Clyde Road, Berwick
Level Crossing Removal Project

Incorporated Document
February 2020

Incorporated document pursuant to section 6(2)(j) of the Planning and Environment Act 1987
1.0 INTRODUCTION
This document is an Incorporated Document in the Casey Planning Scheme (the Planning Scheme) 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 controls in Clause 4.0 of this document.

The control in this Incorporated Document prevails over any contrary or inconsistent provision in the Planning Scheme.

2.0 PURPOSE
The purpose of this Incorporated Document is to allow the use and development of land described in Clause 3.0 for the purposes of the Clyde Road, Berwick Level Crossing Removal Project (the Project).

3.0 LAND
The control contained in Clause 4 applies to land affected by Specific Controls Overlay - Schedule 9 as shown on planning scheme maps as SCO9 in the Casey Planning Scheme (the Project Land).

4.0 CONTROL
4.1 EXEMPTION FROM PLANNING SCHEME REQUIREMENTS
Despite any provision to the contrary or any inconsistent provision in the Planning Scheme, no planning permit is required for, and no provision in the Planning Scheme operates to prohibit, restrict or regulate the use or development of the Project Land for the purposes of, or related to, constructing, maintaining or operating the Project.

The use and development of the Project Land for the purposes of, or related to, the Project includes, but is not limited to, the following:

a) Demolition, buildings and works for the removal of the level crossing at Clyde Road, Berwick on the Pakenham Railway Line.

b) Road and railway works, including but not limited to, works to facilitate the grade separation of rail and road infrastructure and provision of new road and rail infrastructure including, but not limited to, a new road underpass underneath the Pakenham Railway Line, elevation of the rail line, relocation of utilities and installation of new utility infrastructure, earthworks, replacement of track infrastructure (including signals), access tracks, landscaping, vegetation removal and bicycle and pedestrian shared user paths.

c) Use and development of land for a railway, bus interchange, multi-deck car park at Berwick Station, including railway tracks and associated communications, signalling, overhead infrastructure and other rail related infrastructure.

d) Use and development of land for a road, including associated communications, signalling, drainage infrastructure and other road related infrastructure.

e) Buildings and works to facilitate the development of new publicly accessible spaces and public realm improvements including, but not limited to, streetscape and landscape works and associated infrastructure.

f) Creation and alteration of access to roads, including roads in Road Zone, Category 1.

g) Relocation of telecommunications infrastructure.
h) Associated road and rail infrastructure, including power upgrades and overhead infrastructure, cabling and signalling.

i) Modification, removal and/or installation of bus stops, car parking, bicycle facilities, landscaping, publicly accessible spaces and loading and unloading facilities.

j) Creation, removal or variation of easements.

k) Ancillary activities, preparatory and enabling works, including, but not limited to:
   i) Developing and using lay down areas and depots for construction purposes.
   ii) Stockpiling of excavation material.
   iii) Constructing and using temporary site workshops, storage of materials and equipment, car parking, administration and amenities buildings.
   iv) Removing, destroying and lopping of trees and removing vegetation, including native vegetation and dead native vegetation.
   v) Demolishing and removing buildings, structures, infrastructure and works.
   vi) Relocating, modifying and upgrading services and utilities.
   vii) Constructing fences, temporary site barriers and site security.
   viii) Constructing or carrying out works to create or alter roads, car parking areas, bunds, mounds, landscaping, drainage infrastructure, to excavate land, salvage artefacts and alter drainage.
   ix) Constructing and using temporary access roads, diversion roads and vehicle parking areas, loading and unloading areas, access paths and pedestrian walkways.
   x) Earthworks including cutting, stockpiling and removal of spoil, and formation of drainage works.
   xi) Creating or altering access to a road in a Road Zone, Category 1.
   xii) Displaying construction, directional and identification signs.
   xiii) Subdividing and consolidating land.

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) must be prepared to the satisfaction of the Minister for Planning. The EMS must be prepared in consultation with Casey City Council (the Council). 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 the Council, the community and other stakeholders during construction of the Project and 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 Prior to removal of native vegetation (excluding native vegetation removed under Clause 5.0), information about that native vegetation in accordance with Application Requirements 1, 5 and 9 of the Guidelines for removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, (DELWP, December 2017) (the Guidelines) must be provided to the satisfaction of the Secretary to DELWP. For the avoidance of doubt, the information provided to the Secretary to DELWP must include information about any native vegetation that has been, or is to be, removed under Clause 5.0.

4.2.3 Prior to removal of native vegetation (excluding native vegetation removed under Clause 5.0), the biodiversity impacts from the removal of that native vegetation must be offset in accordance with the Guidelines, and evidence that the required offset(s) has been secured must be provided to the Secretary to DELWP.

4.2.4 In exceptional circumstances, the Secretary to DELWP may vary the timing requirement in Clause 4.2.3.

4.2.5 The secured offset(s) for the project may be reconciled at the completion of the project in accordance with the Assessor’s handbook – Applications to remove, destroy or lop native vegetation (DELWP, October 2018).

4.2.6 For the purpose of this document, the term ‘remove native vegetation’ includes to destroy and/or lop native vegetation.

Heritage Management

4.2.7 Where, but for this Incorporated Document, a planning permit would be required under the Planning Scheme for buildings and works within a Heritage Overlay, a report that addresses the impact of that development on the heritage significance of the place (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.

Environmental Significance Overlay

4.2.8 Where, but for this Incorporated Document, a planning permit would be required under the Planning Scheme for buildings and works within the Environmental Significance Overlay (ESO8), a report that addresses the impact of the development on any environmental significance or objective requirements specified in the schedule to this overlay and 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.

Flood Management

4.2.9 Where, but for this Incorporated Document, a planning permit would be required for buildings and works within the Special Building Overlay, the buildings and works must be undertaken to the satisfaction of the relevant floodplain management authority.
Creating or altering access to roads, or works within a RDZ1 or PAO (Road)

4.2.10 Where, but for this Incorporated Document, an application to create or alter access to a road in a Road Zone, Category 1 or to land in a Public Acquisition Overlay for which the Roads Corporation is the acquiring authority, would be referred to the Roads Corporation, the creation or alteration of access must be undertaken to the satisfaction of the Roads Corporation.

4.2.11 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.

Other conditions

4.2.12 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.

4.2.13 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 may seek the views of the Council or any other relevant authority.

4.2.14 The use and development of the Project Land must be undertaken generally in accordance with the approved plans and documents.

5.0 PREPARATORY BUILDINGS AND WORKS

The following buildings and works may be undertaken and the Project Land may be used in the following manner before the plans and other documents listed in Clause 4.2 are approved:

a) Preparatory buildings and works for the Project including, but not limited to:
   i) Works, including vegetation removal, where but for this Incorporated Document, a planning permit would not be required under the provisions of the Planning Scheme.
   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 designation of ‘no-go’ zones.
   vii) Establishment of temporary car parking.
   viii) Demolition to the minimum extent necessary, to enable preparatory works.
ix) Salvage and relocation of aboriginal cultural heritage material and other management actions required to be undertaken in compliance with a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006* or otherwise in compliance with that Act.

b) The removal, destruction or lopping of native vegetation to the minimum extent necessary to enable preparatory works and works.

c) Prior to the removal of native vegetation under Clause 5.0, information about the native vegetation to be removed must be provided to the Secretary to DELWP. The information provided to the Secretary to DELWP must include a description of, and maps showing, the native vegetation to be removed in accordance with Application Requirement 1 of the Guidelines.

d) The biodiversity impacts from the removal of native vegetation under Clause 5.0 must be included in the total biodiversity impacts when determining the offset(s) in accordance with Clause 4.2.3.

### 6.0 EXPIRY

The controls in this document expire if any of the following circumstances apply:

- The development allowed by the control is not started by 1 April 2022.
- The development allowed by the control is not completed by 1 April 2026.
- The use allowed by the control is not started by 1 December 2026.

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