

**MORELAND PLANNING SCHEME C70
DAREBIN PLANNING SCHEME C71
MOONEE VALLEY PLANNING SCHEME C74**

INCORPORATED DOCUMENT

**NORTHERN SEWERAGE PROJECT,
STAGE 1 AND 2
October 2006**

This document is an incorporated document in the Moreland Planning Scheme, Darebin Planning Scheme and Moonee Valley Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987

SECTION 1.0 – INTRODUCTION

This control applies to the Northern Sewerage Project, Stage 1 and 2. This control is an Incorporated Document to the Schedule to Clause 52.03 (Specific Sites and Exclusions) and the Schedule to Clause 81 of the Moreland Planning Scheme, Darebin Planning Scheme and Moonee Valley Planning Scheme.

Pursuant to the Schedule to Clause 52.03 of the Moreland Planning Scheme, Darebin Planning Scheme and Moonee Valley Planning Scheme, the land described in Section 3.0 of this Incorporated Document and shown as the ‘Northern Sewerage Project, Stages 1 and 2’ on the plan prepared by Sinclair Knight Merz (October 2006) may be developed and used for the purposes of the Northern Sewerage Project subject to the conditions contained in Section 6.0 of this Incorporated Document.

This Incorporated Document ‘Northern Sewerage Project, Stages 1 and 2, October 2006’ excludes any other controls in the Moreland Planning Scheme, Darebin Planning Scheme and Moonee Valley Planning Scheme. These controls do not apply to any use and development of land which are not part of the Northern Sewerage Project, Stages 1 and 2, October 2006.

If there is any inconsistency between the Incorporated Document and the General Provisions of the relevant Planning Scheme (that is, Moreland Planning Scheme, Darebin Planning Scheme and Moonee Valley Planning Scheme) in relation to the Northern Sewerage Project, Stages 1 and 2, the provisions of the Incorporated Document will prevail.

SECTION 2.0 – PURPOSE

The purpose of the specific site control for the Northern Sewerage Project, Stages 1 and 2 is:

- To facilitate the use and development of the Northern Sewerage Project, Stages 1 and 2 in a timely and coordinated manner;
- To improve water quality in the Yarra River, Merri Creek and Moonee Ponds Creek by reducing sewage spills into the creeks during periods of prolonged rainfall in order to comply with the *State Environmental Protection Policy (Waters of Victoria)*; and
- To improve the sewerage system to meet the growing demand for services in the northern suburbs within the sewerage catchment.

SECTION 3.0 – ADDRESS OF THE LAND

The work and shaft sites associated with the Northern Sewerage Project, Stage 1 and 2 affected by the Incorporated Document is described as follows:

3.1 Moreland Planning Scheme

Shaft/Connector and Work Site Locations	Title Details
Bass Street reserve, 4 Bass Street and 507, 509, 511, 513 and 521 Pascoe Vale Road, Pascoe Vale	1. Certificate of Title Volume 10344 Folio 753 2. Certificate of Title Volume 06464 Folio 722

Shaft/Connector and Work Site Locations	Title Details
	<ol style="list-style-type: none"> 3. Certificate of Title Volume 05870 Folio 847 4. Certificate of Title Volume 10601 Folio 315 5. Certificate of Title Volume 10601 Folio 316 6. Certificate of Title Volume 10601 Folio 317 7. Certificate of Title Volume 10601 Folio 318 8. Certificate of Title Volume 10601 Folio 319 9. Certificate of Title Volume 08033 Folio 078 10. Certificate of Title Volume 07555 Folio 109 11. Certificate of Title Volume 07638 Folio 060 12. Certificate of Title Volume 09092 Folio 296
Brearley Reserve, 629, 631, 633, 635 and 637 Bell Street, 80 and 82 Mitchell Parade and 27 and 29 Heliopolis Street, Pascoe Vale South	<ol style="list-style-type: none"> 1. Certificate of Title Volume 6758 Folio 1351504 2. Certificate of Title Volume 07160 Folio 987 3. Certificate of Title Volume 06282 Folio 360 4. Certificate of Title Volume 05185 Folio 841 5. Certificate of Title Volume 07845 Folio 009 6. Certificate of Title Volume 07976 Folio 106 7. Certificate of Title Volume 07875 Folio 196 8. Certificate of Title Volume 07254 Folio 618 9. Certificate of Title Volume 05447 Folio 384 10. Certificate of Title Volume 06884 Folio 671
Bush Reserve, Coburg	Certificate of Title Volume 6180 Folio 1235988
Carr Street, Coburg	Certificate of Title Volume 04483 Folio 586
De Chene Reserve, Coburg	<ol style="list-style-type: none"> 1. Reserved Crown Land – Crown Allotment 2C Parish of Jika Jika 2. Certificate of Title Volume 6945 Folio 821
Newlands Road, Coburg	Certificate of Title Volume 8998 Folio 674
Jukes Road, Fawkner	Unreserved Crown Land – Allotment 2013, Parish of Will-will-rook
Elizabeth Street, Coburg road reserve	Elizabeth Street AR 5736
South-east corner of Nicholson Street and Bell Street, Coburg	State (Bell Street/Springvale Road) Highway 6400 and Nicholson Street AR 5736
Stewart Street road reserve, Pascoe Vale	Gaffney Street AR 5730

The Incorporated Document also applies to:

- the land within the underground alignment of the Northern Sewerage Project, as shown on the plan prepared by Sinclair Knight Merz (October 2006); and
- The restrictive covenant registered on Certificate of Title Volume 6758 Folio 1351504 (Brearley Reserve, Pascoe Vale). The registered restrictive covenant must be varied to allow for the reserve to be used for the temporary works and permanent shaft site.

3.2 Moonee Valley Planning Scheme

Shaft/Connector and Work Site Locations	Title Details
Vanberg Road, Essendon	Certificate of Title Volume 9268 Folio 512 Certificate of Title Volume 9117 Folio 137 Certificate of Title Volume 9114 Folio 965 Certificate of Title Volume 9114 Folio 964

The Incorporated Document also applies to the underground alignment of the Northern Sewerage Project, as shown on the plan prepared by Sinclair Knight Merz (October 2006).

3.3 Darebin Planning Scheme

Shaft/Connector and Work Site Locations	Title Details
L.E. Cotchin Reserve, Reservoir	Certificate of Title Volume 10466 Folio 530

The Incorporated Document also applies to the underground alignment of the Northern Sewerage Project, as shown on the plan prepared by Sinclair Knight Merz (October 2006).

SECTION 4.0 – WHAT THIS DOCUMENT ALLOWS

This document allows for the following:

- The use and development of the Northern Sewerage Project, Stage 1 and 2 including but not limited to:
 - the construction of underground tunnels;
 - temporary buildings and works;
 - permanent buildings and works;
 - permanent Air Treatment Facilities (Bass Street and Newlands Road); and
 - landscaping.

The Northern Sewerage Project, Stage 1 and 2 may include the use and development of land for the following purposes: a road; car parking; loading and unloading of vehicles; the removal, destruction or lopping of vegetation; demolition of buildings and works; relocation and/or construction of existing and new buildings such as toilet blocks; the carrying out of works inclusive of road works, hoardings; and the construction and/or display of information panels and signage.

All uses, buildings and works will be generally in accordance with the plans and reports referenced within this document (the Incorporated Document) and modified plans which will be substituted as a condition of this document, with the consent of the Minister for Planning (*the Minister*).

- Variation of the restrictive covenant registered on Certificate of Title Volume 6758 Folio 1351504 (Brearley Reserve, Pascoe Vale). The covenant is varied to the extent that it allows the reserve to be used for the temporary works and permanent shaft site in accordance with the Northern Sewerage Project plan prepared by Sinclair Knight Merz

(October 2006). Before the project commences, Melbourne Water must make application to the Moreland City Council under Section 23 of the *Subdivision Act 1988* to vary the restriction on Certificate of Title Volume 6758 Folio 1351504 (Brearley Reserve) and to the office of the Registrar of Titles to have the variation of the covenant registered to provide that the subsequent use and development of Brearley Reserve will accord with the approval allowed by Amendment C70 to the Moreland Planning Scheme.

The following provisions of the **Moreland Planning Scheme** do not apply to the use and development allowed by this Incorporated Document:

- Clause 32.01 Residential 1 Zone
- Clause 33.01 Industrial 1 Zone
- Clause 33.03 Industrial 3 Zone
- Clause 36.01 Public Use Zone (Schedules 2 and 4)
- Clause 36.02 Public Park and Recreation Zone
- Clause 36.04 Road Zone
- Clause 37.03 Urban Floodway Zone
- Clause 42.01 Environmental Significance Overlay (Schedules 1 and 2)
- Clause 43.01 Heritage Overlay (Schedules HO79, HO103, HO125)
- Clause 44.04 Land Subject to Inundation Overlay
- Clause 44.05 Special Building Overlay
- Clause 45.01 Public Acquisition Overlay
- Clause 45.03 Environmental Audit Overlay
- Clause 45.07 City Link Project Overlay
- Clause 52.02 Easements, Restrictions and Reserves
- Clause 52.05 Advertising Signs
- Clause 52.06 Carparking
- Clause 52.07 Loading and Unloading of Vehicles
- Clause 52.17 Native Vegetation
- Clause 52.29 Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
- Clause 52.34 Bicycle Facilities

The following provisions of the **Darebin Planning Scheme** do not apply to the use and development allowed by this Incorporated Document:

- Clause 32.01 Residential 1 Zone
- Clause 36.02 Public Park and Recreation Zone
- Clause 37.03 Urban Floodway Zone

- Clause 42.01 Environmental Significance Overlay (Schedule 1)
- Clause 44.04 Land Subject to Inundation Overlay
- Clause 45.06 Development Plan Contributions Overlay (Schedule 1)
- Clause 52.05 Advertising Signs
- Clause 52.06 Carparking
- Clause 52.07 Loading and Unloading of Vehicles
- Clause 52.17 Native Vegetation
- Clause 52.34 Bicycle Facilities

The following provisions of the **Moonee Valley Planning Scheme** do not apply to the use and development allowed by this Incorporated Document:

- Clause 32.01 Residential 1 Zone
- Clause 36.02 Public Park and Recreation Zone
- Clause 42.01 Environmental Significance Overlay (Schedule 2)
- Clause 43.03 Incorporated Plan Overlay (Schedule 5)
- Clause 44.04 Land Subject to Inundation Overlay
- Clause 52.02 Easements, Restrictions and Reserves
- Clause 52.05 Advertising Signs
- Clause 52.06 Carparking
- Clause 52.07 Loading and Unloading of Vehicles
- Clause 52.17 Native Vegetation
- Clause 52.34 Bicycle Facilities

SECTION 5.0 – INFORMATION REQUIREMENTS

The following documentation (*compliance documentation*) must be prepared by the proponents pursuant to the conditions in this document. The compliance documentation must be prepared to the satisfaction of the Minister.

The compliance documentation must be lodged with the Minister and the Moreland City Council, Darebin City Council and Moonee Valley City Council (collectively referred to as the *Councils*) concurrently. The Councils have 30 days from receipt of the compliance documentation to provide written comment to the Minister about the consistency of the documentation with the requirements of the Incorporated Document. The Minister is under no obligation to accept the comments or recommendations made by the Councils.

The compliance documentation must be endorsed by the Minister and after endorsement will form part of the endorsed documents approved in accordance with the conditions contained in Section 6.0 of the Incorporated Document.

All buildings, works and management measures which form part of the Northern Sewerage Project must be in accordance with the compliance documents endorsed by the Minister.

SECTION 6.0 - THE CONDITIONS WHICH APPLY TO THIS DOCUMENT

CONDITIONS – ALL SITES

6.1 STAKEHOLDER CONSULTATION

1) In preparing the compliance documents for the Northern Sewerage Project, Stage 1 and 2, the views of the following stakeholders are to be considered prior to preparing the development and management plans required under Section 6.0 of the Incorporated Document:

- City of Moreland;
- City of Darebin;
- City of Moonee Valley;
- The Department of Sustainability and Environment;
- Melbourne Water;
- Yarra Valley Water,
- VicRoads;
- Environmental Protection Agency;
- Aboriginal Affairs Victoria;
- Any relevant rail and servicing authorities and organisations;
- Community identified as being affected by the proposed works and location of the shaft sites including the underground alignment by Context Pty Ltd and Fenton Communications Pty Ltd;
- Wurundjeri Tribe Land Compensation and Cultural Heritage Council Inc.;

All outputs and/or findings from consultation must be documented and lodged as part of the compliance documentation to be endorsed by the Minister.

6.2 REQUIREMENTS FOR DEVELOPMENT PLANS

6.2.1 Development Plans – Temporary Works

2) Plans and elevations showing the temporary buildings and works including excavations, cut and fill must be prepared by a suitably qualified person or firm for each of the work sites. Three (3) copies of the plan must be prepared, provided to and endorsed by the Minister prior to the commencement of works. The ‘Development Plans - Temporary Works’ must be to the satisfaction of the Minister.

The elevations must show natural ground level, finished floor level and total building height on each elevation to AHD. The ‘Development Plans - Temporary Works’ must show:

- a. All temporary fencing, gates and barriers;
- b. All temporary buildings and structures including car parking;
- c. Indicative materials, colours and finishes of the buildings, structures and works which can be viewed externally from the land. The exterior finish of buildings must be non-reflective and muted shades of colour used;

- d. Buildings and structures to be demolished;
 - e. Vegetation to be removed; and
 - f. Temporary access roads and paths including the location of gates, materials and method of construction.
- 3) All buildings, works and management measures which form part of the Northern Sewerage Project must be generally in accordance with the “Development Plans - Temporary Works” endorsed by the Minister. Plans must be endorsed by the Minister prior to the commencement of any development. .

6.2.2 Development Plans – Permanent Works

- 4) Plans and elevations plans and elevations of all permanent buildings and structures at ground level must be prepared by a suitably qualified person or firm. Three (3) copies of the plan must be prepared and provided to and endorsed by the Minister prior to the commencement of development. The plans must be to the satisfaction of the Minister. The ‘Development Plans – Permanent Works’ must show natural ground level, finished ground level, finished floor level and total building height to AHD. The ‘Development Plans – Permanent Works’ must show permanent structures including:
- a. Manholes and shafts;
 - b. Infrastructure such as drainage, electrical substations and lighting;
 - c. The location of the Air Treatment Facilities;
 - d. Fencing;
 - e. Access roads, parking, paths, stairs, walkways and the like; and
 - f. An indicative schedule of materials, colours and finishes for the permanent buildings and structures. The exterior finish of buildings must be non-reflective and muted shades of the colour used.
- 5) All buildings, works and management measures which form part of the Northern Sewerage Project must be generally in accordance with the “Development Plans - Permanent Works” endorsed by the Minister, prior to the commencement of any development.

6.3 REQUIREMENTS FOR MANAGEMENT PLANS

6.3.1 Management Plans – Construction and Site Management Plan

- 6) A ‘Construction and Site Management Plan’ must be prepared by a suitably qualified person or firm. Three (3) copies of the plan must be prepared, provided to and endorsed by the Minister prior to the commencement of any development. The ‘Construction and Site Management Plan’ must be to the satisfaction of the Minister.
- The ‘Construction and Site Management Plan’ must provide the following information:
- a. A schedule of days and hours for the construction of the temporary work sites;
 - b. A schedule of days and hours for the shaft excavation and tunnel boring which is to take place within the acoustic enclosures;
 - c. A schedule of days and hours for trucks accessing the site;

- d. How top soil, dust, dirt and mud will be contained within the site and methods and frequency of clean up procedures;
- e. On site facilities for vehicle washing;
- f. The protection measures for site features to be retained (e.g. vegetation, retaining walls, buildings, other structures and pathways);
- g. Delivery and unloading points and expected frequency;
- h. A liaison officer for contact by residents and the relevant municipal authority in the event of relevant queries or problems experienced;
- i. Parking arrangements for construction workers;
- j. An outline of requests to occupy public footpaths or roads, and anticipated disruptions to local services;
- k. The measures for prevention of the unintended movement of building waste and hazardous materials and other pollutants on or off the site, whether by air, water or other means;
- l. The measures to minimise the amount of waste construction materials and for the recycling of demolition and waste materials;
- m. The provision of adequate environmental awareness training for all on-site contractors and sub contractors;
- n. Time lines and key dates for the project;
- o. The methods and management procedures to limit offsite amenity impacts of Noise, vibration, odour, dust, vehicle washing, light spill, stormwater, ground water, erosion control, and pollution;
- p. Minimisation of the off-site impact of noise and vibration including:
 - The location of machinery and works on the temporary work site including within the acoustic enclosure;
 - Noise attenuation for reducing machinery noise within the acoustic shed and outside the acoustic enclosure;
 - Details of any external amplified address systems or safety sirens outside the acoustic enclosure;
 - Details of vehicle movements to and from the land. This must operate in conjunction with the Traffic Management Plan; and
 - A report that ensures the design and impact of noise and vibration for the site construction is suitably minimised and consistent with environmental best practice and relevant guidelines;
- q. Zoned areas for machinery, storage of goods and materials and stockpiling of waste and earth; and
- r. Security measures to be employed for the site when no works are being undertaken.
- s. A monitoring program detailing how noise levels and air quality will be monitored to ensure works comply with the relevant statutory controls and guidelines.

- 7) All buildings, works and management measures which form part of the Northern Sewerage Project must be generally in accordance with the “Construction and Site Management Plan” endorsed by the Minister, prior to the commencement of any development.

6.3.2 Management Plans – Traffic Management Plan

- 8) A Traffic Management Plan must be prepared by a suitably qualified person or company. Three (3) copies of the plan must be prepared, provided to and endorsed by the Minister prior to the commencement of works. The Traffic Management Plans must be to the satisfaction of the Minister.

The ‘Traffic Management Plans and any reports must provide for:

- a. On site traffic management, including:
- i) Entry and exit points;
 - ii) Internal circulation of vehicles;
 - iii) Confirmation that vehicles will enter and exit the site in a forward direction;
 - iv) Loading and unloading. This must only be carried out on the land;
 - v) Vehicle parking and storage; and
 - vi) Schedule of hours and days when these activities will occur.
- b. Off site traffic management in liaison with VicRoads, including:
- i) The route plan detailing how construction vehicles will access and exit the municipality;
 - ii) Vehicle access and exit to the land via traffic route plans at a neighbourhood level;
 - iii) The minimisation of vehicle traffic within smaller residential streets;
 - iv) The detailed traffic management of intersections with major roads. This may include the installation of devices such as temporary signalisation; and
 - v) Other measures to minimise the impact of vehicles arriving at and departing from the land.
- c. How the Traffic Management Plan minimises the impact of construction traffic upon surrounding residences and the wider community, including:
- i) Limiting of vehicle queuing;
 - ii) Limiting truck movements to daytime hours;
 - iii) Minimising right hand turns;
 - iv) Use of one-way circulation near the shaft sites to lessen impacts to surrounding residences;
 - v) The use of buses to bring staff in and out of the construction site;
 - vi) Prevention of staff and visitor parking upon neighbouring streets;
 - vii) Wheel washing facilities and procedure; and
 - viii) Public transport facilities and users.

- d. A plan for the re-instatement and repair of road and access roads. This plan must be in reference to the approved Reinstatement Management Plan, including:
 - i) Temporary road and road reserve protection measures; and
 - ii) Repair and re-instatement of roads, road reserves and carparks damaged by the construction after the completion of the works.
- 9) All buildings, works and management measures which form part of the Northern Sewerage Project must be generally in accordance with the Traffic Management Plan endorsed by the Minister, prior to the commencement of development.

VicRoads Conditions

- 10) Any works within a declared road reserve will be required to obtain a consent for works within the road reserve which need to be submitted to VicRoads 30 days in advance. Consent will be required on a site by site basis for:
 - Traffic Management plans;
 - Construction Management Plans; and
 - Road reserve use permits.
- 11) Work site traffic management practices must be in accordance with Australian Standard AS 1742-3:2002 'Manual of uniform traffic control devices - Part 3: Traffic control devices for works on site'; and
- 12) Any proposals to install or amend hardware assets of any sort within the declared road shall be done to the satisfaction of and at no cost to VicRoads.

6.3.3 Management Plans – Environmental Management Plan

- 13) An 'Environmental Management Plan' carried out by a suitably qualified person or company must be prepared. Three (3) copies of the plan must be prepared, provided and endorsed by the Minister prior to the commencement of works. The 'Environmental Management Plan' must be to the satisfaction of the Minister.

The Environmental Management Plan must have regard to:

- Victoria's Native Vegetation Management - A Framework for Action (Department of Natural Resources and Environment 2002); and
- The aims and objectives of the Victorian Biodiversity Strategy - in particular the objective of "net gain" in the quality and quantity of native vegetation.

The 'Environmental Management Plan' must show:

- a. Existing vegetation on the site and immediate surrounds;
- b. Zones and areas where vegetation is to be removed and retained;
- c. The method of vegetation removal having regard to the Construction and Site Management Plan;
- d. Mechanisms, structures and methods to protect areas of vegetation to be retained;
- e. Management of environmental off-site impacts including:
 - i) Merri Creek and Moonee Ponds Creek;
 - ii) Surrounding and adjoining parkland and native vegetation;

- iii) Adjoining residential areas;
 - iv) Limiting the potential introduction or off-site spread of noxious weeds and pathogens;
 - v) The handling and final deposit of topsoil, earth and spoil from the excavation; and
 - vi) The storage, treatment and removal of rubbish.
- f. Environmental remediation of the site and the long-term management of the land including:
- i) A landscaping plan showing re-vegetation works;
 - ii) Environmental weed control;
 - iii) Where appropriate, the use of techniques such as plant and seed collection to allow locally indigenous vegetation to be propagated and replanted as part of the remediation works. Remediation of culturally or locally important non-indigenous trees and vegetation where appropriate;
 - iv) A schedule of all plant species to be planted on the site and identification of proposed planting density, areas, methods and timing; and
 - v) A revegetation maintenance schedule to ensure the ongoing remediation and maintenance. This schedule must be in reference to the approved 'Reinstatement Management Plan' and will include monitoring of the site by a suitably qualified person independent of the contractor to ensure that planting densities are being maintained and that individual plants are replaced as required; and
- g. The remediation of the site after the temporary buildings and works have been removed and the permanent structures completed including:
- i) The "clean up" of the land to remove rubbish, rubble and building materials; and
 - ii) The re-instatement of, temporary building footprints, temporary access roads, earthworks, cut and fill, and earth stock piles where appropriate.

The plans must be prepared to the satisfaction of the Minister.

- 14) All buildings, works and management measures which form part of the Northern Sewerage Project must be generally in accordance with the "Environmental Management Plan" endorsed by the Minister, prior to the commencement of development.
- 15) Any environmental works on the land such as weed control or revegetation are to undertaken by or personally supervised by a suitably skilled person or company;
- 16) Landscaping works as provided for in the endorsed 'Environmental Management Plan' must be substantially completed within six (6) months from the practical completion of the approved permanent works. Consent may be granted by the Minister to extend this timeframe'
- 17) Landscaping must be maintained in accordance with the plan endorsed as part of the 'Environmental Management Plan'.

6.3.4 Management Plans – Use Management Plan

- 18) A ‘Use Management Plan’ carried out by a suitably qualified person or company for the ongoing use, service and maintenance of the land must be prepared. Three (3) copies of the plan must be prepared, provided and endorsed by the Minister prior to the commencement of development. The ‘Use Management Plan’ must be to the satisfaction of the Minister.

The ‘Use Management Plan’ must provide:

- a. Information about the ongoing use and function of the site, buildings and structures;
 - b. Type, method and approximate frequency of maintenance work;
 - c. Staff and traffic access plan (emergency access exempted) for large vehicles, including:
 - i) Days and hours of access; and
 - ii) Traffic access routes through the adjoining neighbourhood. These routes should minimise vehicle movements through residential streets; and
 - d. Methods and control of amenity impacts including:
 - i) Stormwater;
 - ii) Ground water discharge;
 - iii) Pollution, including odour, light-spill, noise;
 - iv) Details of any external amplified address systems; and
 - v) A report that ensures the design and impact of noise and odour for the use is suitably minimised and in keeping with relevant *State Environment Protection Policy*, guidelines and environmental best practice in relation to noise; and
 - e. Provisions and requirements for emergency retrieval of tunnel boring machines.
- 19) All buildings, works and management measures which form part of the Northern Sewerage Project must be generally in accordance with the ‘Use Management Plan’ endorsed by the Minister.
- 20) The methods and management procedures to limit offsite amenity impacts of noise, vibration, odour, dust, vehicle washing, light spill, stormwater, ground water, erosion control, vehicle access and pollution must be carried out in accordance with the ‘Environmental Management Plan’ or report endorsed as part of this approval.

6.3.5 Management Plans – Reinstatement Plan

- 21) A ‘Reinstatement Plan’ must be prepared by a suitably qualified person or firm. Three (3) copies of the plan must be prepared and provided to and endorsed by the Minister to the commencement of works.

The ‘Reinstatement Plan’ must detail the following reinstatement procedures, development and works:

- a. Re-instatement/removal of all “temporary” access roads on park lands and reserves;
- b. Repair and re-instatement of Council and VicRoads roads, road reserves and carparks damaged or altered by the construction after the completion of the temporary works. This includes repairs such as re-surfacing of damaged roads, repair of curbs, cross-overs and drains;
- c. Permanent and temporary car parks and parking arrangements, notably Brearley Reserve. The reinstatement works must be provided before the temporary works commence, where necessary;
- d. Re-instatement/removal of all “temporary” buildings, sheds, hoarding, fencing, earthworks, stock piles and infrastructure such as temporary drainage, footpaths including the clean up of sites of rubbish and materials;
- e. The revegetation of land and the re-instatement of trees, shrubs, ground covers and grasses including the use of semi-mature trees and local indigenous vegetation where appropriate;
- f. Any re-instatement works as agreements or requirements for Aboriginal Cultural Heritage under the relevant Federal legislation; and
- g. Construction and installation of public infrastructure within public land installed before the commencement of the temporary works to replace all infrastructure that is removed due to the project. This also includes public toilets, playground facilities, seating, fencing, BBQ and other public facilities.

6.3.6 Management Plans – Community Benefits Plan

- 22) 'A 'Community Benefits Plan' must be prepared by Melbourne Water and Yarra Valley Water which provides an outline of the broad and site specific community benefits and the process by which they will be delivered.

The 'Community Benefits Plan' shall provide the following information:

- the rationale for providing community benefits;
- the criteria against which community benefits will be assessed;
- the financial constraints within which the community benefits will be delivered;
- a preliminary list of broad and site specific community benefits established following discussions with Councils, local MP's and project specific community liaison groups;
- the process by which community benefits will be implemented.

Following approval of the Planning Scheme Amendment, Melbourne Water and Yarra Valley Water must submit a report to the Minister every six (6) months which provides an update on the current implementation status of the community benefits.

- 23) All buildings, works and management measures which form part of the Northern Sewerage Project must be generally in accordance with the Community Benefits Plan endorsed by the Minister, prior the commencement of works.

6.3.7 Environmentally Sustainable Design

- 24) An ‘Environmentally Sustainable Design’ report carried out by a suitably qualified person or firm to ensure the temporary and permanent use, buildings and works are designed with a high level of environmental performance through the integration of various environmentally sustainable design initiatives. The report must provide for all the work sites and have regard to the environmental performance targets as set out in the City of Moreland “*Sustainable Design Scorecard Non-Residential*”.

Three (3) copies of the plan must be prepared, provided to and endorsed by the Minister prior to the commencement of works. The ‘Environmentally Sustainable Design’ report must be to the satisfaction of the Minister.

SECTION 7.0 SITE SPECIFIC CONDITIONS

In carrying out the Northern Sewerage Project, the proponents must satisfy the following conditions in relation to the sites described below:

7.1 CITY OF MORELAND

7.1.1 Bass Street reserve, 4 Bass Street and 507, 509, 511, 513 and 521 Pascoe Vale Road, Pascoe Vale

(Certificate of Title Volume 10344 Folio 753, Certificate of Title Volume 06464 Folio 722, Certificate of Title Volume 05870 Folio 847, Certificate of Title Volume 10601 Folio 315, Certificate of Title Volume 10601 Folio 316, Certificate of Title Volume 10601 Folio 317, Certificate of Title Volume 10601 Folio 318, Certificate of Title Volume 10601 Folio 319, Certificate of Title Volume 08033 Folio 078, Certificate of Title Volume 07555 Folio 109, Certificate of Title Volume 07638 Folio 060, Certificate of Title Volume 09092 Folio 296)

- 24) Allow the Council’s parks maintenance vehicles and garbage trucks to turn in Bass Street and to access the remainder of the reserve land at Bass Street along the Moonee Ponds Creek.
- 25) Maintain pedestrian and bicycle access along Moonee Ponds Creek during the project proponent's occupation of the site.
- 26) Prepare a landscape management plan which provides reinstatement of the site, including the planting of local indigenous vegetation as a buffer along the Moonee Ponds Creek alignment.

7.1.2 Brearley Reserve, 629, 631,633, 635 and 637 Bell Street, 80 and 82 Mitchell Parade and 27 and 29 Heliopolis Street, Pascoe Vale

(Certificate of Title Volume 6758 Folio 1351504, Certificate of Title Volume 07160 Folio 987, Certificate of Title Volume 06282 Folio 360, Certificate of Title Volume 05185 Folio 841, Certificate of Title Volume 07845 Folio 009, Certificate of Title Volume 07976 Folio 106, Certificate of Title Volume 07875 Folio 196, Certificate of Title Volume 07254 Folio 618, Certificate of Title Volume 05447 Folio 384, Certificate of Title Volume 06884 Folio 671)

- 27) The covenant which applies to Brearley Reserve must be varied to allow the temporary works and the permanent shaft site on the site. Before the project commences, Melbourne Water must make application to the Moreland City Council under Section 23 of the *Subdivision Act 1988* to vary the restriction on Certificate of Title Volume 6758 Folio 1351504 (Brearley Reserve) and to the office of the Registrar of Titles to have the variation of the covenant registered to provide that the subsequent use and development of Brearley Reserve will accord with the approval allowed by Amendment C70 to the Moreland Planning Scheme.
- 28) Existing car parks must be re-constructed if they are demolished or damaged within six (6) months of practical completion of works on this site.
- 29) If car parks are closed or rendered unusable due to the works, the applicant must develop permanent or temporary car parks upon another area of the reserve to ensure the public has appropriate access to the reserve within six (6) months of practical completion of works on this site.

7.1.3 Carr Street, Coburg

(Certificate of Title Volume 04483 Folio 586)

- 30) The existing shared pathway must be protected or re-routed to allow users of the Carr Street Reserve ongoing access.
- 31) Additional landscaping of local indigenous riparian vegetation must be provided along the bank of the Merri Creek and to the road side.

7.1.4 De Chene Reserve, Coburg

(Reserved Crown Land - Crown Allotment 2C Parish of Jika Jika, Certificate of Title Volume 6945 Folio 821)

- 32) Existing car parks must be re-constructed if they are demolished or damaged within six (6) months of practical completion of works on this site.
- 33) If car parks are closed or rendered unusable due to the works, the applicant must develop permanent or temporary car parks upon another area of the Reserve to ensure the public has appropriate access to the Reserve within six (6) months of practical completion of works on this site.
- 34) The existing shared pathways must be protected or re-routed to allow users of De Chene Reserve ongoing access, notably across the park to Bell Street for the occupation and duration of works at this site.

7.1.5 Newlands Road, Coburg

(Certificate of Title Volume 8998 Folio 674)

- 35) Landscaping including the planting of new local indigenous vegetation must be carried out on the site within six (6) months of practical completion of works on this site. These landscaping works must take into account the views to and from the site.

7.1.6 Jukes Reserve, Fawkner

(Unreserved Crown Land - Allotment 2013, Parish of Will-will-rook)

- 36) Landscaping including the planting of new local indigenous vegetation must be carried out on the site.
- 37) Traffic accessing the site from Jukes Road as a result of the Northern Sewerage Project must consider and respond to sensitive public and private uses along the road, including traffic movements during peak times for the schools within the vicinity of the site.
- 38) Road infrastructure within and adjacent to Jukes Road must be maintained and reinstated after the completion of works within six (6) months of practical completion of works on this site.

7.2 CITY OF MOONEE VALLEY

7.2.1 Vanberg Road, Essendon

(Certificate of Title Volume 9268 Folio 512, Certificate of Title Volume 9117 Folio 137, Certificate of Title Volume 9114 Folio 965, Certificate of Title Volume 9114 Folio 964)

- 39) The three (3) eucalyptus trees identified as significant by the City of Moonee Valley and indicated on the plan/document should be retained by the project proponent (if possible), through the use of tree protection zones during the project proponent's occupation of the site.
- 40) The reserve surface, including footpaths and park furniture must be reinstated and new trees planted to replace any trees which must be removed within six (6) months of practical completion of works on this site.
- 41) Road infrastructure within and adjacent to Vanberg Road and Donald Avenue must be reinstated and, if determined as necessary by the City of Moonee Valley returned to its equivalent state within 6 months of practical completion of works on this site.
- 42) The northern end of the bike path must be reinstated in a manner which is consistent with the future extension of the bike path north and across the Moonee Ponds Creek, as indicated in plan prepared by Moonee Valley Council 'Shared Bike and Pedestrian Path, Moonee Ponds Creek Trail, Essendon', dated 30 March 2006.

7.3 CITY OF DAREBIN

7.3.1 L.E. Cotchin Reserve, Reservoir

(Certificate of Title Volume 10466 Folio 530)

- 43) The existing car parks must be re-constructed if it is demolished or damaged within six (6) months of practical completion of works on this site.

- 44) Any mains water meter located within the temporary works site must be available to and accessible by the Council at any time.
- 45) The proposed fencing around the temporary works site must be designed to screen the site from view and ensure that it does not impede traffic visibility. .
- 46) The site must be reinstated to its pre-existing condition once works have been completed on the site.
- 47) Maintain pedestrian access (or an appropriate alternative) to the satisfaction of the Council if the existing footpath is affected by the temporary works.
- 48) Specific traffic management strategies must be implemented:
 - a. to address any conflict between heavy vehicles and pedestrians/light vehicles at the access point to the temporary site; and
 - b. to direct heavy vehicles back onto Massey Avenue and not through the abutting residential properties

SECTION 8 OTHER CONDITIONS

Buildings and Works

- 49) All buildings and works associated with the approved use must be constructed and managed in accordance with plans or reports endorsed as part of this approval.

Public infrastructure

- 50) Any public infrastructure such as roads, road reserves, curb and channel, crossovers, footpaths, pipelines, street furniture, service infrastructure, altered, damaged or resited must be reinstated and/or made good to its pre-existing condition, to the reasonable satisfaction of the relevant authorities and any relevant servicing authority at the cost of the applicant within six (6) months of practical completion of works on this site.

Signage

- 51) The location, dimensions, shape and associated structures of every sign must accord with the endorsed plans and must not be altered.
- 52) The sign(s) approved must not be animated or contain any flashing light without approval from the Minister for Planning.
- 53) No part of the sign(s) approved must be internally or externally illuminated.

Staged Development/Start Finish Dates

- 54) The use and development of the land may be undertaken in stages. A staging plan must be submitted to and be approved by the Minister prior to the commencement of works.
- 55) The temporary buildings and works associated with approved uses must be removed and the shaft sites re-instated in accordance with the endorsed Environmental Management Plan within six (6) years from the date of this approval, unless an extension to this period is granted by the Minister.
- 56) This approval will expire if one of the following circumstances applies:
 - Stage 1 of the Northern Sewerage Project is not commenced by December 2007; or
 - Stage 2 of the Northern Sewerage Project is not commenced by December 2007; or

- The development is not completed by December 2012.

The Minister may extend the periods referred in any of the above conditions if a request is made in writing before the relevant time period in the condition expires or within three (3) months after the expiration of that relevant time period.