Planning Scheme Amendment GC98
April 2019

What is a Planning Scheme Amendment?

Planning schemes set out policies, provisions and requirements for the use, development and protection of land. Changes to planning schemes are called Planning Scheme Amendments. A planning scheme amendment (PSA) is a formal process that seeks to improve the operation of the scheme or respond to changes in the way land is to be used or developed in a particular area.

The North East Link Project is seeking the Minister for Planning’s approval to change parts of the Banyule, Manningham, Whittlesea, Nillumbik, Boroondara, Whitehorse and Yarra planning schemes to allow for the delivery of the project.

Assessment of the project

You may be aware that an Environment Effects Statement (EES) is on exhibition and open for public submissions. The EES assesses the environmental, social and planning impacts associated with the construction and operation of North East Link and ways to manage those impacts. We have also prepared a draft Planning Scheme Amendment (PSA) for the project. Concurrently with the EES, we will be seeking approval of the draft PSA.

What does Planning Scheme Amendment GC98 do?

Amendment GC98 proposes to add planning controls, including an Incorporated Document into the seven planning schemes the project passes through, to facilitate the delivery of North East Link. It is similar to a planning permit and enables the use and development of land for the purpose of the project.

A Specific Controls Overlay is proposed to be introduced and would cover any land where the project will be built, including where the below-ground tunnel may be constructed. It is a planning control which shows that an Incorporated Document applies to the land. The Incorporated Document provides a simplified set of approval conditions for North East Link, and would mean that Councils do not need to issue individual planning permits under each planning scheme.

If your property is in an area where the tunnels for North East Link could be built, the PSA will show your property located within the Specific Controls Overlay. The Incorporated Document has a condition which only allows tunnels to be constructed underneath that land (as shown in an appendix to the Incorporated Document). The Specific Controls Overlay covers a larger area than we require, and when the final alignment of the tunnels is known, the amount of land affected by the overlay will be reduced.

The reference project being assessed as part of the EES process shows a potential alignment for North East Link, and sections where the road is in a tunnel or in a trench. If a tunnel were to be built in this area, based on the reference project, it would be located a minimum of 15 metres below ground. For properties above or near tunnels and trenches, an additional planning control is proposed to protect the tunnels and trenches once they are built. This additional control is called a Design and Development Overlay.
What does this mean for me?

A Specific Controls Overlay alone will not change what you can do on your property. It simply means the project can only be constructed in tunnels below the ground in your area.

Two Design and Development Overlays are proposed; which one affects your property will depend on whether the project is in tunnel or a trench near your property.

If your property is near the trench or deep sections of tunnel, and included in the Design and Development Overlay, a planning permit will be required for:

- A new building (or extension to an existing building) five or more storeys in height without a basement;
- Excavation works (including swimming pools) where the depth of excavation is more than 2.5 metres below surface level;
- A pole, sign or retaining wall if any footings are founded more than 2.5 metres below surface level;
- An underground utility if any trench is more than 2.5 metres below surface level.

If your property is near shallow sections of tunnel, and included in the Design and Development Overlay, a planning permit will be required for:

- A new building or works

Council would send a copy of your planning permit application to the North East Link Project, so that we can check the design and ensure it doesn’t cause damage to the tunnels or trench sections.

More Information

A full copy of the Environment Effects Statement and draft Planning Scheme Amendment (including an explanatory report) will be available for viewing at:

<table>
<thead>
<tr>
<th>Banyule City Council</th>
<th>Manningham City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Flintoff Street, Greensborough</td>
<td>699 Doncaster Road, Doncaster</td>
</tr>
<tr>
<td>Mon to Sat 8:30am-5pm</td>
<td>Mon-Fri 8am-5pm</td>
</tr>
</tbody>
</table>

For further information about the draft Planning Scheme Amendment, or to view it online, please visit the North East Link Project website at northeastlink.vic.gov.au or phone 1800 105 105 (Mon-Fri 9am-5pm).

What happens next?

The Minister for Planning will make an assessment as to whether the environmental impacts of the project are acceptable and decide whether to approve the Planning Scheme Amendment to allow the project to proceed.

How to make a submission

You can submit comments on the EES, the draft Planning Scheme Amendment and the Works Approval application from Wednesday 10 April 2019 to 5pm on Friday 7 June 2019.

As this is a joint advertisement, comments on the draft Planning Scheme Amendment and its supporting documents are to be made as a submission on the EES, even if comments only relate to the draft Planning Scheme Amendment (or the concurrent Works Approval application).

All submissions must state the name and address of the person making the submission.

Submissions will be treated as public documents. Online submissions are preferred and can be lodged via an online form at engage.vic.gov.au/north-east-link-project.

Hard copy submissions must be accompanied by a coversheet. This can be obtained by calling the DELWP Customer Service Centre on 136 186.

Learn more at northeastlink.vic.gov.au