

06/11/2008  
C114**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO12****MELBOURNE AIRPORT RAIL LINK DEVELOPMENT PLAN****1.0**06/11/2008  
C114**Requirement before a permit is granted**

A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority in any of the following circumstances:

- The permit is to construct a building or to construct or carry out minor works. These buildings or works shall be confined to preliminary or site preparation works prior to commencement of works in conformity with the Development Plan.
- The permit is to construct a building or carry out or construct any works for a railway, other than for the Melbourne Airport Rail Link.
- The permit is to use or subdivide land, construct a building or construct or carry out works provided the use, subdivision or development of the land does not prejudice the use and development of the land for the Melbourne Airport Rail Link.

**2.0**30/08/2007  
C104**Requirements for development plan**

A Development Plan must be prepared for the Melbourne Airport Rail Link to the satisfaction of the Minister for Planning, and must show:

- an Environmental Management Plan which must include a Construction Management Plan;
- existing and proposed rail and route infrastructure, including (but not limited to) rails, overhead electric power lines, signalling, platform extensions, grade separation, pedestrian crossings, fences, landscaping, safety measures, flora and fauna protection, contamination remediation, bridges, culverts, embankments, pedestrian pathways and connections, roadworks and acoustic protection measures;
- the provision of park and ride facilities at new stations, or modification of parking at existing stations;
- any pedestrian and vehicular crossings or grade separations;
- noise attenuation measures to meet any noise standards applicable to the Melbourne Airport Rail Link;
- any works proposed on the arterial and local road networks;
- the staging and proposed timing of development;
- any protection measures for items of environmental or heritage significance;
- landscaping of the Melbourne Airport Rail route;
- any works proposed to protect or relocate the jet fuel pipeline owned by the Somerton Pipeline Participants;
- any measures consistent with any local floodplain development plan or in accordance with the requirements of the relevant floodplain management authority;
- any works or mitigation measures necessary in respect of water supply, drainage or sewerage infrastructure, in accordance with the requirements of Melbourne Water;

- any works or mitigation measures necessary in respect of powerline assets, in accordance with the requirements of AGL Electricity; and
- any works or mitigation measures in response to VicRoads requirements for existing roads, or for future road widening (in the case of roads subject to widening).

In assessing the Development Plan, or an amendment to the Development Plan, the following matters must be considered:

- the consistency of the Development Plan with any mitigation and management measures proposed in the Environmental Management Plan; any relevant policy, regulation or control providing for noise standards for the Melbourne Airport Rail Link;
- in relation to any land likely to be affected by flooding:
  - The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
  - Any local floodplain development plan.
  - Any comments from the relevant floodplain management authority.
  - The existing use and development of the land.
  - Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
  - The susceptibility of the development to flooding and flood damage.
  - Flood risk factors to consider include:
    - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
    - The flood warning time available.
    - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
    - The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- the views of the Cities of Moonee Valley, Maribyrnong, and Brimbank;
- the views of the following State Government authorities:
  - Department of Sustainability and Environment;
  - Parks Victoria;
  - Melbourne Water;
  - Environment Protection Authority;
  - Heritage Victoria;
  - Tourism Victoria;
  - Vic Roads;
  - Aboriginal Affairs Victoria;
  - Port Philip Catchment and Land Protection Board; and

- Any relevant rail and servicing authorities and organisations.  
The views of the Community Consultative Committee; and  
any submissions received.

The Development Plan or any amendment to the Development Plan must be on display in appropriate public places for a period of not less than 14 days, following which submissions can be made to the Planning Authority for a further 14 days. These submissions must be acknowledged and taken into account prior to the Planning Authority approving the Development Plan or any amendments to the Development Plan. This includes any amendment to the Environmental Management Plan and the Construction Management Plan, excluding preliminary or site construction works.

### **Requirements for Environmental Management Plan**

An Environmental Management Plan is required to address potential environmental and social effects arising from construction, post-construction and operational activities of the Melbourne Airport Rail Link. The Environmental Management Plan may consist of plans or other documents and may with the agreement of the Minister for Planning be prepared and implemented in stages.

The Environmental Management Plan must be prepared to the satisfaction of the Responsible Authority and the relevant Local Council (by way of consultation) prior to any work being carried out, and must show:

- how the management and mitigation measures identified in Table A of Part 7 Framework Principles for Environmental Management in the Melbourne Airport Rail Link Consolidated Report Volume 1 (Department of Infrastructure, July 2001) will be implemented and monitored;

The environmental management plan may be amended to the satisfaction of the Minister for Planning.

In assessing an environmental management plan, or an amendment to an environmental management plan, the following matters must be considered:

- the Part 7 Framework Principles for Environmental Management in the Melbourne Airport Rail Link Consolidated Report Volume 1 (Department of Infrastructure, July 2001); and
- any relevant policy, regulation or control providing for noise standards for the Melbourne Airport Rail Link.