

## SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO15**.

### WEST GATE TUNNEL PROJECT – TUNNEL PROTECTION AREA 1

#### 1.0

#### Design objectives

- To avoid direct contact with and to provide a safe working clearance around the West Gate Tunnel.
- To ensure development does not adversely affect or put at risk the construction, integrity or operation of the Project or West Gate Tunnel.
- To avoid Loading onto the West Gate Tunnel that could lead to structural damage or impact, reduced structural capacity, damage detrimental to the serviceability of the structures, or displacement of the West Gate Tunnel to the detriment of freeway operations.
- To avoid excavations or other unloading of the ground that could lead to structural, serviceability, or operational damage to the West Gate Tunnel.
- To prevent development and construction methods that could generate unacceptable levels of vibration in the West Gate Tunnel.
- To ensure that development of land does not rely upon direct structural support from the West Gate Tunnel unless specifically envisaged in the West Gate Tunnel design.
- To ensure that the potential effects of development on the West Gate Tunnel, and the consequences of those effects on the wider Melbourne transport network are appropriately managed or mitigated.

In this schedule:

- **Project** means the use and development of land the subject of the *West Gate Tunnel Project Incorporated Document, December 2017*.
- **West Gate Tunnel** includes the tunnels to be developed as part of the Project together with associated infrastructure and equipment.
- **Loading** (and unloading) means the increase (or decrease) in force and/or stress to a structure or asset.
- **Surface Level** means the level of the land at any point to Australian Height Datum (AHD) on 8 March 2018 as supplied by the relevant referral authority.

#### 2.0

#### Buildings and works

A permit is not required under this schedule for:

- A new building of up to five storeys in height without a basement provided any footing is founded no more than three metres below Surface Level.
- A temporary structure of no more than five storeys.
- Excavation works where the depth of excavation is not more than three metres below Surface Level .
- A pole, sign or retaining wall provided any footing is founded no more than three metres below Surface Level.
- An underground utility provided any trench is no more than three metres below Surface Level.
- Earthworks that do not build up the ground level by more than three metres above Surface Level.

- Buildings and works associated with the construction, operation, maintenance or repair of the Project or the West Gate Tunnel.

**Application requirements**

An application must be accompanied by the following information, as appropriate:

- Site and layout plans drawn to scale which show:
  - The boundaries and dimensions of the site.
  - Adjoining roads and infrastructure.
  - Relevant ground levels and Surface Levels to AHD
  - The layout and dimensions of existing and proposed buildings and works, including foundation details, loadings and proposed levels of bulk excavation or filling.
  - The location and use of all existing and proposed buildings.
- Sections and elevations drawn to scale which show:
  - The boundaries and dimensions of the site.
  - The depth of any basements.
  - The proposed foundations, including their form, founding levels and loads.
  - The details of any proposed drainage system, including any discharge outlet.
- Details relating to the staging of development and the likely timing of each stage.
- Either of the following:
  - Details of any consultation undertaken with the person or body specified as the referral authority in the Schedule to Clause 66.04 prior to the date the application is lodged with the responsible authority; or
  - The written approval of the person or body specified as the referral authority in the Schedule to Clause 66.04 dated no more than three months prior to the date the application is lodged with the responsible authority.

**Referral of applications**

An application must be referred under section 55 of the Act to the person or body specified as the referral authority in the Schedule to Clause 66.04.

**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**3.0**

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**Subdivision**

A permit is not required to subdivide land.

**4.0**

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**Advertising signs**

None specified.

**5.0**

08/03/2018  
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**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

## HOBSONS BAY PLANNING SCHEME

- The views of the relevant referral authority.
- Any technical guidelines prepared by the relevant referral authority.
- The design objectives of this schedule.