

Chandler Highway Upgrade Incorporated Document

March 2016 (Amended December 2017)

Prepared by Roads Corporation (trading as VicRoads)

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 Boroondara Planning Scheme, Darebin Planning Scheme and the Yarra Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*. The document has been incorporated to the Boroondara, Darebin and Yarra Planning Schemes by Amendment GC43, and amended by GC80.

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 provision in the Boroondara Planning Scheme, Darebin Planning Scheme or the Yarra Planning Scheme.

2. PURPOSE

The purpose of the control in this document is to facilitate the use and development of land for the purposes of the Chandler Highway Upgrade Project (the Project).

3. LAND

The control in this document applies to land required for the Project shown as “Project Area” in Figure 1 of this document.

4. CONTROL

Despite any provision to the contrary or any inconsistent provision in the Boroondara Planning Scheme, Darebin Planning Scheme or Yarra Planning Scheme, no planning permit is required for, and nothing in the Boroondara Planning Scheme, Darebin Planning Scheme or Yarra Planning Scheme operates to prohibit or restrict, the development or use of land in the Project Area for the Project as shown in Figure 1 of this document.

The Project includes the following:

- A six-lane, two-way road and associated works.
- Upgraded intersection at Heidelberg Road, Grange Road and Chandler Highway.
- A six-lane bridge over the Yarra River.
- Construction of a new intersection at the former Alphington Paper Mill Renewal site.
- Installation of new traffic lights at the intersection of Chandler Highway and Yarra Boulevard.
- Shared off-road pedestrian and bicycle paths, including the construction of a new path to provide an alternative to the 70 steps.
- Removal, destruction and lopping of vegetation, including native vegetation
- Landscaping and revegetation
- Upgrade to the existing bridge
- Noise mitigation measures
- Demolition of existing structures
- Ancillary development and uses including:
 - Establishing and using laydown areas for construction purposes including associated buildings and structures
 - Construction of fencing, temporary site barriers and access points
 - Constructing or carrying out works to roads, car parks, bunds, mounds, landscaping, excavation of land and salvaging of artefacts
 - Creating or altering access to a road in a Road Zone, Category 1 to the satisfaction of the relevant road authority

- Installation of new traffic signals
- Subdividing and consolidating land
- Constructing and using permanent and temporary access roads and vehicle parking, loading and unloading areas and pedestrian walkways.
- Displaying directional and construction signs.
- Access restoration

This project is subject to the conditions in Clause 5 of this document.

The Project may proceed in stages. Each stage must comply with the conditions in Clause 5 of this document.

5. CONDITIONS

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

5.1 Native Vegetation

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 and Planning (or delegate).

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).

5.2 Floodplain Management

The Project must be designed and constructed to manage floodplain matters to the satisfaction of the relevant floodplain management authority.

5.3 Environmental Management Strategy

Prior to the commencement of any works associated with the Project, an Environmental Management Strategy, or equivalent, i.e. Project Environment Protection Strategy, must be prepared to the satisfaction of the Minister for Planning.

The document must include:

- The framework for approvals, consents and related statutory instruments that will underpin environmental management for the Project.
- The applicable environment management system including the organisational accountabilities and responsibilities assigned to the Project.
- The environmental management measures required to address key environment risks and issues
- The environmental performance objectives and indicators for guiding management actions
- A summary of the processes for monitoring, reporting, auditing and evaluating performance and environmental outcomes, as well as revising management measures and incident management.

5.4 Landscape Plan

A Landscape Plan must be prepared to the satisfaction of the Minister for Planning, with giving regard to the views of Darebin, Yarra and Boroondara City Councils.

5.5 Heritage Management

Where works may impact on areas of local historic significance under the Heritage Overlay, a Heritage Impact Statement must be prepared to the satisfaction of the Minister for Planning.

5.6 Other Conditions

- 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.
- The plans and other documents may be amended from time to time to the satisfaction of the Minister for Planning or relevant approving authority.
- The use and development of land for the Project must be undertaken in accordance with all approved plans and documents.

6. PREPARATORY WORKS

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

Preparatory works for the project including:

- Vegetation removal, not requiring a permit under the provisions of the Boroondara Planning Scheme, Darebin Planning Scheme or Yarra Planning Scheme
- Investigation, testing and preparatory works to determine the suitability of land.
- Creation and use of construction access points.
- Site establishment works including site fencing, site offices and lay down areas.
- Construction, protection, modification, removal or relocation of other existing utility services.
- Establishment of environment and traffic controls.

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 2018
- The development allowed by the control is not completed by 2021

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

Figure 1 – Project Area

