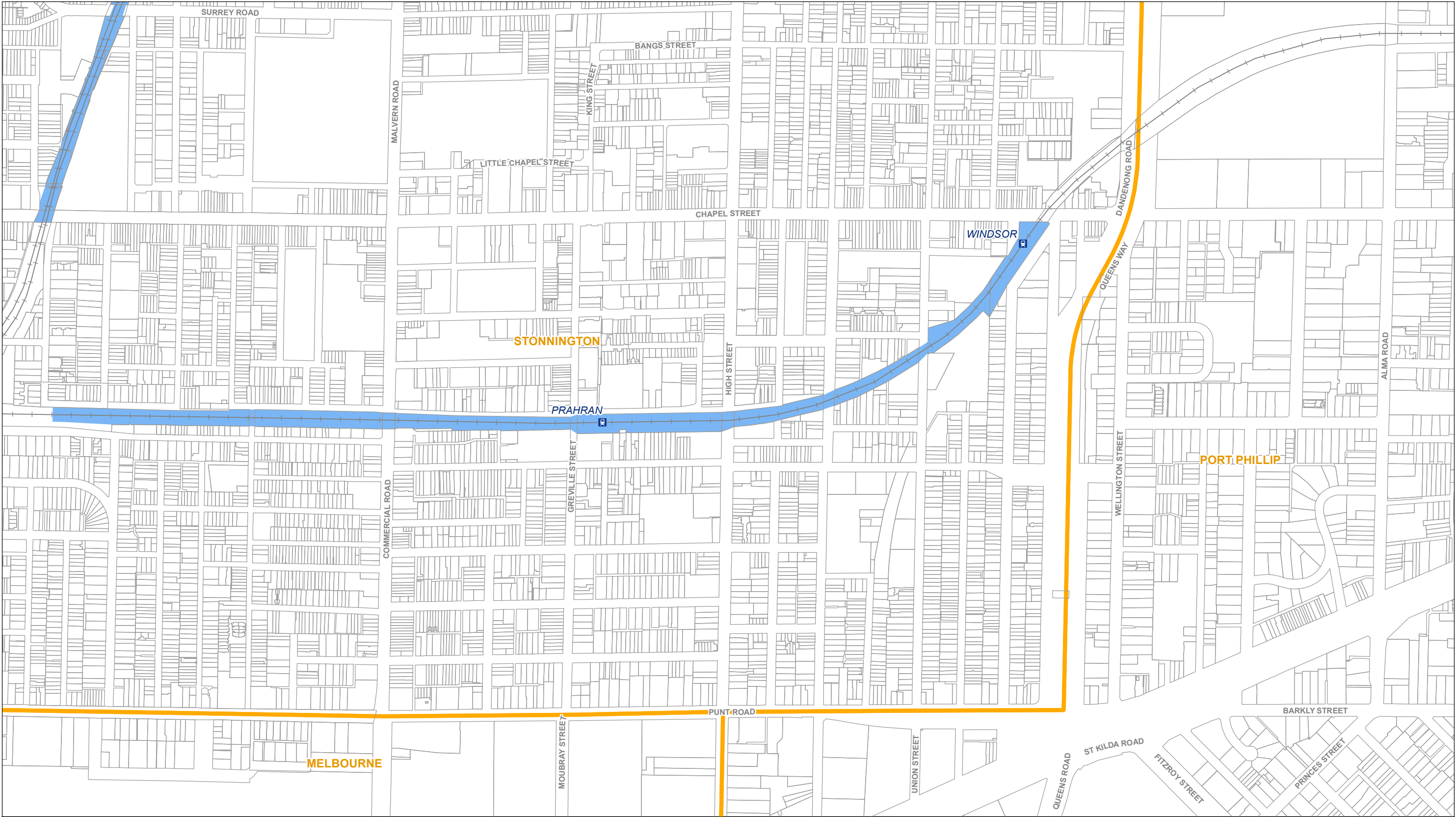
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Legend

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Legend

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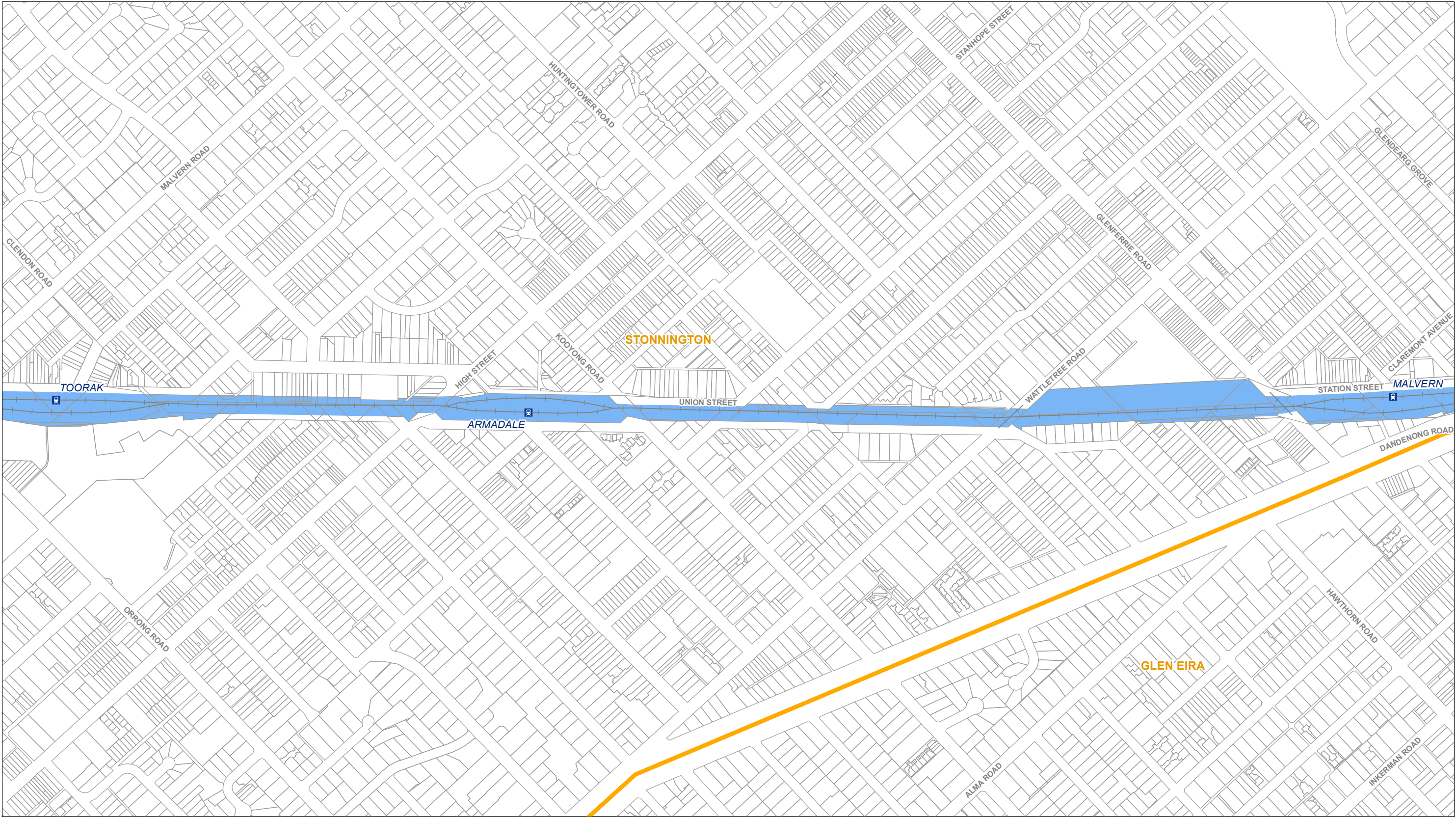
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Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

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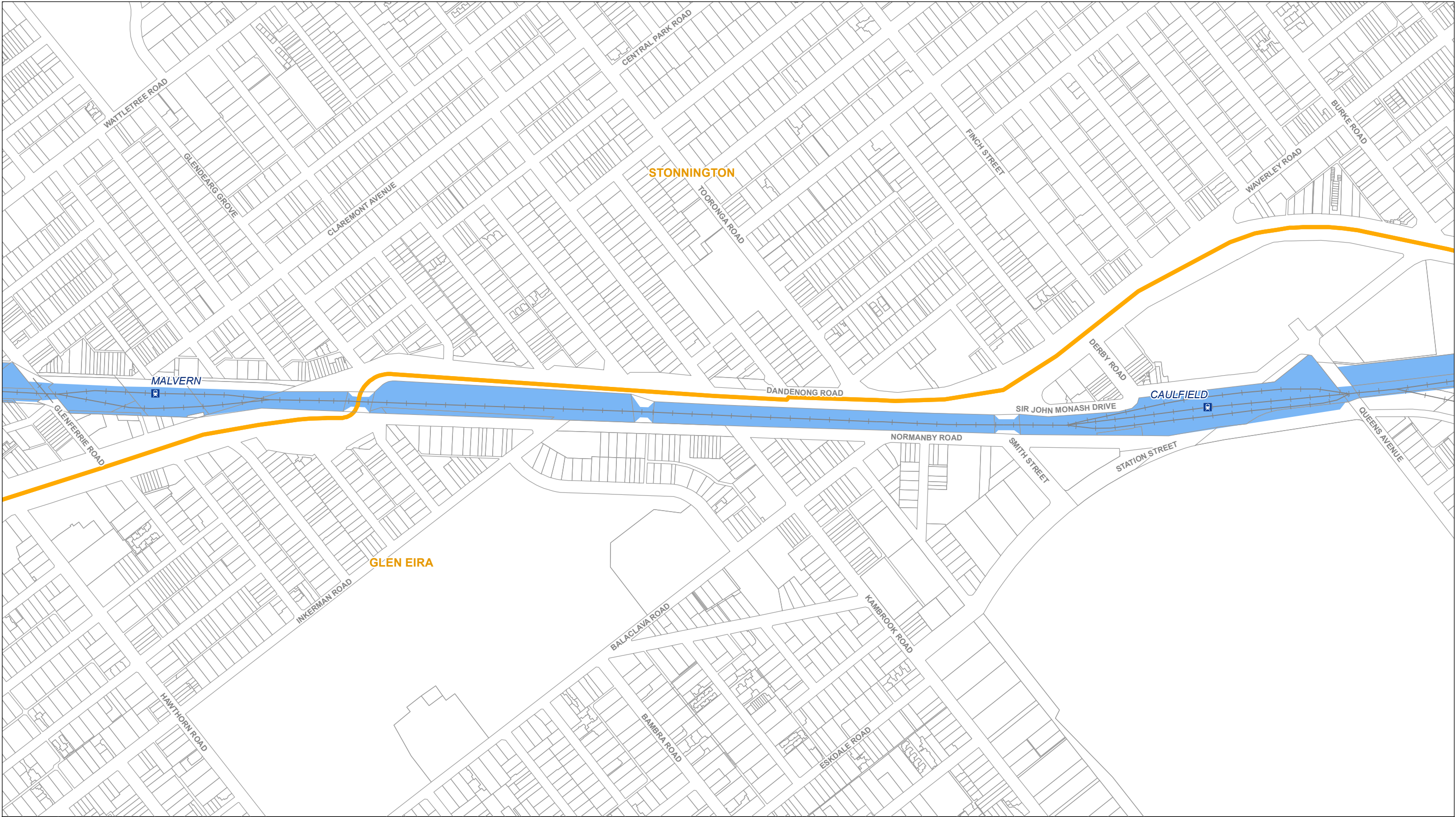
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Legend

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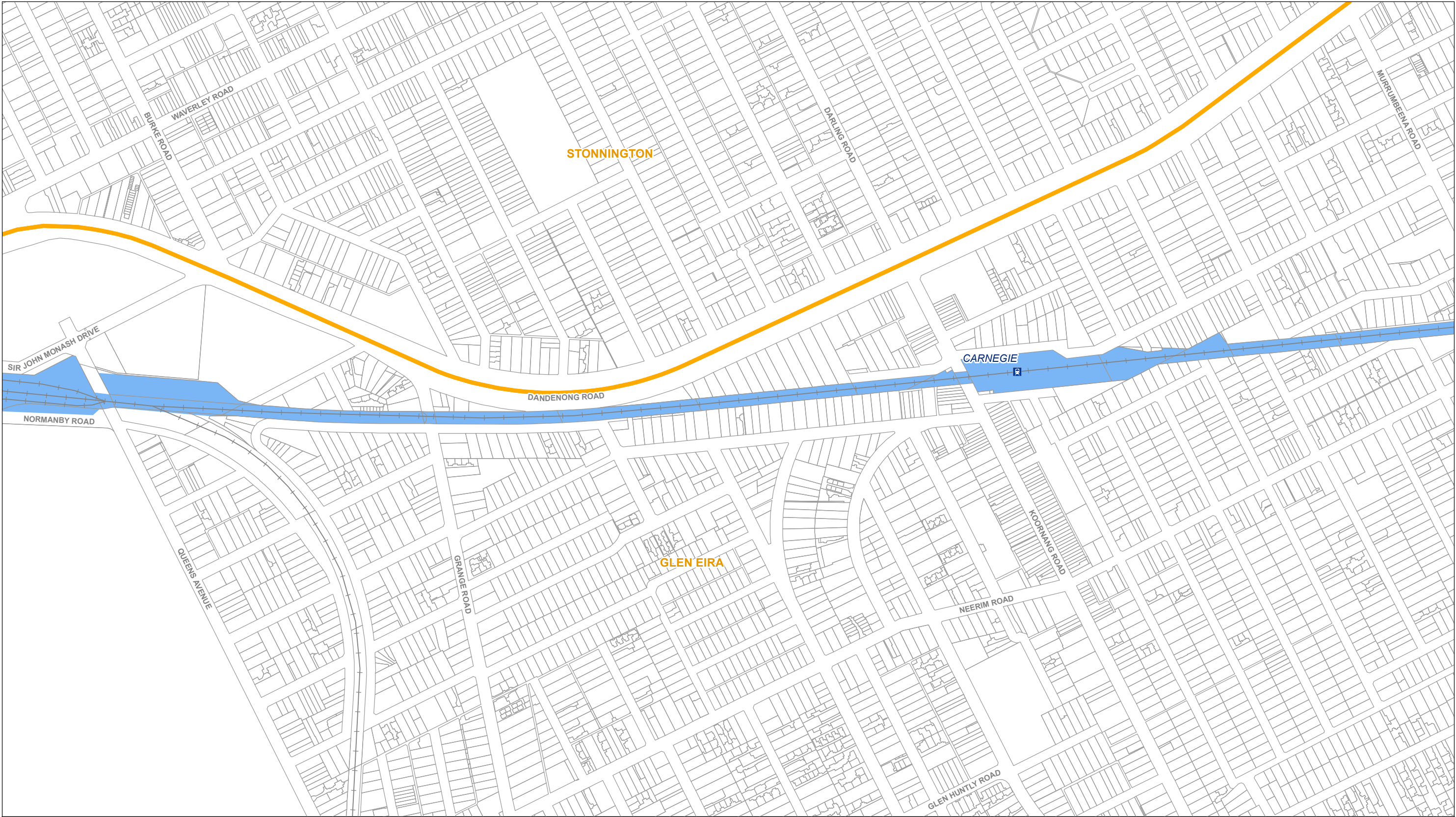
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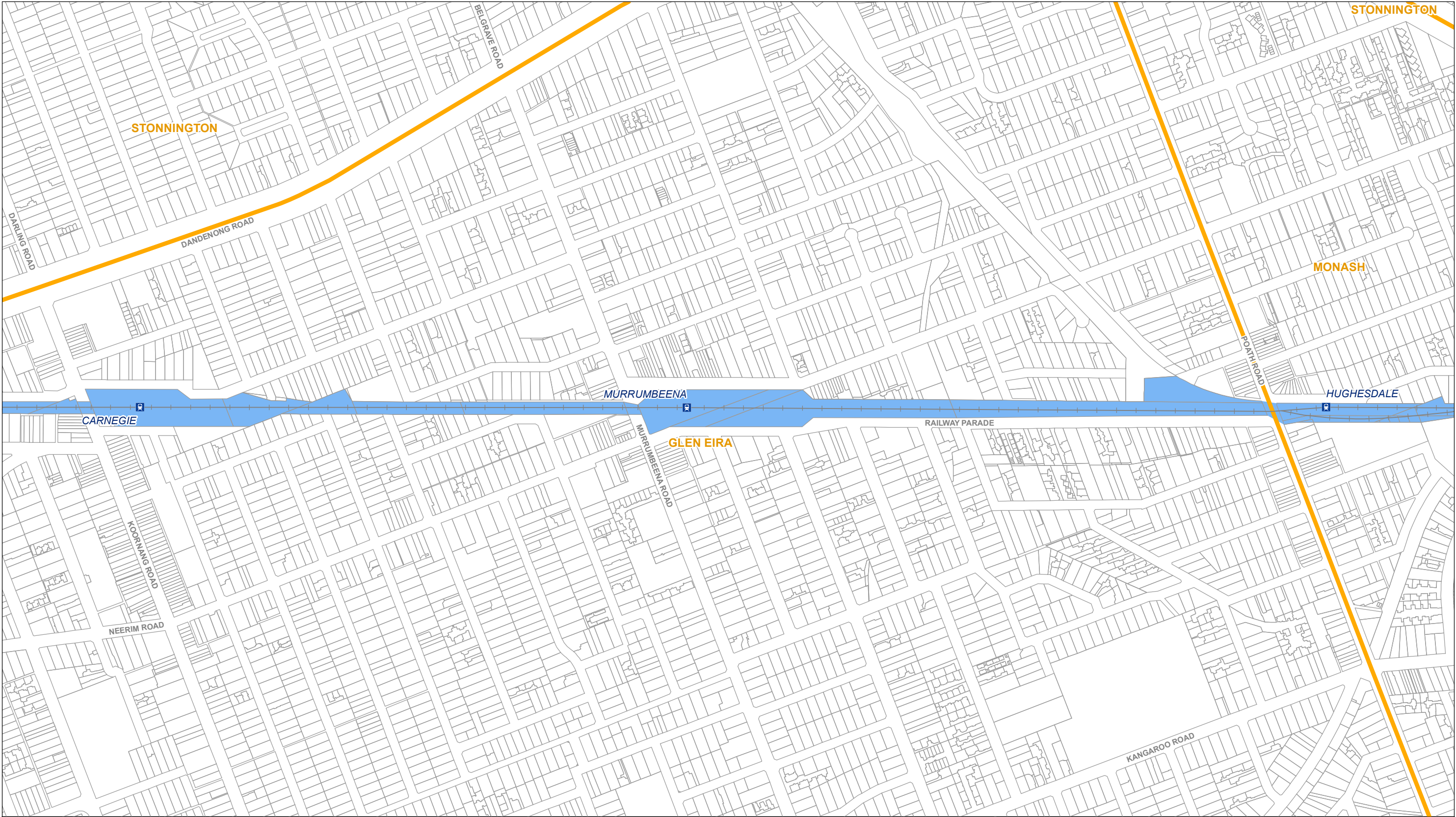
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Legend

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- Project Land

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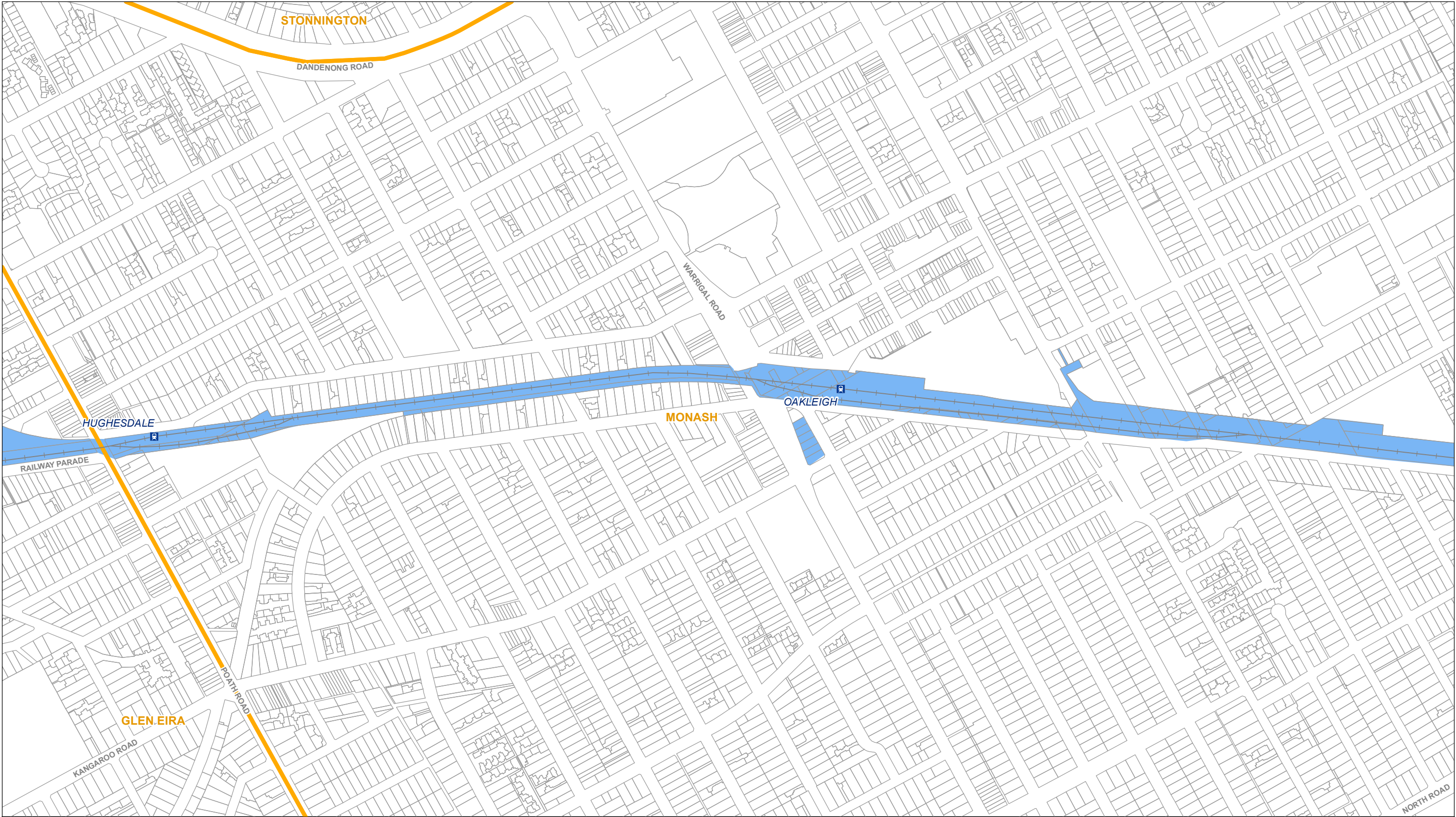
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Title:

GC96 Project Land

Drawing Number:	Revision:		
MMR-AJM-WNAA-MP-NP-500904	P1.16		
Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 26 of 55

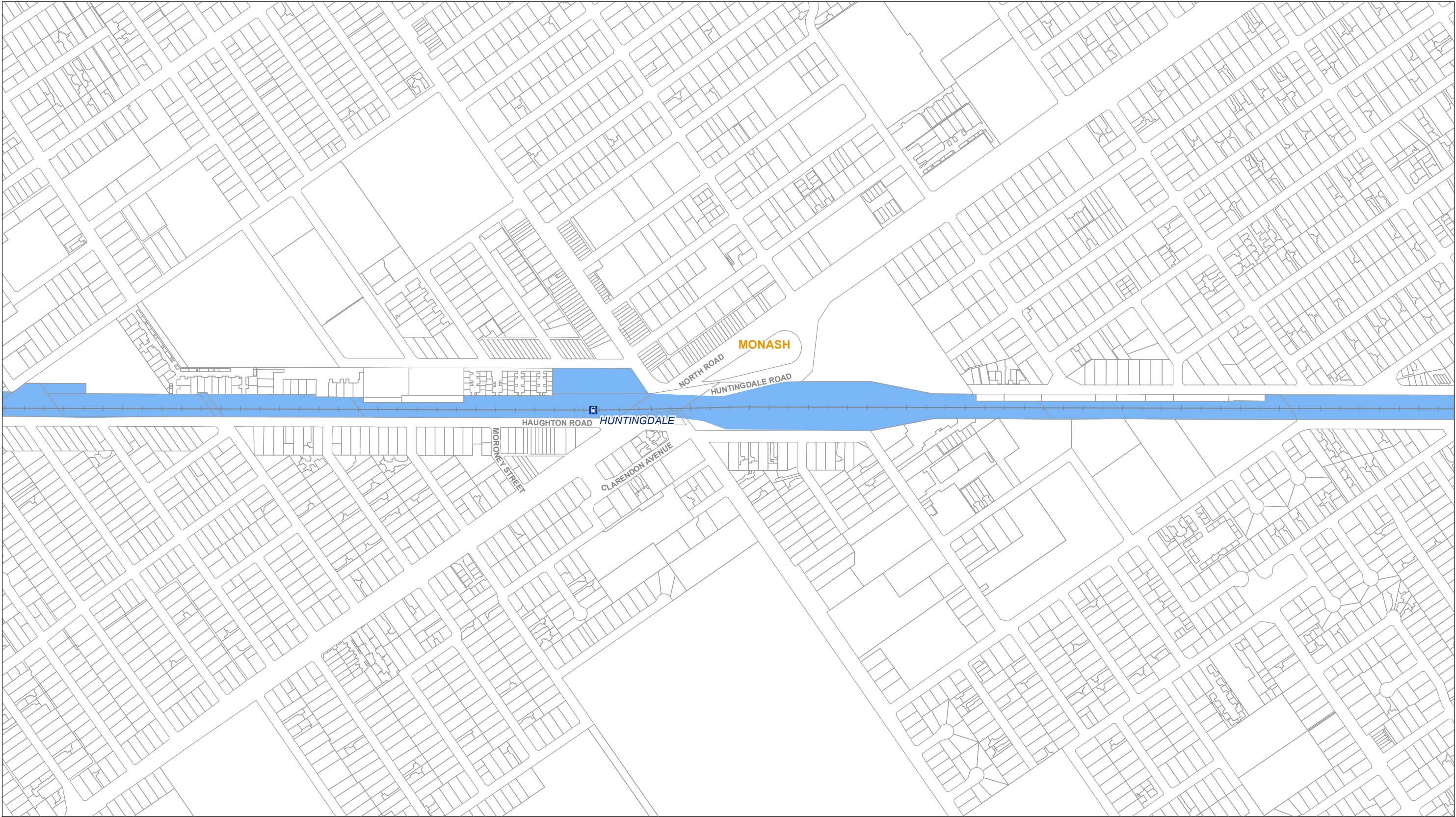
Data Sources:
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Title:

GC96 Project Land

Drawing Number:	Revision:		
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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 27 of 55

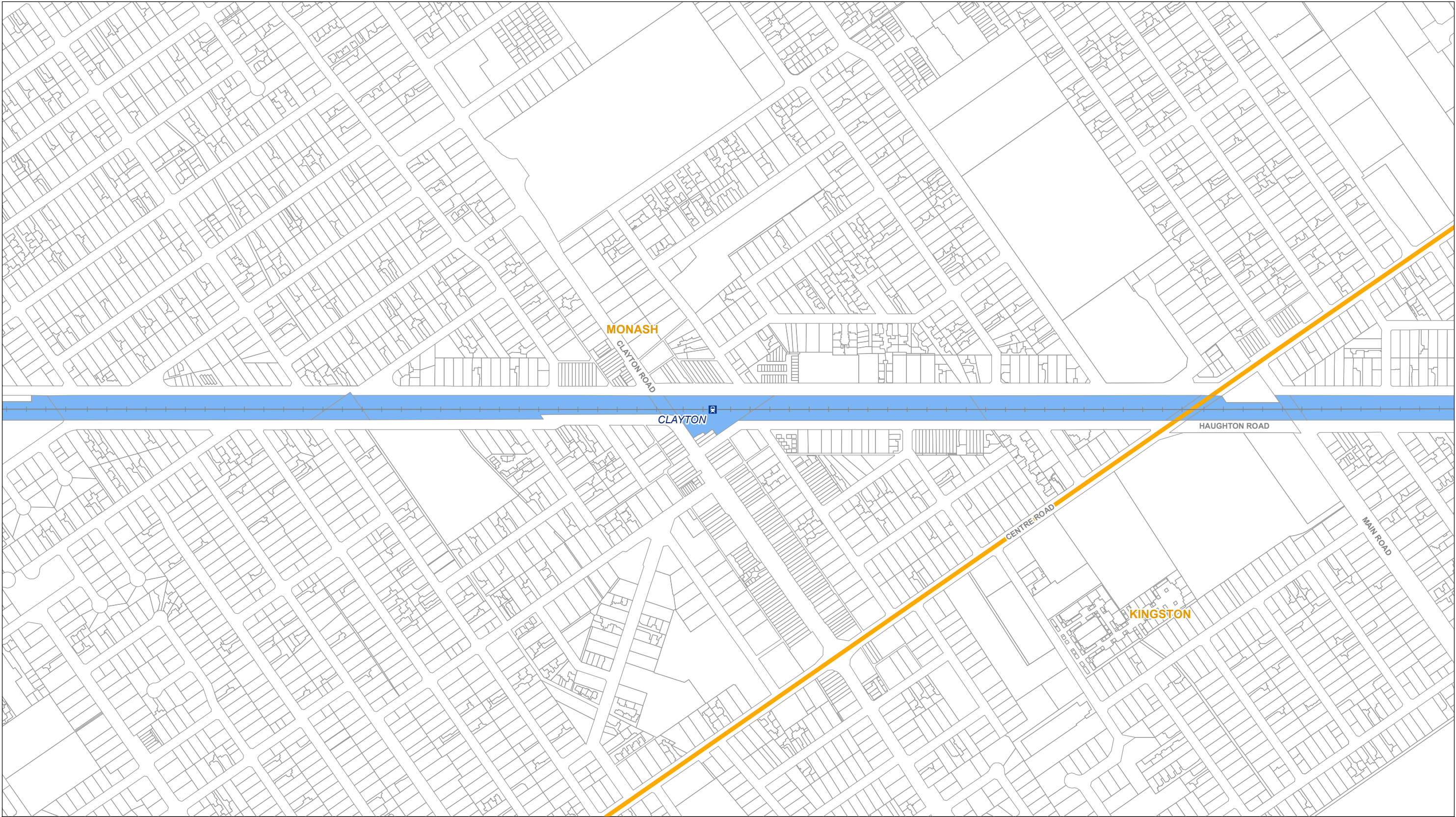
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Title:

GC96 Project Land

Drawing Number:	Revision:		
MMR-AJM-WNAA-MP-NP-500904	P1.16		
Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

Map 28 of 55

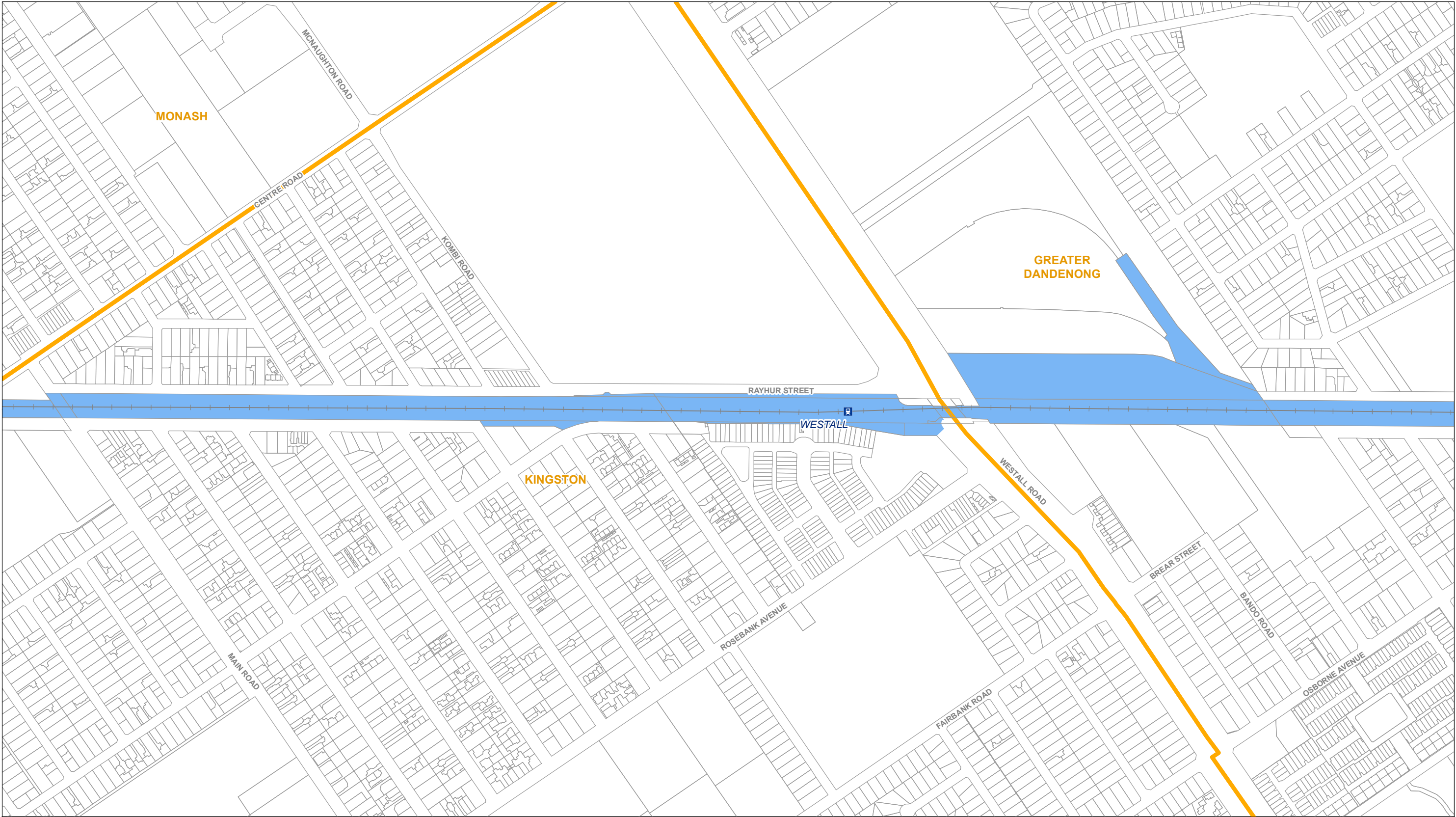
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Title:

GC96 Project Land

Drawing Number:	Revision:		
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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

Map 29 of 55

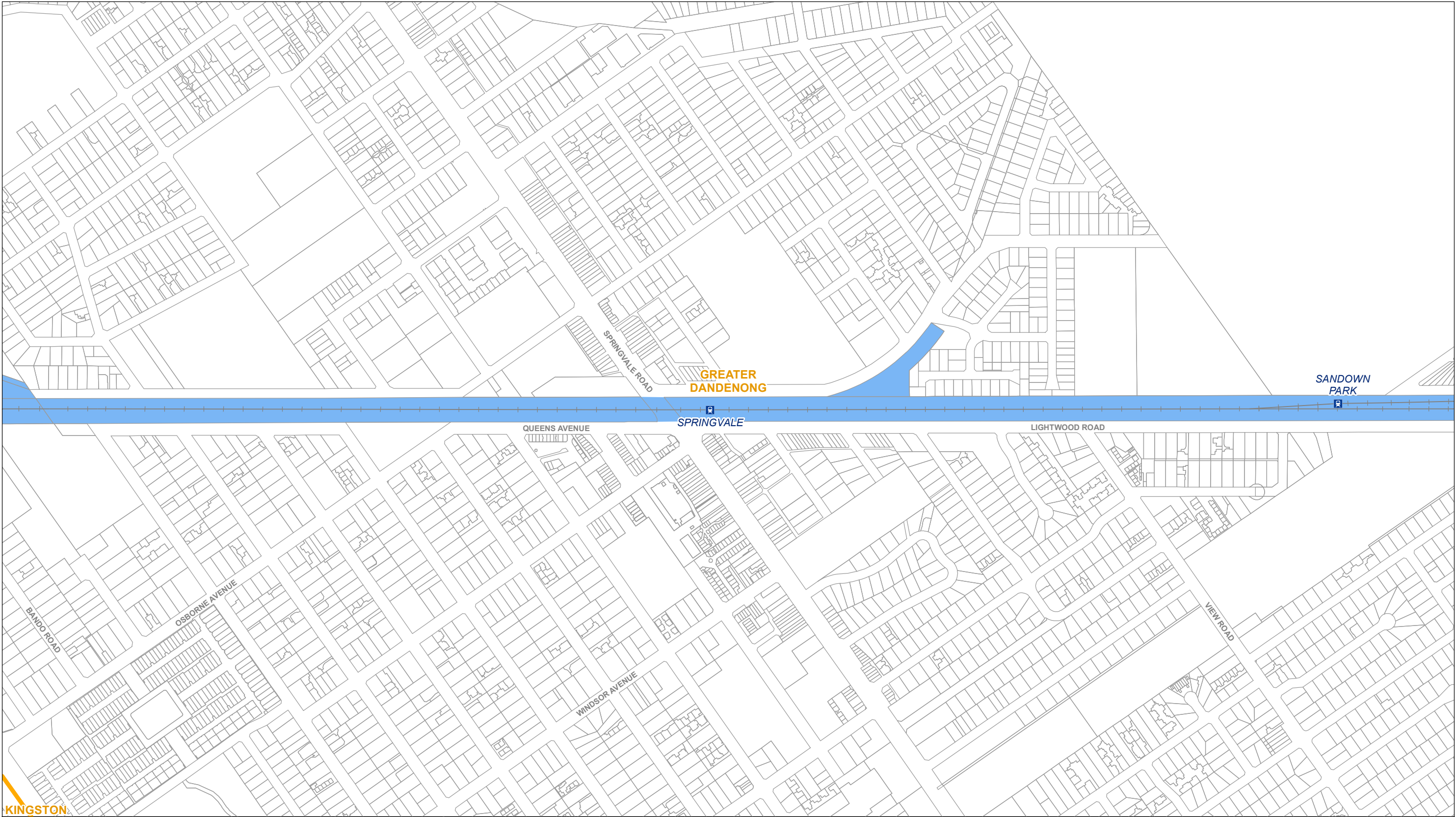
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Title:

GC96 Project Land

Drawing Number:	Revision:		
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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 30 of 55

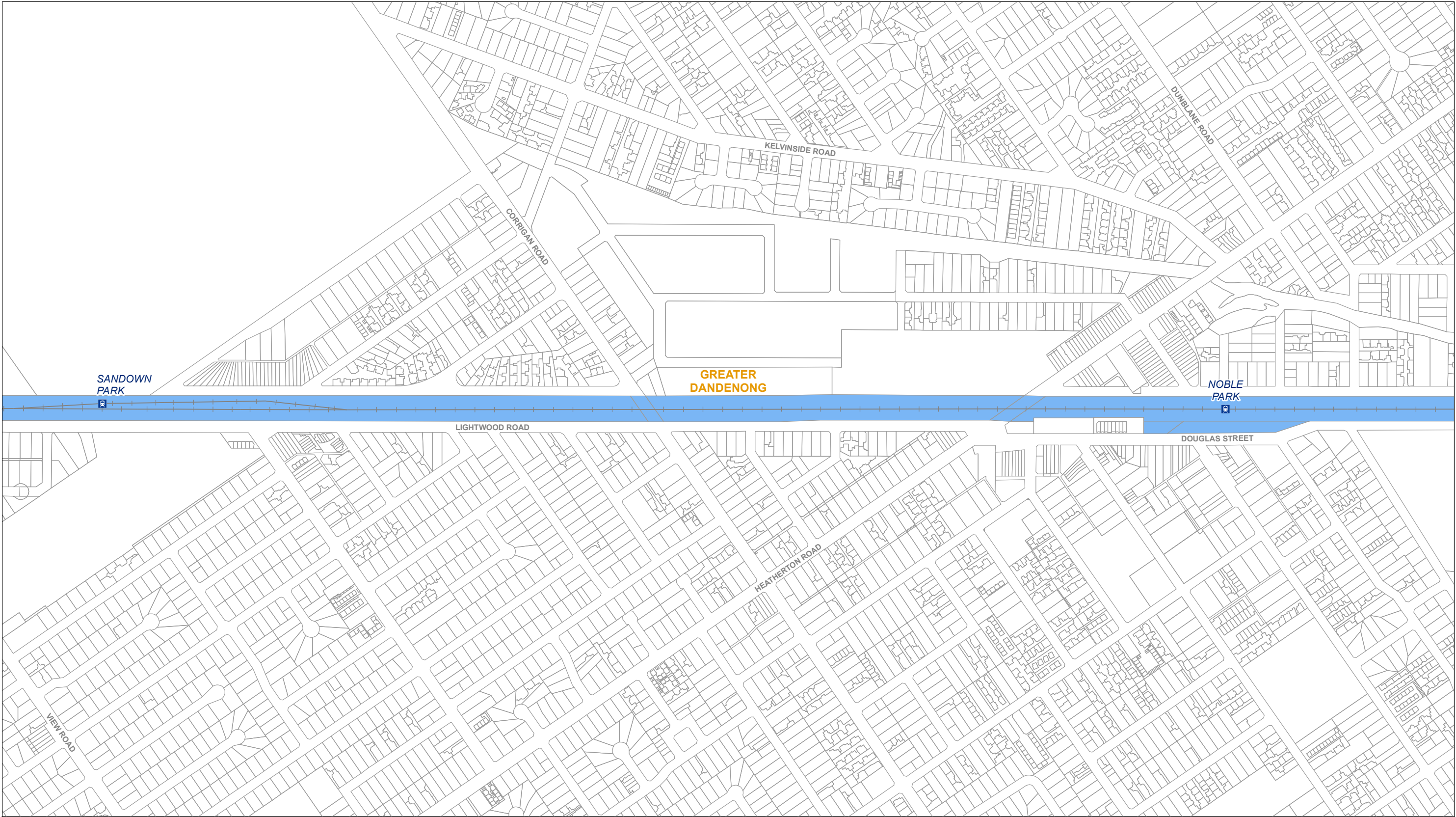
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Title:

GC96 Project Land

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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 31 of 55

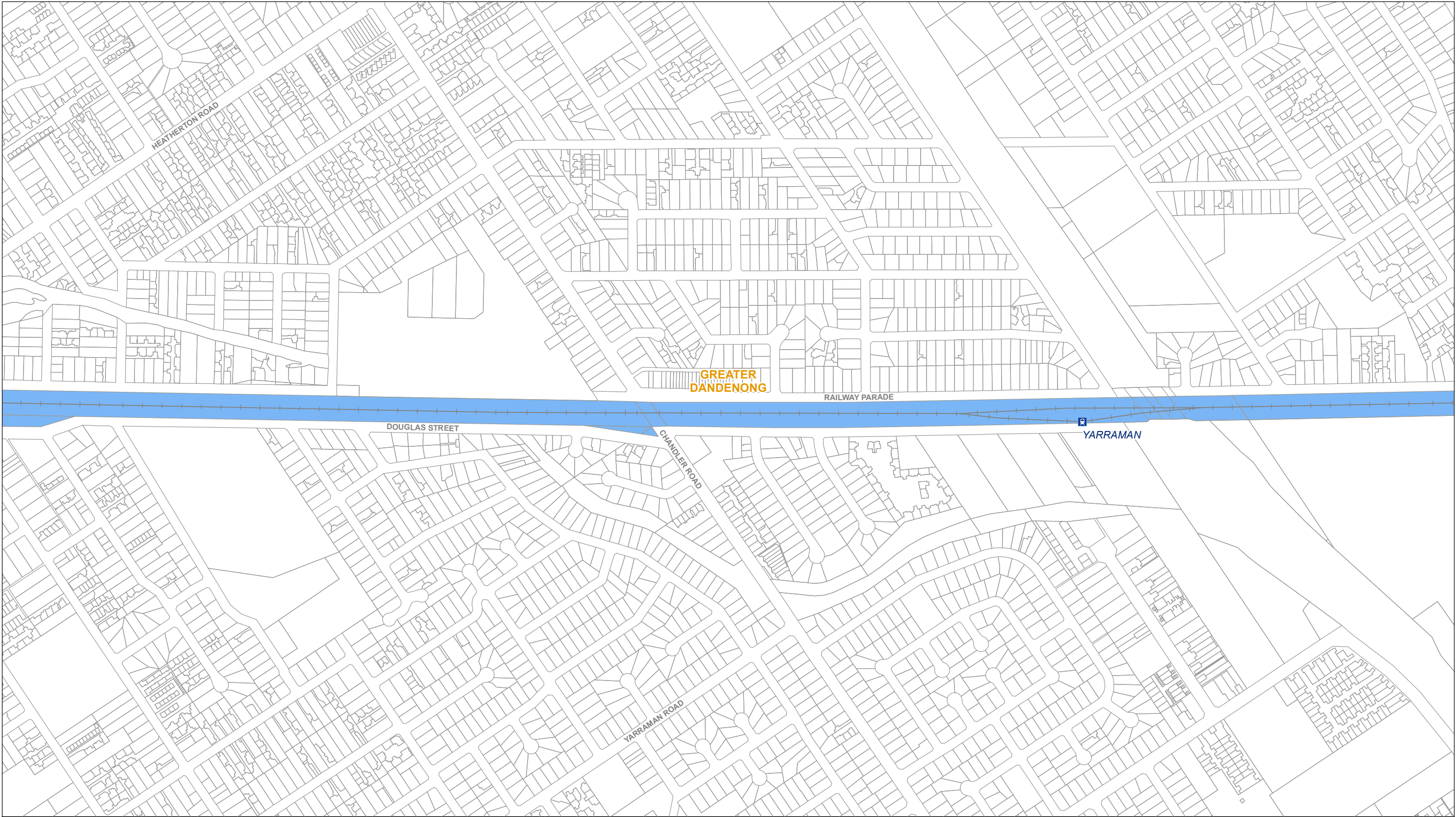
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GC96 Project Land

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MMR-AJM-WNAA-MP-NP-500904	P1.16		
Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 32 of 55

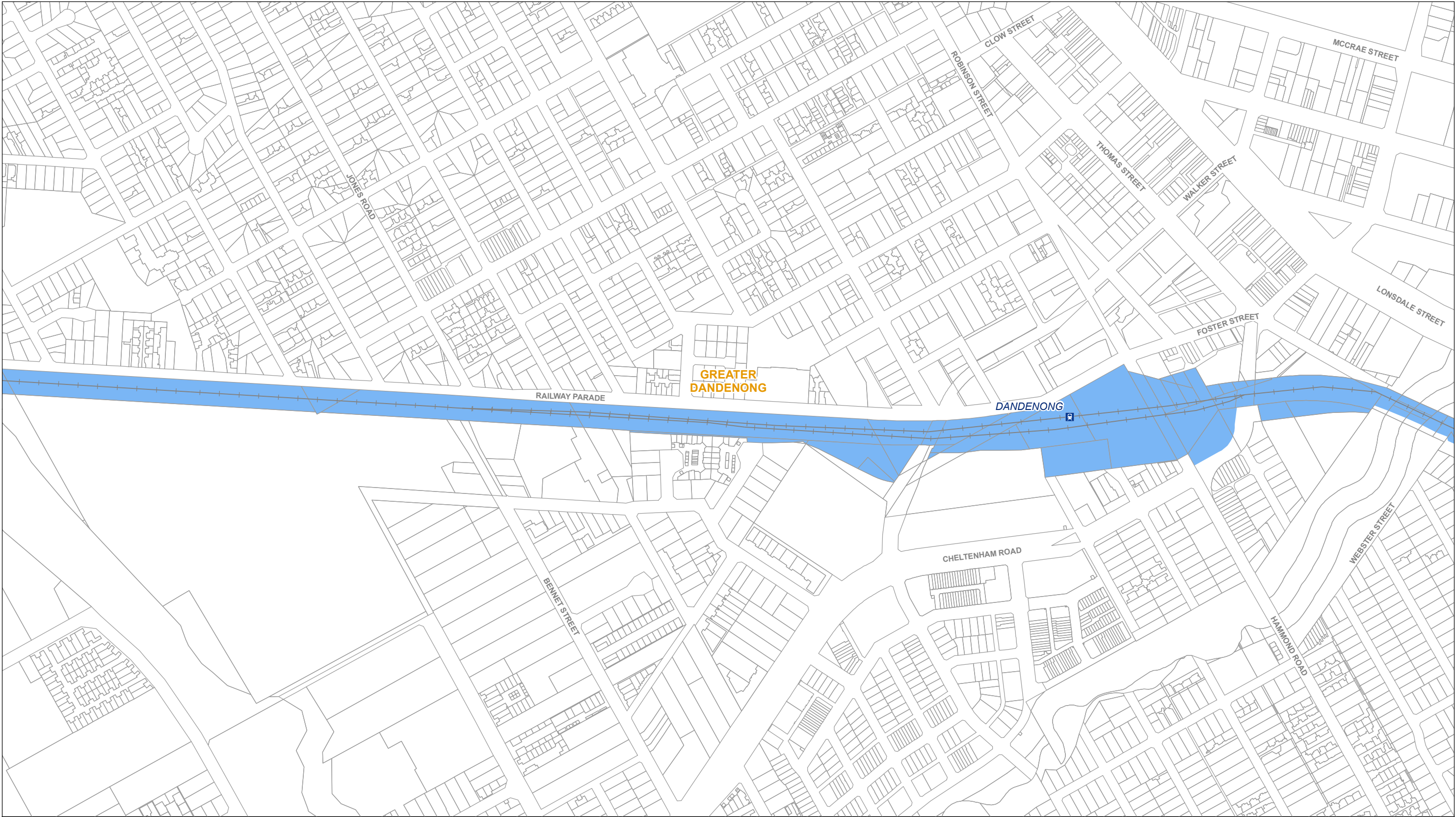
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GC96 Project Land


Drawing Number:	Revision:		
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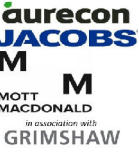




Legend

-  Rail Station
-  Railway
-  Cadastre
-  LGA Boundary
-  Project Land

Map 33 of 55



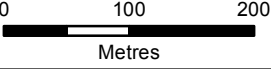



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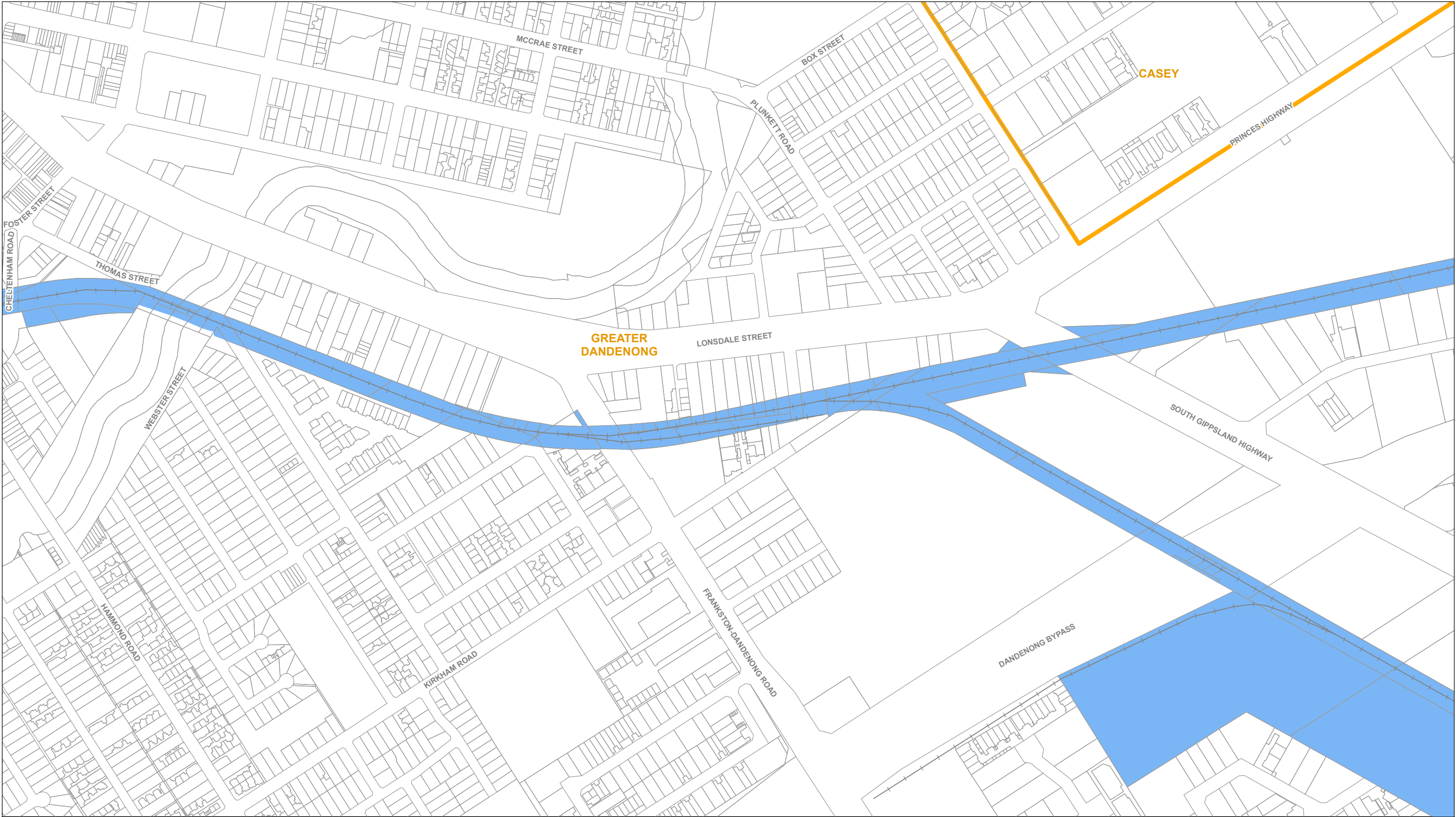
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Drawn By:	Approved By:	Date:	Map Size:
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Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 34 of 55

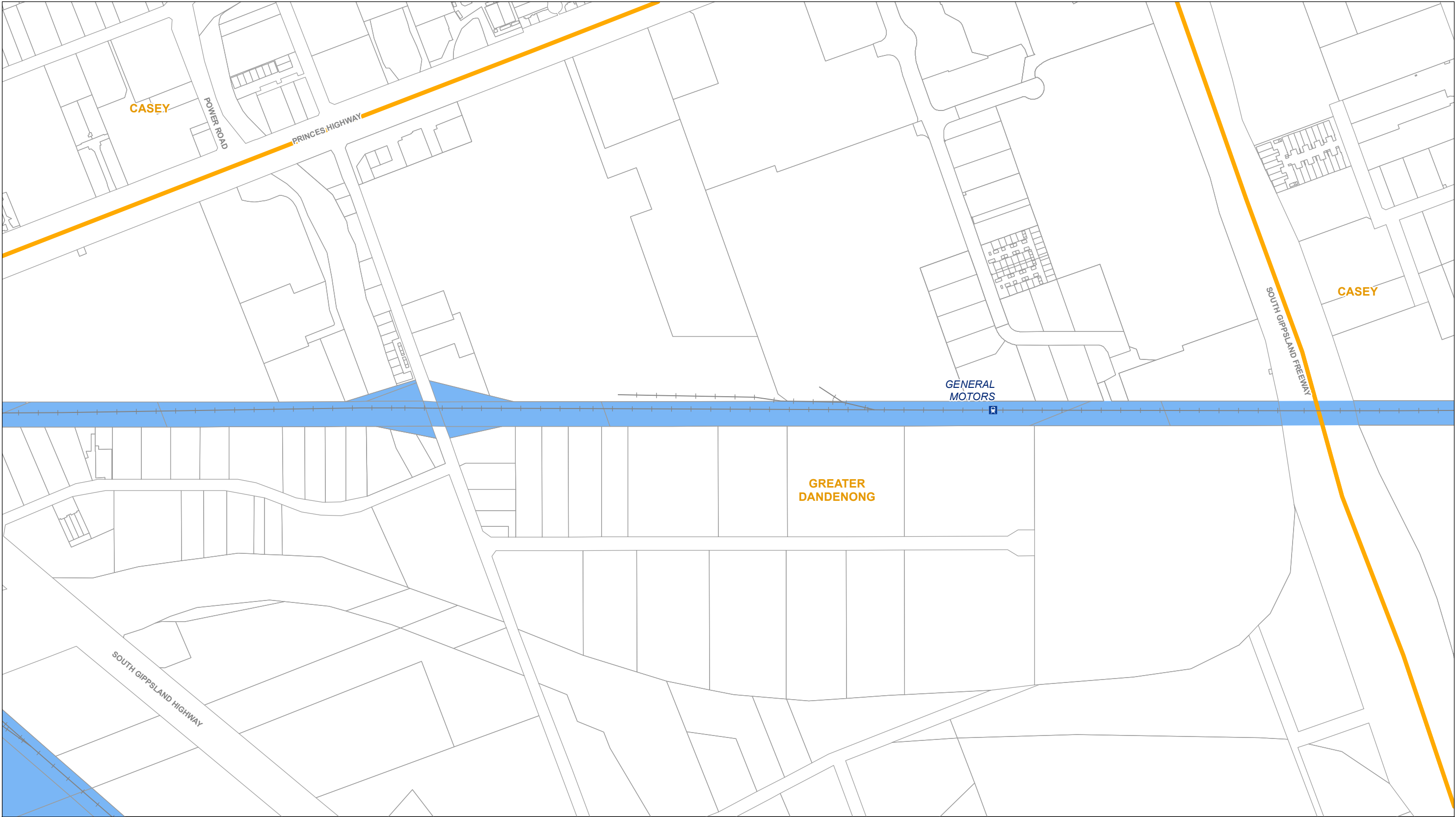
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A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

Map 35 of 55

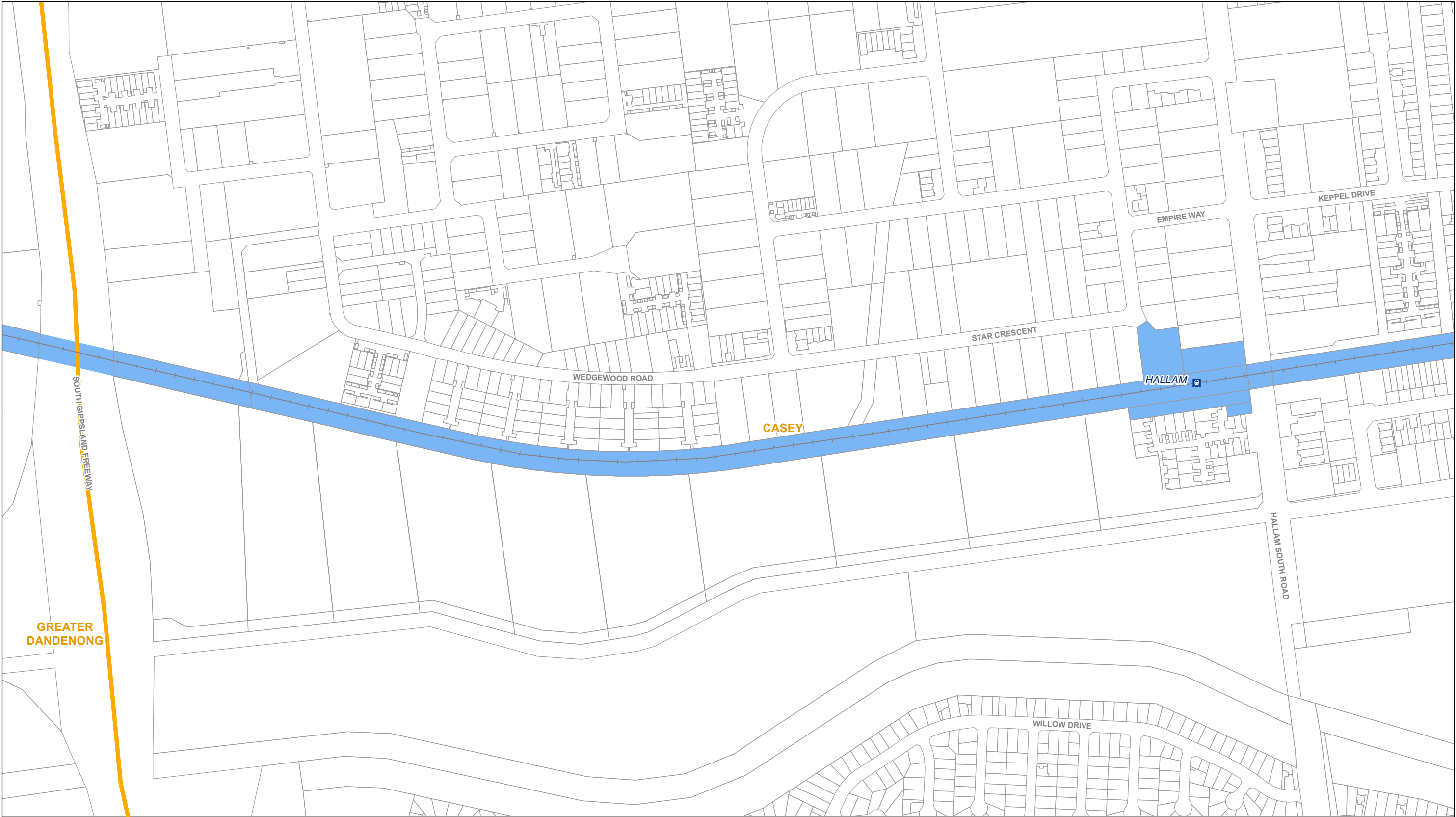
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GC96 Project Land

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A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

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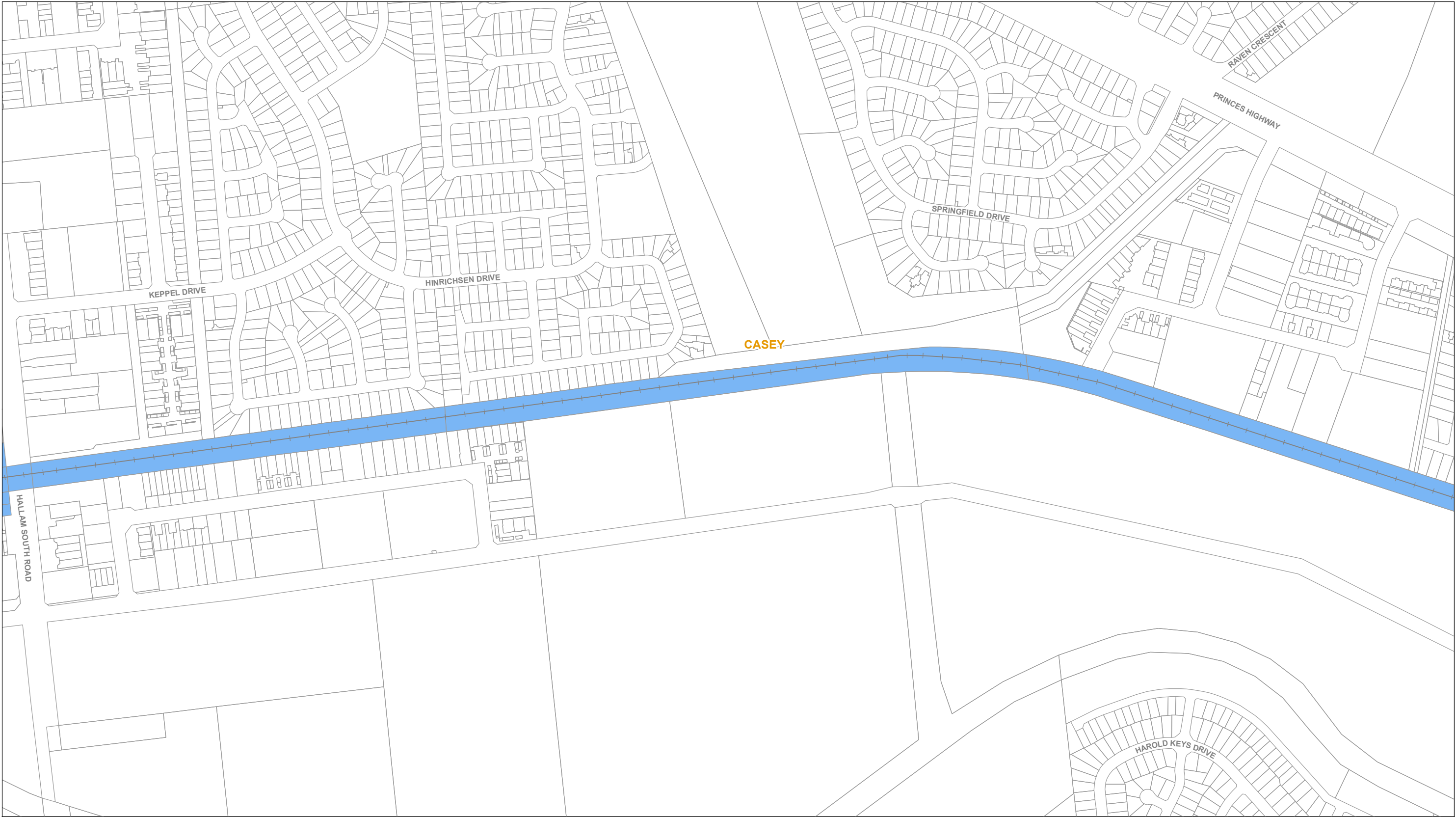
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A.M.	C.D.	11/07/2018	A3



Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 37 of 55

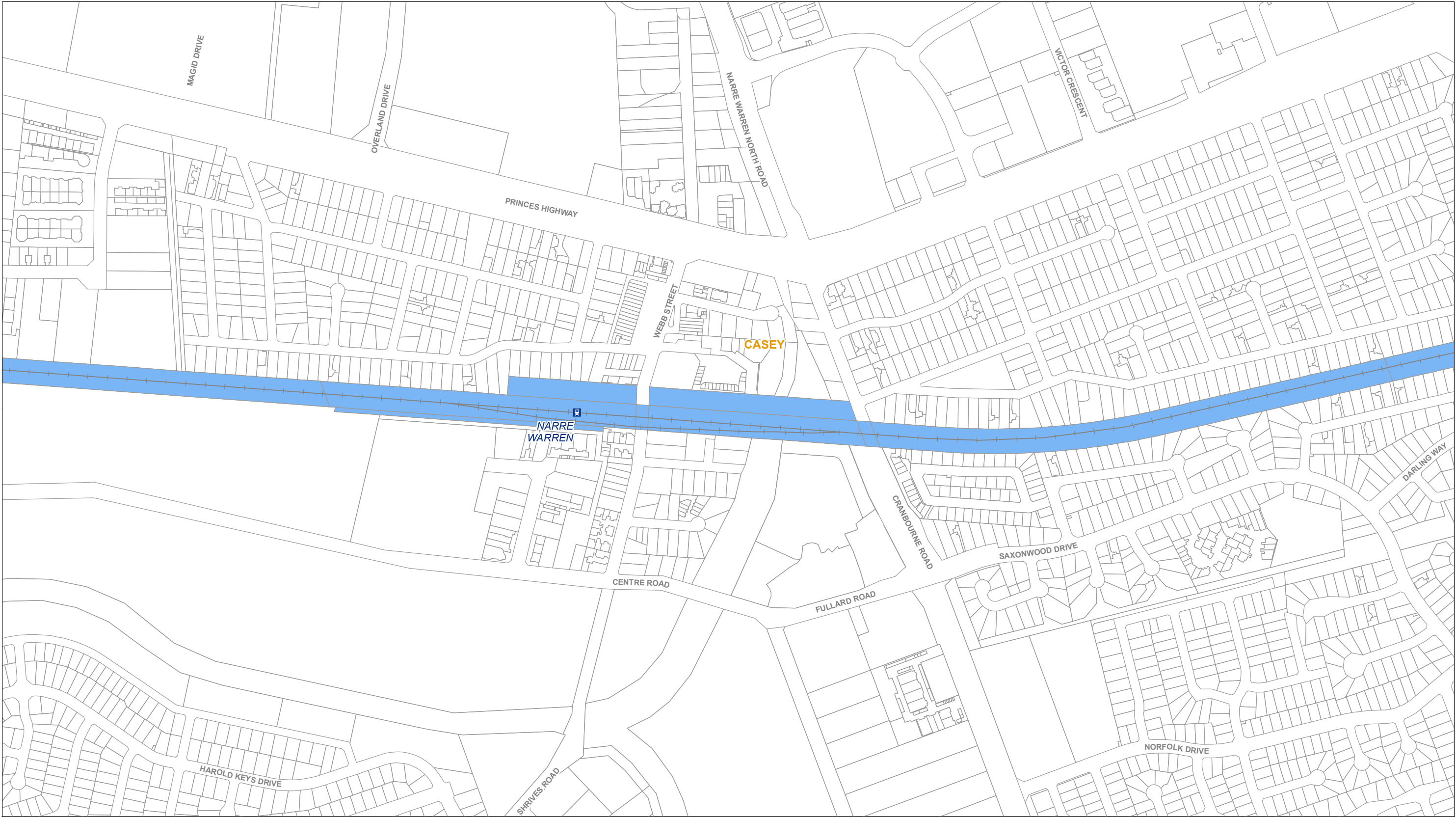
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A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

Map 38 of 55

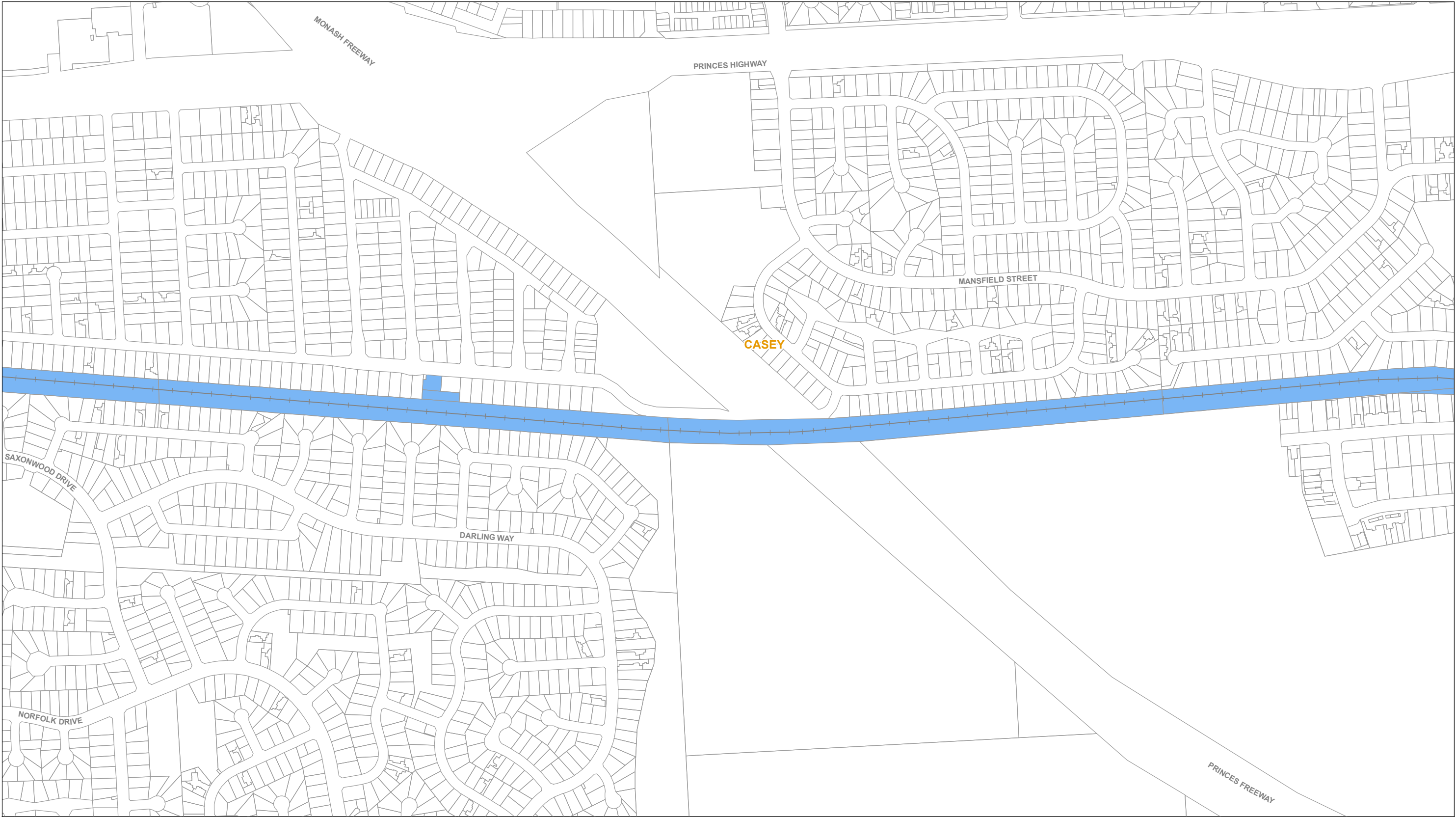
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GC96 Project Land

Drawing Number:	Revision:		
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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

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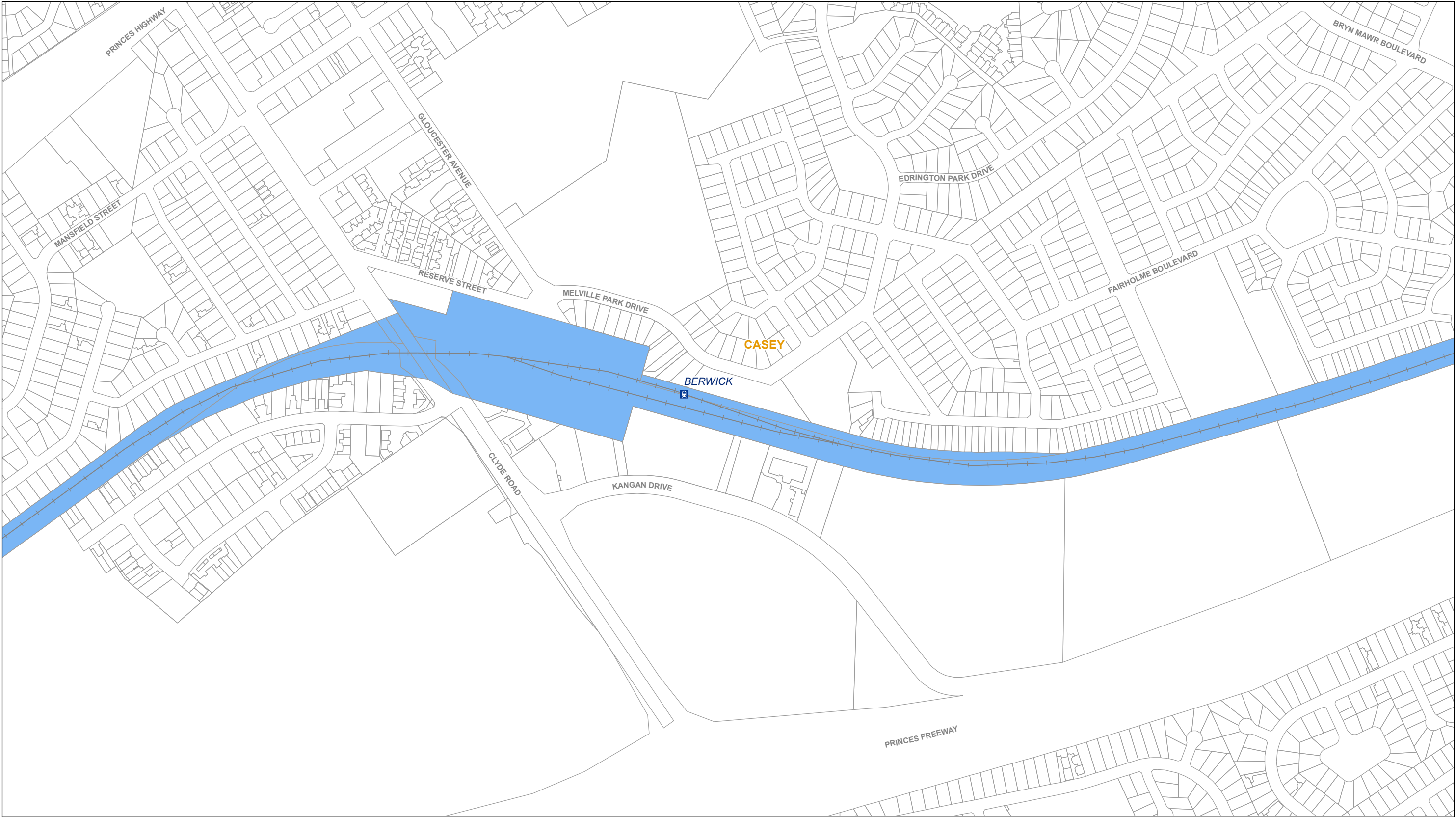
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Title:

GC96 Project Land

Drawing Number: MMR-AJM-WNAA-MP-NP-500904		Revision: P1.16	
Drawn By: A.M.	Approved By: C.D.	Date: 11/07/2018	Map Size: A3



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

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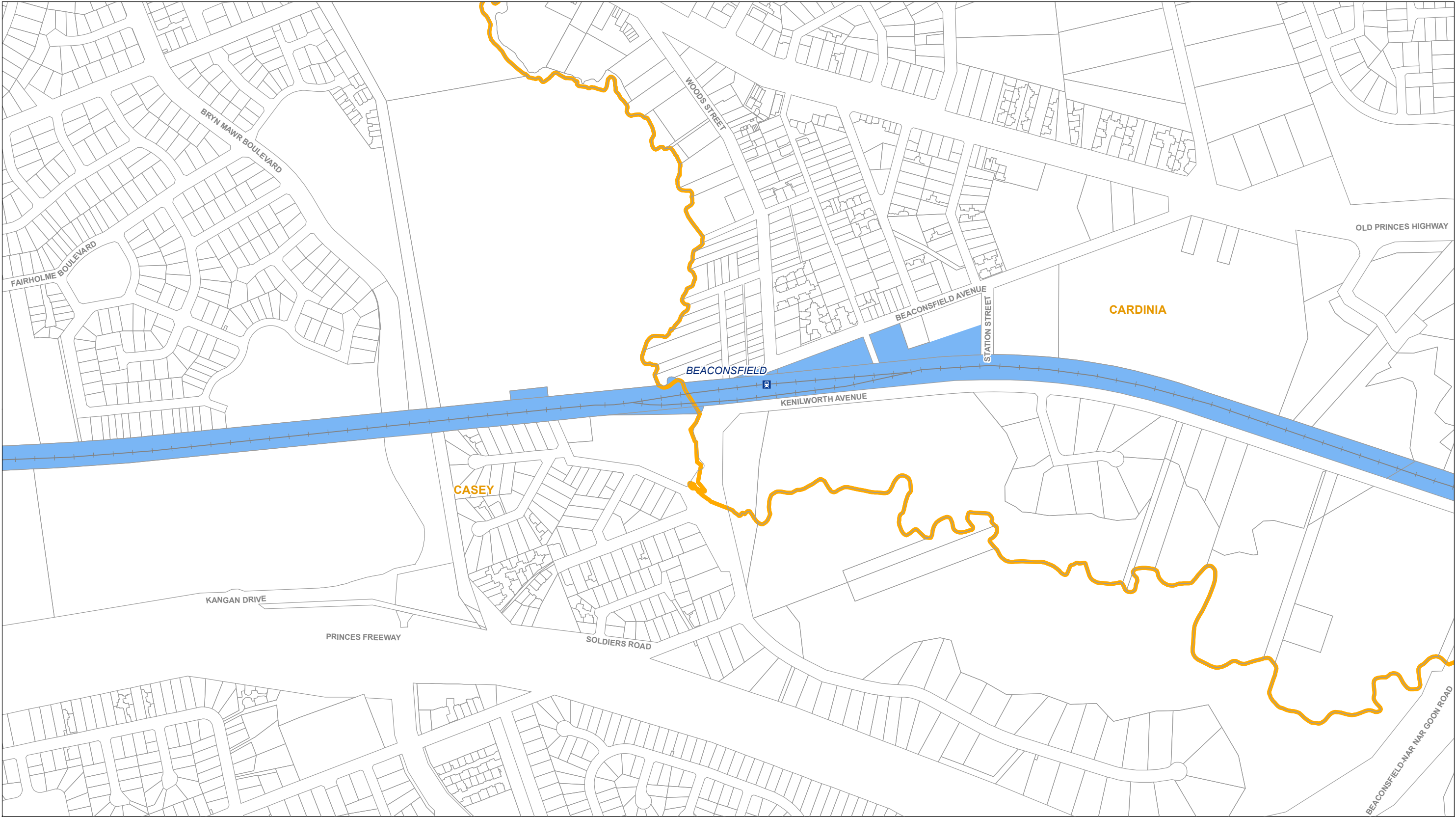
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Drawing Number: MMR-AJM-WNAA-MP-NP-500904		Revision: P1.16	
Drawn By: A.M.	Approved By: C.D.	Date: 11/07/2018	Map Size: A3



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

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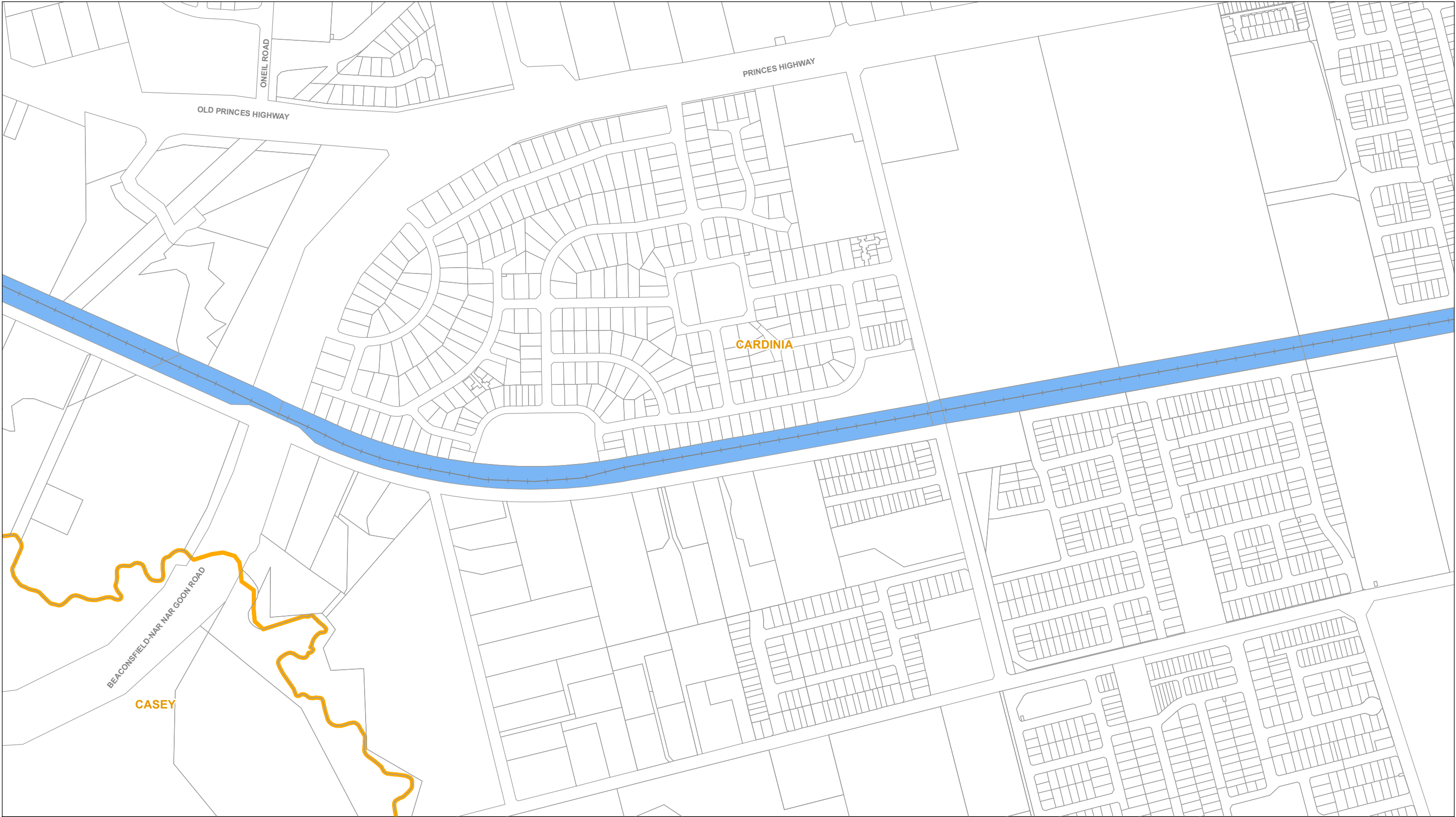
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Title:

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A.M.	C.D.	11/07/2018	A3



Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

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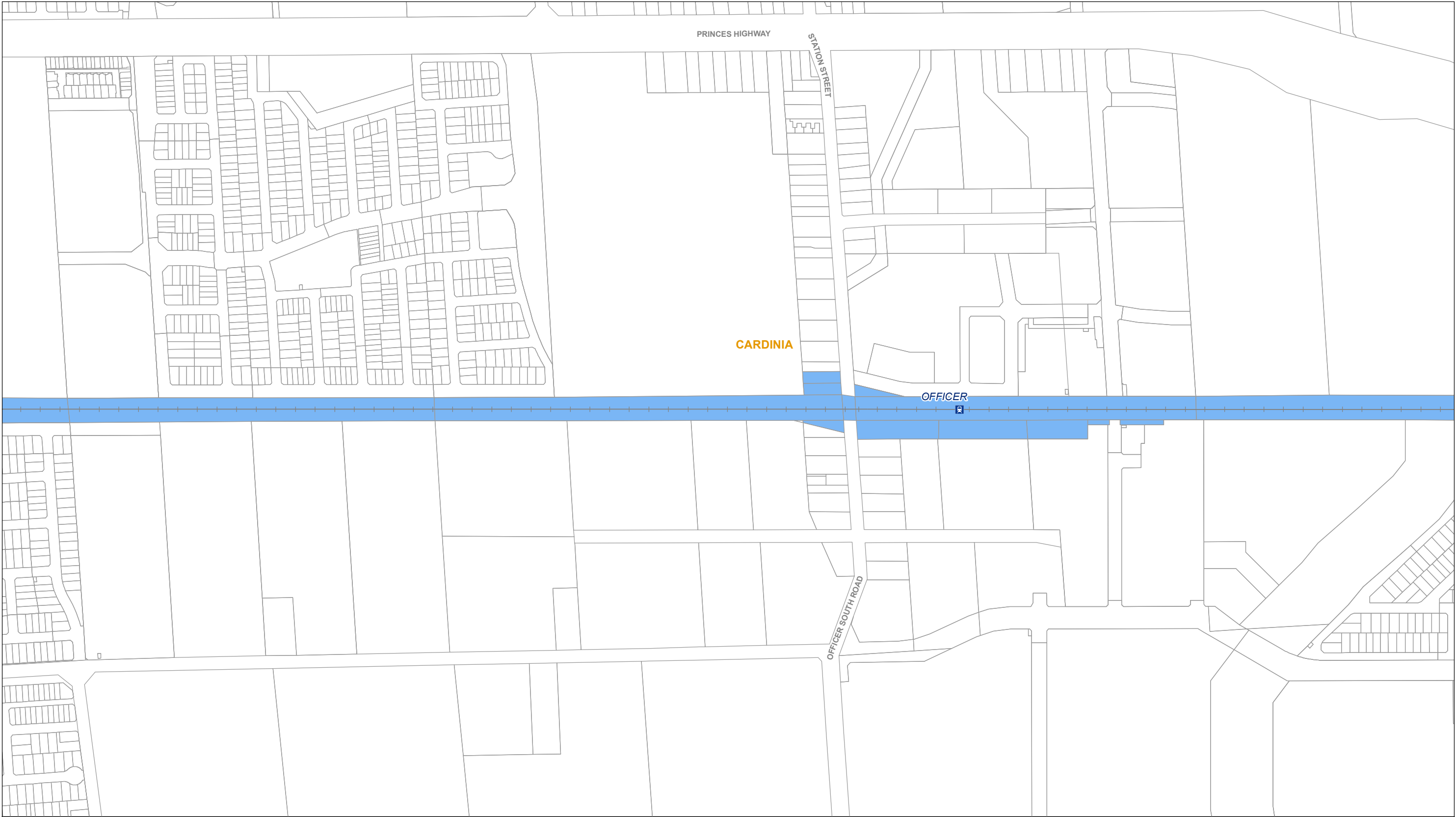
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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

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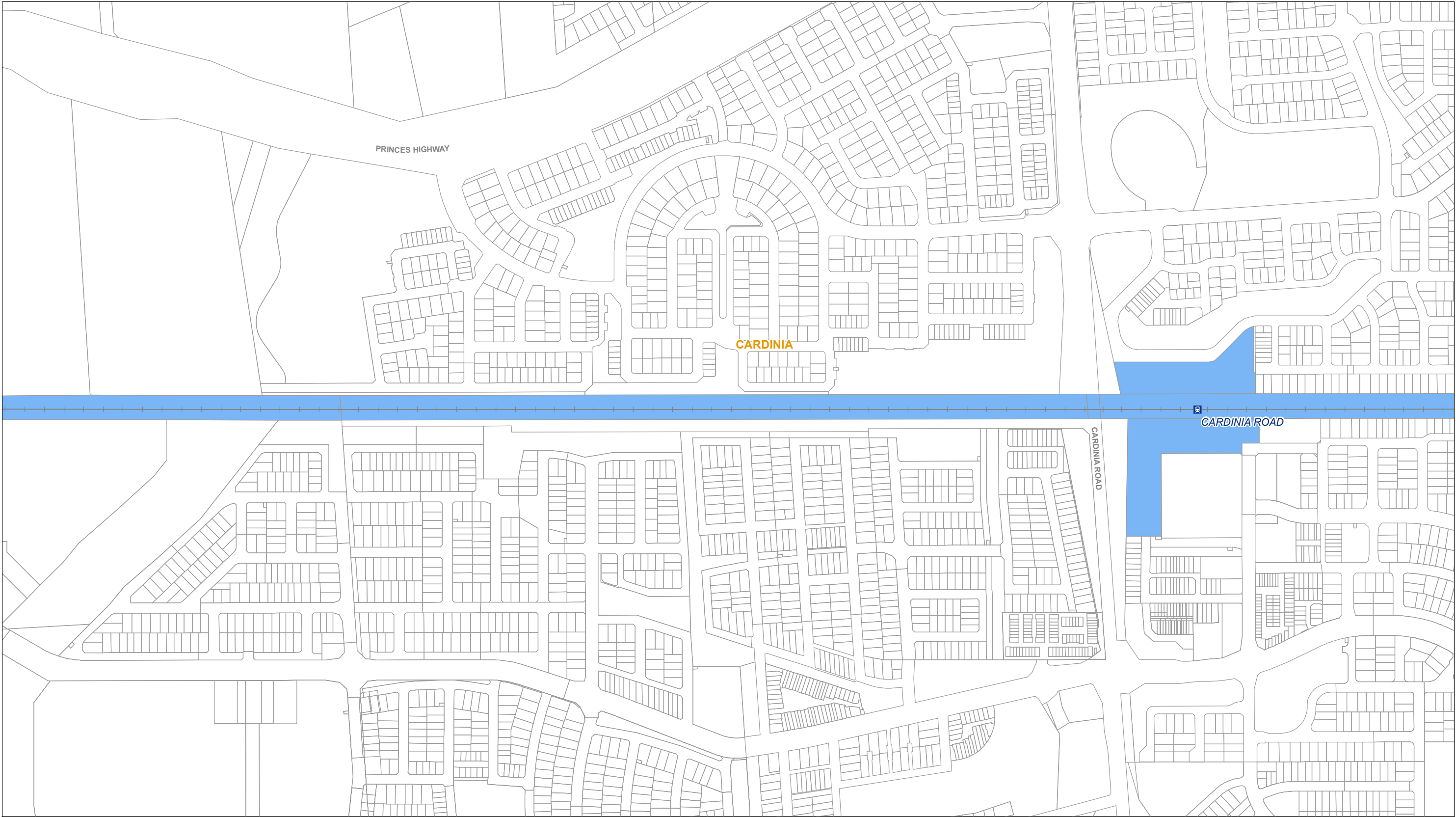
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GC96 Project Land

Drawing Number:		Revision:	
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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

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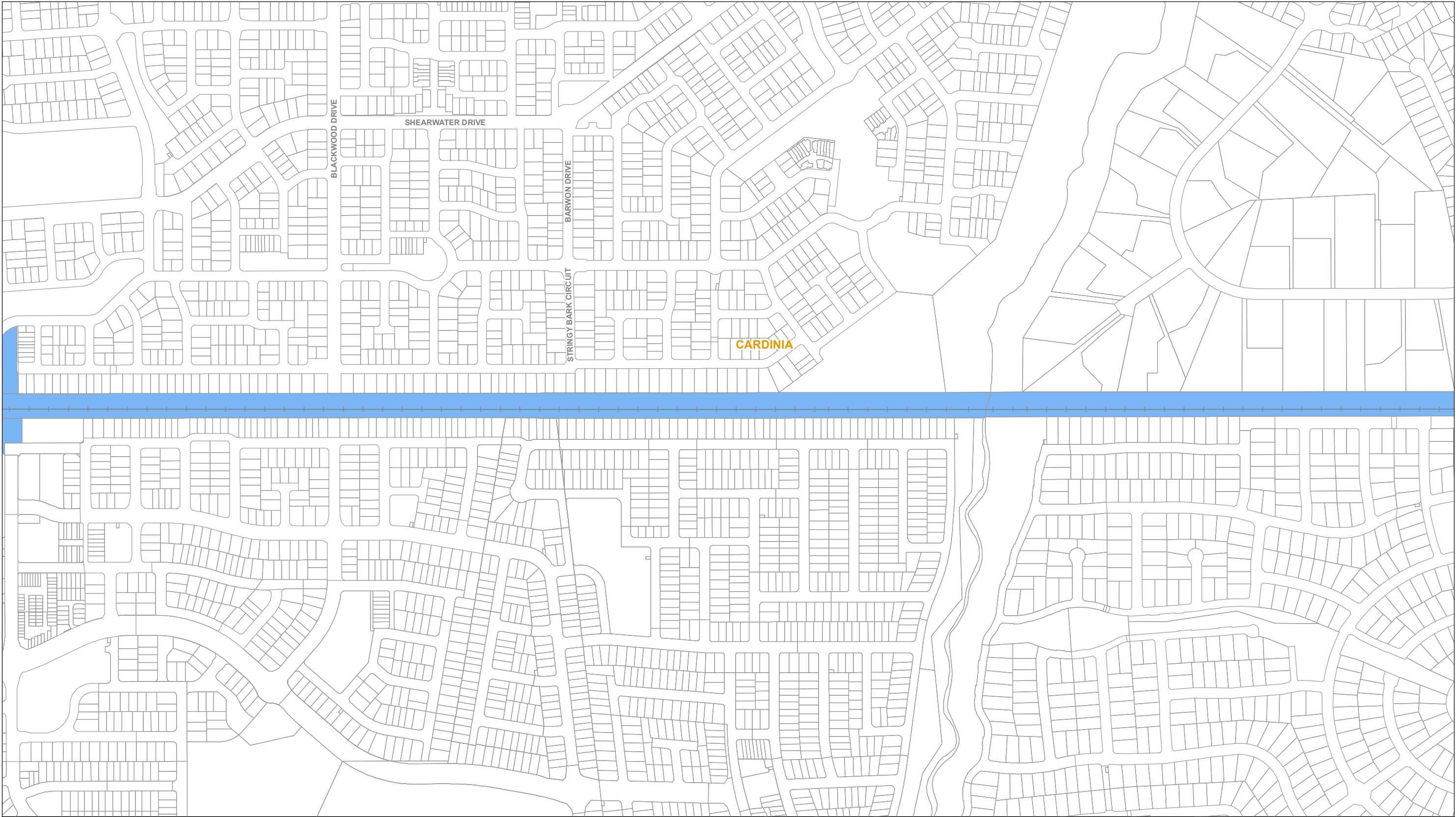
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Title:

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A.M.	C.D.	11/07/2018	A3



Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

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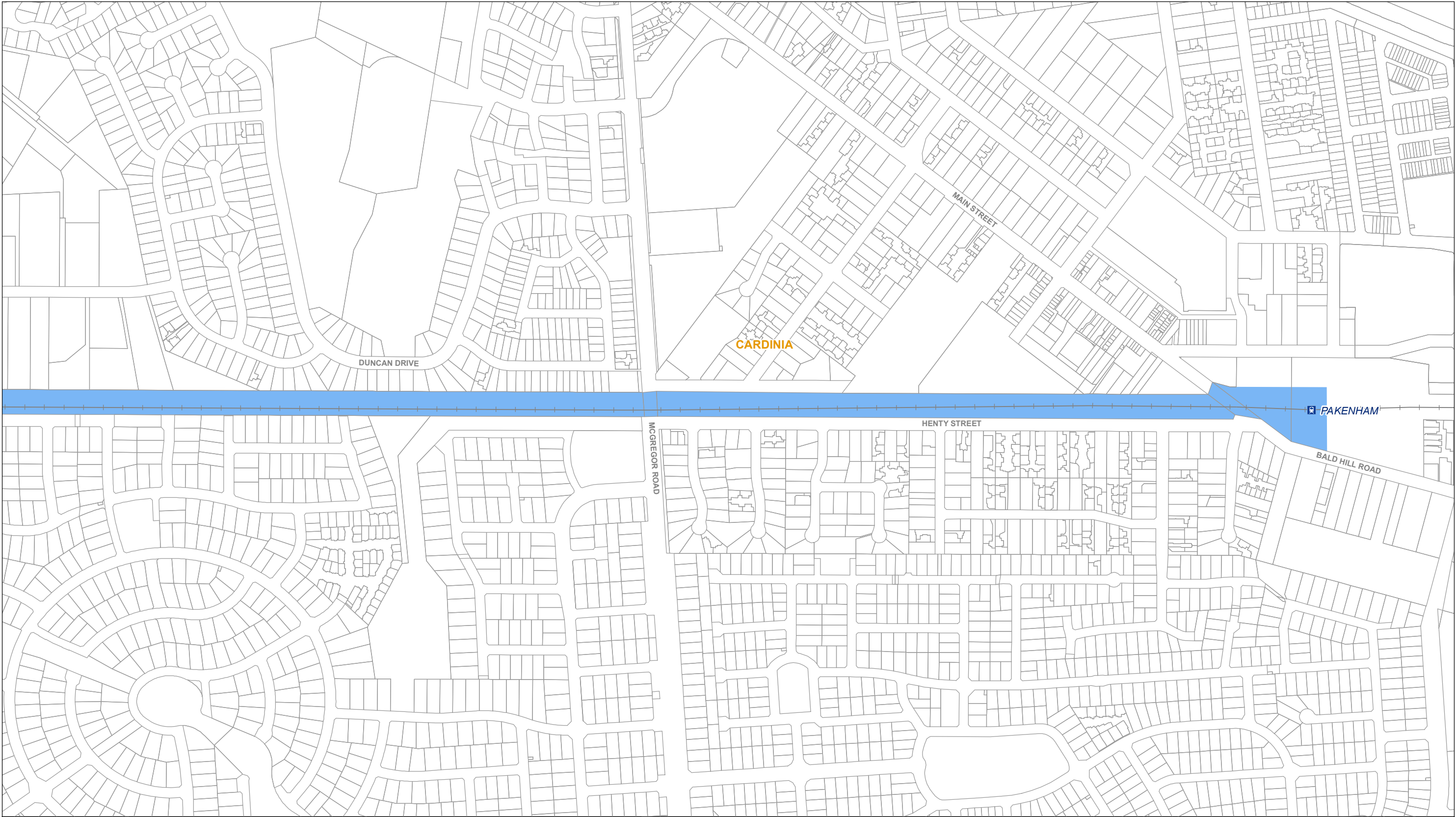
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A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

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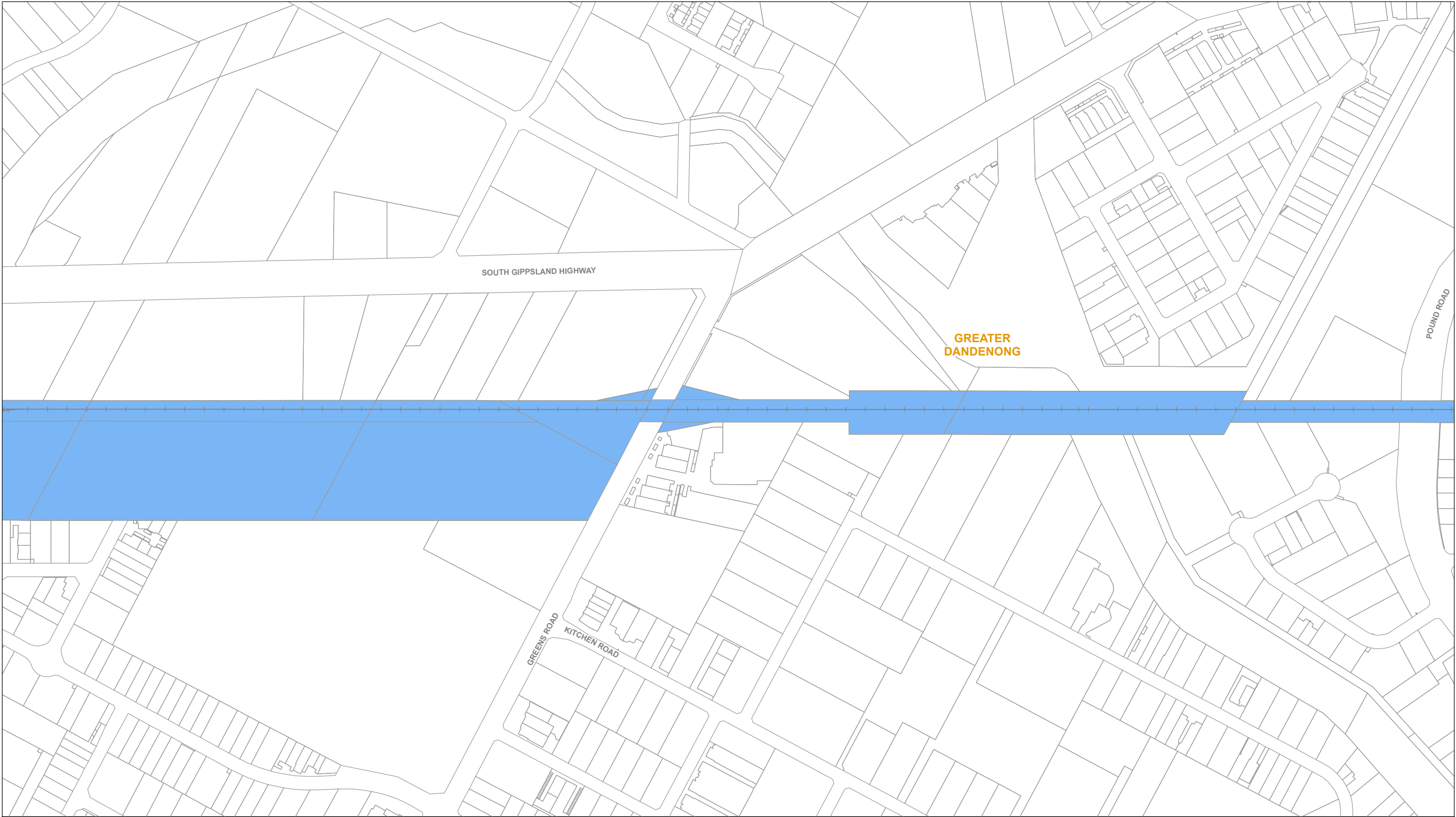
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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

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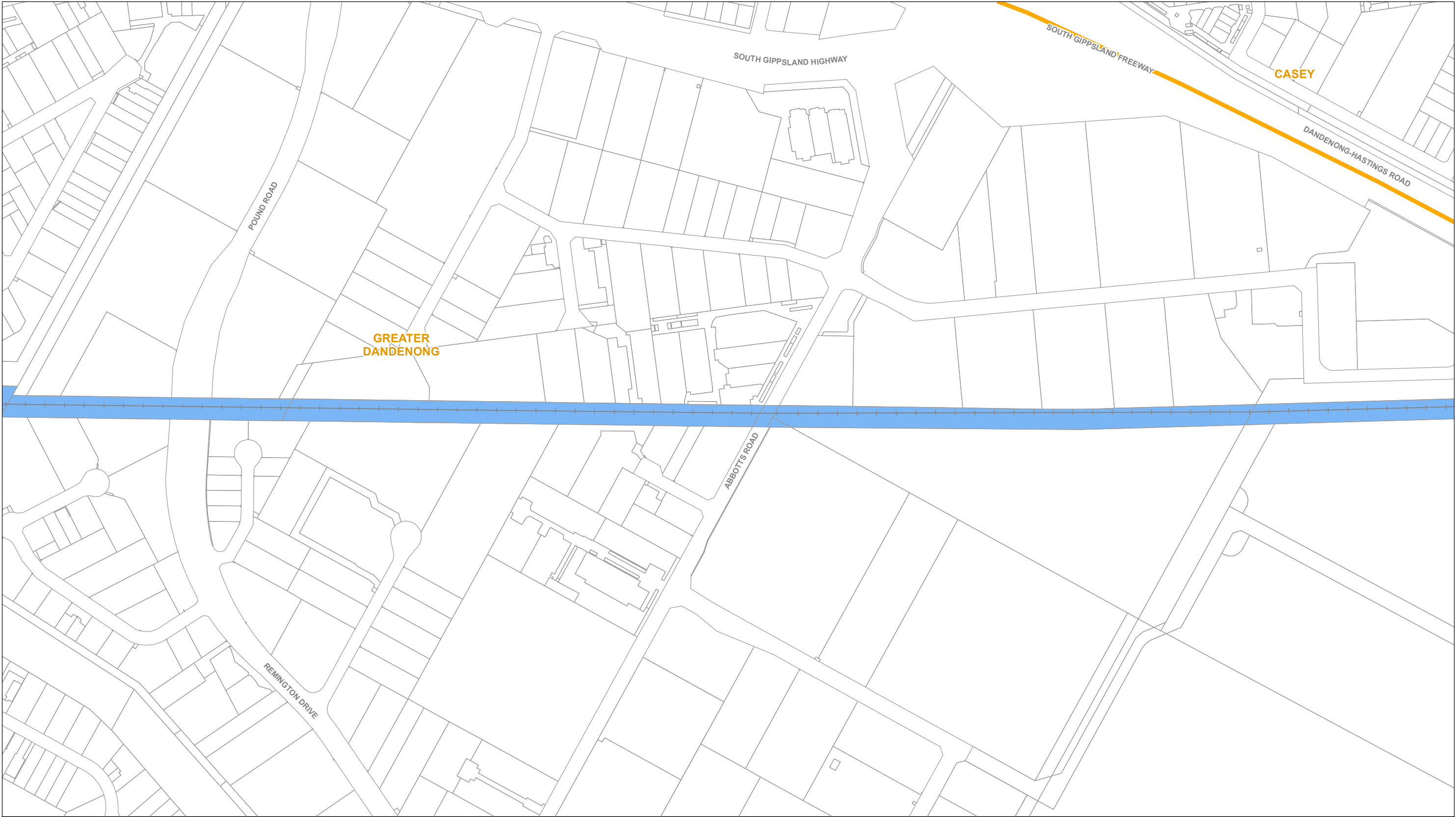
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Drawing Number:	Revision:		
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Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

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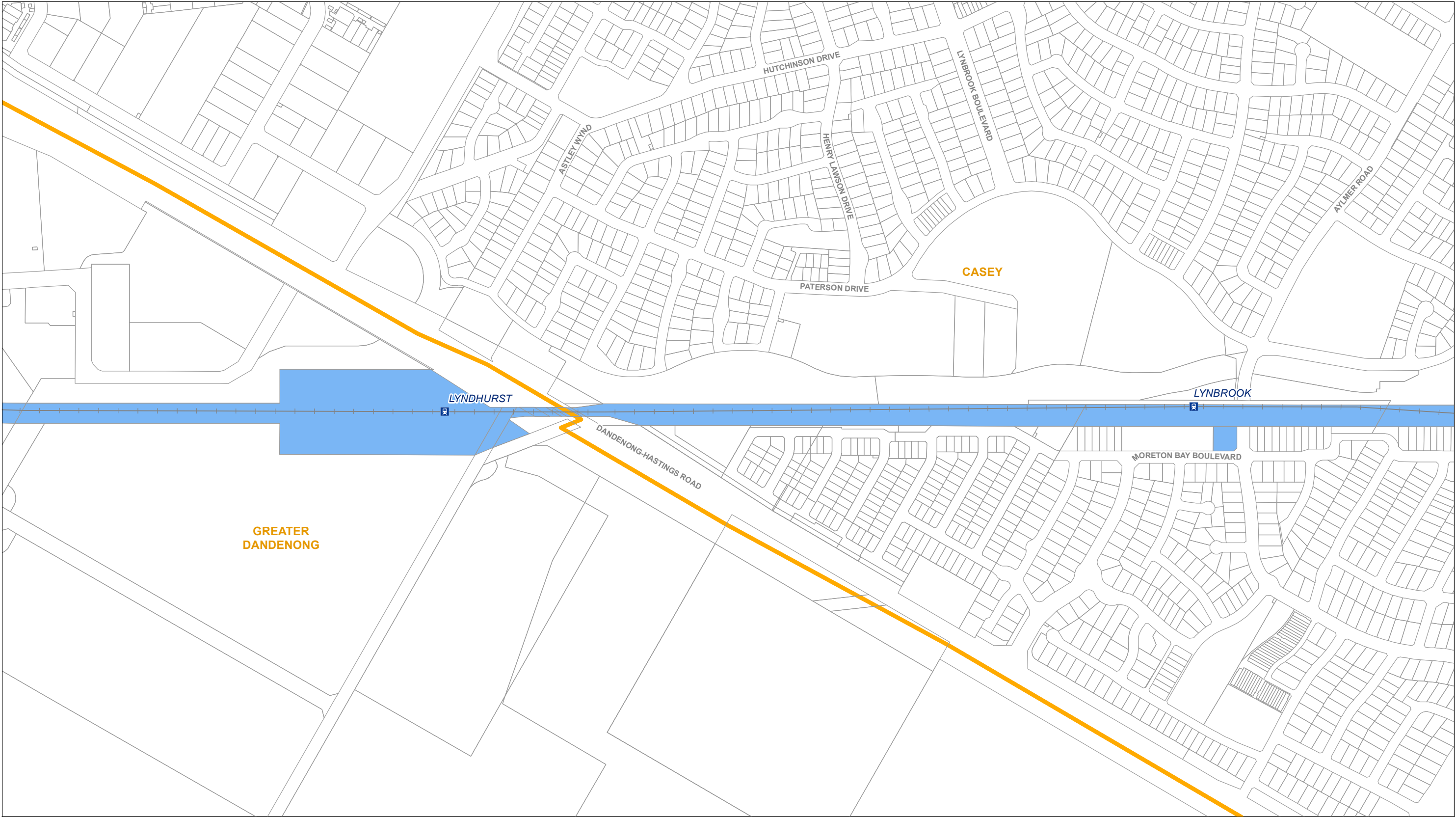
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Title:

GC96 Project Land

Drawing Number:		Revision:	
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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

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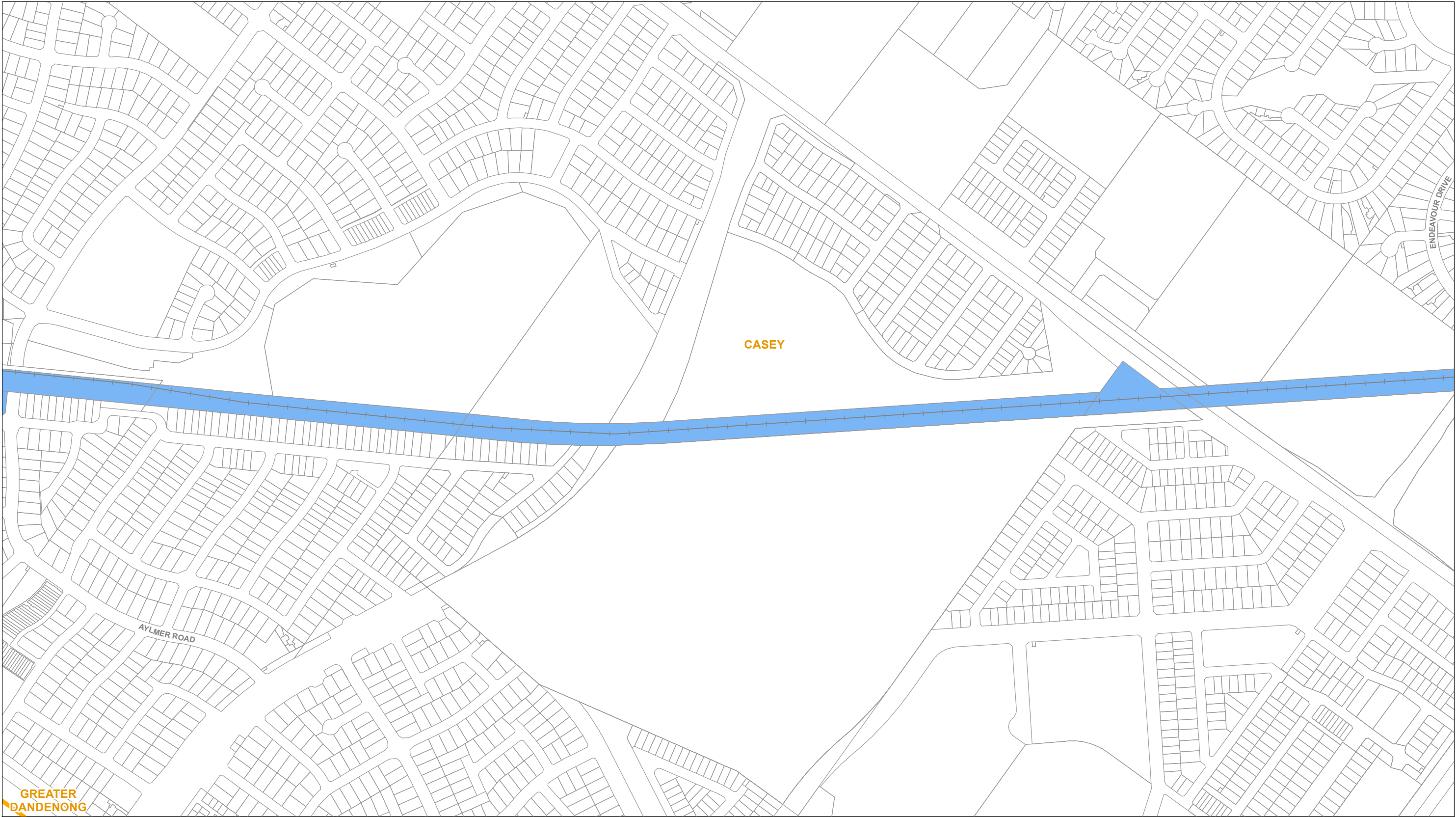
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Title:

GC96 Project Land

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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

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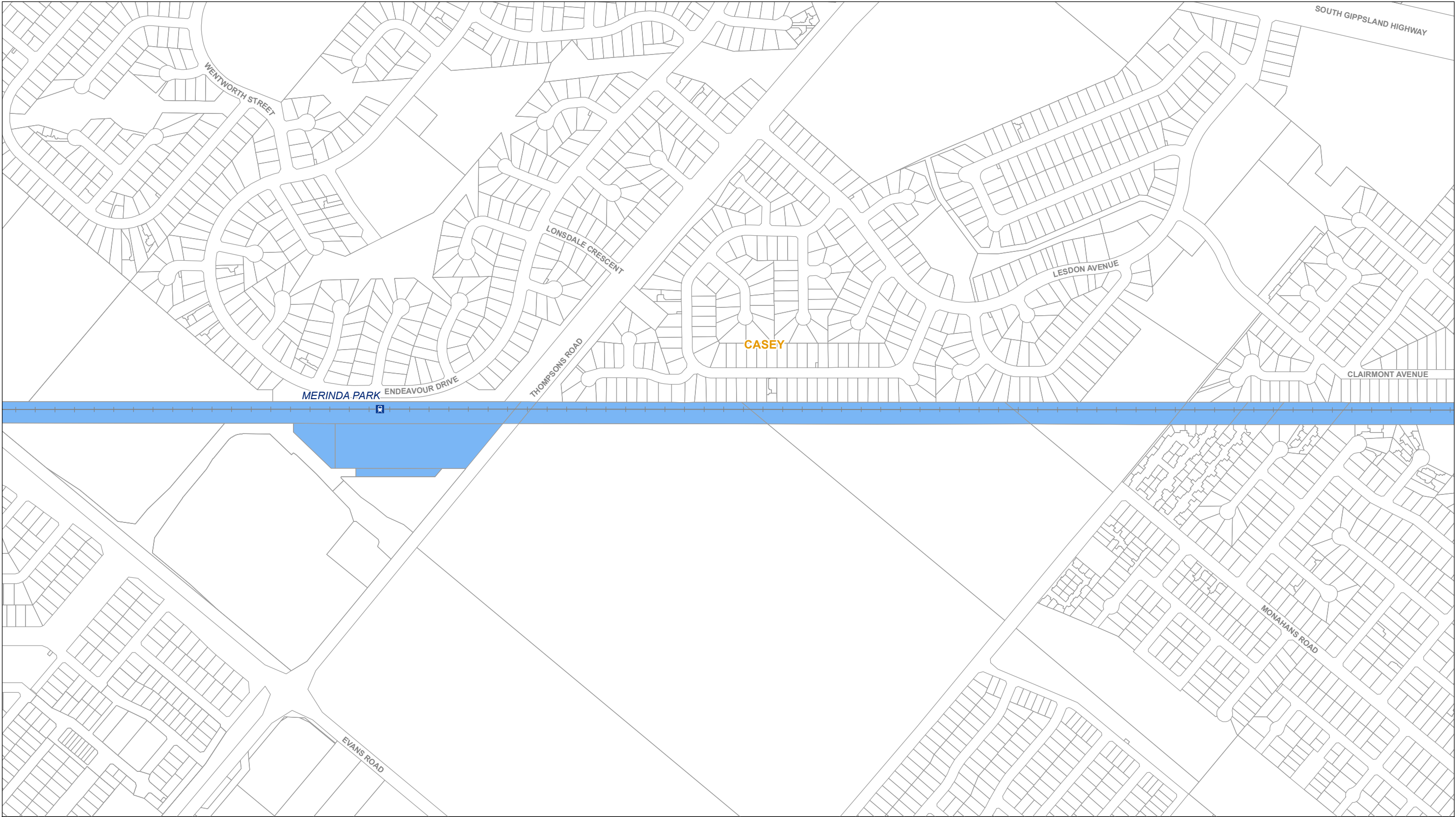
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GC96 Project Land

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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

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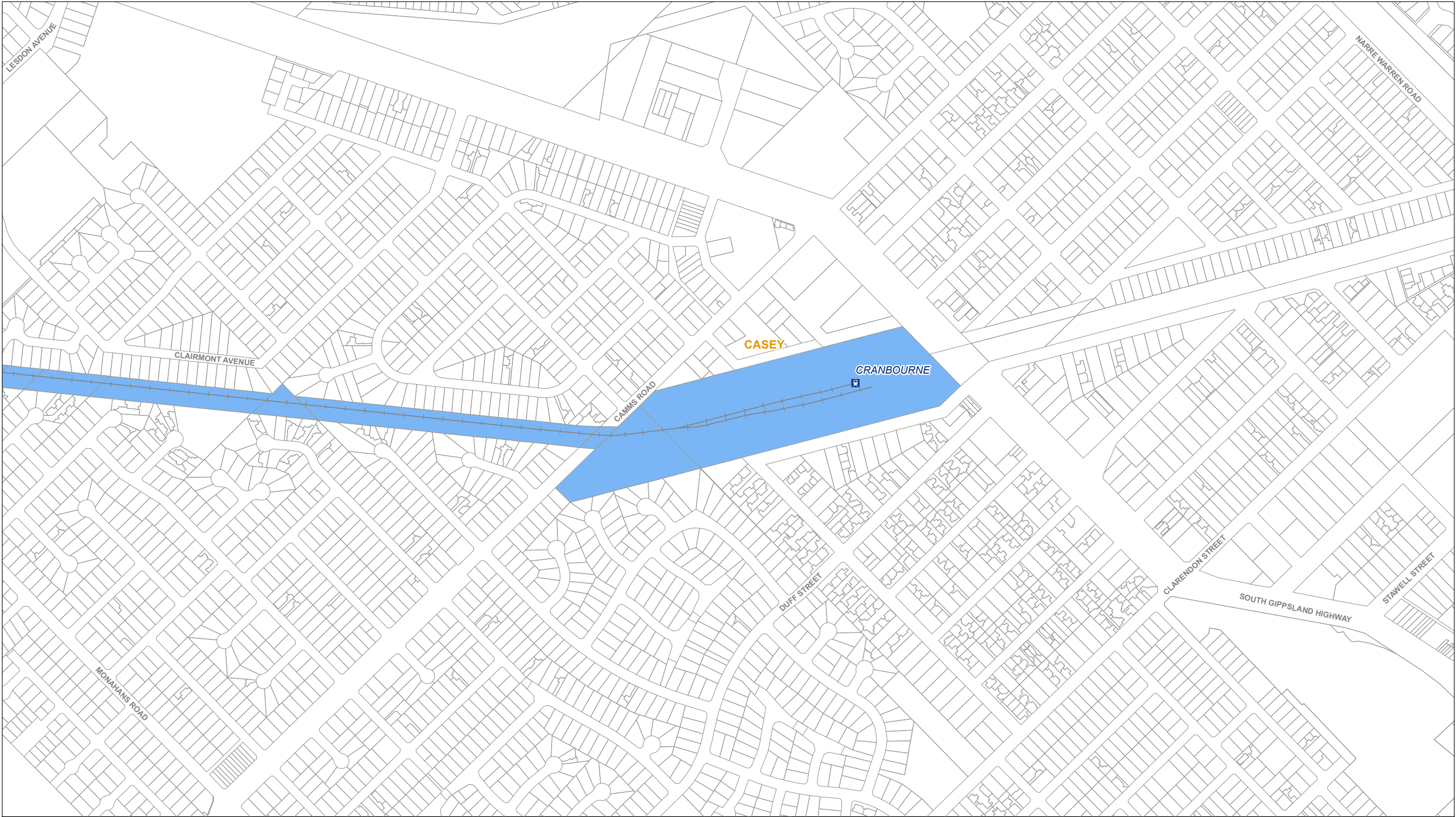
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A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 52 of 55

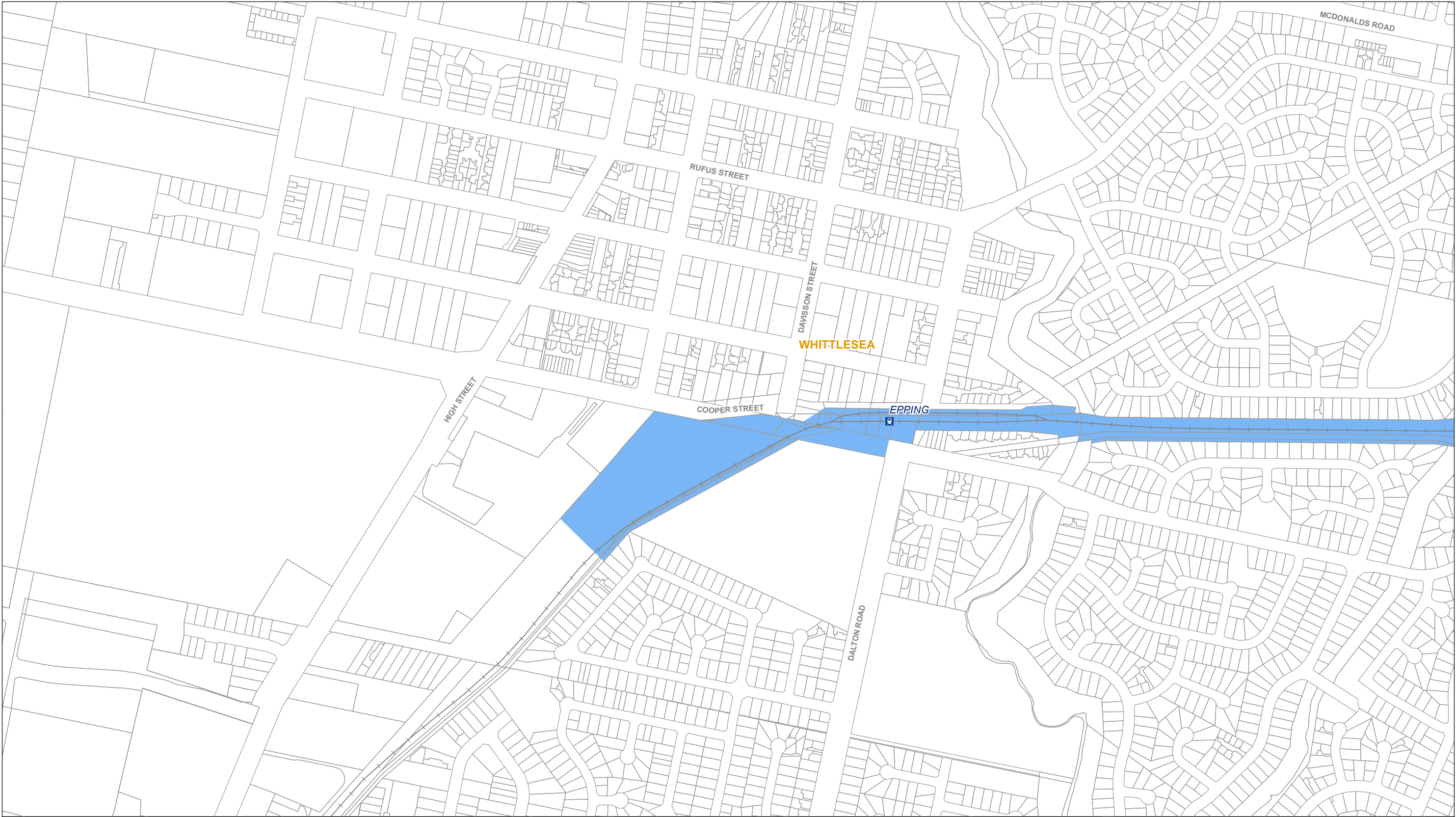
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GC96 Project Land

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Drawn By: A.M.	Approved By: C.D.	Date: 11/07/2018	Map Size: A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

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Melbourne Metro Rail Project

Title:

GC96 Project Land

Drawing Number:	Revision:		
MMR-AJM-WNAA-MP-NP-500904	P1.16		
Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Railway
- Cadastre
- LGA Boundary
- Project Land

Map 54 of 55

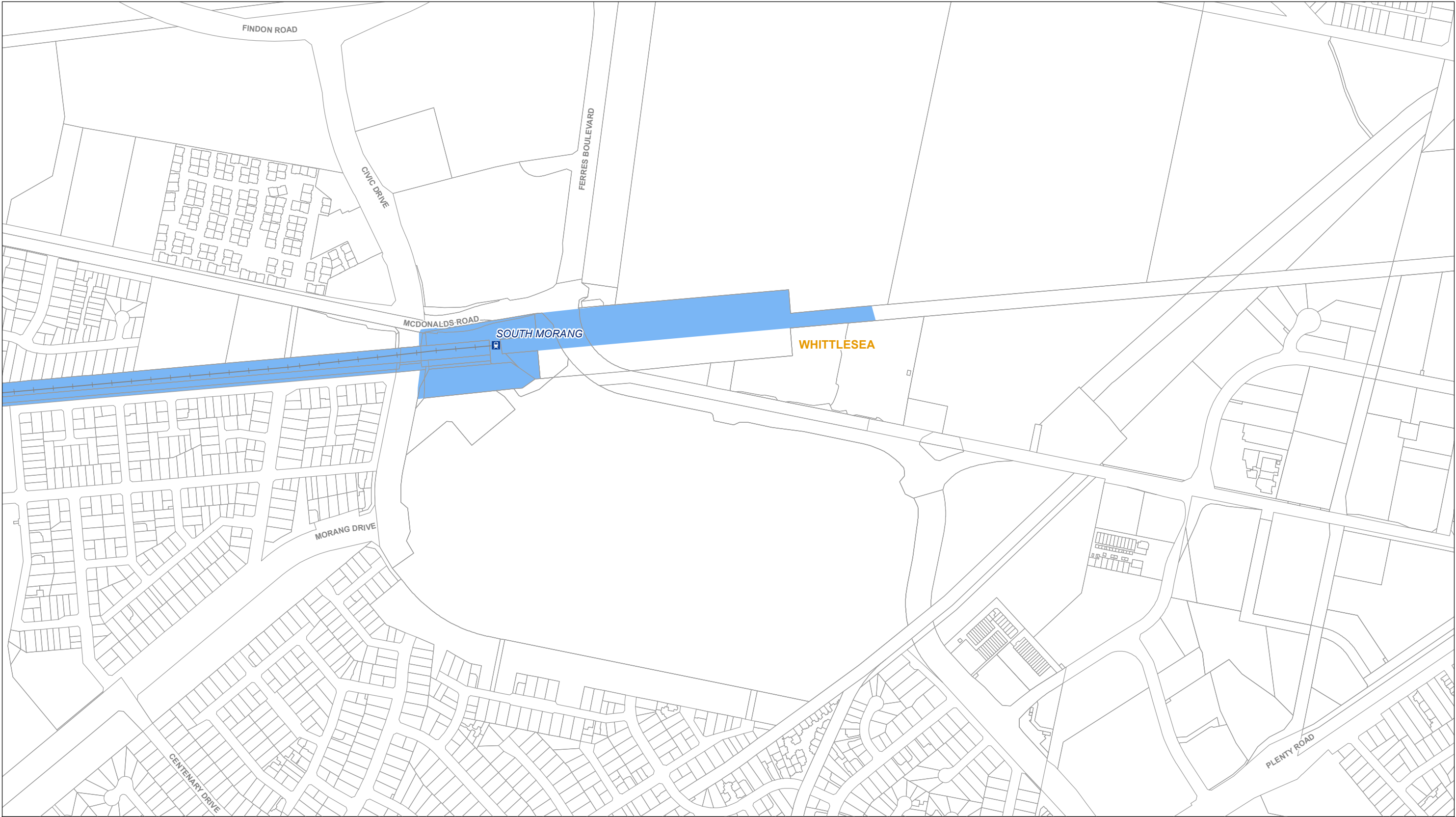
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GC96 Project Land

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Drawn By:	Approved By:	Date:	Map Size:
A.M.	C.D.	11/07/2018	A3



Legend

- Rail Station
- Railway
- Cadastral
- LGA Boundary
- Project Land

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Melbourne Metro Rail Project

Title:

GC96 Project Land

Drawing Number:	Revision:		
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