

# PLANNING APPROVAL Q&A



## What planning approvals are required for the Preston Level Crossing Removal Project?

Before works commence for the removal of the level crossings at Murray Road, Cramer Street, Bell Street and Oakover Road, Preston, the Level Crossing Removal Project (LXRP) will seek planning approval from the Minister for Planning under Clause 52.03 of the Darebin Planning Scheme which is a new planning provision.

## What does the planning approval apply to?

Most of the works to remove the four level crossings in Preston can take place without the need to obtain any planning approvals.

Clause 52.03 (Level Crossing Removal Projects) of the Darebin Planning Scheme provides exemptions for any planning permit requirements that may apply to the project. This means the project can progress without the need for additional planning approvals, so long as conditions are met to the satisfaction of the Minister for Planning or other relevant authority. The conditions may relate to matters such as environmental management, urban design and local heritage.

The proposed planning approval under Clause 52.03 will apply to land within the rail and road corridors as well as any land temporarily required for construction, car parking and access to the rail corridor required for the purpose of delivering the level crossing removal project. The approval will not affect the underlying planning scheme zones and overlays for purposes unrelated to project delivery.

Land required for the Preston Level Crossing Removal Project can be viewed at [bigbuild.engage.vic.gov.au/lxrp-preston](http://bigbuild.engage.vic.gov.au/lxrp-preston)

## How will these level crossings be removed?

The four level crossings will be removed by raising the rail line over the roads, creating opportunities for new open space underneath the rail bridge and improving east-west connectivity.

## Why has the project area changed?

Consultation for the project was originally undertaken in December 2019. Since then, the project area has expanded to reflect plans for additional rail improvements, generally comprising signal and electrical upgrades. It will also include using the land for construction site offices and lay down areas.

## Who can make a submission?

Any interested parties can make a submission. Letters and forms have been mailed out to residents and landowners in close proximity to the level crossings at Murray Road, Cramer Street, Bell Street and Oakover Road, as well to the expanded project area.

However, anyone with an interest in the project can also make a submission online at [engage.vic.gov.au/lxrp-preston](http://engage.vic.gov.au/lxrp-preston)

## What can submissions be about?

Submissions may provide feedback on the proposed Planning Scheme Amendment or any other aspect of the project, such as amenity considerations or construction impacts.

## How can I provide a submission?

You can provide a submission by completing the hard copy form, or online at [bigbuild.engage.vic.gov.au/lxrp-preston](http://bigbuild.engage.vic.gov.au/lxrp-preston)

Your submission must be received by **Friday 9 October 2020**.

## Where can I find more information?

Information about the project and relevant approval information is available at [bigbuild.engage.vic.gov.au/lxrp-preston](http://bigbuild.engage.vic.gov.au/lxrp-preston) or by calling **1800 105 105**.

## Will you be conducting further community consultation on the project?

In the coming months we'll be having further conversations with the community, including opportunities to provide feedback on the new precinct being delivered as part of the project.

You can be kept informed about the project by subscribing to email updates at [levelcrossings.vic.gov.au/contact/subscribe](http://levelcrossings.vic.gov.au/contact/subscribe)

### CONTACT US

[contact@levelcrossings.vic.gov.au](mailto:contact@levelcrossings.vic.gov.au)  
1800 105 105  
[levelcrossings.vic.gov.au](http://levelcrossings.vic.gov.au)

Level Crossing Removal Project  
GPO Box 4509, Melbourne VIC 3001



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