

Kananook Train Storage Facility Project Incorporated Document

July 2017

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 Frankston Planning Scheme (the planning scheme) and is incorporated 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 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 for the purposes of the Kananook Train Storage Facility Project (**Project**).

3.0 THE LAND

The control in this document applies to the land required for the Project as shown in the Project Area Map forming part of this document (**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 planning provision in the planning scheme operates to prohibit or restrict the use or development of the Land for the purposes of the Project.

The Project includes, but is not limited to:

- a) Development of a new train stabling and maintenance facility including the construction of stabling tracks, train wash facilities, storage facilities, maintenance facility, lighting, staff car parking, a staff amenities building, the relocation of existing utilities and installation of new utility infrastructure, fences, earthworks, drainage, access tracks, landscaping and vegetation removal.
- b) Railway construction including construction of rail crossovers, construction of a spur track and electrification of new tracks.
- c) Road construction including a new access road and associated works including alterations to road access arrangements.
- d) Road infrastructure works including modifications to the Klauer Street Bridge, modifications to the Quinn Street pedestrian bridge, the installation of driver access stairs and a gate and the construction of retaining wall structures.
- e) Associated rail infrastructure and power upgrades including new, relocated and upgraded substations, tie stations and overhead line infrastructure, cabling and signaling.
- f) Provision of a bicycle and pedestrian shared user path, including landscaping and pedestrian crossings.
- g) Modifications to the existing water retarding basin.
- h) The development of the land in stages.

- i) Ancillary activities including, but are not limited to:
- use and development of lay down areas for construction purposes.
 - stockpiling of excavation material.
 - use and development of temporary site workshops and storage, administration and amenities buildings, temporary access and vehicle parking.
 - removal, destruction or lopping trees and removing vegetation, including native vegetation and dead native vegetation.
 - demolition and removal of buildings and works.
 - relocation, modification and upgrade of services and utilities.
 - combined Services Routes, cabling and signaling upgrades and modifications.
 - construction of fences, temporary site barriers and site security.
 - construction or carrying out works to create or alter roads, car parking areas, bunds, mounds, landscaping, excavate land, salvage artefacts and alter drainage.
 - use and development of temporary access roads, diversion roads and vehicle parking areas, loading and unloading areas, access paths and pedestrian walkways.
 - earthworks including cutting, stockpiling and spoil removal, and formation of drainage works.
 - display of construction, directional and business identification signs.
 - subdivision and consolidation of land.

4.2 CONDITIONS

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

Development of the Land

- 4.2.1 The development of the Land including staged works must be generally in accordance with the *'Kananook Train Storage Facility Concept Plan'*, endorsed July, 2017 unless otherwise agreed in writing by the Minister for Planning.

Environmental Management Strategy

- 4.2.2 An Environmental Management Strategy (EMS) must be prepared to the satisfaction of the Minister for Planning. The EMS must be prepared in consultation with the Frankston City 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 councils, the community and other stakeholders during construction of the project, including 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

4.2.3 Details of the proposed removal, destruction or lopping of native vegetation necessary, including any vegetation recorded on a Significant Tree Register, 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 of the Department of Environment, Land, Water and Planning (DELWP), except as otherwise agreed by the Secretary of 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 of DELWP.

Flood Management

4.2.5 Buildings and works on land within the 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

4.2.6 The creation or alteration of access to a road declared as a freeway or arterial road under the *Road Management Act 2004* or land owned by the Roads Corporation for the purpose of a road, 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* or land owned by the Roads Corporation for the purpose of a road.

Other Conditions

4.2.8 Unless otherwise stated, the plans and other documents listed in Clause 4.2 must be approved prior to the commencement of construction of any 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.

4.2.9 The plans and other documents may be amended from time to time to the

satisfaction of the Minister for Planning or the 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 the Secretary of DELWP may seek the views of the Frankston City Council and any other relevant authority.

- 4.2.10 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 Clause 4.2 are approved:

- a) Preparatory works for the project include, but are 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 schemes.
 - ii) Investigation, testing and preparatory works to determine the suitability of land, and property condition surveys.
 - iii) Construction of 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, 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 of DELWP.

5.0 EXPIRY

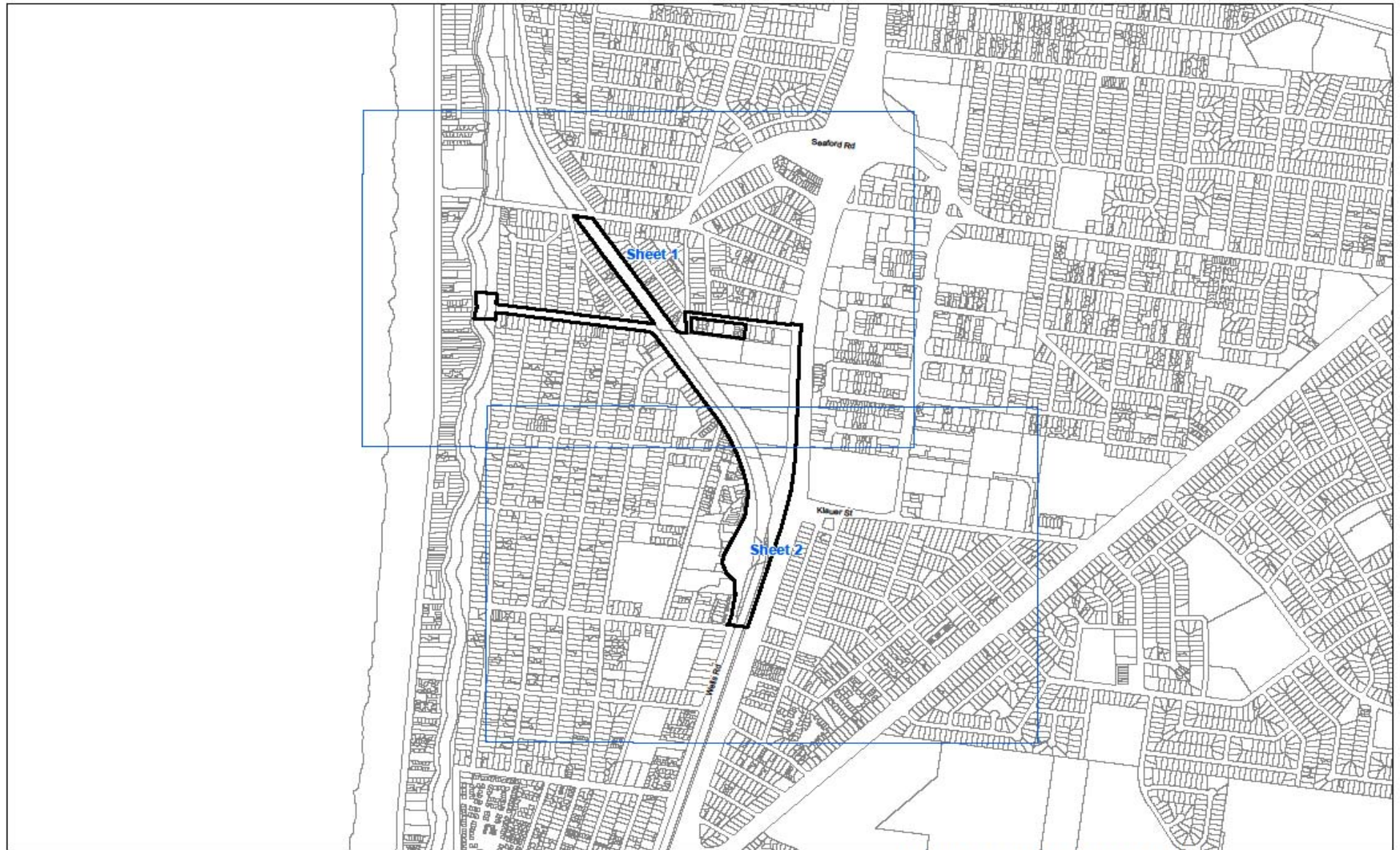
The controls in this document expire if any of the following circumstances apply:

- The development allowed by the controls, including preparatory or any staged works, are not started by 1 December 2022.

- The development allowed by the controls is not completed by 1 December 2032.

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 MAP



0 50 100 200 300
Metres
Scale 1:10,000 A3

Project Area
Cadastral

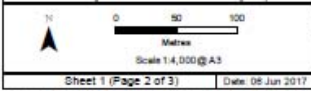
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**KANANOOK TRAIN STORAGE FACILITY
PROJECT AREA**

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Project Area
 Cadastre



Sheet 1 (Page 2 of 3) Date: 06 Jun 2017

KANANOOK TRAIN STORAGE FACILITY PROJECT AREA


Disclaimer: L1000 plan is provided as a guide only. Accuracy is based on the date. The recipient acknowledges that the data cannot be guaranteed to be up-to-date or error free.





 Scale 1:4,000 @ A3

 Project Area
 Cadastre

**KANANOOK TRAIN STORAGE FACILITY
PROJECT AREA**



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