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Inland Rail
Phase 2
Tottenham to
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Tottenham to Albury Planning Assessment



**Tottenham to Albury
Planning Assessment**

**Inland Rail Phase 2
Tottenham to Illabo
Technical &
Approvals
Consultancy
Services**

Prepared for:
**AUSTRALIAN RAIL TRACK
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Revision History

Revision	Date	Comment	Signatures			
			Originated by	Checked by	Technical Approval	Project Approval
0	06/09/2019	For use	Nicholas Harris-Baxter	Rebecca Hunt	Rebecca Hunt	Duncan Phimister
1	24/2/2020	For Use	Anna-Marie Penna	Rebecca Hunt	Rebecca Hunt	Duncan Phimister

Executive Summary

The purpose of the Tottenham to Albury (T2A) Planning Assessment Report is to provide necessary background information to inform the approvals process to facilitate the delivery of project works within Victoria. The project site consists of a series of isolated work areas where a range of works will be required to upgrade the rail corridor to facilitate operation of double-stacked trains.

The proposed scope of works includes enhancement sites (track lowering/new bridge structures), track slews, signal modifications, overhead powerline modifications, and there will be a mix of temporary and permanent requirements, including land acquisition where the existing rail or road corridor is insufficient to accommodate the proposed modifications.

The Planning Assessment Report identifies planning controls for land use and buildings and works associated with the proposed scope of works, with a wide variety of permit requirements likely to be triggered throughout the corridor under zone, overlay and/or particular provision considerations. Appendix A summarises planning controls and permit considerations as they apply to individual sites, whilst a separate map book has been prepared displaying the planning scheme zones and overlays. A number of assumptions underpin the permit assessment and as the design evolves it is recommended that a review of the planning permit exemptions and how they might be applied in the context of both temporary and permanent works be completed.

In terms of broader planning considerations, the project is supported by a number of key State policy documents, including *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria* (Victorian Government, 2008), *Victorian Transport Plan* (Victorian Government, 2008) and *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Planning, 2017), and the project is a supported recommendation of the *Victorian Infrastructure Plan* (Department of Premier and Cabinet, September 2018).

As the project is of strategic importance to the State of Victoria, it is recommended that a Section 20, Part 4 planning scheme amendment is pursued to embed a project specific Incorporated Document into the planning schemes of Benalla, Brimbank, Hume, Mitchell, Moonee Valley, Moreland, Strathbogie, Wangaratta and Wodonga. It is recommended that area and/or regional based planning scheme amendments be considered to support ARTCs delivery and procurement program.

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1 Introduction

1.1 BACKGROUND

The Australian Government has committed to delivering a significant piece of national transport infrastructure by constructing a high speed and direct interstate freight rail corridor between Melbourne and Brisbane, via central-west New South Wales (NSW) and Toowoomba in Queensland. Inland Rail is a once-in-a-generation project connecting regional Australia to domestic and international markets, transforming the way we move freight around the country. It will complete the 'spine' of a national freight network between Melbourne and Brisbane via regional Victoria, New South Wales and Queensland.

The Inland Rail route, which is about 1,700 km long, involves:

- Using the existing interstate rail line through Victoria and southern NSW;
- Upgrading about 400 km of existing track, mainly in western NSW;
- Providing about 600 km of new track in northern NSW and south-east Queensland.

Inland Rail has been divided into 13 sections, each of which can be delivered, and operated independently with tie-in points on the existing railway. This planning assessment relates specifically to the Victorian section of the project, which extends from Tottenham to the New South Wales border town of Albury (also known as T2A).

As the location of the rail intermodal terminal facility at the southern end of the T2A project is yet to be determined, the T2A project is currently being progressed in two stages. The first stage is comprised of discrete project areas from Beveridge to Albury (T2A - Stage 1). Sites north of Beveridge are currently at reference design. During detailed design, further development and assessment will be undertaken in consultation with relevant stakeholders and the community. Further engineering design and environmental surveys on the sites south of Beveridge have been placed on hold. Development of the sites south of Beveridge is contingent on the intermodal decision and as such sites may not be constructed if the intermodal terminal is built at Beveridge.

1.2 OBJECTIVES OF PROPOSAL AND INLAND RAIL

Australian Rail Track Corporation Ltd (ARTC) has developed a ten-year programme to deliver Inland Rail. ARTC was created after the Australian and state governments agreed in 1997 to the formation of a 'one stop shop' for all operators seeking access to the national interstate rail network. Across its network, ARTC is responsible for:

- Selling access to train operators;
- Developing new business;
- Capital investment in the corridors;
- Managing the network;

- Infrastructure maintenance.

Further information on ARTC and Inland Rail can be found at www.artc.com.au and www.inlandrail.artc.com.au.

The objectives of the Inland Rail project include:

- Provide a rail link between Melbourne and Brisbane that is compatible with train operations to Perth, Adelaide, and other locations on the standard gauge rail network, to serve future rail freight demand, and stimulate growth for inter-capital and regional/bulk rail freight;
- Provide an increase in productivity that will benefit consumers through lower freight transport costs;
- Provide a step-change improvement in rail service quality in the Melbourne to Brisbane corridor and deliver a freight rail service that is competitive with road;
- Improve road safety, ease congestion, and reduce environmental impacts by moving freight from road to rail;
- Bypass bottlenecks within the existing metropolitan rail networks, and free up train paths for other services along the coastal route;
- Act as an enabler for regional economic development along the Inland Rail corridor.

The objectives of the Victorian section of the project (T2A) are to:

- Provide upgraded rail infrastructure that meets the Inland Rail specifications, to enable trains using the Inland Rail corridor to travel between Tottenham and Albury, connecting with other sections of Inland Rail to the north;
- Minimise the potential for environmental and community impacts, by maximising use of the existing rail corridor.

1.3 PURPOSE

The purpose of the Tottenham to Albury Planning Assessment Report is to provide necessary background information to inform the approvals process to facilitate the delivery of project works within Victoria.

The Planning Assessment Report (this technical report) will describe:

- Victorian State and Local Planning Policy Frameworks;
- Planning scheme requirements for works in affected Local Government Areas (LGAs);
- Planning scheme zones, overlays and other provisions that apply to the project area;
- Existing planning controls and applicable exemptions for buildings and works at each site;
- A recommended approach to gain planning approval with rationale about the proposed approach.

The report includes a table describing planning controls including all affected zones, overlays and applicable provisions for each component of the project. A separate map book has been prepared displaying the planning scheme zones and overlays.

2 Project area and site context

2.1 LOCALITY

The project is centred on the rail corridor that extends from Tottenham, a suburb approximately 10km west of Melbourne's Central Business District (CBD), to the Victorian border immediately south of the NSW town of Albury. The Victorian/NSW border is marked by the Murray River southern high-water river bank.

The existing rail line currently services both freight and passenger trains, and includes the Sunbury line, the Albion to Jacana (Broadmeadows) freight line, the North-East standard gauge line (shared corridor with V/Line) and the Albury V/Line passenger line. The southern section of the rail line in Victoria is dominated by the densely metropolitan area of Central Southern Victoria. Stations located along the track include the towns of Sunshine, Keilor East, Tullamarine Park, Jacana, Broadmeadows, Roxburgh Park and Craigieburn. Past Craigieburn, the rail line passes out of Melbourne and through many regional and rural towns of central and northern Victoria. These sites are situated along the North-East line and include Wandong, Kilmore East, Broadford, Tallarook, Seymour, Avenel, Euroa, Benalla, Glenrowan, Wangaratta, Wodonga and Albury.

2.2 SITE DETAILS

The project site consists of a series of isolated work areas where a range of works will be required to upgrade the rail corridor to facilitate operation of double-stacked freight trains. The upgrades include Enhancement Sites, Signal Gantries, Track Slews and Overhead Powerline. Site details including the relevant local government area, the surrounding land use and the urban or regional setting are outlined in Section 2.3 below. Instances where there is overlap between project areas for the various work scopes have been highlighted.

2.3 SCOPE OF WORKS

Five key scope of works are proposed as part of the T2A component of the Inland Rail project. These include enhancement sites (track lowering/new bridge structures), track slews, signal modifications and overhead power line modifications. The following sections describe each of the proposed scopes in further detail and further information with regards to the likely construction methodology.

2.3.1 Enhancement Sites

Enhancement sites are locations along the Tottenham to Albury rail corridor where clearances between rail and bridges/structures need to be improved to facilitate the operation of double stack trains. ARTC has assessed the clearances requirements at each site, and completed engineering and environmental investigations, design and stakeholder consultation. As a result, the best solution, of either lowering the track or replacing the bridge, has been determined to meet the required vertical clearance for double stacked trains.

Track Lowering

Track lowering is a process where the train tracks are lowered via excavation to achieve the necessary clearance from bridges. The construction methodology to facilitate the lowering of tracks will depend on the applicable site constraints, with a variety of methods being investigated across the project, with environmental impacts, constructability and long term durability key to selecting the most appropriate approach.

For the purposes of this assessment it is assumed that track lowering activities will involve buildings and works associated with the bulk excavation of the rail corridor and associated structural and civil measures necessary to make the corridor safe, including the bulk excavation and the piling of retaining wall structures.

New Bridges

Where track lowering is not achievable, existing bridges are to be replaced to allow for the required clearance. To achieve the necessary grades, new bridges will be higher and longer than the existing bridges. For the purposes of this assessment, works associated with the replacement of bridge structures include the demolition and removal of existing bridge, the installation of new support structures, the regrading of adjacent roads, and associated civil and structural works. In some instances, bridge replacement works will also require track lowering (refer to Table 1 and works within the Wangaratta Precinct).

Table 1 - Details for Track Lowering and Bridge Replacement sites

Enhancement Site	Works	Local Government Area	Surrounding Land Use	Urban Melbourne/ Regional Town/ Regional
McIntyre Road Overbridge (Sunshine)	Track Lowering.	Brimbank	Residential/ Industrial	Urban Melbourne
Keilor Park Drive Overbridge (Keilor East)	Track Lowering.	Moonee Valley / Brimbank	Residential / Public Open Space	Urban Melbourne
Calder Freeway Precinct (Keilor East)	Track Lowering.	Moonee Valley / Brimbank	Residential / Industrial	Urban Melbourne
Westfield Drive Overbridge (Tullamarine)	Track Lowering.	Brimbank / Moreland / Moonee Valley	Industrial / Commercial/ Residential	Urban Melbourne
Tullamarine Freeway Precinct (Strathmore Heights)	Track Lowering.	Brimbank / Moreland / Moonee Valley	Industrial / Commercial/ Residential	Urban Melbourne
Belair Avenue Overbridge (Glenroy)	Bridge replacement - south of existing bridge.	Moreland	Residential	Urban Melbourne
Pascoe Vale Road Overbridge (Glenroy) and Jacana Station Footbridge (Glenroy)	Replacement bridge -west of existing structure and replacement footbridge.	Moreland / Hume	Residential	Urban Melbourne
Camp Road Overbridge (Broadmeadows)	Track Lowering.	Hume	Residential / Commercial	Urban Melbourne
Riggall Street Overbridge (Broadmeadows)	Track Lowering.	Hume	Residential / Commercial	Urban Melbourne
Barry Road Overbridge (Dallas)	Bridge Replacement - existing alignment.	Hume	Residential	Urban Melbourne
Hume Highway Overbridge (Craigieburn)	Track Lowering.	Hume	Residential / Industrial / Train Yards	Urban Melbourne
Broadford Road Overbridge (Wandong)	Bridge Replacement - north of existing structure.	Mitchell	Low Density Residential / Rural Living/ Farm Zone	Regional

Enhancement Site	Works	Local Government Area	Surrounding Land Use	Urban Melbourne/ Regional Town/ Regional
Hamilton Street Overbridge (Broadford)	Bridge Replacement - on existing alignment.	Mitchell	Residential / Commercial	Regional Town
Short Street Overbridge (Broadford)	Bridge Replacement – south of existing bridge.	Mitchell	Residential / Public Open Space / Industrial	Regional Town
Marchbanks Road Overbridge (Broadford)	Bridge replacement - new alignment north of existing structure.	Mitchell	Rural Living / Industrial / Farming	Regional
Hume Highway Tallarook Precinct (Tallarook)	Track Lowering.	Mitchell	Farming	Regional
Seymour Avenel Road Overbridge (Seymour)	Bridge replacement – existing alignment.	Mitchell	Farming/ Industrial	Regional
Hume Highway Seymour Precinct (Seymour)	Track Lowering.	Mitchell	Farming	Regional
Anderson Street Overbridge (Euroa)	Bridge replacement – partial change in bridge alignment to the north of the existing bridge.	Strathbogie	Residential/ Commercial	Regional Town
Benalla Station Approach Road Overbridge (Benalla)	Bridge replacement - east of existing structure.	Benalla	Residential / Industrial / Commercial	Regional Town
Beaconsfield Parade Overbridge (Glenrowan)	Bridge replacement – west of existing structure.	Wangaratta	Town/ Farming	Regional Town
Wangaratta Precinct (Wangaratta)	Track realignment, track lowering and Green Street bridge to be rebuilt. The footbridges will be replaced by a subway.	Wangaratta	Residential / Industrial /Commercial	Regional Town

Enhancement Site	Works	Local Government Area	Surrounding Land Use	Urban Melbourne/ Regional Town/ Regional
Murray Valley Highway Overbridge (Barnawartha North)	Track Lowering.	Wodonga	Farming / Industrial	Regional
Murray River Underbridge (Albury)	Project works involve modifying the existing rail bridge structure at the Murray River, with no physical works in the waterway or river banks. Most of the works are in NSW. Works in VIC are limited to provision of a temporary construction laydown and rail access via hi-rail machinery.	Wodonga	Conservation Parkland	Regional

2.3.2 Track Slews

Track slews refers to the realignment of the train track. Track slew works are required to be undertaken in the rail corridor to address horizontal clearance requirements for double stack trains. Track slews widen the rail footprint within the rail corridor to allow greater space between tracks. Track slews for the project are minor in nature with the maximum slew width of less than 400mm. The magnitude of each track slew will determine the construction method required (and consequently the impact), occurring in the following general manner:

- Track Slew less than 100 mm construction can occur via hi-rail machinery with no disturbance outside the existing formation of the rail track.
- Track slews greater than 100 mm and less than 300 mm, will mostly be completed on track, with the formation being widened through grading and proof-rolling, placing new ballast and moving the track via an excavator
- For track slews greater than 300mm, full reconstruction of the formation layer is required, including relaying the ballast shoulder and relaying of tracks.

Table 2 describes the track slew sites and the LGA.

Table 2 - Description of track slew sites

Track Slews	Local Government Area	Surrounding Land Use	Urban Melbourne/ Regional Town/ Regional
Track Slew 1 - Tullamarine Dual Gauge (CH24.040 - 24.380)	Moonee Valley / Moreland	Industrial/Public Park	Urban Melbourne
Track Slew 2 - Tullamarine Dual Gauge (CH24.380 - 25.455)	Moreland	Residential	Urban Melbourne
Track Slew 3 - Tullamarine to Jacana (CH26.200 - 26.300)	Moreland	Residential/Industrial	Urban Melbourne
Track Slew 4 - Wallan Loop (CH47.520 - 47.600)	Mitchell	Farming /Town	Regional Town
Track Slew 5 - Wallan Loop (CH47.780 - 48.380)	Mitchell	Farming	Regional
Track Slew 6- Tallarook Passing Lane (CH89.019 - 89.165) (within Hume Highway Tallarook project area)	Mitchell	Farming	Regional Town
Track Slew 7- Tallarook to Seymour (CH95.500 - 96.775)	Mitchell	Farming	Regional
Track Slew 8 - Seymour to 100km (CH99.100 – 99.250)	Mitchell	Residential/Commercial	Regional Town
Track Slew 9- Seymour to Mangalore (CH102.300 – 103.200)	Mitchell	Farming/ Industrial	Regional
Track Slew 10 - Seymour to Mangalore (CH104.040 – 105.050)	Mitchell	Farming	Regional

Track Slews	Local Government Area	Surrounding Land Use	Urban Melbourne/ Regional Town/ Regional
Track Slew 11 - Seymour to Mangalore (CH107.880 – 109.000)	Mitchell	Farming	Regional

2.3.3 Signalling

Modification and/or relocation of signalling assets (including signal gantries) is required to ensure no clashes with the new rolling stock. The new gantries will be designed to satisfy horizontal and vertical clearance requirements and where new footings and structures are proposed, these will be designed to minimise disruption within the rail corridor. Some signal gantries requiring modification are located within enhancement sites or track slew sites. The modification of signal gantries will include activities such as excavation for footings, creation/modification of access tracks and installation of associated utilities.

Table 3 - Description Signal Gantry sites

Signal Gantry	Works	Local Government Authority	Surrounding Land Use	Local Context	Within Enhancement Site or Track Slew
Signal Gantry 1 - Chainage 14.895km	Modify signal gantry to achieve vertical clearance	Brimbank	Residential/ Industrial	Urban Melbourne	McIntyre Road
Signal Gantry 2 - Chainage 15.608km	Modify signal gantry to achieve vertical clearance	Brimbank	Residential/ Industrial	Urban Melbourne	McIntyre Road
Signal Gantry 3 - Chainage 16.453km	Modify signal gantry to achieve vertical clearance	Brimbank	Residential/ Industrial	Urban Melbourne	McIntyre Road
Signal Gantry 4 - Chainage 16.578km	Modify signal gantry to achieve vertical clearance	Brimbank	Residential/ Industrial	Urban Melbourne	McIntyre Road
Signal Gantry 5 - Chainage 18.452km	Modify signal gantry to achieve vertical clearance	Brimbank/ Moonee Valley	Residential / Public Open Space	Urban Melbourne	Keilor Park Drive
Signal Gantry 6 - Chainage 19.232km	Modify signal gantry to achieve vertical clearance	Brimbank/ Moonee Valley	Residential/ Industrial	Urban Melbourne	-
Signal Gantry 7 - Chainage 22.11km	Modify signal gantry to achieve vertical clearance	Brimbank/ Moonee Valley	Industrial / Commercial/ Residential	Urban Melbourne	Westfield Drive and Tullamarine Freeway Precinct
Signal Gantry 8 - Chainage 22.234km	Modify signal gantry to achieve vertical clearance	Brimbank/ Moonee Valley	Industrial / Commercial/ Residential	Urban Melbourne	Westfield Drive and Tullamarine Freeway Precinct
Signal Gantry 9 - Chainage 23.122	Modify signal gantry to achieve vertical clearance	Brimbank/ Moonee Valley	Industrial / Commercial/ Residential	Urban Melbourne	Westfield Drive and Tullamarine Freeway Precinct

Signal Gantry	Works	Local Government Authority	Surrounding Land Use	Local Context	Within Enhancement Site or Track Slew
Signal Gantry 10 - Chainage 24.906km	Modify signal gantry to achieve vertical clearance	Moreland	Residential	Urban Melbourne	Track Slew 1
Signal Gantry 11 - Chainage 25.320km	Modify signal gantry to achieve vertical clearance	Moreland	Residential	Urban Melbourne	Belair Avenue
Signal Gantry 12 - Chainage 25.925km	Modify signal gantry to achieve vertical clearance	Moreland	Residential	Urban Melbourne	Pascoe Vale Road
Signal Gantry 13 - Chainage 26.292km	Modify signal gantry to achieve vertical clearance	Moreland	Residential	Urban Melbourne	Pascoe Vale Road
Signal Gantry 14 - Chainage 21.833km	Modify signal gantry to achieve vertical clearance	Hume	Residential/Industrial	Urban Melbourne	-
Signal Gantry 15 - Chainage 66.215km	Modify signal gantry to achieve vertical clearance	Mitchell	Farming	Regional	-
Signal Gantry 16 - Chainage 69.801km	Modify signal gantry to achieve vertical clearance	Mitchell	Farming	Regional	-
Signal Gantry 17 - Chainage 73.664km	Modify signal gantry to achieve vertical clearance	Mitchell	Residential/Farming	Regional Town	-
Signal Gantry 18 - Chainage 79.956km	Modify signal gantry to achieve vertical clearance	Mitchell	Farming/Industrial /Public Use	Regional	-
Signal Gantry 19 - Chainage 86.247km	Modify signal gantry to achieve vertical clearance	Mitchell	Farming	Regional	-
Signal Gantry 20 - Chainage 95.631km	Modify signal gantry to achieve vertical clearance	Mitchell	Farming	Regional	Track Slew 7
Signal Gantry 21 - Chainage 99.120km	Modify signal gantry to achieve vertical clearance	Mitchell	Residential/Commercial	Regional Town	Track Slew 8
Signal Gantry 22 - Signal Gantry at Chainage 233.780km	Modify signal gantry to achieve vertical clearance	Wangaratta	Residential / Industrial /Commercial	Regional Town	Wangaratta Station Precinct

2.3.4 Overhead Power Lines

Overhead power lines along the rail corridor are required to be modified to achieve vertical clearance of the double stack trains. An assessment has been completed along the rail corridor between Tottenham

and Albury to overhead power lines that may need to be modified to allow for the required clearance for double stacker trains. Proposed treatments to overhead power lines include those provided in Table 4.

Table 4 – Description of Overhead Power line modification works

Treatment type	Description of works
Replace pole	Pole replacements require removal of the existing pole by winch truck; and a new pole installed by bore. The replacement pole will be installed into the existing hole where practicable. Ground disturbance will be minimised and is limited to the area around the pole installation area.
Relocate overhead	This treatment can include re-tensioning wires, requiring access by elevated work platforms and trucks but no intrusive ground-disturbing works. However, typically the works involve installing a new pole and then running new overhead conductors between the existing poles and new poles. This is typically done when poles get to the end of their design life and is routinely done as part of the asset owners maintenance program.
Relocate underground	Underground relocation of electrical and telecommunications assets will be by horizontal boring or open trenching. The bore will be located in an entry/exit point and drilled to a depth of up to 5 m. A tipper truck and excavator will be used to collect drilling spoil that will be disposed of according to the Environmental Protection Agency (EPA) requirements. The entry and exit points for the bore will generally be about 10 m ² . There is usually some flexibility in positioning the entry and exit points longitudinally to avoid sensitive areas. Trenching will be used in some instances over short distances, mainly to connect assets from the exit point with infrastructure.

Access may be required for minor electrical works for decommissioning. Ground disturbing works for decommissioning are limited to removal of the existing pole however in some cases the base of the pole will be left in situ. These types of works are routinely done under the asset owners maintenance program.

Table 5 outlines the overhead power line locations.

Table 5 - Summary of Overhead Power line sites

Power Line Site Number	Chainage (km)	Within or Intersects Enhancement Site or Track Slew Project Area	Local Government Authority
1	11.45		BRIMBANK
3	13.35		BRIMBANK
4	13.42		BRIMBANK
6	15.16		BRIMBANK
7	15.57	McIntyre Road Overbridge (Sunshine)	BRIMBANK
8	15.88	McIntyre Road Overbridge (Sunshine)	BRIMBANK
9	17.047	McIntyre Road Overbridge (Sunshine)	BRIMBANK
10	18.67	Keilor Park Drive Overbridge (Keilor East)	MOONEE VALLEY/ BRIMBANK
11	20.38	Calder Freeway Precinct (Keilor East)	MOONEE VALLEY/ BRIMBANK
12	22.27	Westfield Drive Overbridge (Tullamarine), Tullamarine Freeway Precinct (Strathmore Heights)	MOONEE VALLEY/ BRIMBANK

Power Line Site Number	Chainage (km)	Within or Intersects Enhancement Site or Track Slew Project Area	Local Government Authority
13	22.45	Westfield Drive Overbridge (Tullamarine), Tullamarine Freeway Precinct (Strathmore Heights)	MOONEE VALLEY/ BRIMBANK
14	23.21	Westfield Drive Overbridge (Tullamarine), Tullamarine Freeway Precinct (Strathmore Heights)	MOONEE VALLEY/ BRIMBANK
15	25.28	Belair Avenue Overbridge (Glenroy)	MORELAND
16	25.89	Pascoe Vale Road Overbridge (Glenroy) and Jacana Station Footbridge (Glenroy)	MORELAND
17	26.46	Pascoe Vale Road Overbridge (Glenroy) and Jacana Station Footbridge (Glenroy)	MORELAND
18	26.95		HUME
19	16.4	Camp Road Overbridge (Broadmeadows)	HUME
123	17.683	Riggall Street Overbridge (Broadmeadows)	HUME
20	18.3	Riggall Street Overbridge (Broadmeadows)	HUME
21	19.03	Barry Road Overbridge (Dallas)	HUME
124	20.289		HUME
22	21.6		HUME
23	23.12		HUME
24	24.01		HUME
25	26.43	Hume Highway Overbridge (Craigieburn)	HUME
26	29.71		HUME
27	31.37		WHITTLESEA
28	33.13		WHITTLESEA
28	33.13		WHITTLESEA
125	33.58		WHITTLESEA
126	41.404		WHITTLESEA
127	47.26	Track Slew Investigation Area C	MITCHELL
29	48.4	Track Slew Investigation Area C	MITCHELL
30	50.65		MITCHELL
128	53.39		MITCHELL
31	54.27		MITCHELL
32	55.11		MITCHELL
33	64.22		MITCHELL
34	65.31		MITCHELL

Power Line Site Number	Chainage (km)	Within or Intersects Enhancement Site or Track Slew Project Area	Local Government Authority
35	67.04		MITCHELL
36	70.2		MITCHELL
37	71.62		MITCHELL
38	73.43		MITCHELL
129	75.31	Hamilton Street Overbridge (Broadford)	MITCHELL
39	75.67	Hamilton Street Overbridge (Broadford)	MITCHELL
40	76.57	Short Street Overbridge (Broadford)	MITCHELL
130	76.87	Short Street Overbridge (Broadford)	MITCHELL
131	76.9	Short Street Overbridge (Broadford)	MITCHELL
41	77.88		MITCHELL
42	78.62		MITCHELL
43	80.01		MITCHELL
44	87.4		MITCHELL
45	89.79		MITCHELL
46	95.18		MITCHELL
47	98.21		MITCHELL
48	98.31		MITCHELL
132	98.77		MITCHELL
49	99.14	Track Slew Investigation Area F	MITCHELL
139	99.31	Track Slew Investigation Area F	MITCHELL
50	99.58		MITCHELL
140	100.03		MITCHELL
51	108.65		MITCHELL
52	114.95		STRATHBOGIE
133	115.622		STRATHBOGIE
53	116.15		STRATHBOGIE
54	122.14		STRATHBOGIE
55	127.46		STRATHBOGIE
56	128.95		STRATHBOGIE
57	133.6		STRATHBOGIE
58	134.87		STRATHBOGIE
59	136.525		STRATHBOGIE
60	143		STRATHBOGIE

Power Line Site Number	Chainage (km)	Within or Intersects Enhancement Site or Track Slew Project Area	Local Government Authority
61	150.85	Anderson Street Overbridge (Euroa)	STRATHBOGIE
62	151.12	Anderson Street Overbridge (Euroa)	STRATHBOGIE
63	151.76		STRATHBOGIE
64	158.96		STRATHBOGIE
65	169.45		STRATHBOGIE
66	170.19		STRATHBOGIE
67	171.5		STRATHBOGIE
68	177.25		STRATHBOGIE
69	183.13		BENALLA
70	188.65		BENALLA
71	191.44		BENALLA
72	191.9		BENALLA
73	193.3		BENALLA
74	194.1		BENALLA
75	195	Benalla Station Approach Road Overbridge (Benalla)	BENALLA
76	196.84		BENALLA
77	197.58		BENALLA
78	198.07		BENALLA
79	201.28		BENALLA
80	204.76		BENALLA
81	208.4		BENALLA
82	210.97		BENALLA
83	213.94		BENALLA
84	215.58		WANGARATTA
86	219.95		WANGARATTA
87	220.72		WANGARATTA
88	221.72		WANGARATTA
89	221.97		WANGARATTA
90	222.26		WANGARATTA
91	223.52		WANGARATTA
92	225.64		WANGARATTA
93	230.4		WANGARATTA

Power Line Site Number	Chainage (km)	Within or Intersects Enhancement Site or Track Slew Project Area	Local Government Authority
94	231.17		WANGARATTA
134	232.095		WANGARATTA
95	232.51		WANGARATTA
96	233.6	Wangaratta Precinct (Wangaratta)	WANGARATTA
135	233.78	Wangaratta Precinct (Wangaratta)	WANGARATTA
98	234.1	Wangaratta Precinct (Wangaratta)	WANGARATTA
136	234.15	Wangaratta Precinct (Wangaratta)	WANGARATTA
137	234.6		WANGARATTA
99	236.29		WANGARATTA
100	237.29		WANGARATTA
101	238.52		WANGARATTA
102	239.3		WANGARATTA
138	239.89		WANGARATTA
103	240.78		WANGARATTA
105	256.97		WANGARATTA
106	258.33		WANGARATTA
107	259.21		WANGARATTA
108	262.03		INDIGO
109	267.19		INDIGO
110	269.25		INDIGO
111	270.91		INDIGO
112	272.22		INDIGO
113	273.69		INDIGO
114	279.2		INDIGO
115	279.52		INDIGO
116	280.91		INDIGO
118	283.33		INDIGO
119	284.93	Murray Valley Highway Overbridge (Barnawartha North)	WODONGA
120	286.94		WODONGA
121	290.91		WODONGA
122	301		WODONGA

2.3.5 Vegetation Removal

Vegetation removal will be required to facilitate the Inland Rail project. The extent of vegetation removal is subject to the findings from the ecological assessment and the final construction methodology for each site (including site access and safety requirements).

3 Legislative Requirements

This section discusses planning and approvals legislation which has been considered during the preparation of this planning assessment.

3.1 PLANNING AND ENVIRONMENT ACT 1987

The *Planning and Environment Act 1987* sets out the framework for planning the use, development and protection of land in Victoria. This includes the process for amending planning schemes and matters that need to be considered when preparing and assessing a planning scheme amendment.

Objectives of Planning in Victoria

Land use and development must have regard to the objectives of planning in Victoria as set out in Section 4(1) of the *Planning and Environment Act 1987*. The relevant objectives are:

- To provide for the fair, orderly, economic and sustainable use and development of land.
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- To facilitate development in accordance with the objectives set out above.
- To balance the present and future interests of all Victorians.

The Act provides for a single instrument of planning control for each municipality, the planning scheme, which sets out the way land may be used or developed. The planning scheme is a legal document, prepared and approved under the Act. It contains state and local planning policies, zones and overlays and other provisions that affect how land can be used and developed. The Act also provides for the Victoria Planning Provisions (VPP) - a template document of standard state provisions for all planning schemes to be derived from. It is not a planning scheme and does not apply to any land. The Act sets out procedures for preparing and amending the VPP and planning schemes, obtaining a permit under a planning scheme, settling disputes, enforcing compliance with planning schemes, and other administrative procedures.

3.1.1 Summary of Permit Controls within a Planning Scheme

The following provides guidance on how zone, overlay, particular provisions and incorporated documents are applied within a planning scheme.

Zones

The planning scheme zones land for particular uses, for example, residential, industrial, business or other. The zones are listed in the planning scheme and each zone has a purpose and set of requirements. This information describes if a planning permit is required, and the matters that the council must consider before deciding to grant a permit. A zone may also specify information that must be submitted with a planning permit application. The zone also contains information relating to land uses, subdivision of land, construction of new buildings and other changes to the land. A zone sets out land use controls in three sections:

- Section 1: Land uses that do not require a planning permit.
- Section 2: Land uses that require a planning permit.
- Section 3: Prohibited uses. Some uses are not allowed on land in a zone because they may conflict with other uses; for example, industry is prohibited in the General Residential Zone.

Overlays

The planning scheme map may show that a piece of land has an overlay as well as a zone affecting it. Not all land has an overlay, and some land may be affected by more than one overlay. If an overlay applies, the land will have some special feature such as a heritage building, significant vegetation or flood risk. The overlay information will indicate if a planning permit is required for the construction of a building or other changes to the land. An overlay may specify information which must be submitted with an application for a planning permit.

Particular Provisions

Particular provisions are specific prerequisites or planning provisions for a range of particular uses and developments, such as advertising signs and car parking. Particular Provisions apply consistently across the state and there is no ability to include particular provisions which are not in the VPP into planning schemes. Unless specified otherwise, the particular provisions apply in addition to the requirements of a zone or overlay. Some particular provisions have schedules for local requirements.

Incorporated Documents

Planning schemes may apply, adopt or incorporate any document that relates to the use, development or protection of land. This allows a link between the planning scheme and external documents that may inform the planning scheme, guide decision making or affect the operation of the scheme. This includes a range of codes, strategies, guidelines, plans or similar documents.

In the context of the Victorian section of the Inland Rail project, planning permit and associated policy considerations are reviewed under Section 5 and 6 below, and a recommended approvals approach is discussed in Section 7.

3.1.2 Ministerial Directions

The following Directions have been prepared by the Minister for Planning under sections 7(5), 12(2)(a) and 46M of the *Planning and Environment Act 1987* and are relevant should a planning scheme amendment be pursued to obtain project approvals:

- *Ministerial Direction on the Form and Content of Planning Schemes.*

This Direction sets out the form and content of planning schemes to which any planning scheme amendment must comply.

- *Ministerial Direction No. 1 Potentially Contaminated Land.*

This Direction requires a planning authority to satisfy itself that in preparing an amendment which would have the effect of allowing potentially contaminated land to be used for a sensitive use, agriculture or public open space, a planning authority must satisfy itself that the environmental conditions of that land are or will be suitable for that use.

- *Direction No.9 – Metropolitan Planning Strategy.*

This Direction requires planning scheme amendments have regard to the Metropolitan Planning Strategy.

- *Direction No.11 – Strategic Assessment of Amendments.*

The Direction requires proposed planning scheme amendments to be comprehensively evaluated including the outcomes they will enable. This includes the consideration of the objectives of planning in Victoria; any environmental, social and economic effects; State and Local Planning Policies; the views of any relevant agency and the requirements of the *Transport Integration Act 2010* (refer to Section 4.1.2 below).

3.1.3 Transport Integration Act 2010

The *Transport Integration Act 2010* (Vic) provides a legislative framework for transport in Victoria. The Act seeks to integrate land use and transport planning and decision-making by applying the framework to transport and land use agencies whose decisions can significantly impact on a sustainable transport system.

The Act requires agencies, including the Department of Economic, Development, Jobs, Transport and Resources (DEDJTR) and Planning Authorities, to consider the potential impact of land use planning proposals on transport.

The Act sets out transport system objectives and decision making principles which must be considered when reviewing proposals that are likely to have a significant impact on the transport system. These objectives and principles include integrated decision making, transparency, the precautionary principle and consideration of the transport system user perspective.

3.2 HERITAGE ACT 2017

Victoria's *Heritage Act 2017* regulates the protection and conservation of places of heritage significance listed on the Victorian Heritage Register and archaeological sites and relics listed on the Victorian Heritage Inventory. Under the Heritage Act, permits for impacts to places on the Victorian Heritage Register under section 102 of the Act, and consents for impacts to places on the Victorian Heritage Inventory under section 124 of the Act would be required. Sites protected under the *Heritage Act 2017* have been considered as part of the planning assessment in-so-far as they interact with the applicable planning controls. Permit approval from the Executive Director of Heritage Victoria will be required to undertake the project works within land included in the Victorian Heritage Register at the following places:

- Glenrowan Historical Precinct (H2000); and,
- Wangaratta Railway Station Complex (H1596).

3.3 ADDITIONAL LEGISLATIVE REQUIREMENTS

Given the nature and scale of the Inland Rail project, it is noted that a range of additional regulatory and legislative requirements would need to be addressed as part of the overarching approvals approach, including obligations outlined under the following (not exclusive):

- *Environment Protection Act 1970* (Vic);
- *Aboriginal Heritage Act 2006* (Vic);

- *Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)*;
- *Crown Land (Reserves) Act 1978 (Vic)*;
- *Land Act 1958 (Vic)*;
- *Road Management Act 2004 (Vic)*;
- *Flora and Fauna Guarantee Act 1988 (Vic)*;
- *Wildlife Act 1975 (Vic)*;
- *Water Act 1989 (Vic)*;
- *Local Government Act 1989 (Vic)*.

Specific obligations listed under the above mentioned legislation have not been considered as part of the preparation of this planning assessment. However, a comprehensive review of additional legislative requirements will need to be undertaken to support delivery of the works.

The *Major Transportation Project Facilitation Act 2009 (Vic) (MTPF Act)* does not apply to this Project. The *MTPF Act* applies to the Victorian State projects declared by the Governor in Council on the recommendation of the Victorian Premier as a project to which either the entire Act or parts of the Act applies.

4 Planning Permit Considerations

4.1 LAND USE DEFINITION

A summary of applicable land use definitions for Project activities is provided below in Table 6.

Table 6: Land use definitions as applicable to the proposed scope of works.

Land Use	Definition	Relevant Project Activities
Land Use Terms (Clause 73.03)		
Railway Station	Land used to assemble and distribute goods and passengers and includes facilities to park and manoeuvre vehicles. It may include the selling of food, drinks and other convenience goods and services.	Railway station modifications.
Minor Utility Installation	Land used for a utility installation comprising any of the following: <ul style="list-style-type: none"> a) sewerage or water mains; b) storm or flood water drains or retarding basins; c) flow measurement device or a structure to gauge waterway flow; d) gas mains providing gas directly to consumers; e) a sewerage treatment plant, and any associated disposal works, required to serve a neighbourhood; f) a pumping station required to serve a neighbourhood; g) power lines designed to operate at less than 220,000 volts but excluding any power lines directly associated with an Energy generation facility or Geothermal energy extraction; or h) an electrical sub-station designed to operate at no more than 66,000 volts but excluding any sub-station directly associated with an Energy generation facility or Geothermal energy extraction. 	Ancillary works (including overhead power lines, sewer and water utilities). Overhead power lines works limited to power lines operating at less than 220,000 volts.
Road	Road is defined in the Planning and Environment Act 1987 as 'including highways, streets, lanes, footways, squares, courts, alleys or right of way, whether a thoroughfare or not and whether accessible to the public generally or not.'	Road works (related to new bridges or bridge upgrades).
Telecommunications facility	Land used to accommodate any part of the infrastructure of a Telecommunications network. It includes any telecommunications line, equipment, apparatus, telecommunications tower, mast,	Telecommunications line.

Land Use	Definition	Relevant Project Activities
	antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network.	
General Terms (Clause 72)		
Native Vegetation	Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.	Removal of native vegetation across the Project Area.
Land Use Terms (Undefined)		
Railway	<p>Railway is not a defined term in the Planning Scheme. Similarly, no definition of 'Railway' is provided in the Planning and Environment Act 1987 (Vic) or the Interpretation of Legislation Act 1984 (Vic). Therefore, in accordance with Clause 73.03 of the Planning Scheme, the term has its ordinary meaning.</p> <p>Dictionary definitions of Railway commonly include associated infrastructure (e.g. 'the entire equipment, rolling stock, buildings, property, and system of tracks').</p> <p>The meaning of railway and rail infrastructure in the Rail Management Act 1996 (Vic) provides some guidance as it includes 'railway track, railway track sidings, associated track structures and works (such as cuttings, tunnels, bridges, stations, platforms, excavations, land fill, track support earthworks and drainage works), over-track structures, under-track structures, service roads, signalling systems, rolling stock control systems, communications systems, notices and signs, overhead electrical power supply systems and associated buildings, depots, yards, plant, machinery and equipment.'</p>	Railway works will include track lowering, track slews, ballast floods and the provision of associated railway and rail infrastructure as required.
Temporary Contractor's Depot	<p>Temporary Contractor's Depot is not a defined term in the Planning Scheme. Similarly, no definition of 'Temporary Contractor's Depot' is provided in the Planning and Environment Act 1987 or the Interpretation of Legislation Act 1984 (Vic). Therefore, in accordance with Clause 73.03 of the Planning Scheme, the term has its ordinary meaning.</p> <p>In the context of rail infrastructure projects, a temporary contractor's depot means buildings and works associated with temporary site offices, amenity facilities and laydown areas needed to progress project works.</p>	This will include 'Temporary Laydown/Stockpile/Access/Site Amenities/Compound' and 'Haul routes'.

4.2 BUILDING AND WORKS DEFINITION

4.2.1 Works

The *Planning and Environment Act 1987* describes 'works' as follows:

'...includes any changes to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil...'

4.2.2 Buildings

As there is no definition of a building under the *Planning and Environment Act 1987* or within the Victorian Planning Provisions, the normal meaning of the term applies. The Victorian Building Authority describes a 'Building' as follows:

'...includes structure, temporary building, temporary structure and any part of a building or structure. This definition of building has the potential to incorporate under the building control legislation a wide variety of structures not traditionally regarded as buildings...'

4.3 BUILDING AND WORKS EXEMPTIONS

4.3.1 Permit Exemptions listed under Clause 62 (General Exemptions)

In addition to the exemptions under Public Use Zone 4 (PUZ4) and Road Zone 1 (RDZ1), Clause 62 identifies a number of exemptions for specific uses, buildings and works, subdivisions and demolition. The following Clause 62 exemptions are likely to apply in the context of the Victorian section of the Inland Rail project; noting that the interpretation of these controls require further discussion with local Councils and that, in accordance with Clause 62.02-3, they do not apply to vegetation removal:

Land Use (Clause 62.01 – Uses not requiring a planning permit)

Any requirement in a planning scheme relating to the use of land, other than a requirement in a Public Conservation and Resource Zone, does not apply to (as applicable to the scope of works):

- *The use of land for a 'Road' does not require a permit except within the Urban Floodway Zone (UFZ) or in a Public Conservation and Resource Zone (PCRZ);*
- *The use of land for a minor utility installation.*

Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit)

Any requirement in a planning scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in a Public Conservation and Resource Zone, does not apply to (as applicable to the scope of works):

- *Buildings and works associated with a minor utility installation.*
- *A temporary shed or temporary structure for construction purposes, or a temporary portable land sales office located on the land for sale.*
- *Buildings and works associated with a telecommunications facility if the requirements of Clause 52.19 are met (refer to Section 5.2.3 below).*

Buildings and works not requiring a permit unless specifically required by the planning scheme (Clause 62.02-2)

Unless specifically required by the planning scheme, (as applicable to the scope of works), any requirement in a planning scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in a Public Conservation and Resource Zone, does not apply to (as applicable to the scope of works):

- *Roadworks (including alterations to access, crossover, repairs and routine maintenance).*

Subdivision (Clause 62.04)

Any requirement in a planning scheme relating to the subdivision of land does not apply to:

- *A subdivision by an authority acquiring the land which does not create an additional lot.*

Demolition (Clause 62.05)

A permit is not required for the demolition or removal of a building or works unless a permit is specifically required for demolition or removal. A permit for demolition is specifically required for activities within a heritage overlay.

4.3.2 Permit Exemptions for Overhead Power Line Works

Overhead power lines will require modifications at some sites to achieve vertical clearance of double stack trains. Amendment VC157 introduced changes to the VPPs to require planning approval for power lines to connect new large-scale electricity generation facilities to the electricity network.

As detailed above, the definition of a 'minor utility installation' includes the following:

- g) power lines designed to operate at less than 220,000 volts but excluding any power lines directly associated with an Energy generation facility or Geothermal energy extraction.*

Works associated with the modification of power lines which operate at less than 220,000 volts will be considered exempt from requiring a planning permit under the 'minor utility installation' exemption pursuant to Clause 62.02-1 (buildings and works not requiring a permit). It is noted that this permit exemption does not cover vegetation removal that might be required to facilitate minor utility installation works.

4.3.3 Permit Exemptions for Telecommunication Facilities

As detailed above a planning permit is not required under a planning scheme for buildings and works associated with a telecommunication facility provided that the requirements of Clause 52.19 are met. Clause 52.19 outlines that a permit is not required for buildings and works associated with the following (as applicable to the scope of works):

- *A Telecommunications facility that complies with the requirements of Section 5 of A Code of Practice for Telecommunications facilities in Victoria, July 2004.*

In the context of the Inland Rail project, Schedule 5 of A Code of Practice for Telecommunications facilities in Victoria, July 2004 details that the following requirements will need to be met for boring telecommunication cable (as applicable):

- *The boring must take place at a minimum depth of 600mm or 1200mm where the cable is located in a Road Zone – Category 1.*
- *If an underground cable or duct is located on public land managed by the Department of Sustainability and Environment or another government agency or manager, a consent, lease or licence must be obtained if required by the relevant legislation.*
- *The underground cable or duct must not be located on private land within an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, or an Erosion Management Overlay.*

The scope of works as proposed for the Victorian section of the Inland Rail project are assumed to meet the applicable requirements of the code of practice and therefore it is submitted that the relocation of telecommunication utility services will not require a planning permit.

4.3.4 Permit Exemptions Outlined Under the *Rail Management Act 1996*

The Project is being undertaken by or on behalf of ARTC and a number of activities identified as requiring a planning permit in this report are authorised under the *Rail Management Act 1996*, and do not require a planning permit, subject to conditions specified in the Act, including *Section 60A* – works involving removal of trees on land owned or occupied by the rail transport operator and posing a risk to the safety of anyone on, or using, the railway track.

4.4 PERMIT TRIGGERS

A detailed planning assessment has been completed which outlines each site (enhancement sites, signal gantries and track slews) which identifies the planning zones, overlays and planning provisions and permit triggers for each site (Appendix A). A review of likely planning requirements in regards to overhead power lines is also provided in Appendix A.

Pursuant to the assessment undertaken as part of Appendix A (and acknowledging the above mentioned building and works exemptions), elements that are likely to trigger the need for a planning permit include:

- Buildings and Works within the following zones:
 - Industrial Zones:
 - Industrial Zone – Schedule 1;
 - Industrial Zone – Schedule 2;
 - Industrial Zone – Schedule 3.
 - Commercial Zones:
 - Commercial Zone – Schedule 1;
 - Commercial Zone – Schedule 2;
 - Commercial Zone – Schedule 3.
- Buildings and works, and in some instances land use, within the following overlays:
 - Heritage Overlay;
 - Vegetation Protection Overlay;
 - Land Subject to Inundation Overlay;
 - Environmental Significance Overlay;
 - Development Contribution Overlay;
 - Design and Development Overlay;
 - Incorporated Plan Overlay;
 - Special Building Overlay;
 - Floodway Overlay;
 - Erosion Management Overlay;
 - Development Plan Overlay;

- Public Acquisition Overlay.
- Particular provisions:
 - Native vegetation impacts (Clause 52.17);
 - Works adjacent to Road Zone 1, or a Public Acquisition Overlay for a Category 1 Road (Clause 52.29).

The following provides further details with regards to works that are likely to trigger the need for a planning permit; noting that the following assumptions form an important part of the assessment:

- The planning assessment is based on 100% feasibility design. It is noted that the designs for Short Street Overbridge, Broadford and Beaconsfield Parade, Glenrowan have been developed to a concept phase only at the time of preparing this report.
- All access for construction purposes will be temporary.
- Buildings and works within an Industrial or Commercial Zone will require a permit, irrespective of the land use classification.
- Temporary Laydown/Stockpile/Access/Site Amenities/Compound are exempt from requiring a planning permit.
- Signal gantries which are within enhancement sites do not need separate planning assessments completed. Works on the signal gantries will be covered by planning assessment for the enhancement sites they are contained within.
- The extent of native vegetation removal is based on the ecological assessments completed for the project as of July 2019. Additional ecological investigations are planned and the outcomes should be considered as an input to the planning approval process.
- Bridges which are replaced will be decommissioned and removed.

4.4.1 Zones

A full assessment of zoning provisions as applicable to the scope of works is provided in Appendix A. The following section identifies instances where a planning permit is likely to be required to progress works associated with the Inland Rail project.

Buildings and works within an Industrial Zone:

With the exception of exempt activities identified under Clause 62 of the Victorian Planning Provisions, it is considered that buildings and works within an Industrial Zone will require a planning permit. This is because the provisions listed under Clause 33 of the Victorian Planning Provisions do not differentiate between Section 1 (permit not required for use) and Section 2 (permit required) uses in the context of buildings and works. Clause 33.01-4, Clause 33.02-4 and Clause 33.03-4 all respectively state the following in the context of 'Buildings and works':

- A permit is required to construct a building or construct or carry out works.
 - This does not apply to (paraphrased):
 - *A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.*

Buildings and works within a Commercial Zone:

With the exception of exempt activities identified under Clause 62 of the Victorian Planning Provisions, it is considered that buildings and works within a Commercial Zone will require a planning permit. This is

because provisions listed under Clause 34 of the Victorian Planning Provisions do not differentiate between Section 1 (permit not required for use) and Section 2 (permit required) uses in the context of buildings and works.

For instance, Clause 34.01-4, Clause 34.02-4 and Clause 34.03-4 all state the following in the context of 'Buildings and works':

- A permit is required to construct a building or construct or carry out works.
 - This does not apply to (paraphrased):
 - (no applicable activities listed).

4.4.2 Overlays

A full assessment of overlay provisions as applicable to the scope of works is provided in Appendix A. The following section identifies instances where an overlay is likely to trigger the need for a planning permit for works associated with the Inland Rail project.

Buildings and works within a Heritage Overlay

Pursuant to Clause 43.01-1 of the VPPs, a permit is required to undertake the following activities within a Heritage Overlay (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay):

- Construct a building or construct or carry out works, including (paraphrased):
 - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.
- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply.

In addition to this, it is noted that no permit is required for the following:

- To develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.

Works in Wangaratta intersect with a site listed on the Victorian Heritage Register. Works at Glenrowan intersect a site that listed on both the Victorian Heritage Register and the National Heritage List. Works within the Victorian Heritage Register will require approvals through a permit under the *Heritage Act 2017*, which then exempts permit requirements under the heritage overlay.

Works within a Vegetation Protection Overlay

Pursuant to Clause 42.02-2 of the VPPs, a permit is required to undertake the following activities within a Vegetation Protection Overlay (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay):

- Remove, destroy or lop any vegetation.
 - This does not apply to (paraphrased):
 - (no applicable activities listed).

Various exemptions may apply to specific sites under the schedule to the overlay and this has been considered as part of the preparation of Appendix A. Relevant exemptions for the requirement to obtain a permit under Clause 42.02 of Victorian Planning Provisions may include but are not limited to noxious weeds, planted vegetation, railways, regrowth, road safety or surveying.

Buildings and works within a Land Subject to Inundation Overlay

Pursuant to clause 44.04-2 of the VPPs, a permit is required to undertake the following activities under the Land Subject to Inundation Overlay (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay) (paraphrased):

- *Roadworks, if the water flow path is redirected or obstructed.*

This does not apply:

- *If a schedule to this overlay specifically states that a permit is not required.*
- *To the following works in accordance with plans prepared to the satisfaction of the responsible authority:*
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
 - The erection of telephone or power lines provided they do not involve the construction of towers or poles.

Various exemptions may apply to specific sites under the schedule to the overlay and this has been considered as part of the preparation of Appendix A.

Buildings and works within an Environmental Significance Overlay

Pursuant to Clause 42.01-2 of the VPPs, a permit is required to undertake the following activities within a Vegetation Protection Overlay (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay):

- *Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.*
- *Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:*
 - If a schedule to the overlay specifically states that a permit is not required.
 - If the table to Clause 42.01-3 specifically states that a permit is not required.
 - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

Various exemptions may apply to specific sites under the schedule to the overlay and this has been considered as part of the preparation of Appendix A.

Buildings and works within a Development Contribution Plan Overlay

Pursuant to clause 45.06-2 of the VPPs, a permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme. Various exemptions may apply to specific sites under the schedule to the overlay and this has been considered as part of the preparation of Appendix A.

Buildings and works within a Design and Development Overlay

Pursuant to clause 43.02-2 of the VPPs, a permit is required to undertake the following activities under the Design and Development Overlay (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay):

- *Construct a building or construct or carry out works. This does not apply (paraphrased):*
 - If a schedule to this overlay specifically states that a permit is not required.

Various exemptions may apply to specific works under the schedule to the overlay and this has been considered as part of the preparation of Appendix A.

Buildings and works within an Incorporated Plan Overlay

Pursuant to clause 43.03-2 of the VPPs, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until an incorporated plan has been incorporated into this scheme. This does not apply if a schedule to this overlay specifically states that a permit may be granted before an incorporated plan has been incorporated into this scheme (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay).

Various exemptions may apply to specific works under the schedule to the overlay and this has been considered as part of the preparation of Appendix A.

Buildings and works within a Special Building Overlay

Pursuant to clause 44.05-2 of the VPPs, a permit is required to undertake the following activities under the Special Building Overlay (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay) (paraphrased):

- *Roadworks, if the water flow path is redirected or obstructed.*
This does not apply:
- *If a schedule to this overlay specifically states that a permit is not required.*
- *To flood mitigation works carried out by the responsible authority or floodplain management authority.*
- *To the following works in accordance with plans prepared to the satisfaction of the responsible authority.*
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
 - The erection of telephone or power lines provided they do not involve the construction of towers or poles designed to operate at more than 66,000 volts.

Various exemptions may apply to specific works under the schedule to the overlay and this has been considered as part of the preparation of Appendix A.

Buildings and works within a Floodway Overlay

Pursuant to clause 44.03-2 of the VPPs, a permit is required to undertake the following activities under the Floodway Overlay (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay) (paraphrased):

- *Roadworks, if the water flow path is redirected or obstructed.*
This does not apply:
- *If a schedule to this overlay specifically states that a permit is not required.*

- *To flood mitigation works carried out by the responsible authority or floodplain management authority.*
- *To the following works in accordance with plans prepared to the satisfaction of the responsible authority:*
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
 - The erection of telephone or power lines provided they do not involve the construction of towers or poles.

Various exemptions may apply to specific works under the schedule to the overlay and this has been considered as part of the preparation of Appendix A.

Buildings and works within an Erosion Management Overlay

Pursuant to clause 44.01-2 of the VPPs, a permit is required to remove, destroy or lop any vegetation (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay). This does not apply if:

- *If a schedule to this overlay specifically states that a permit is not required.*
- *If the table to Clause 44.01-3 specifically states that a permit is not required.*
- *To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.*

Various exemptions may apply to specific works under the schedule to the overlay and this has been considered as part of the preparation of Appendix A.

Buildings and works within a Development Plan Overlay

Pursuant to clause 43.04-2 of the VPPs, a permit must not be granted to construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority. Various exemptions may apply to specific works under the schedule to the overlay and this has been considered as part of the preparation of Appendix A.

Use, buildings and works within a Public Acquisition Overlay

Pursuant to clause 45.01-1 a permit is required to undertake the following activities under the Public Acquisition Overlay (refer to Appendix A for further assessment, including review of the Council specific schedules to the overlay):

- *Use land for any Section 1 or Section 2 use in the zone.*
- *Construct a building or construct or carry out works, including:*
 - (no applicable activities listed).
- *Damage, demolish or remove a building or works.*
- *Damage, remove, destroy or lop any vegetation. This does not apply:*
 - If the vegetation has been planted for pasture, timber production or any other crop.
 - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the Electricity Safety Act 1998.
 - If the vegetation presents an immediate risk of personal injury or damage to property.
 - This does not apply:

- *To the acquiring authority for the land if the land has been acquired and any of the above matters for which a permit is required is consistent with the purpose for which the land was acquired.*
- *To an authority or a municipal council if the responsible authority, after consulting with the acquiring authority for the land, is satisfied that any of the above matters for which a permit is required is consistent with the purpose for which the land is to be acquired.*

4.4.3 Particular Provisions

A full assessment of particular provisions as applicable to the scope of works is provided in Appendix A. The following section identifies instances where a particular provision is likely to trigger the need for a planning permit for works associated with the Inland Rail project.

Clause 52.17 Native Vegetation

Pursuant to Clause 52.17-1 of the VPPs, a permit is required to destroy or lop native vegetation, including dead native vegetation. This does not apply:

- *If the table to Clause 52.17-7 specifically states that a permit is not required.*
- *If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.*
- *To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.*

An application to remove, destroy or lop native vegetation must comply with the application requirements specified within the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017). Various exemptions may apply to specific works under the Table of Exemptions (Clause 52.17-7) and approval requirements will continue to be refined as the design progresses and detailed construction planning occurs.

Clause 52.29 Land Adjacent to a Road Zone Category 1, or a Public Acquisition Overlay for a Category 1 Road

Pursuant to Clause 52.29 of the VPPs, a permit is required to (refer to Appendix A for further assessment) (paraphrased):

- Create or alter access to:
 - A road in a Road Zone, Category 1.
 - Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Permit obligations associated with Clause 52.29 will continue to be refined as the design progresses.

5 Planning Policy Framework

The Planning Policy Framework (PPF) is the policy content of planning schemes. It includes part of the VPP in the form of state and regional planning policies and local content in the form of local planning policies. The state, regional and local levels of policy are grouped by theme with directly relevant regional and local policies 'nested' under the corresponding state planning policy (refer to Figure 1).

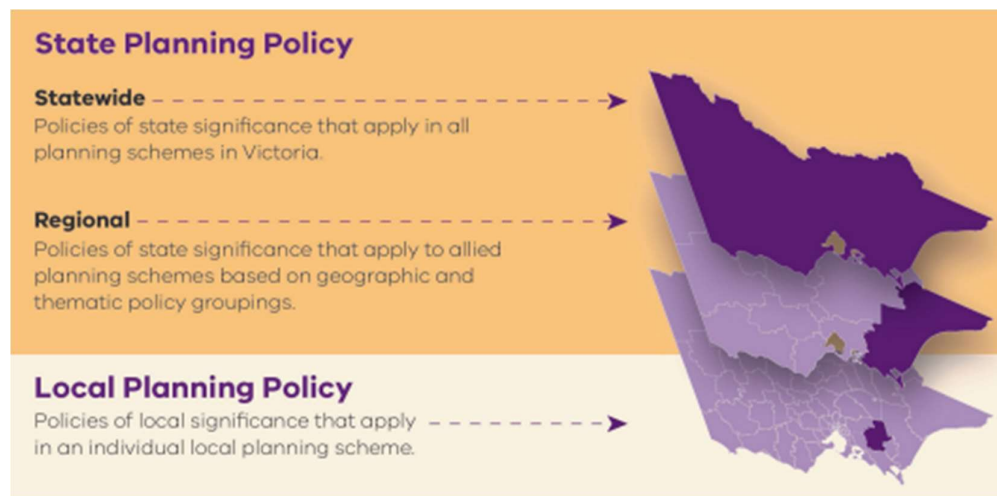


Figure 1 Summary of the State and local planning policy (from page 2 of Planning Advisory Note 71 – Amendment VC148)

In the context of improving freight networks and transport planning, the following statewide policies of the VPPs are particularly relevant to the Victorian section of the Inland Rail project.

5.1 STATEWIDE TRANSPORT POLICY

Clause 18.01 Integrated Transport

Clause 18.01-1S Land use and transport planning

Objective:

To create a safe and sustainable transport system by integrating land use and transport.

Key strategies applicable to the Inland Rail project include:

- *Improve transport links that strengthen the connections to Melbourne and adjoining regions.*

Key policy documents include:

The Victorian Transport Plan (Victorian Government, 2008) – Strategy 4.2 seeks to improve national, regional and cross-town freight connections whereby the Victorian Government aims to improve inter-regional and interstate connections to help:

- Build market opportunities;
- Reduce the cost of transporting goods; and
- Increase reliability of the supply chain.

Priority actions identified within the Victorian Transport Plan include:

- Reform rail access arrangements and provide additional terminal capacity to enable competing operators to run trains in Victoria.
- Upgrade the interstate rail network, as agreed with the Federal Government and Australian Rail Track Corporation, to reduce travel times between Melbourne and Sydney.
- Work with industry to review the intrastate rail network and identify the most beneficial rail projects for investment.

Response:

The Inland Rail project seeks to strengthen connections to Melbourne and adjoining regions. The project is consistent with the objectives of the Victorian Transport Plan and, in particular, Strategy 4.2 which seeks to improve national, regional and cross-town freight connections. The project will build market opportunities and reduce the cost of transporting goods by specifically increasing the capacity of the existing rail network through improving regional infrastructure and allowing for the double stacking of interstate freight trains. Therefore it is submitted that the project is consistent with the objectives and key strategies of policy concerning land use and transport planning.

Clause 18.01-2S Transport System*Objective:*

To coordinate development of all transport modes to provide a comprehensive transport system.

Key strategies applicable to the Inland Rail project include:

- *Locate transport routes to achieve the greatest overall benefit to the community to making the best use of existing social, cultural and economic infrastructure, minimising impacts on the environment and optimising accessibility, safety, emergency access, service and amenity.*
- *Ensure the design, construction and management of all transport modes reduces environmental impacts.*
- *Ensure careful selection of sites for freight generating facilities to minimise associated operational and transport impacts to other urban development and transport networks.*

Key policy documents include:

- *The Victorian Transport Plan (Victorian Government, 2008) (see above);*
- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria (Victorian Government, 2008). Key goals identified within the Freight Futures document include:*

- Maintain and improve the efficiency of the freight network – ensuring that the road and rail links, ports, terminals and related facilities for handling and moving goods around our cities, towns and State are operating to their maximum efficiency to support Victoria's continued economic growth
- Ensure the availability of sufficient capacity in the freight network to handle the growing freight task – both through achieving better utilisation of existing infrastructure and providing new infrastructure as required
- Enhance the sustainability of the freight network by planning and operating the network in a manner that maximises public safety outcomes and minimises environmental and amenity impacts on the Victorian community.
- *Key objectives identified within the Freight Futures document include:*
 - Facilitate the efficient movement of freight in Victoria;
 - Reduce the cost and improve the reliability of supply chains;
 - Manage and mitigate any adverse impacts of freight planning and operations on communities and the environment;
 - Optimise the use of existing network infrastructure;
 - Provide appropriate priority for freight on the network in the context of competing demands;
 - Plan and deliver new network infrastructure in a timely manner;
 - Identify and protect freight network options where necessary to ensure future capacity, flexibility and certainty.
- *Freight Futures identifies and addresses a number of priorities, including:*
 - Proactive land use planning – planning for future port and freight facilities and their land use requirements, including buffering strategies
 - Effective targeting of infrastructure investment by optimising the use of existing public infrastructure, identifying future infrastructure priorities and, together with the Commonwealth Government, contributing to future infrastructure capacity
 - Greater integration of the network – working in close collaboration with industry to deliver new initiatives that promote supply chain efficiency
 - Improved regulatory arrangements – providing the right regulatory and institutional settings to foster a sustainable freight and logistics sector
 - Effective management of community and environmental impacts – seeking to mitigate the negative impacts of freight growth
 - Continuous improvement of safety and security performance – adopting best practice safety management principles and implementing further measures to mitigate security threats to land, sea and air transport in accordance with relevant legislation

Response:

The Inland Rail project seeks to improve Victoria's transport system to achieve maximum efficiency of freight movements through the State to support continued economic growth. By optimising the use of existing networks and infrastructure wherever practical, the project will reduce the cost and improve the reliability of interstate supply chains. The project supports the key objective of the Freight Futures policy strategy and therefore it is submitted that it is consistent with the key policy considerations concerning Victoria's transport systems.

Clause 18.05 Freight**Clause 18.05-1S – Freight Links***Objective:*

To develop the key Transport Gateways and freight links and maintain Victoria's position as the nation's premier logistics centre.

Key strategies applicable to the Inland Rail project include:

- *Improve the freight and logistics network to optimise freight handling and maintain the efficiency and effectiveness of the network.*
- *Support the development of freight and logistics precincts in strategic locations along key regional freight corridors.*
- *Plan for improved freight connections that are adaptable to commodity, market and operating changes.*
- *Link areas of production and manufacturing to export markets.*
- *Improve freight efficiency and increase capacity of Transport Gateways while protecting urban amenity.*
- *Facilitate increased capacity of Interstate Freight Terminals, both in regional areas and Metropolitan Melbourne.*
- *Minimise negative impacts of freight movements on urban amenity.*
- *Limit incompatible uses in areas expected to have intense freight activity by identifying and protecting key freight routes on the Principal Freight Network.*

Key policy documents include:

- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria (Victorian Government, 2008) (see above).*

Response:

The Inland Rail project seeks to develop the key interstate freight links and will help to maintain Victoria's position as the nation's premier logistics centre. The project will improve the freight and logistics network to optimise freight handling and will increase the efficiency and effectiveness of the network. Victoria's interstate rail network is a strategically important regional freight corridor and represents a key Transport Gateway as defined under the policy considerations. Through utilising existing infrastructure to improve the rail freight network, it is submitted that the project will minimise negative impacts of freight movements on urban amenity; noting that the increased capacity of the rail freight network will ultimately reduce the reliance on road infrastructure for interstate freight movement.

5.2 ADDITIONAL POLICY CONSIDERATIONS

A range of additional state policy documentation identifies objectives and strategic considerations applicable to the Inland Rail project. This includes *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Planning, 2017) and Victoria's 30 year Infrastructure Development Strategy. The following provides a brief overview of policy considerations applicable to the Inland Rail project.

Plan Melbourne 2017-2050: Metropolitan Planning Strategy

Plan Melbourne 2017-2050 is the metropolitan planning strategy developed to guide Melbourne's growth under 2050. The Plan sets out a vision for the future and provides a blueprint that will shape how people in greater Melbourne will live and work over the next 40 years, and contains policies and strategies that address transport, housing, economic development, and the environment across Melbourne. Plan Melbourne is structured around nine principles to guide policies and actions, seven outcomes to state the ambitions of the plan, 32 directions to outline how the outcomes will be achieved and 90 policies detailing how the directions will be turned into actions.

In terms of strategies applicable to the Inland Rail project, Outcome 3 of Plan Melbourne outlines the following:

- *Melbourne has an integrated transport system that connects people to jobs and services and goods to market.*

Whilst policy 3.1.4 seeks to:

- *Provide guidance and certainty for land-use and transport development through Principal Public Transport Network and the Principal Freight Network.*

Strategic policy considerations applicable to improving the efficiency and effectiveness of freight networks in Victoria are reflected in the PPF and are supportive of the Inland Rail project.

Plan Melbourne is a background document included under Clause 72.08 of the VPPs. A background document may:

- *Have informed the preparation of, or an amendment to, a planning scheme.*
- *Provide information to explain the context within which a provision has been framed.*
- *Assist the understanding of this planning scheme.*

A background document does not necessarily form part of a planning scheme but may be referenced elsewhere.

Victoria's 30 year Infrastructure Strategy (Infrastructure Victoria, December 2016) and the Victorian Infrastructure Plan (Department of Premier and Cabinet, September 2018)

In 2016 Infrastructure Victoria delivered the state's first ever 30-year Infrastructure strategy. It is statewide, evidence-based strategy, and covers all types of infrastructure. The 2016 strategy identified 19 key 'Needs' (requirements) and set out 137 recommendations across nine infrastructure sectors, including Transport. In September 2017, the government responded to the strategy by releasing the Victorian Infrastructure Plan which accepted 134 of 137 recommendations in full, part or principle.

In terms of the 30 year Infrastructure Strategy, Need 13 seeks to:

- *Increase the capacity and connectivity of Victoria's freight network.*

And outlines the following priorities:

- *The requirement for further scoping and planning for the delivery of the Inland Rail Project in the next 0-5 years.*
- *The project is expected to be completed between 2026 and 2031.*
- *Potential benefits include productivity improvements from double stacked trains (noting that construction of an intermodal facility for double stacked trains would be required.*
- *Another benefit would be decreased transit time between Melbourne and Brisbane and reduced reliance on road-based haulage.*

In terms of transport priorities, the Victorian Infrastructure Plan identifies the following:

- *Priority 1 - Making the most of existing assets.*
- *Priority 2 - Building for the future.*
- *Priority 3 - Connecting regional Victoria.*
- *Priority 4 - Developing smarter transport solutions.*

And identifies the following project under Priority 3 – Connecting regional Victoria:

- *Continued collaboration with the Commonwealth on the delivery of the Inland Rail project to upgrade freight lines between Melbourne and Albury as part of the high capacity Inland Rail route being constructed between Melbourne and Brisbane.*

The Inland Rail project is listed as a supported recommendation under Priority 3 – Connecting regional Victoria, noting that the priority seeks to support regional growth by providing and improving transport connections for people and goods across Victoria, and notes that Government is also developing a broader freight strategy for Victoria as part of planning for the increasing freight task.

5.3 NATIVE VEGETATION POLICY

Native vegetation removal is likely to occur at a number of the project sites. In the context biodiversity and native vegetation considerations, the following policies as identified under the VPP are particularly relevant to the Inland Rail project:

Clause 12.01 Biodiversity

Clause 12.01-1S Protection of Biodiversity

Objective:

- *To assist the protection and conservation of Victoria's biodiversity.*

Clause 12.01-2S Native Vegetation Management

Objective:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

Response:

Comprehensive assessments of native vegetation and biodiversity values have been completed and have informed the design development process. Native vegetation will be offset as required under the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017).

5.4 HERITAGE POLICY

There are a range of Aboriginal cultural and historic heritage assets located in the project sites. Works are to be managed to minimise impacts. In the context Aboriginal cultural heritage and historic heritage considerations, the following policies as identified under the SPPF are particularly relevant to the Inland Rail project:

Clause 15.03 Heritage

Clause 15.03-1S Heritage Conservation

Objective:

- *To ensure the conservation of places of heritage significance.*

Clause 15.03-2S Aboriginal cultural heritage

Objective:

- To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Response:

Specific works for each project area are largely still to be determined as the designs of the works are investigated, considered and designed, this is specifically the case with regard to places in the Heritage Overlays of the planning schemes of the various local government authorities. These places have been subject to a desktop heritage assessments (refer to *Inland Rail: Tottenham to Illabo (T2A) Rail Enhancement Project, Historical Heritage Impact Assessment, June 2019*).

Due to proposed works occurring within the curtilage of national and state heritage listed places, particular consideration has been given to the design options for the Glenrowan Heritage Precinct and the Wangaratta Railway Station Complex. In addition to the desktop assessment, site visits have been completed for these two locations. Further assessment of these sites will be completed at detailed design and used to support heritage approvals.

5.5 LOCAL PLANNING POLICY CONSIDERATIONS

Table 7 provides a summary of local policies as applicable to transport, native vegetation, cultural heritage and post-contact heritage matters as outlined within the applicable planning schemes. Further details are available within Appendix B.

Table 7 Summary of local planning policy considerations as applicable to the Inland Rail scope of works.

Planning Scheme	Local Planning Policies Applicable to the Inland Rail Project
Benalla	Clause 21.03 – Environmental, Landscape and Heritage Values; Clause 21.07 – Transport and Infrastructure.
Brimbank	Clause 21.10 – Transport and Infrastructure; Clause 22.01 – Brimbank Heritage Policy.
Hume	Clause 21.04 – Built Environment and Heritage; Clause 21.07 – Transport Connectivity and Infrastructure; Clause 21.08 – Natural Environment and Environmental Risk.
Mitchell	Clause 21.03 – Environmental and Landscape Values; Clause 21.06 – Built Environment and Heritage. Clause 21.09 – Transport; Clause 22.02 – Heritage Policy.
Moonee Valley	Clause 21.06 – Built Environment; Clause 21.09 – Transport; Clause 22.01 – Heritage Policy.
Moreland	Clause 22.06 – Heritage.
Strathbogie	Clause 21.04 – Sustainable Environment.
Wangaratta	Clause 21.03 – Environment and Landscape Values; Clause 21.06 – Built Environment and Heritage; Clause 21.09 – Transport; Clause 22.03 – Glenrowan Township;

Planning Scheme	Local Planning Policies Applicable to the Inland Rail Project
	Clause 22.06 – Heritage Places and Precincts.
Wodonga	Clause 21.04 – Environment and Landscape Values; Clause 21.07 – Built Environment and Heritage; Clause 21.10 – Transport; Clause 22.05 – Cultural Heritage Policy.

6 Planning Approvals Approach

The project will require a range of planning approvals, as identified within this planning assessment report. This section outlines an approval pathway as per the provisions of the *Planning and Environment Act 1987* which could be used to facilitate the Tottenham to Albury Inland Rail Upgrade Project.

As the project is of large strategic significance it is recommended that a Section 20 Part 4 Planning Scheme Amendment is pursued to embed a project specific Incorporated Document into the planning schemes of Benalla, Brimbank, Hume, Mitchell, Moonee Valley, Moreland, Strathbogie, Wangaratta and Wodonga. It may also be possible to undertake multiple planning scheme amendments, depending on the proposed construction program, and process would need to be facilitated by the Minister for Planning.

As the location of the rail intermodal terminal facility at the southern end of the T2A project is yet to be determined, the T2A project is currently being progressed in two stages. The first stage is comprised of discrete project areas from Beveridge to Albury (T2A - Stage 1). Sites north of Beveridge are currently at reference design. During detailed design, further development and assessment will be undertaken in consultation with relevant stakeholders and the community. Further engineering design and environmental surveys on the sites south of Beveridge have been placed on hold. Development of the sites south of Beveridge is contingent on the intermodal decision and as such sites may not be constructed if the intermodal terminal is built at Beveridge. A Planning Scheme Amendment approach is recommended, irrespective of a decision on the intermodal terminal

The Planning Scheme Amendment(s) will set up a framework to manage a good design and construction outcomes by removing the need for permits for discrete components of the works along the project corridor and replacing them with consolidated planning controls. This will avoid piecemeal and lengthy permit approval processes and remove pressure from the local governments to process these applications. Under Section 20 Part 4 of the *Planning and Environment Act 1987*:

The Minister may exempt himself or herself from any of the requirements of sections 17, 18 and 19 and the regulations in respect of an amendment which the Minister prepares, if the Minister considers that compliance with any of those requirements is not warranted or that the interests of Victoria or any part of Victoria make such an exemption appropriate.

This will provide additional certainty to the Projects program, design and construction planning.

Prior to a planning scheme amendment consultation with key stakeholders, such as Department for Environment Land Water and Planning, relevant local councils and the local community, should occur. General Practice Note PPN29 *Ministerial Powers of Intervention in Planning and Heritage Matters (November 2004)* outlines the relevant criteria usually considered by the Minister when considering the use of powers under Section 20(4) of the *Planning and Environment Act 1987* including giving effect to an outcome where the issues have been reasonably considered and the views of affected parties are known.

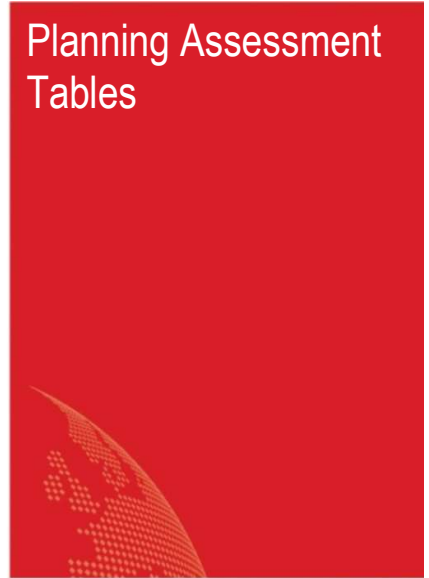
When preparing a planning scheme amendment a planning authority must:

- Have regard to the Minister's directions;
- In the case of an amendment, must have regard to any municipal strategic statement, strategic plan, policy statement, code or guideline which forms part of the scheme;

- Must take into account any significant effects which it considers the scheme or amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the scheme or amendment;
- Must take into account its social effects and economic effects.

Appendix A

Planning Assessment
Tables



Enhancement Sites

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)	
McIntyre Road Overbridge (Sunshine)	Track lowering and track re-configuration.	Brimbank	Zone			
			Industrial Zone 3 (IN3Z)	Railway	No permit required for land use.	
					Permit required to construct or carry out works.	
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
			Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/ Site Amenities/compound	Works likely to be exempt under 62.02-1*.	
					No permit required for temporary land use.	
			Public Use Zone 4 (PUZ4)	Railway	Works likely to be exempt under 62.02-1*.	
					No permit required for land use.	
			Industrial Zone 1 (IN1Z)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for buildings and works.	
					No permit required for temporary land use.	
				Railway (Note: There may be a mapping anomaly in the zoning as the IN1Z cuts into the PU4Z).	Works likely to be exempt under 62.02-1*.	
			General Residential Zone 1 (GRZ1)	Temporary Laydown/Stockpile/Access/ Site amenities/compound	No permit required for land use.	
					Permit required for buildings and works.	
		No permit required for temporary land use.				
		Works likely to be exempt under 62.02-1*.				
Overlays						
Design and Development Overlay 3 (DDO3)	Railway	No permit for buildings and works under DDO3.				
Design and Development Overlay (6 and DDO6)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	Works likely to be exempt under 62.02-1*.				

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)	
			Development Plan Overlay 12 (DPO12)	Railway	No permit required for buildings and works. A planning permit cannot be issued which contradicts a development plan.	
			Development Contribution Plan Overlay 1 (DCPO1)	Railway	No permit required.	
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	Works likely to be exempt under 62.02-1*.	
			Melbourne Airport Environs Overlay 2 (MAEO2)	Railway	No permit required for land use.	
					No permit required for building and works.	
			Environmental Significance Overlay Schedule 3 (ESO3)	Vegetation removal	Permit required for vegetation removal.	
Particular Provisions						
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed to facilitate works.	
		Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.		

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)	
Keilor Park Drive Overbridge (Keilor East)	Track lowering.	Brimbank	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for works.	
			Overlays			
			Design and Development Overlay Schedule 3 (DD03)	Railway	No permit for buildings and works under DDO3.	
			Development Plan Overlay 12 (DPO12)	Railway	No permit required for buildings and works. A planning permit cannot be issued which contradicts a development plan.	
			Melbourne Airport Environs Overlay (MAE02)	Railway	No permit required for land use.	
					No permit required for building and works.	
		Particular Provisions				
		Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		
		Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.		
		Mooney Valley	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
	Road		No permit required for land use.			
			No permit required for buildings and works under 62.02-2.			

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)	
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
					No permit required for works.	
			Public Park and Recreation Zone (PRRZ)	Minor Utility Installation (drainage)	No permit required.	
					No permit required for buildings and works under for drainage.	
			Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Residential 1 Zone (R1Z)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
Overlays						
			Design and Development Overlay Schedule 6 (DD06)	Railway		A permit is not required for maintenance, repairs, upgrading or other works associated with existing rail infrastructure and for buildings or works associated with new rail infrastructure other than for the Melbourne Airport Rail Link.
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	Works likely to be exempt under 62.02-1*..	
		Development Plan Overlay Schedule 5 (DPO5)	Railway		No permit required for buildings and works. A planning permit cannot be issued which contradicts the requirements of a development plan.	

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)	
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	Works likely to be exempt under 62.02-1*.	
			Melbourne Airport Environs Overlay (MAE02)	Railway	No permit required for land use.	
					No permit required for building and works.	
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for land use.	
					Works likely to be exempt under 62.02-1*..	
			Particular Provisions			
			Native Vegetation (Clause 52.17)	Vegetation removal.	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.	
		Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.		

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)	
Calder Freeway Precinct (Keilor East)	Track lowering and track reconfiguration.	Moonee Valley	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
			Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.		
				No permit required for buildings and works.		
			Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
		Residential Zone 1 (R1Z)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.		
				Works likely to be exempt under 62.02-1*.		
		Brimbank	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
			Industrial 1 Zone (IN1Z)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound		No permit required for temporary land use.			
			Works likely to be exempt under 62.02-1*.			
Public Use Zone 1 (PUZ1)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.				
		Works likely to be exempt under 62.02-1*.				

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)
			Particular Provisions		
			Native Vegetation (Clause 52.17)	Native Vegetation Removal.	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.
			Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)	
Westfield Drive Overbridge (Tullamarine)	Track Lowering.	Brimbank	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for works.	
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
					No permit required for buildings and works.	
			Industrial 1 Zone (IN1Z)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Moonee Valley	Zone		
		Residential 1 Zone (R1Z)		Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
		Commercial 1 Zone (B1Z)		Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
		Public Use Zone 4 (PUZ4)		Railway	No permit required for land use.	
					No permit required for buildings and works under 62.02-2.	
		Particular Provisions				
		Native Vegetation (Clause 52.17)	Vegetation removal.	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		
Land Adjacent to a Road Zone Category 1	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.				

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)		
Tullamarine Freeway Precinct (Strathmore Heights)	Track lowering.	Brimbank	Zone				
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	No permit required for buildings and works.	
					Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	No permit required for buildings and works.
			Industrial 1 Zone (IN1Z)	Railway	No permit required for land use.	Permit required for building and works associated with a railway.	
					Road Zone 1 (RDZ1)	Railway (Note: Land within the rail corridor is zoned as Road Zone 1, this is likely a zoning anomaly)	No permit required for land use.
			Moreland	Zone			
				Road Zone 1 (RDZ1)	Railway (Note: Land within the rail corridor is zoned as Road Zone 1, this is likely a zoning anomaly)	No permit required for land use.	No permit required for building and works.
						Public Use Zone 4 (PUZ4)	Railway
		Neighbourhood Residential Zone 1 (NRZ1)		Railway	No permit required for land use.		
							No permit required for temporary land use.

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	Works likely to be exempt under 62.02-1*.
			Overlay		
			Development Contribution Plan Overlay Schedule 1 (DPCO1)	Railway	No permit required.
			Erosion Management Overlay (EMO)	Railway	A permit is required to construct a building or construct or carry out works. A permit is also required to remove, destroy or lop vegetation
		Moonee Valley	Zone		
			Road Zone 1 (RDZ1)	Railway (Note: Land within the rail corridor is zoned as Road Zone 1, this is likely a zoning anomaly)	No permit required for land use.
					No permit required for building and works.
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.
					No permit required for buildings and works.
			Residential 1 Zone (R1Z)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.
					Works likely to be exempt under 62.02-1*.
			Overlay		
		Heritage Overlay 342 (HO342)	Railway	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.	
		Incorporated Plan Overlay 05 (IPO05)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	Works likely to be exempt under 62.02-1*.	

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)
			Particular Provisions		
			Native Vegetation (Clause 52.17)	Vegetation removal.	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.
			Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)		
Belair Avenue Overbridge (Glenroy)	Bridge replacement - south of existing bridge	Moreland	Zone				
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.		
					No permit required for buildings and works.		
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.		
					No permit required for buildings and works.		
			Neighbourhood Residential Zone 1 (NRZ1)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.		
					Works likely to be exempt under 62.02-1*.		
			Overlays				
			Development Contributions Plan Overlay (DCPO1)	Railway	No permit required for buildings and works.		
				Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for buildings and works.		
			Particular Provisions				
			Native Vegetation (Clause 52.17)	Vegetation removal.	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)	
Pascoe Vale Road Overbridge (Glenroy) and Jacana Station Footbridge (Glenroy)	Replacement bridge -west of existing structure and replacement footbridge.	Moreland	Zone			
			Neighbourhood Residential Zone 1 (NRZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
				Road	No permit required for land use.	
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
			General Residential Zone 1 (GRZ1)	Crane pads and Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					No permit required for buildings and works.	
			General Residential Zone 1 (GRZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Overlays			
			Environmental Management Overlay (EMO)	Railway	A permit is required to construct a building or construct or carry out works.	
Vegetation removal	A permit is required to remove, destroy or lop any native vegetation will be required. This includes planted vegetation on the bridge embankments.					
Development Contributions Plan Overlay (DCPO1)	Road	No permit required for buildings and works.				
	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for buildings and works.				

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed works)
		Hume City Council	Zone		
			Road Zone 1 (RDZ1)	Railway	No permit required for land use.
					No permit required for building and works.
				Crane pad and Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.
					Works likely to be exempt under 62.02-1*.
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.
			Particular Provisions		
			Native Vegetation (Clause 52.17)	Vegetation removal.	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.
			Land Adjacent to a Road Zone Category 1	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Camp Road Overbridge (Broadmeadows)	Track lowering.	Hume	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
			General Residential 1 (GRZ1)	Temporary Laydown/ Stockpile/Access/ Site Amenities/ Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
				Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Road Zone1 (RDZ1)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
			Overlay			
			Heritage Overlay HO207: Penola College	Railway	Permit required for buildings and works (external paint controls apply).	
				Temporary Laydown/ Stockpile/ Access/ Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.	
			Particular Provisions			
Native vegetation (Clause 52.17)	Vegetation removal.	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.				
Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.				

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
		Hume City Council	Zones		

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Riggall Street Overbridge (Broadmeadows)	Track lowering and track reconfiguration.		Public Use Zone 4 (PUZ4)	Railway	No permit required for land use. No permit required for buildings and works.
			Commercial 2 Zone (C2Z)	Temporary Laydown/Stockpile/ Access/ Site Amenities/ Compound	No permit required for temporary land use. Works likely to be exempt under 62.02-1*.
			Mixed Use Zone (MUZ)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use. Works likely to be exempt under 62.02-1*.
			General Residential 1 Zone	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use. Works likely to be exempt under 62.02-1*.
			Commercial 1 Zone (C1Z)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use. Works likely to be exempt under 62.02-1*.
			Overlays		
			Special Building Overlay (SBO)	Railway	Permit required to construct a building or carry out works.
			Melbourne Airport Environs Schedule 1 (MAE01)	Railway	No permit required for land use. No permit required for building and works.
			Melbourne Airport Environs Schedule 2 (MAE02)	Railway	No permit required for land use. No permit required for building and works.
			Particular Provisions		
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.
			Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Barry Road Overbridge (Dallas)	New bridge on existing alignment.	Hume	Zones		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.
			General Residential Zone 1 (GRZ1)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.
					Works likely to be exempt under 62.02-1*.
			Road Zone 1 (RDZ1)	Railway	No permit required for land use.
					No permit required for building and works.
				Road	No permit required for land use.
					No permit required for buildings and works.
			Overlays		
			Melbourne Airport Environs Overlay 1(MAEO1)	Railway	No permit required for land use.
					No permit required for building and works.
				Road	No permit required for land use.
					No permit required for building and works.
			Melbourne Airport Environs Overlay 2 (MAEO2)	Railway	No permit required for land use.
					No permit required for building and works.
				Road	No permit required for land use.
					No permit required for building and works.
			Particular Provisions		

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.
			Land Adjacent to a Road Zone Category 1	Land adjacent to Road Zone Category 1	Permit will be required to modify access to Road Zone 1.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)		
Hume Highway Overbridge (Craigieburn)	Track lowering and track reconfiguration.	Hume	Zone				
			Public Use Zone 4 (PUZ4)	Railway		No permit required for land use.	
						No permit required for buildings and works.	
			Industrial Use 3 Zone (IN3Z)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound		No permit required for temporary land use.	
						Works likely to be exempt under 62.02-1*.	
			Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound		No permit required for temporary land use.	
						Works likely to be exempt under 62.02-1*.	
			Overlay				
			Public Acquisition Overlay Schedule 4 (PAO4)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound		Works likely to be exempt under 62.02-1*.	
			Land Subject to Inundation Overlay (LSIO)	Railway		Permit required to construct or carry out works.	
			Particular Provisions				
			Native Vegetation (Clause 52.17)	Vegetation removal		Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.	
Land Adjacent to a Road Zone Category 1 or Public Acquisition Overlay (Clause 52.29)	Land Adjacent to a Road Zone Category 1 or Public Acquisition Overlay		Permit will be required to modify access to Road Zone 1 or land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.				

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Broadford Road Overbridge (Wandong)	Bridge Replacement - north of existing structure.	Mitchell	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
				Road	No permit required for land use.	
					No permit required for buildings and works.	
			Low Density Residential Zone (LDRZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
				Railway	No permit required for land use.	
			Rural Living Zone (RLZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for land use.	
					Works likely to be exempt under 62.02-1*.	
			Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for land use.	
					No permit required for buildings and works	
			Overlays			
			Environmental Significance Overlay 3 (ESO3)	Vegetation removal	Permit required to remove vegetation. Exemptions may apply subject to the findings of the ecological assessment.	
			Particular Provisions			
			Native Vegetation (Clause 52.17)	Vegetation removal.	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.	
			Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.	

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Hamilton Street Overbridge (Broadford)	Bridge Replacement - on existing alignment.	Mitchell Shire Council	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works	
			Road	No permit required for land use.		
				No permit required to construct or carry out works.		
			Public Use 1 (PUZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
				Works likely to be exempt under 62.02-1*.		
			Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
				Works likely to be exempt under 62.02-1*.		
			Public Park and Recreation Zone (PPRZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
				Works likely to be exempt under 62.02-1*.		
			General Residential Zone 1 (GRZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
				Works likely to be exempt under 62.02-1*.		
			Particular Provisions			
Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.				
Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.				

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)		
Short Street Overbridge (Broadford)	Bridge Replacement – south of existing structure.	Mitchell	Zone				
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.		
					No permit required for buildings and works.		
			Public Parks and Recreation Zone (PPRZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.		
					Works likely to be exempt under 62.02-1*.		
			General Residential Zone 1 (GRZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.		
					Works likely to be exempt under 62.02-1*.		
			Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.		
					Works likely to be exempt under 62.02-1*.		
			Road	Road	No permit required for land use.		
					Works likely to be exempt under 62.02-2**.		
			Overlays				
			Floodway Overlay (FO)	Railway	Permit required for building and works.		
			Particular Provisions				
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		
Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.					

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

**Buildings and Works not requiring a permit unless specifically required by the planning scheme (Clause 62.02-2), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
		Mitchell	Zone		

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)		
Marchbanks Road Overbridge (Broadford)	Bridge replacement -new alignment north of existing structure.		Road Zone 1 (RDZ1)	Road	No permit required for land use.		
					No permit required to construct or carry out works.		
			Industrial 1 Zone (IN1Z)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.		
					Works likely to be exempt under 62.02-1*.		
			Rural Living Zone (RLZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.		
					Works likely to be exempt under 62.02-1*.		
			Farming Zone (FZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.		
					Works likely to be exempt under 62.02-1*.		
			Overlays				
			Vegetation Protection Overlay 2 (VPO2)	Vegetation removal	Permit required to remove vegetation. Exemptions may apply subject to the findings of the ecological assessment.		
			Bushfire Management Overlay (BMO)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	Works likely to be exempt under 62.02-1*..		
			Land Subject to Inundation Overlay (LSIO)	Temporary Laydown/Stockpile/ Access/ Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.		
			Environmental Significance Overlay Schedule 3 (ESO3)	Vegetation removal	Permit required to remove vegetation. Exemptions may apply subject to the findings of the ecological assessment.		
			Particular Provisions				
Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.					
Land Adjacent to a Road	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.					

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
			Zone Category 1 (Clause 52.29)		

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Hume Highway Tallarook Precinct (Tallarook)	Track lowering.	Mitchell	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
			Road Zone 1 (RDZ1)	Temporary Laydown/ Stockpile/Access/ Site Amenities/ Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
				Railway	No permit required for land use.	
					No permit required for building and works.	
				Road	No permit required for land use.	
					No permit required for building and works.	
			Farming Zone (FZ)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for building and works.	
					Works likely to be exempt under 62.02-1*.	
			Overlays			
			Erosion Management Overlay (EMO)	Vegetation removal	A permit is required to remove, destroy or lop any vegetation.	
			Bushfire Management Overlay (BMO)	Railway	Permit not required for building and works.	
			Vegetation Protection Overlay (VPO2)	Vegetation removal	A permit is required to remove, destroy or lop any vegetation.	
Particular Provisions						

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.
			Land Adjacent to a Road Zone Category 1	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)		
Seymour Avenel Road Overbridge (Seymour)	Bridge replacement - new alignment north of existing structure.	Mitchell	Zone				
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.		
				Road	No permit required for buildings and works.		
			Farm Zone (FZ)	Temporary Laydown/Stockpile/ Access/Site Amenities/Compound	No permit required for land use.		
					No permit required for buildings and works.		
			Overlays				
			Bushfire Management Overlay (BMO)	Road	Permit not required for building and works.		
			Vegetation Protection Overlay 1 (VPO1)	Road	Permit required to remove, destroy or lop any vegetation. Vegetation removal may be exempt under Planted Vegetation Exemption, needs to be clarified with Council		
			Particular Provisions				
			Native Vegetation (Clause 52.17)	Vegetation removal.	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)		
Hume Highway Seymour Precinct (Seymour)	Track lowering.	Mitchell	Zone				
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.		
					No permit required for buildings and works.		
			Road Zone 1 (RDZ)	Railway	No permit required for land use.		
				Road	No permit required for building and works.		
			Farming Zone (FZ)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for land use.		
					Works likely to be exempt under 62.02-1*.		
			Overlays				
			Vegetation Protection Zone (VPO2)	Vegetation removal	Permit required to remove, destroy or lop any vegetation.		
			Particular Provisions				
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		
			Land Adjacent to a Road Zone Category 1	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.		

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Anderson Street Overbridge (Euroa)	Bridge replacement - mostly offline alignment immediately north east of the existing bridge.	Strathbogie	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
				Road	No permit required for buildings and works.	
			Road	No permit required for land use.		

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
					No permit required for buildings and works under the provisions of the zone.	
			Road Zone 1 (RDZ1)	Road (Replacement road bridge)	No permit required for land use.	
					No permit required for building and works.	
			General Residential Zone1	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Commercial 1 Zone (C1Z)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Urban Floodway Zone (UFZ)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Overlays			
			Floodway Overlay (FO)	Road	A permit is required for roadworks if the water flow path is redirected or obstructed (noting that the works will not be considered exempt under Clause 62.02-2).	
			Land Subject to Inundation Overlay (LSIO)	Temporary Laydown/ Stockpile/ Access/ Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.	
			Particular Provisions			
		Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.		

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Benalla Station Approach Road Overbridge (Benalla)	Bridge replacement - east of existing structure.	Benalla	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
			Temporary Laydown/Stockpile/Access/Site Amenities/Compound		No permit required for temporary land use.	
					No permit required for buildings and works.	
			General Residential Zone 1 (GRZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Commercial 1 Zone (C1Z)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Overlays			
			Heritage Overlay (HO63-Signal boxes (A and B) adjacent to Mackellar Street, Benalla), HO26 – Benalla Central Urban Conservation Area, HO60-Benalla Railway Station)	Road	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials. Tree controls also apply.	
				Temporary Laydown/Stockpile/Access/ Site Amenities/ Compound	Works may be exempt under 62.02-1*.	
			Land Subject to Inundation Overlay (LSIO)	Road	Permit required for roadworks if the water flow path is redirected or obstructed.	
				Temporary Laydown/Stockpile/Access/Site Amenities/Compound	Works likely to be exempt under 62.02-1*..	
			Particular Provisions			
Native Vegetation	Vegetation removal	Permit required if native vegetation needs to be				

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
			(Clause 52.17)		removed, destroyed or lopped to facilitate works.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Beaconsfield Parade Overbridge (Glenrowan)	New bridge on new alignment.	Wangaratta	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
				Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
			Road	No permit required for buildings and works.		
				No permit required for land use.		
				No permit required for buildings and works under the provisions of the zone.		
			Township Zone (TZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
				Road	No permit required.	
				No permit required for buildings and works under the provisions of the zone.		
			Overlays			
Vegetation Protection Overlay Schedule 1 (VPO1)	Road	Permit required to remove, destroy or lop any vegetation.				
		Roadside Vegetation Protection. A permit is required to remove, destroy or lop vegetation on land designated by this overlay.				

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
				Temporary Laydown/ Stockpile/Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.	
			Heritage Overlay (HO170)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	Works may be exempt under 62.02-1*.	
			(Note: mapping anomaly in HO, does not match with VHR mapping)	Road	Works exempt from requiring a planning permit as the works are within the bounds of the Victorian Heritage Registered site.	
			Heritage Overlay (HO171)	Road	Scope needs to be confirmed. Works may be exempt under 62.02-1*.	
			Particular Provisions			
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.	
			Heritage Act 2017 Considerations			
			Victorian Heritage Inventory (Glenrowan Heritage Precinct H8125-0015)	Temporary Laydown/ Stockpile/ Access/Site Amenities/Compound Road	A Heritage Consent will be required for any works below existing grade. Further discussion with Heritage Victoria required.	
			Victorian Heritage Register (Glenrowan Heritage Precinct VHR H2000)	Temporary Laydown/ Stockpile/ Access/Site Amenities/ Compound Road	A Heritage Permit and/or Heritage Permit Exemption is likely to be required to progress these works. Further discussion with Heritage Victoria required.	

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Wangaratta Precinct (Wangaratta)	Track realignment, track lowering and Green Street Bridge to be rebuilt. The footbridges will be replaced by a subway.	Wangaratta	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
				Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use. No permit required for buildings and works.	
			Mixed Use Zone (MUZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Neighbourhood Residential Zone (NRZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Public Park Recreation Zone (PPRZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Industrial 1 Zone (IN1Z)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Overlays			
			Floodway Overlay (FO)	Temporary Laydown/Stockpile/Access /Site Amenities/Compound	Works likely to be exempt under 62.02-1*.	
Land Subject to Inundation Overlay (LSIO)	Temporary Laydown/Stockpile/Access /Site Amenities/Compound	Works likely to be exempt under 62.02-1*.				
Heritage Overlay (HO11- The Railway Station & Associated Items (Precinct))	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	Works may be exempt under 62.02-1*.				
	Railway (including removal of footbridges)	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage				

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
			Norton Street, Wangaratta)		place or which are not undertaken to the same details, specifications and materials.	
			Heritage Overlay (HO8-Docker Street East (Precinct), Docker Street Wangaratta)	Temporary Laydown/Stockpile/ Access/ Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.	
				Railway (including removal of footbridges)	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials. It is noted that works within the bounds of the Victorian Heritage Registration would be exempt from requiring a planning permit.	
			Particular Provisions			
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.	
			Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.	
			Heritage Act 2017 Considerations			
			Victorian Heritage Register	Road	A Heritage Permit and/or Heritage Permit Exemption is likely to be required to progress these works. Further discussion with Heritage Victoria required.	

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Murray Valley Highway Overbridge (Barnawartha North)	Upgrade of the existing bridge, slewing of tracks and relocation of turnout.	Wodonga	Zone			
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.	
					No permit required for buildings and works.	
			Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.		
				No permit required for buildings and works.		
			Road Zone 1 (RDZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Industrial 1 Zone (IN1Z)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Farming Zone (FZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.	
					Works likely to be exempt under 62.02-1*.	
			Overlays			
			Design and Development Overlay Schedule 3 (DDO3)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	Works likely to be exempt under 62.02-1*.	
Particular Provisions						
Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.				
Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.				

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Enhancement Site	Design Scope	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)		
Murray River Underbridge (Albury)	Upgrade of existing bridge.	Wodonga	Zone				
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.		
					No permit required for buildings and works.		
				Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.		
					No permit required for buildings and works.		
			Overlays				
			Floodway Overlay (FO)	Railway	Permit required for building and works.		
			Particular Provisions				
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		

Track Slews

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Track Slew 1	Moreland	Zone			
		Neighbourhood Residential Zone – Schedule 1 (NRZ1)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.	
				Works likely to be exempt under 62.02-1*.	
		Public Use Zone – Transport (PUZ4)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.	
				No permit required for buildings and works.	
			Railway	No permit required for land use.	
				No permit required for buildings and works.	
		Public Park And Recreation Zone (PPRZ)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.	
				Works likely to be exempt under 62.02-1*.	
		Overlays			

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)		
		Heritage Overlay (HO219-Moonee Ponds Creek, Glenroy-Trestle Bridge)	Railway	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.		
		Development Contributions Plan Overlay - Schedule 1 (DCPO1)	Railway	No permit is required for buildings and works.		
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for buildings and works.		
		Environmental Audit Overlay (EAO)	Railway	No permit is required for buildings and works.		
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.		
		Erosion Management Overlay (EMO)	Railway	Permit required for building and works. A permit is also required to remove, destroy or lop vegetation.		
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.		
		Environmental Significance Overlay - Schedule 2 (ESO2-Moonee Ponds Creek)	Railway	Permit required for building and works. A permit is also required to remove, destroy or lop vegetation.		
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.		
		Land Subject To Inundation Overlay (LSIO)	Railway	Permit is required to construct a building or to construct or carry out works.		
			Temporary Laydown/Stockpile/Access/Site Amenities/Compound	Works likely to be exempt under 62.02-1*.		
		Particular Provisions				
			Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.	
			Moonee Valley	Zone		
		Public Use Zone – Transport (PUZ4)	Railway	No permit required for land use.		
	No permit required for buildings and works.					

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
		Overlays		
		Heritage Overlay (HO342- Railway trestle Bridge, Moonee Ponds Creek, Strathmore Heights)	Railway	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.
		Land Subject To Inundation Overlay (LSIO)	Railway	Permit is required to construct a building or to construct or carry out works.
			Temporary Laydown/Stockpile/Access/Site Amenities/Compound	Works likely to be exempt under 62.02-1*.
		Particular Provisions		
		Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Track Slew 2	Moreland	Zone		
		Neighbourhood Residential Zone – Schedule 1 (NRZ1)	Temporary Laydown/Stockpile/ Access /Site Amenities/ Compound	No permit required for temporary land use.
				Works likely to be exempt under 62.02-1*.
		Public Use Zone – Transport (PUZ4)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.
				No permit required for buildings and works.
				No permit required for land use.
			Railway	No permit required for buildings and works.
Public Park And	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.		

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
		Recreation Zone (PPRZ)		Works likely to be exempt under 62.02-1*.	
		Overlays			
		Heritage Overlay (HO219-Moonee Ponds Creek, Glenroy-Trestle Bridge)	Railway		Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
		Development Contributions Plan Overlay - Schedule 1 (DCPO1)	Railway		No permit is required for buildings and works.
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound		No permit required for buildings and works.
		Environmental Audit Overlay (EAO)	Railway		No permit is required for buildings and works.
			Temporary Laydown/Stockpile/Access/Site Amenities/Compound		No permit required for buildings and works.
		Erosion Management Overlay (EMO)	Railway		Permit required for building and works. A permit is also required to remove, destroy or lop vegetation.
			Temporary Laydown/Stockpile/ Access/Site Amenities/Compound		Works likely to be exempt under 62.02-1*.
		Environmental Significance Overlay - Schedule 2 (ESO2-Moonee Ponds Creek)	Railway		Permit required for building and works. A permit is also required to remove, destroy or lop vegetation.
			Temporary Laydown/Stockpile/ Access/ Site Amenities/ Compound		Works likely to be exempt under 62.02-1*.
		Land Subject To Inundation Overlay (LSIO)	Railway		Permit required to construct a building or to construct or carry out works.
			Temporary Laydown/Stockpile/Access/Site Amenities/Compound		Works likely to be exempt under 62.02-1*.
		Particular Provisions			
		Native Vegetation (Clause 52.17)	Vegetation removal		Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Track Slew 3	Moreland	Zone		
		Neighbourhood Residential Zone - Schedule 1 (NRZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.
				Works likely to be exempt under 62.02-1*.
		General Residential Zone - Schedule 1 (GRZ1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.
				Works likely to be exempt under 62.02-1*.
		Public Use Zone – Transport (PUZ4)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.
				No permit required for buildings and works.
			Railway	No permit required for land use.
				No permit required for buildings and works.
		Overlay		
		Development Contributions Plan Overlay - Schedule 1 (DCPO1)	Railway	No permit required for buildings and works.
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for buildings and works.
		Erosion Management Overlay (EMO)	Railway	A permit is required to construct a building or construct or carry out works. A permit is also required to remove, destroy or lop vegetation
		Particular Provisions		
		Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.
Land Adjacent to a Road Zone Category 1 (Clause 52.29)	Land Adjacent to a Road Zone Category 1	Permit will be required to modify access to Road Zone 1.		

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Track Slew 4	Mitchell	Zone		
		Public Use Zone – Transport (PUZ4)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.
				No permit required for buildings and works.
			Railway	No permit required for land use.
				No permit required for buildings and works.
		Farming Zone (FZ)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.
				Works likely to be exempt under 62.02-1*.
		Township Zone (TZ)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.
				Works likely to be exempt under 62.02-1*.
		Overlays		
		Floodway Overlay (FO)	Railway	Permit required for building and works.
		Erosion Management Overlay (EMO)	Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.
			Vegetation removal	A permit is required to remove, destroy or lop vegetation
		Land Subject To Inundation Overlay (LSIO)	Railway	Permit required for buildings and works.
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.
		Heritage Overlay 221 (HO221- Railway Station Complex)	Railway	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
		Vegetation Protection Overlay - Schedule 2 (VPO2)	Vegetation removal	Permit required to remove, destroy or lop vegetation.
		Particular Provisions		
		Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Track Slew 5	Mitchell	Zone		
		Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
				No permit required for buildings and works
		Temporary Laydown/Stockpile/Access/Site Amenities/Compound		No permit required for temporary land use.
				No permit required for buildings and works.
		Overlays		
		Land Subject to Inundation (LSIO)	Railway	Permit required for buildings and works.
		Floodway Overlay (FO)	Railway	Permit required for buildings and works.
Particular Provisions				
Native Vegetation (Clause 52.17)	Native Vegetation (Clause 52.17)	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Track Slew 6	Mitchell City Council	Zone		
		Public Use Zone – Transport (PUZ4)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.
				No permit required for buildings and works.
			Railway	No permit required for land use.
				No permit required for buildings and works
		Farming Zone (FZ)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	No permit required for temporary land use.
				Works likely to be exempt under 62.02-1*.
Overlays				

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
		Bushfire Management Overlay (BMO)	Railway	No permit required for buildings and works.
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.
		Heritage Overlay (HO181-Tallarook Town Precinct)	Railway	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.
		Particular Provisions		
Native Vegetation (Clause 52.17)	Native Vegetation (Clause 52.17)	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Track Slew 7	Mitchell City Council	Zone			
		Public Use Zone – Transport (PUZ4)	Railway	No permit required for land use.	
				No permit required for building and works.	
		Urban Floodway Zone (UFZ)	Temporary Laydown/ Stockpile/ Access/ Site Amenities/ Compound	No permit required for temporary land use.	
				Works likely to be exempt under 62.02-1*.	
		Overlays			
		Floodway Overlay (FO)	Railway	Permit required for building and works.	
			Temporary Laydown/ Stockpile/ Access/ Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.	
		Particular Provisions			
		Native Vegetation (Clause 52.17)	Native Vegetation (Clause 52.17)	Permit not required, based on track construction methodology with no disturbance to vegetation.	

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Track Slew 8	Mitchell	Zone			
		Public Use Zone – Transport (PUZ4)	Temporary Laydown/ Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use	
				No permit required for buildings and works.	
			Railway	No permit required for land use.	
				No permit required for building and works.	
		General Residential Zone - Schedule 1 (GRZ1)	Railway	No permit required for land use.	
				No permit required for building and works.	
		Urban Floodway Zone (UFZ)	Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	No permit required for temporary land use.	
				Works likely to be exempt under 62.02-1*.	
		Commercial 1 Zone (C1Z)	Temporary Laydown/ Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.	
				Works likely to be exempt under 62.02-1*.	
			Railway	No permit required for land use.	
				Permit required for building and works.	
		Overlays			
		Floodway Overlay (FO)	Temporary Laydown/ Stockpile/ Access/Site Amenities/ Compound	Works likely to be exempt under 62.02-1*.	
		Design And Development Overlay - Schedule 9 (DDO9)	Railway	No permit required for buildings and works.	
			Temporary Laydown/Stockpile/Access/ Site Amenities/Compound	Works likely to be exempt under 62.02-1*.	
		Heritage Overlay (HO308 - Seymour Railway Precinct)	Railway	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.	
			Temporary Laydown/ Stockpile/Access/ Site Amenities/Compound	Works may be exempt under 62.02-1*.	
		Particular Provisions			
			Native Vegetation (Clause 52.17)	Native Vegetation (Clause 52.17)	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Track Slew 9	Mitchell	Zone		
		Public Use Zone – Transport (PUZ4)	Railway	No permit required for land use.
				No permit required for buildings and works.
			Temporary Laydown/Stockpile/ Access/ Site Amenities/ Compound	No permit required for temporary land use.
				No permit required for buildings and works.
		Farming Zone (FZ)	Railway	No permit required for land use.
				No permit required for building and works.
			Temporary Laydown/Stockpile/ Access/Site Amenities/ Compound	No permit required for temporary land use.
				Works likely to be exempt under 62.02-1*.
		Overlays		
		Vegetation Protection Overlay - Schedule 1 (VPO1)	Railway/vegetation removal	Permit required to remove, destroy or lop any vegetation.
			Temporary Laydown/Stockpile/Access/Site Amenities/Compound	Works likely to be exempt under 62.02-1*.
		Incorporated Plan Overlay - Schedule 1 (IPO1)	Temporary Laydown/Stockpile/Access/Site Amenities/Compound	Works likely to be exempt under 62.02-1*.
		Particular Provisions		
Native Vegetation (Clause 52.17)	Vegetation removal	Permit required if native vegetation needs to be removed, destroyed or lopped to facilitate works.		

*Buildings and Works (Clause 62.02-1 – Buildings and works not requiring a permit), see section 4.3

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Track Slew 10	Mitchell	Zone		
		Public Use Zone –	Railway	No permit required for land use.

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
		Transport (PUZ4)		No permit required for buildings and works.	
		Overlays			
		Vegetation Protection Overlay - Schedule 1 (VPO1)	Railway		Permit not required, based on track construction methodology with no disturbance to vegetation
		Bushfire Management Overlay (BMO)	Railway		No permit required for buildings and works.
		Particular Provisions			
		Native Vegetation (Clause 52.17)	Vegetation removal		Permit not required, based on track construction methodology with no disturbance to vegetation.

Track Slew	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)	
Track Slew 11	Mitchell	Zone			
		Public Use Zone – Transport (PUZ4)	Railway	No permit required for land use.	
				No permit required for buildings and works.	
		Overlays			
		Vegetation Protection Overlay - Schedule 1 (VPO1)	Railway/vegetation removal		Permit not required, based on track construction methodology with no disturbance to vegetation
		Particular Provisions			
		Native Vegetation (Clause 52.17)	Vegetation removal		Permit not required, based on track construction methodology with no disturbance to vegetation
		Strathbogie	Zone		
			Public Use Zone – Transport (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.

Signal Gantries

Signal Gantry	Chainage	Planning Scheme	Within Enhancement Site
Signal Gantry 1	Chainage 14.895km	Brimbank	McIntyre Road

Signal Gantry	Chainage	Planning Scheme	Within Enhancement Site
Signal Gantry 2	Chainage 15.608	Brimbank	McIntyre Road

Signal Gantry	Chainage	Planning Scheme	Within Enhancement Site
Signal Gantry 3	Chainage 16.453km	Brimbank	McIntyre Road

Signal Gantry	Chainage	Planning Scheme	Within Enhancement Site
Signal Gantry 4	Chainage 16.578	Brimbank	McIntyre Road

Signal Gantry	Chainage	Planning Scheme	Within Enhancement Site
Signal Gantry 5	Chainage 18.452km	Brimbank/Moonee Valley	Keilor Park Drive

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 6	Chainage 19.232	Brimbank	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.
			Residential 1 Zone (R1Z)	Railway	No permit required for land use.
					No permit required for buildings and works.
			Overlays		
			Melbourne Airport Environs Overlay 2 (MAEO2)	Railway	No permit required for land use (railway not listed in the schedule to the overlay).
					No permit required for buildings and works.
			Design and Development Overlay 3 (DDO3)	Railway	A permit is not required for maintenance, repairs, upgrading or other works associated with existing rail infrastructure and for buildings or works associated with new rail infrastructure other than for the Melbourne Airport Rail Link.
			Development Plan 12 (DPO12)	Railway	No permit required for buildings and works. A planning permit cannot be issued which contradicts the requirements of a development plan.
		Moonee Valley	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.
			Residential 1 Zone (R1Z)	Railway	No permit required for land use.
					No permit required for buildings and works.
			Overlays		
			Melbourne Airport Environs Overlay 2 (MAEO2)	Railway	No permit required for land use (railway not listed in the schedule to the overlay).
					No permit required for buildings and works.
			Design and Development Overlay (DDO6))	Railway	A permit is not required for maintenance, repairs, upgrading or other works associated with existing rail infrastructure and for buildings or works associated with new rail

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
					infrastructure other than for the Melbourne Airport Rail Link.
			Development Plan Overlay 5 (DPO5)	Railway	No permit required for buildings and works. A planning permit cannot be issued which contradicts the requirements of a development plan.

Signal Gantry	Chainage	Planning Scheme	Within Enhancement Site
Signal Gantry 7	Chainage 22.11km	Brimbank City Council	Westfield Drive and Tullamarine Freeway Precinct
		Moonee Valley City Council	

Signal Gantry	Chainage	Planning Scheme	Within Enhancement Site
Signal Gantry 8	Chainage 22.234km	Brimbank/Moonee Valley	Westfield Drive and Tullamarine Freeway Precinct

Signal Gantry	Chainage	Planning Scheme	Within Enhancement Site
Signal Gantry 9	Chainage 23.122km	Brimbank/Moonee Valley	Westfield Drive and Tullamarine Freeway Precinct

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 10	Chainage 24.906km	Moreland	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.
			Overlays		
			Developer Contributions Plan Overlay 1 (DCPO1)	Railway	No permit required for land use.
					No permit required for buildings and works.

Signal Gantry	Chainage	Planning Scheme	Enhancement Site
Signal Gantry 11	Chainage 25.320km	Moreland	Belair Avenue

Signal Gantry	Chainage	Planning Scheme	Enhancement Site
Signal Gantry 12	Chainage 25.925km	Moreland	Pascoe Vale Road

Signal Gantry	Chainage	Planning Scheme	Enhancement Site
Signal Gantry 13	Chainage 26.292km	Moreland	Pascoe Vale Road

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 14	Chainage 21.833km	Hume	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 15	Chainage 66.215	Mitchell	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 16	Chainage 69.801km	Mitchell	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 17	Chainage 73.664km	Mitchell	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 18	Chainage 79.956km	Mitchell	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.
			Industrial 1 Zone (IN1Z)	Railway	No permit required for land use.
					Permit required for building and works.
Overlays					

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
			Vegetation Protection Overlay 2 (VPO2)	Vegetation removal.	A permit will be required if native vegetation is to be removed.
Particular Provisions					
			Land Adjacent to a Road Zone Category 1		Permit will be required to modify access to Road Zone 1.

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 19	Chainage 86.24km	Mitchell	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 20	Chainage 95.613km	Mitchell	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.
Overlays					
			Floodway Overlay (FO)	Railway	Permit required for building and works.

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
Signal Gantry 21	Chainage 99.120km	Mitchell	Zone		
			Public Use Zone 4 (PUZ4)	Railway	No permit required for land use.
					No permit required for buildings and works.
				Railway	No permit required for land use.

Signal Gantry	Chainage	Planning Scheme	Planning Control	Works proposed	Permit requirements (based on proposed use and/or works)
			Commercial 1 Zone (C1Z)		Permit required for building and works.
			Overlays		
			Heritage Overlay (HO308-Seymour Railway Precinct)	Railway	Permit required to carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
			Land Subject to Inundation (LSIO)	Railway	Permit required for building and works.
			Design and Development Overlay 9 (DDO9)	Railway	Permit required for building and works.

Signal Gantry	Chainage	Municipality	Enhancement Site
Signal Gantry 22	Chainage 233.780km	Wangaratta Shire Council	Wangaratta Station Precinct

Overhead Power Lines

Permanent overhead powerline line works are proposed to occur within the existing easements for these assets. Consequently, change of land use is not proposed and therefore permits in regards to change of use are not required.

For overhead power line sites where the voltage of the asset is less than 220,000 volts, the asset would be classified as a 'minor utility installation' and therefore exempt from buildings and works permits (refer to Section 4.3.2). This exemption does not include vegetation removal activities.

Where the asset has a voltage greater than 220,000 volts, the asset would be classified as a 'Utility Installation'. Under the planning schemes, a utility installation is typically a Section 2 Use (permit required) in accordance with each relevant zone. A review of the applicable zoning indicates that permits would be required for buildings and works associated with a utility installation.

Applicable zones and overlays relevant to each site are described in the table below. In summary, works that cannot be classified as a 'minor utility installation' and occur in the following zoning provisions would trigger a planning permit for buildings and works:

- Public Conservation and Resource Zone (PCRZ)
- Rural Living Zone (RLZ)
- Public Use Zone (PUZ)
- Industrial Zone (IZ)
- Activity Centre Zone (ACZ)
- General Residential Zone (GRZ)
- Road Zone Category 1 & 2 (RDZ1, RDZ2)
- Mixed Use Zone (MUZ)
- Residential Zone (RZ)
- Business/Commercial Zone (B/CZ)
- Neighbourhood Residential Zone (NRZ)
- Public Park and Recreation Zone (PPRZ)
- Comprehensive Development Zone (CDZ)
- Special Use Zone (SUZ)
- Urban Floodway Zone (UFZ)
- Urban Growth Zone (UGZ)
- Rural Conservation Zone (RCZ)
- Farming Zone (FZ)
- Low Density Residential Zone (LDRZ)
- Township Zone (TZ)
- Residential Growth Zone (RGZ)

For sites located in the following overlays, a permit would be required for buildings and works:

- Public Acquisition Overlay (PAO)
- Environmental Significance Overlay (ESO)
- Land Subject to Inundation Overlay (LSIO)
- Erosion Management Overlay (EMO)
- Vegetation Protection Overlay (VPO)
- Heritage Overlay (HO) (includes demolition activities)
- Special Building Overlay (SBO)
- Salinity Management Overlay (SMO)
- Floodway Overlay (FO).

Additionally, for sites located in the following overlays, a permit would be required should vegetation removal occur:

- Public Acquisition Overlay
- Environmental Significance Overlay

- Erosion Management Overlay
- Vegetation Protection Overlay
- Heritage Overlay (if tree controls apply).

Further interrogation of the zones, overlays, relevant schedules and potential permit exemptions is recommended once the scope of work within each powerline project area has been confirmed.

A desktop ecology assessment has been completed for the overhead powerlines. Until a site based review of each location has been made, it is recommended to assume that native vegetation is present and that a permit under *Clause 52.17 Native Vegetation* would be required for each overhead powerline project area.

Power Line Site Number	Chainage (km)	Local Government Authority	Planning Zone	Planning Overlay	≤ 220,000 volts
1	11.45	BRIMBANK	PUZ4, IN1Z, GRZ1	DCPO1, DCPO2	Y
3	13.35	BRIMBANK	PUZ4, ACZ1	DPO12, DD01, DDO3	Y
4	13.42	BRIMBANK	PUZ4, RDZ1	DPO12, DDO3, DCPO1, DCPO2	N
6	15.16	BRIMBANK	RDZ1, PUZ4	DPO12, DDO3, DCPO1, DCPO2	Y
7	15.57	BRIMBANK	PUZ4, RDZ1, IN1Z	DCPO2, PA05, DPO12, DDO3	Y
8	15.88	BRIMBANK	GRZ1, IN1Z	DCPO2	Y
9	17.047	BRIMBANK	PUZ4, IN3Z	DDO3, DDO6, DCPO2, DPO12	Y
10	18.67	MOONEE VALLEY/ BRIMBANK	PUZ4, IN3Z	DCPO2, DDO3, DPO12	N
11	20.38	MOONEE VALLEY/ BRIMBANK	PUZ4, IN3Z	ESO3, DCPO2, DDO3, DPO12, MAEO	Y
12	22.27	MOONEE VALLEY/ BRIMBANK	RDZ1, MUZ, R1Z	IPO10, DCPO2, MAEO1, MAEO2	N
13	22.45	MOONEE VALLEY/ BRIMBANK	PUZ4, IN1Z, IN3Z	PA07, DDO3, DDO6, DPO5, DCPO2, DPO12	N
14	23.21	MOONEE VALLEY/ BRIMBANK	PUZ4, R1Z, IN1Z	DCPO2	Y
15	25.28	MORELAND	PUZ4, B1Z, IN1Z	DCPO2	Y
16	25.89	MORELAND	PUZ4, RDZ1, B1Z	DCPO2	Y
17	26.46	MORELAND	PUZ4, NRZ1	DCPO1	N
18	26.95	HUME	PUZ4, NRZ1, GRZ1	DCPO1	Y
19	16.4	HUME	NRZ1, PUZ4, RDZ1, PPRZ	EMO, DCPO1	Y
123	17.683	HUME	PUZ4, RDZ1, GRZ1	PAO1	Y
20	18.3	HUME	PUZ4, GRZ1	n/a	Y
21	19.03	HUME	RDZ1, PUZ4, C2Z	n/a	N

Power Line Site Number	Chainage (km)	Local Government Authority	Planning Zone	Planning Overlay	≤ 220,000 volts
124	20.289	HUME	GRZ1, RDZ1, PUZ4	MAEO1, MAEO2	Y
22	21.6	HUME	RDZ1, PUZ4, GRZ1	MAEO	N
23	23.12	HUME	RDZ1, PUZ4, GRZ1	SBO	N
24	24.01	HUME	C2Z, PUZ1, PUZ4, IN1Z	SBO, PAO1	Y
25	26.43	HUME	GRZ1, IN1Z	n/a	Y
26	29.71	HUME	GRZ1, UFZ, PUZ4	PAO2	N
27	31.37	WHITTLESEA	RDZ1	n/a	N
28	33.13	WHITTLESEA	RCZ1	PAO4, ESO10	Y
28	33.13	WHITTLESEA	SUZ8, RCZ4, RCZ1, FZ	DCPO8, LSIO, IPO2, RFO, ESO3, ESO4, ESO10	N
125	33.58	WHITTLESEA	RDZ1	PAO9	Y
126	41.404	WHITTLESEA	PUZ4, UGZ1	DCPO11	Y
127	47.26	MITCHELL	PUZ4, UGZ2, FZ	DCPO12, PAO9	Y
29	48.4	MITCHELL	PUZ4, RDZ1, MUZ	LSIO, DPO4, FO	Y
30	50.65	MITCHELL	FZ	EMO	N
128	53.39	MITCHELL	RDZ1	n/a	Y
31	54.27	MITCHELL	PUZ4, LDRZ, RDZ1	BMO1, BMO2	Y
32	55.11	MITCHELL	C1Z, LDRZ	n/a	Y
33	64.22	MITCHELL	GRZ1, PUZ4	HO309	N
34	65.31	MITCHELL	PUZ4, FZ	n/a	Y
35	67.04	MITCHELL	SUZ1, FZ	ESO3	Y
36	70.2	MITCHELL	FZ, PUZ4	ESO3, SMO	Y
37	71.62	MITCHELL	FZ, PUZ4	VPO1	Y
38	73.43	MITCHELL	RLZ, PUZ4, GRZ1	VPO1, DPO1	Y
129	75.31	MITCHELL	PUZ4, RDZ1	n/a	Y
39	75.67	MITCHELL	PUZ3, PUZ4, GRZ1	n/a	N
130	76.87	MITCHELL	PUZ4	n/a	Y - Inf only
131	76.9	MITCHELL	PUZ4, GRZ1	n/a	Y - Inf only
41	77.88	MITCHELL	RLZ	VPO2, BMO	Y
42	78.62	MITCHELL	RDZ1, IN1Z	VPO2	Y
43	80.01	MITCHELL	PUZ4, PUZ1, FZ	VPO2	Y
44	87.4	MITCHELL	FZ, PUZ4	n/a	N

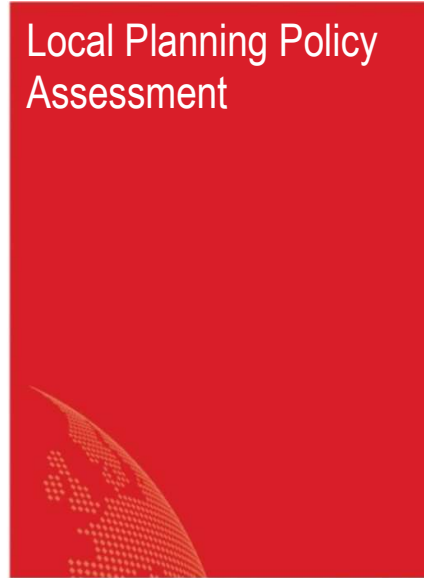
Power Line Site Number	Chainage (km)	Local Government Authority	Planning Zone	Planning Overlay	≤ 220,000 volts
45	89.79	MITCHELL	TZ, PUZ4, RDZ1	BMO, HO181	Y
46	95.18	MITCHELL	FZ, UFZ	FO	Y
47	98.21	MITCHELL	GRZ1, IN1Z, PUZ4	FO	Y
48	98.31	MITCHELL	RDZ1, PUZ4, MUZ, GRZ1	FO	N
132	98.77	MITCHELL	PUZ4	HO150	Y
49	99.14	MITCHELL	PUZ4, GRZ1, C1Z	DDO9, LSIO, HO308	Y
139	99.31	MITCHELL	PUZ4, UFZ	DDO9, FO, HO308	Y – Comms only
50	99.58	MITCHELL	GRZ1, PUZ4, UFZ	FO, ESO3, DDO9	Y
140	100.03	MITCHELL	PUZ4, GRZ1	n/a	Y
51	108.65	MITCHELL	PUZ4, FZ	VPO1	Y
52	114.95	STRATHBOGIE	FZ	n/a	Y
53	116.15	STRATHBOGIE	RDZ1, PUZ4, TZ	n/a	Y
54	122.14	STRATHBOGIE	FZ	LSIO	Y
55	127.46	STRATHBOGIE	RDZ2, PUZ4, FZ	BMO	Y
56	128.95	STRATHBOGIE	FZ, PUZ4, RDZ2	n/a	Y
57	133.6	STRATHBOGIE	FZ, RDZ2	n/a	Y
58	134.87	STRATHBOGIE	FZ, PUZ4, RDZ2	LSIO	Y
59	136.525	STRATHBOGIE	PUZ4, TZ	n/a	Y
60	143	STRATHBOGIE	FZ, PUZ4	LSIO	Y
61	150.85	STRATHBOGIE	RDZ1, GRZ1	LSIO, FO	Y
62	151.12	STRATHBOGIE	PUZ4, C1Z	LSIO	Y
63	151.76	STRATHBOGIE	PUZ4, UFZ	HO44	Y
64	158.96	STRATHBOGIE	PUZ4, FZ	n/a	Y
65	169.45	STRATHBOGIE	RDZ1, PUZ4, TZ	LSIO	Y
66	170.19	STRATHBOGIE	TZ, PUZ4	FO	Y
67	171.5	STRATHBOGIE	FZ	n/a	Y
68	177.25	STRATHBOGIE	FZ, PUZ4, RDZ1	LSIO	Y
69	183.13	BENALLA	RDZ2, PUZ4	n/a	Y
70	188.65	BENALLA	FZ, PUZ4	n/a	Y
71	191.44	BENALLA	FZ, PUZ4, RDZ2	n/a	Y
72	191.9	BENALLA	FZ, PUZ4	n/a	Y
73	193.3	BENALLA	RDZ2	n/a	N

Power Line Site Number	Chainage (km)	Local Government Authority	Planning Zone	Planning Overlay	≤ 220,000 volts
74	194.1	BENALLA	PUZ4, GRZ1	LSIO	Y
75	195	BENALLA	GRZ1, PUZ4	LSIO, HO26	Y
76	196.84	BENALLA	RDZ2, LDRZ, PUZ4, IN1Z	LSIO	Y
77	197.58	BENALLA	PUZ4, IN1Z	LSIO, DDO1	Y
78	198.07	BENALLA	FZ, PUZ4, RLZ	RFO	N
79	201.28	BENALLA	PUZ4, FZ, IN1Z, RDZ1	n/a	Y
80	204.76	BENALLA	FZ, RDZ1	n/a	Y
81	208.4	BENALLA	PPRZ, FZ, PUZ4	n/a	N
82	210.97	BENALLA	FZ	n/a	Y
83	213.94	BENALLA	FZ, PUZ4, RDZ1	VPO2, VPO3	N
84	215.58	WANGARATTA	PUZ4, FZ	VPO1	N
86	219.95	WANGARATTA	TZ, PUZ4, C1Z	VPO1, HO170	Y
87	220.72	WANGARATTA	FZ, PUZ4	VPO2, BMO	N
88	221.72	WANGARATTA	RLZ2, PUZ4, FZ	VPO2, BMO	Y
89	221.97	WANGARATTA	PUZ4, FZ	n/a	Y
90	222.26	WANGARATTA	PUZ4, RLZ, FZ	VPO2	Y
91	223.52	WANGARATTA	PUZ4, RLZ2	VPO2, BMO	N
92	225.64	WANGARATTA	FZ, PUZ4	BMO	Y
93	230.4	WANGARATTA	PUZ4, RLZ2, RDZ2	VPO2	Y
94	231.17	WANGARATTA	PUZ4, PUZ6, FZ, IN1Z	n/a	Y
134	232.095	WANGARATTA	RDZ2, IN1Z, PUZ4	n/a	Y
96	233.6	WANGARATTA	PUZ4, RDZ1	n/a	Y
135	233.78	WANGARATTA	PUZ4, PPRZ, IN1Z	PO1	Y – Inf only
98	234.1	WANGARATTA	PUZ4, MUZ	PO1, HO11	Y
136	234.15	WANGARATTA	PUZ4, MUZ	PO1, HO139	Y – Inf only
137	234.6	WANGARATTA	PUZ4, NRZ1, MUZ	HO11, HO8, PO1	Y
99	236.29	WANGARATTA	PUZ4, NRZ1	BMO, BMO1, PO1, HO15, HO16	Y
100	237.29	WANGARATTA	PUZ4, FZ	VPO2, LSIO, FO	Y
102	239.3	WANGARATTA	PUZ4, RDZ1, RDZ2	n/a	Y
138	239.89	WANGARATTA	RLZ2, RDZ1	n/a	Y – Inf only
103	240.78	WANGARATTA	PUZ4	n/a	Y
105	256.97	WANGARATTA	PUZ4, FZ	VPO2	Y

Power Line Site Number	Chainage (km)	Local Government Authority	Planning Zone	Planning Overlay	≤ 220,000 volts
106	258.33	WANGARATTA	TZ, PUZ4, RDZ1	n/a	Y
107	259.21	WANGARATTA	TZ, RDZ1, PUZ4	n/a	Y
108	262.03	INDIGO	PUZ4, FZ	n/a	Y
109	267.19	INDIGO	PUZ4, FZ, RDZ1	ESO3	Y
110	269.25	INDIGO	PUZ4, FZ	ESO3	Y
111	270.91	INDIGO	PUZ4, FZ, PUZ7	ESO3	Y
112	272.22	INDIGO	RDZ1	ESO3, LSIO	Y
113	273.69	INDIGO	PUZ4, FZ	ESO3, BMO, HO104	Y
114	279.2	INDIGO	PUZ4, RLZ, FZ, RDZ1	ESO3, BMO	Y
115	279.52	INDIGO	GRZ1, LDRZ	n/a	Y
116	280.91	INDIGO	PUZ4, GRZ1, LDRZ	n/a	Y
118	283.33	INDIGO	RDZ1, FZ, PUZ4	ESO3	Y
119	284.93	WODONGA	PUZ4, IN1Z, FZ	DDO3	Y
120	286.94	WODONGA	PUZ4, FZ		Y
121	290.91	WODONGA	RDZ1, FZ	n/a	N
122	301	WODONGA	FZ	FO	N

Appendix B

Local Planning Policy
Assessment



Planning Scheme	Local Planning Policies Applicable to the Inland Rail Project
Benalla	<p>Clause 21.03 – Environmental, Landscape and Heritage Values: Provides local content to support Clauses 12 (Environmental and Landscape Values) and 15 (Built Form and Heritage) of the PPF, and includes the following:</p> <p>Clause 21.03-1: Flora and Fauna; Clause 21.03-2: Landscape Character; Clause 21.03-3: European and Aboriginal Heritage.</p> <p>Clause 21.07 Transport and Infrastructure: Provides local content to support the PPF.</p>
Brimbank	<p>Clause 21.10 – Transport and Infrastructure: Provides local content to support the PPF.</p> <p>Clause 22.01 – Brimbank Heritage Policy: Applies to all land covered by the Heritage Overlay.</p>
Hume	<p>Clause 21.04 – Built Environment and Heritage Clause 21.04-4 – Heritage identifies the following key issues: Protecting significant heritage places in areas of growth. Incorporating heritage assets into development in a way that optimises their long-term protection and conservation.</p> <p>Objective 13 seeks to: Protect significant heritage places in areas of growth. Incorporate heritage assets into development in a way that optimises their long-term protection and conservation.</p> <p>Clause 21.07 – Transport Connectivity and Infrastructure: Objective 1 seeks to: To improve the connectivity and capacity of the transport network.</p> <p>Clause 21.08 – Natural Environment and Environmental Risk: The following issue is identified under Clause 21.08-1 – Natural Heritage: Incremental loss of native vegetation through urban and rural development. Protecting and restoring biodiversity, natural habitats and ecological linkages.</p> <p>Objective 1 of Clause 21.08-1 outlines the following: To protect, conserve and enhance natural heritage for biodiversity, amenity and landscape character purposes.</p>
Mitchell	<p>Clause 21.03 – Environmental and Landscape Values: Provides local content to support Clause 12 (Environmental and Landscape values) of the PPF.</p> <p>Clause 21.03-1 – Biodiversity identifies the following key issues: Protecting and restoring biodiversity and natural habitats. Recognising the importance of the Shire’s biodiversity assets.</p> <p>Clause 21.06 – Built Environment and Heritage: Clause 21.06-3 – Heritage identifies the following key issue: Managing heritage places to ensure their preservation.</p> <p>Objective 1 of Clause 21.06-3 outlines the following: To recognise and protect places of heritage, cultural and social significance.</p> <p>Clause 21.09 – Transport: Provides local content to support Clause 18 (Transport) of the PPF.</p> <p>Clause 22.02 – Heritage Policy:</p>

Planning Scheme	Local Planning Policies Applicable to the Inland Rail Project
	Applies to all applications within the Heritage Overlay.
Moonee Valley	<p>Clause 21.06 – Built Environment: Clause 21.06-2 – Heritage outlines the following objective (Objective 1): To protect and conserve places of cultural heritage significance including buildings, streetscapes, gardens and archaeological sites.</p> <p>Clause 21.09 – Transport: Clause 21.09-4 outlines the following objective (Objective 1): To effectively manage road freight movements through the municipality.</p> <p>Clause 22.01 – Heritage Policy: Applies to all applications within the Heritage Overlay.</p>
Moreland	<p>Clause 22.06 – Heritage: Applies to all applications within the Heritage Overlay.</p>
Strathbogie	<p>Clause 21.04 – Sustainable Environment: Clause 21.04-4 – Native vegetation and biodiversity details the following objective: To protect and enhance the natural environment.</p> <p>Clause 21.04-8 – Heritage details the following objective: To recognise and protect places of heritage, cultural and social significance.</p>
Wangaratta	<p>Clause 21.03 – Environment and Landscape Values: Provides local content to support Clause 12 Environment and landscape values of the PPF.</p> <p>Clause 21.03-1 – Biodiversity details the following objectives: To recognise, protect and enhance biodiversity values, ecosystem health and remnant vegetation, including scattered trees, roadsides, native grasslands and wetlands. To protect existing, and create viable new, habitat corridors.</p> <p>Clause 21.06 – Built Environment and Heritage: Clause 21.06-3 – Heritage identifies the following objective (Objective 1): To value, protect and celebrate environmental and cultural heritage.</p> <p>Clause 21.09 – Transport: Clause 21.09-1 – Integrated transport and movement network outlines the following objective (Objective 1): To implement integrated transport and land use planning for future growth.</p> <p>Clause 21.09-3 – Freight outlines the following objectives: To mobilise the social and economic potential created by proximity to major transport routes. To ensure that freight routes within the municipality meet emerging needs.</p> <p>Clause 22.03 – Glenrowan Township Clause 22.06 – Heritage Places and Precincts</p>
Wodonga	<p>Clause 21.04 – Environment and Landscape Values: Provides local content to support Clause 12 Environment and landscape values of the PPF.</p> <p>Clause 21.04-1 – Environment details the following objective: To protect and improve Wodonga’s indigenous flora, fauna and habitat.</p> <p>Clause 21.07 – Built Environment and Heritage: Clause 21.07-5 – Heritage identifies the following objective: To sensitively respond to, manage and integrate sites and features of historical and cultural heritage when planning for new growth and development.</p> <p>Clause 21.10 – Transport:</p>

Planning Scheme	Local Planning Policies Applicable to the Inland Rail Project
	<p>Provides local content to support Clause 18 Transport of the PPF.</p> <p>Clause 21.10-7 Freight and logistics outlines the following objectives:</p> <p>To enhance the efficiency of freight movement.</p> <p>Clause 22.05 – Cultural Heritage Policy:</p> <p>The policy applies to heritage places and precincts affected by the Heritage Overlay within the City of Wodonga.</p>