

Suburban Rail Loop East Infrastructure Protection

Incorporated Document

Department of Transport and Planning

November 2024

1. INTRODUCTION

This document is an incorporated document in the Bayside, Kingston, Monash and Whitehorse planning schemes (the **planning schemes**) and is made pursuant to section 6(2)(j) of the *Planning and Environment Act 1987* (the **Act**).

The control in this document prevails over any contrary or inconsistent provision in the planning schemes.

In this document:

- **Suburban Rail Loop East Project** (the **Project**) means the use and development which is the subject of the *Suburban Rail Loop East Incorporated Document, August 2022*.
- **Suburban Rail Loop East Infrastructure** (the **Project Infrastructure**) means the Suburban Rail Loop tunnels, stations and associated infrastructure and equipment.
- **Loading** means the application of force to an asset.
- **Surface Level** means the level of the land at any point to Australian Height Datum (**AHD**) on 30 August 2022 or as otherwise supplied by the relevant referral authority.

Italicised terms not otherwise defined in this document have the same meaning as in Clause 73.01 (**General Terms**) of the relevant planning schemes.

2. PURPOSE

The purpose of this control is to:

- Protect the Project Infrastructure from development, including demolition, that may compromise the structural integrity of the Project Infrastructure or adversely affect the operation of the Project Infrastructure.
- Avoid direct contact with and provide safe working clearance around the Project Infrastructure.
- Ensure development does not adversely affect or put at risk the construction, integrity or operation of the Project Infrastructure.
- Avoid loading onto the Project Infrastructure that could lead to structural damage, reduced structural capacity, damage detrimental to the serviceability of the structures, or displacement of the Project Infrastructure.
- Avoid excavation or other unloading of the ground that could lead to structural, serviceability, or operational damage of the Project Infrastructure.
- Prevent development and construction methods that could generate unacceptable levels of vibration in the Project Infrastructure.
- Ensure that development works do not rely upon direct structural support from the Project Infrastructure unless specifically envisaged in the Project design.
- Ensure that potential effects of development on the Project Infrastructure, and the consequences of those effects on the wider Melbourne transport network, are appropriately managed or mitigated.

3. LAND

The control in clause 4 applies to the land affected by:

- Schedule 15 to Clause 45.12 (Specific Controls Overlay) of the Bayside Planning Scheme
- Schedule 15 to Clause 45.12 (Specific Controls Overlay) of the Kingston Planning Scheme
- Schedule 15 to Clause 45.12 (Specific Controls Overlay) of the Monash Planning Scheme
- Schedule 15 to Clause 45.12 (Specific Controls Overlay) of the Whitehorse Planning Scheme

4. CONTROL

4.1 Permit Requirement

Despite the exemptions from permit requirements in Clause 62.02-1 and 62.02-2, a permit is required to demolish, remove or relocate a building and construct a building or construct or carry out works (excluding the removal, destruction or lopping of vegetation) on all land shown in Project Infrastructure Protection Area A in Appendix 1 for:

- The demolition, relocation or removal of a building
- Construction of a new building or structure (whether temporary or permanent)
- Excavation and/or *earthworks* and/or any works necessary to prevent soil erosion, or to ensure soil conservation or reclamation that lowers the Surface Level by more than 0.5 metres
- Deposit of fill and/or *earthworks* and/or any works necessary to prevent soil erosion, or to ensure soil conservation or reclamation that raises the Surface Level by more than 0.5 metres
- A pole, sign or retaining wall if any footing is founded more than two metres below Surface Level.
- A minor utility installation if any trench or in ground works occur more than one metre below Surface Level.
- Internal and external alterations to a building if it:
 - i. increases the building height; or
 - ii. extends the footprint of a building, or
 - iii. requires structural works, or new or modified footings, or
 - iv. includes extensions to the footprint or deepening of basements.
- Railway, tramway and roadworks if:
 - i. any *earthworks* lower the Surface Level by more than 0.5 metres; or
 - ii. works raise the Surface Level by more than 0.5 metres; or
 - iii. works are more than 0.5 metres below Surface Level.
- A domestic swimming pool or spa and associated mechanical and safety equipment if:

- i. the swimming pool or spa would have the capacity to hold water at a depth greater than 2.5 metres; or
 - ii. associated works would occur more than one metre below Surface Level.
- A water tank, or any other bulk liquid storage if:
 - i. the tank or bulk storage liquid depth could exceed 2.5 metres; or
 - ii. the total amount of water or bulk liquid storage on the site would exceed 50,000 litres; or
 - iii. associated works would occur more than one metre below Surface Level.

For all other land, despite the exemptions from permit requirements in clause 62.02-1 and 62.02-2 of the Planning Schemes a permit is required to demolish, remove or relocate a building and construct a building or construct or carry out works (excluding the removal, destruction or lopping of vegetation) for:

- The demolition, relocation or removal of a building if it is:
 - i. more than three *storeys* or has a *building height* exceeding 11 metres; or
 - ii. with a *basement* that has a finished floor level greater than 3.5 metres below Surface Level; or
 - iii. with a footing founded more than four metres below Surface Level.
- Construction of a new building (whether temporary or permanent) if it is:
 - i. more than three *storeys* or has a *building height* exceeding 11 metres; or
 - ii. with a *basement* that has a finished floor level greater than 3.5 metres below Surface Level; or
 - iii. with a footing founded more than four metres below Surface Level; or
 - iv. a building (except Accommodation or Office) that applies a weight above the Surface Level equivalent to an average of greater than 45kpa.
- Excavation and/or any works necessary to prevent soil erosion, or to ensure soil conservation or reclamation that lowers the Surface Level by more than 2.5 metres.
- Deposit of fill and/or *earthworks* and/or any works necessary to prevent soil erosion, or to ensure soil conservation or reclamation that raise the Surface Level by more than:
 - i. two metres, if the works impact an area less than fifteen square metres in total; or
 - ii. one metre, if the works impact an area of fifteen square metres or more in total.
- A pole, sign or retaining wall if any footing is founded more than four metres below Surface Level.
- An underground utility if any trench excavation extends more than 3.5 metres below Surface Level or any in ground works extend more than four metres below Surface Level.
- Internal and external alterations to a building if it:
 - i. increases the building height to more than three storeys or with a building height exceeding 11 metres; or

- ii. extends the footprint of a building when the building is more than three storeys or has a building height exceeding 11 metres, or
 - iii. requires structural works, or new or modified footings more than four metres below Surface Level, or
 - iv. includes extensions to the footprint or deepening of basements where the basement has or would have a finished floor level greater than 3.5 metres below Surface Level.
- Railway, tramway or road works if:
 - i. any *earthworks* lower the Surface Level by more than 2.5 metres; or
 - ii. works raise the Surface Level by more than one metre; or
 - iii. works are more than four metres below Surface Level.
- A domestic swimming pool or spa and associated mechanical and safety equipment if:
 - i. the swimming pool or spa would have the capacity to hold water at a depth greater than 2.5 metres; or
 - ii. the swimming pool or spa would have a finished floor level greater than 3.5 metres below Surface Level; or
 - iii. associated works would occur more than four metres below Surface Level.
- Water tank or any other bulk liquid storage if:
 - i. the tank or bulk storage liquid depth would exceed 2.5 metres; or
 - ii. the cumulative water tank or bulk liquid storage on the site would exceed 200,000 litres; or
 - iii. the water tank or bulk liquid storage would be located more than 3.5 metres below Surface Level; or
 - iv. associated works would occur more than four metres below Surface Level.

4.2 Buildings and works for which no permit is required

- A permit is not required to demolish, remove or relocate a building and construct a building or construct or carry out works in the Public Use Zone provided the development and any associated plans have been approved by the referral authority in the Schedule to Clause 66.04. An application to the referral authority for approval must include the matters set out in clause 4.3. In making a decision the referral authority must consider the decision guidelines in clause 4.6. The development must be undertaken generally in accordance with the application and approved plans.
- A permit is not required under this incorporated document for development associated with the construction, operation, maintenance or repair of the Project.
- A permit is not required under this incorporated document for development associated with the construction, operation, maintenance or repair of the Project and the works described as excluded works (known as Initial Works) in Schedule 1 of the public works order and published in Victoria Government Gazette No. S 682 (22 December 2020) and as amended on 5 August 2021.

4.3 Application Requirements

In addition to any other requirements of the scheme, an application must be accompanied by the following information, as appropriate:

- Demolition plan.
- 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 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.
- Details relating to the construction activities and associated timeframes.
- Information as set out within guidelines prepared by the relevant referral authority.
- Details of any consultation undertaken with the person or body specified as the referral authority in the Schedule to Clause 66.04 of the planning schemes prior to the date the application is lodged with the responsible authority.

4.4 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 of the planning schemes.

4.5 Exemption from Notice and Review

An application triggered only by this control 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.

4.6 Decision Guidelines

In addition to any other applicable decision guidelines in the scheme, before deciding on an application, the responsible authority must consider, as appropriate:

- The views of the relevant referral authority.
- Any guidelines prepared by the relevant referral authority.
- The Purpose at clause 2.

Appendix 1 – Project Infrastructure Protection Areas
[Sheets 1 to 18]



Legend

Project Infrastructure Protection Area A

Specific Controls Overlay 15

Parcels

Local Government Areas (LGA)

0

10 KM

FOOTSCRAY

FLINDERS STREET

BOX HILL

RINGWOOD

CAULFIELD

GLEN WAVERLEY

CLAYTON

SOUTHLAND

SHELTENHAM

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 1 of 18

Date:
4/02/2025

SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264

Revision:
A.11

Map Size:
A3

N

0

150

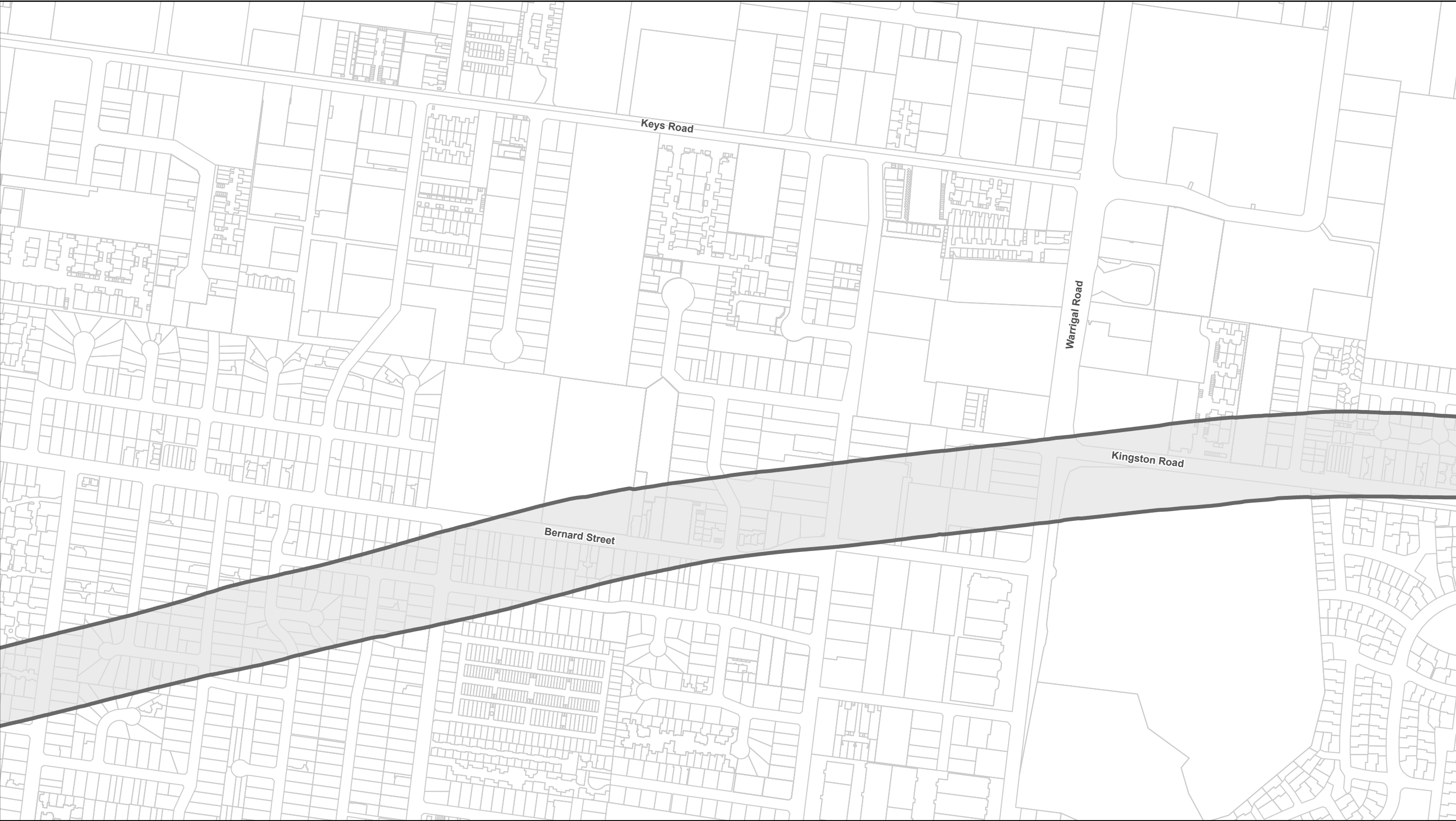
300

Metres

Coordinate System: GDA2020 MGA Zone 55

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SCO14 WPC Amendments - AM

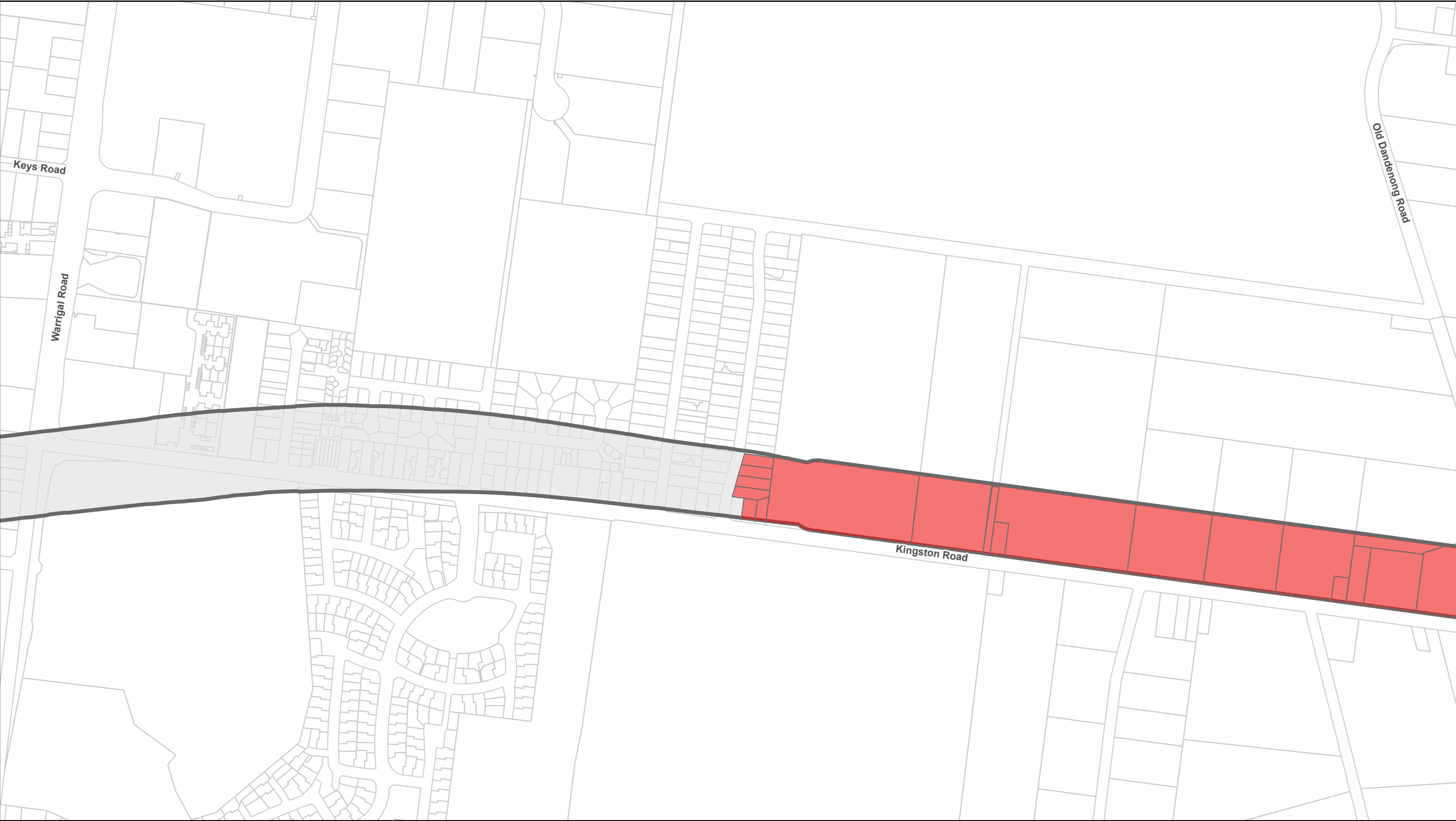


Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 2 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3
0150300 Metres Coordinate System: GDA2020 MGA Zone 55		

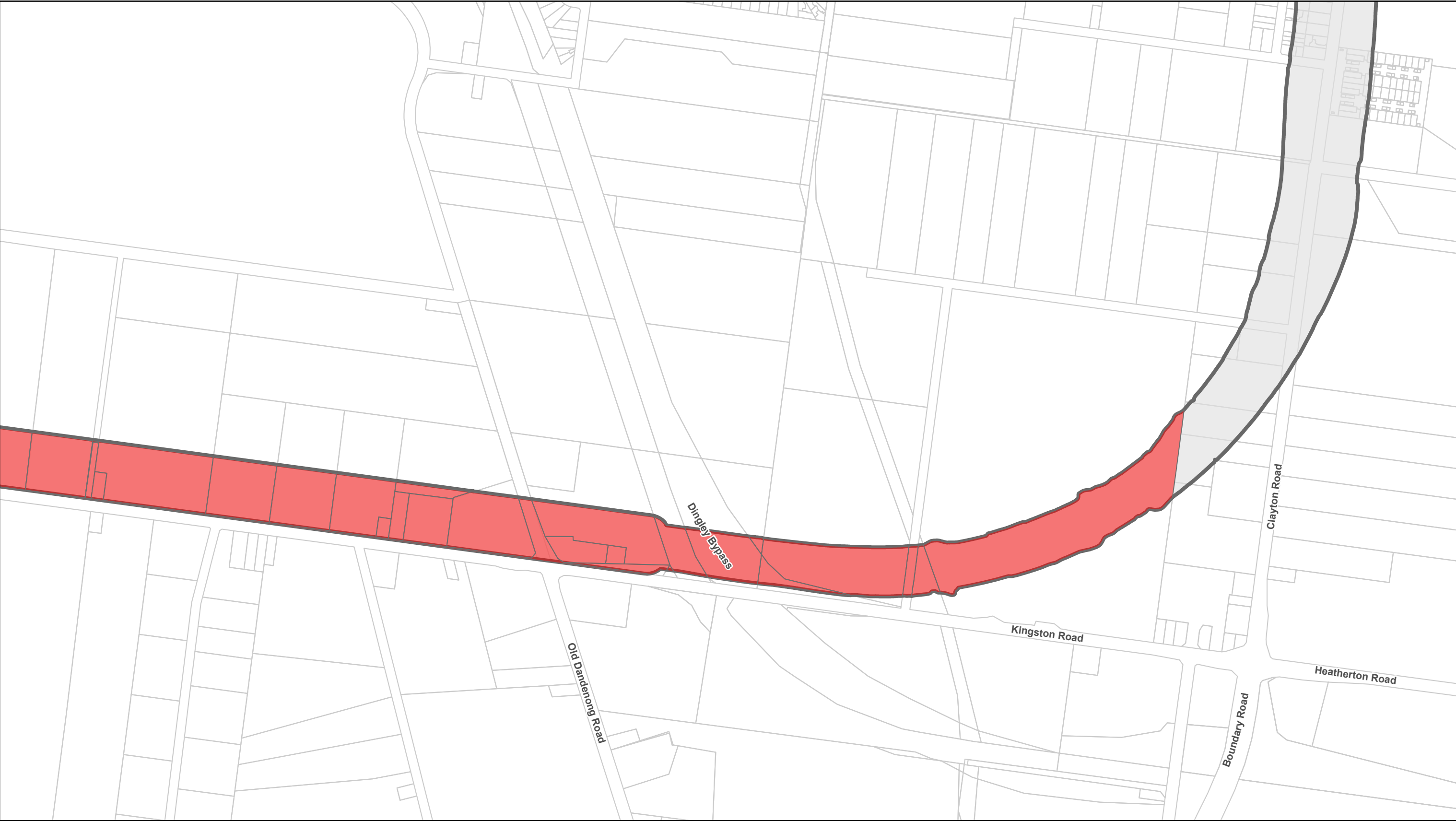


Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 3 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3
0150300 Metres Coordinate System: GDA2020 MGA Zone 55		



Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 4 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3

0180360

Metres

Coordinate System: GDA2020 MGA Zone 55



Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 5 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3

Coordinate System: GDA2020 MGA Zone 55

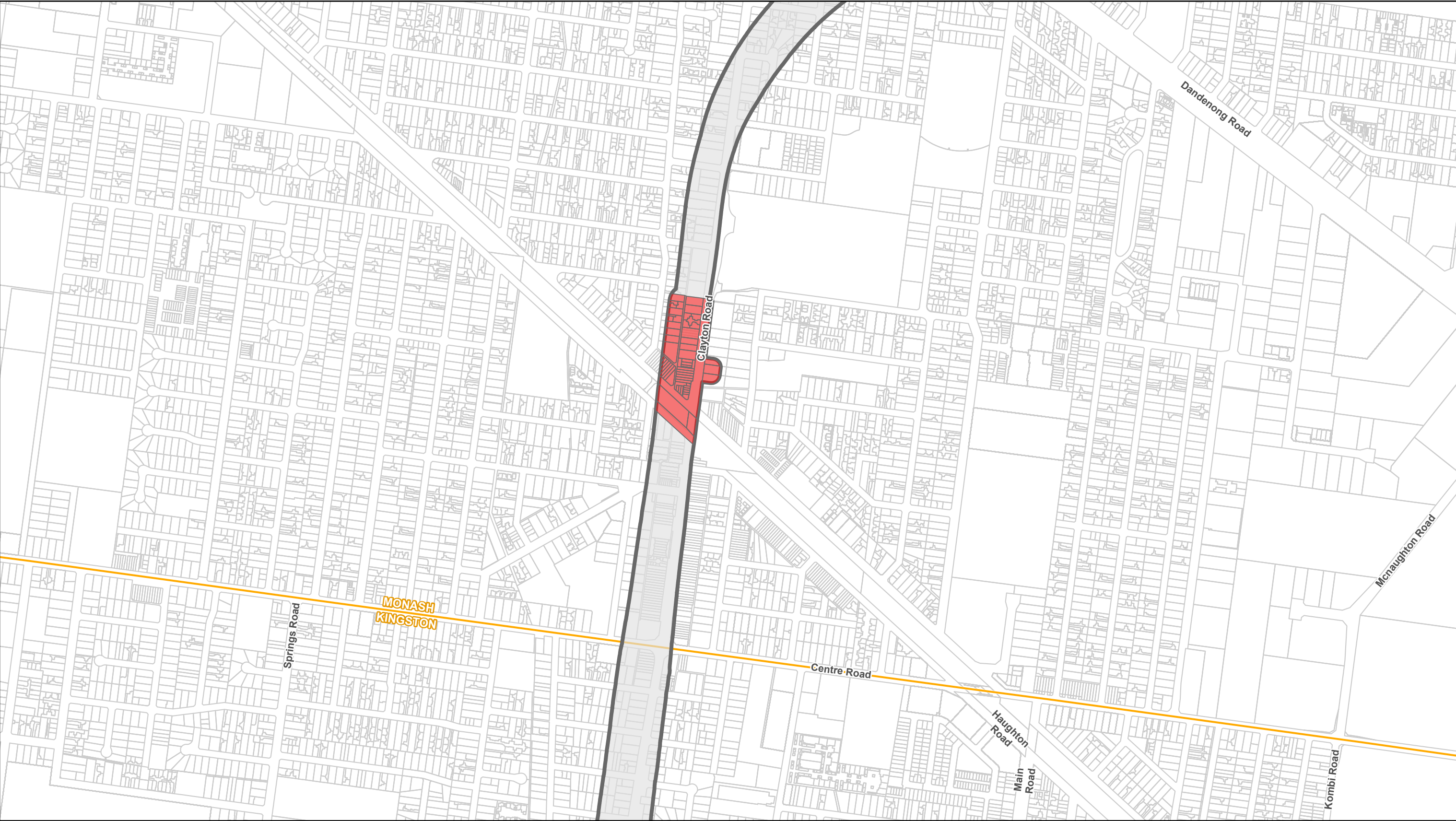


Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 6 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3
0210420 Metres Coordinate System: GDA2020 MGA Zone 55		



Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 7 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3

0250500
Metres

Coordinate System: GDA2020 MGA Zone 55



Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 8 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
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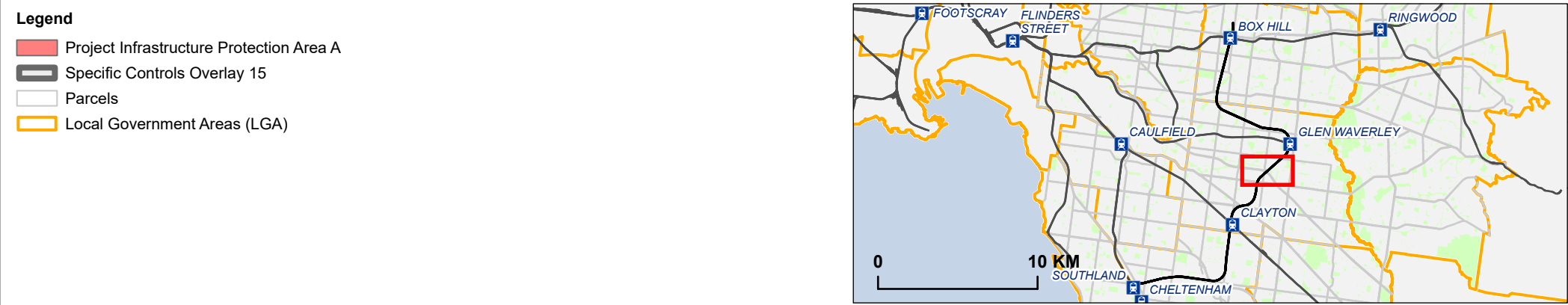
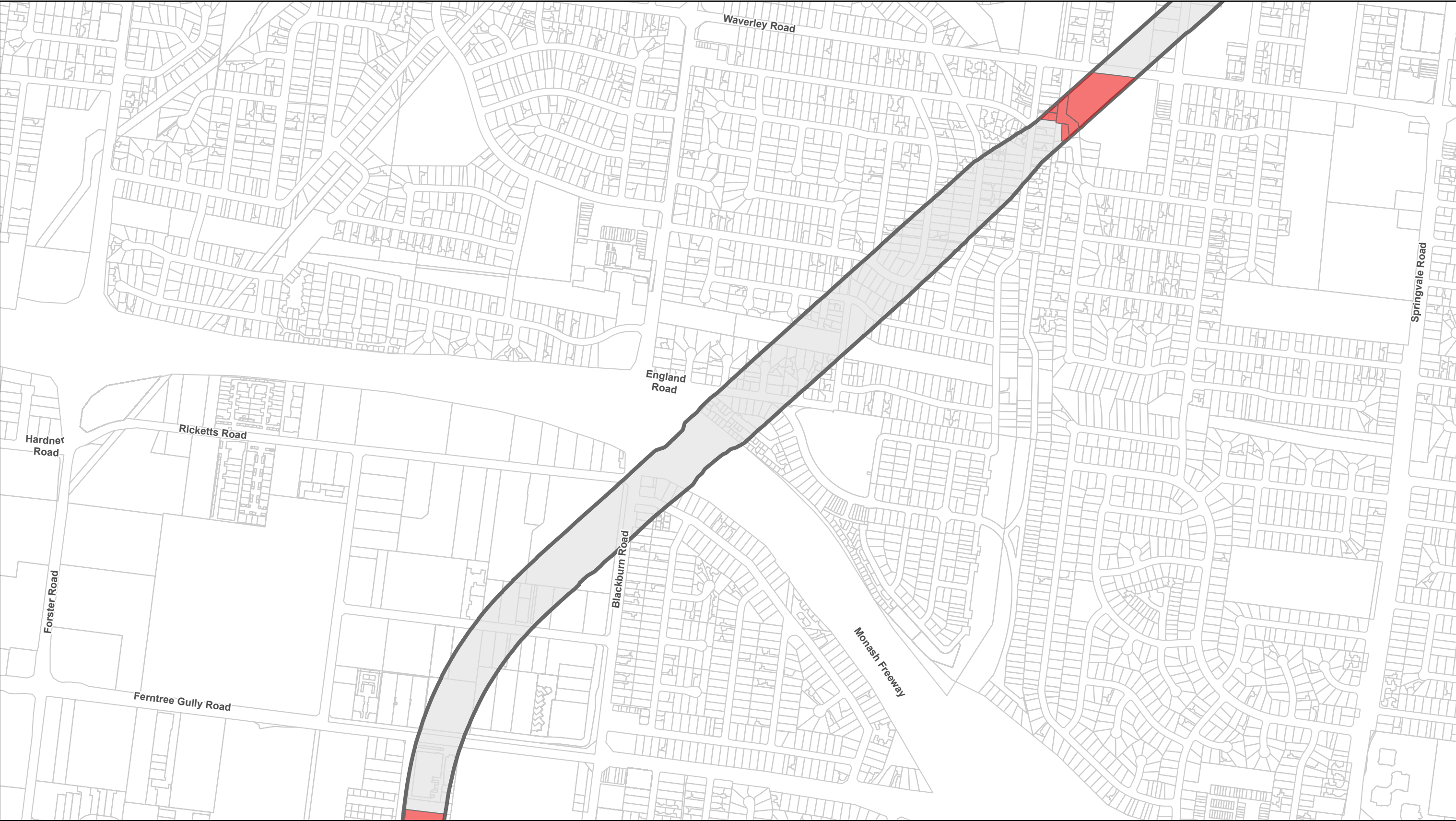


Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 9 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
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0 230 460 Metres Coordinate System: GDA2020 MGA Zone 55		



Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 10 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3

0240480

Metres

Coordinate System: GDA2020 MGA Zone 55

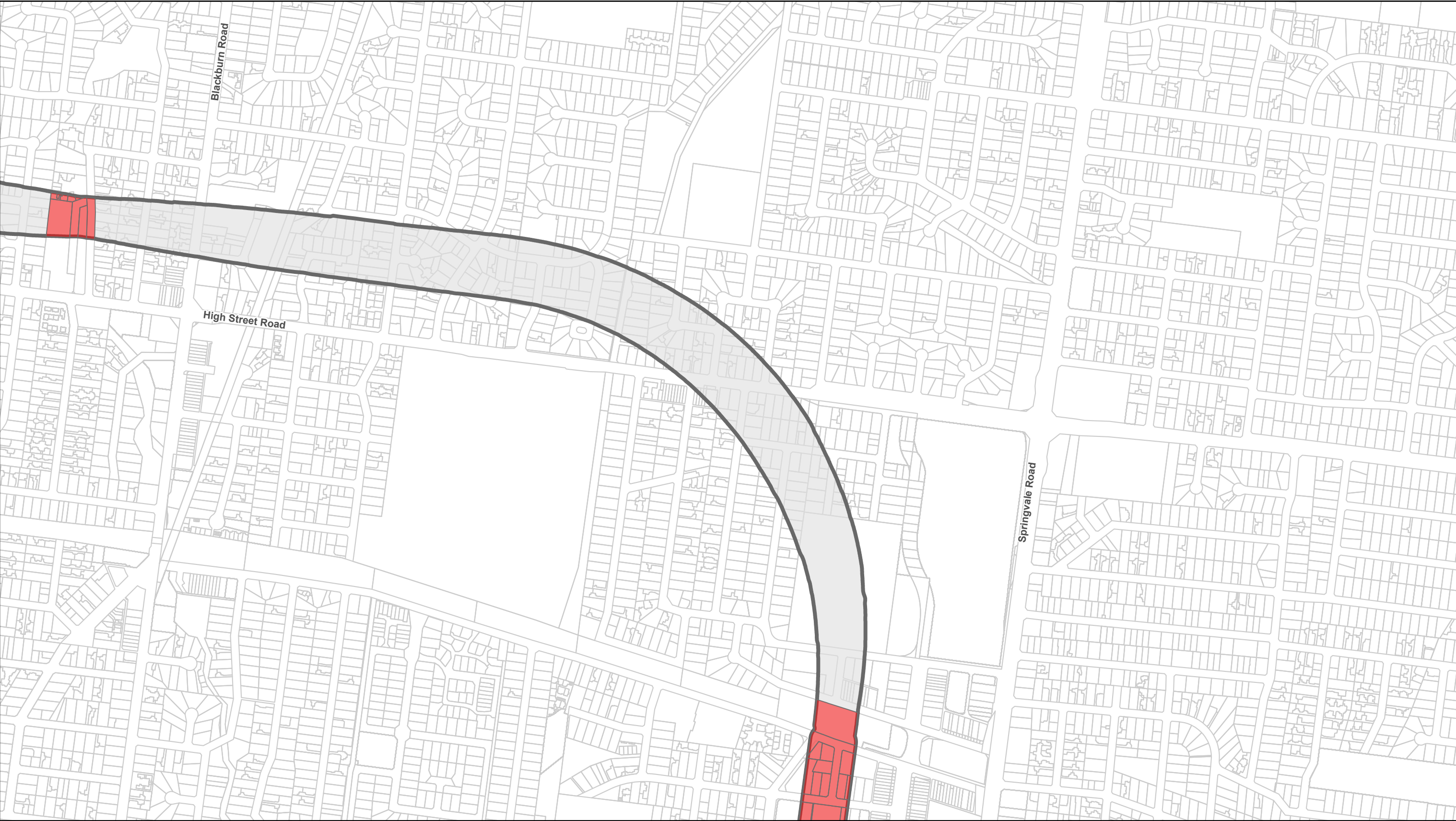


Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 11 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3
0240480 Metres Coordinate System: GDA2020 MGA Zone 55		



Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 12 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3
 0210420 Metres Coordinate System: GDA2020 MGA Zone 55		



Legend

Project Infrastructure Protection Area A

Specific Controls Overlay 15

Parcels

Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 13 of 18

Date:
4/02/2025

SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264

Revision:
A.11

Map Size:
A3

N

0

180

360

Metres

Coordinate System: GDA2020 MGA Zone 55

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SCO14 WPC Amendments - AM



Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 14 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3
0210420 Metres Coordinate System: GDA2020 MGA Zone 55		



Legend

Project Infrastructure Protection Area A

Specific Controls Overlay 15

Parcels

Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 15 of 18

Date: 4/02/2025

SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264

Revision: A.11

Map Size: A3

N

0

210

420

Metres

Coordinate System: GDA2020 MGA Zone 55

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SCO14 WPC Amendments - AM

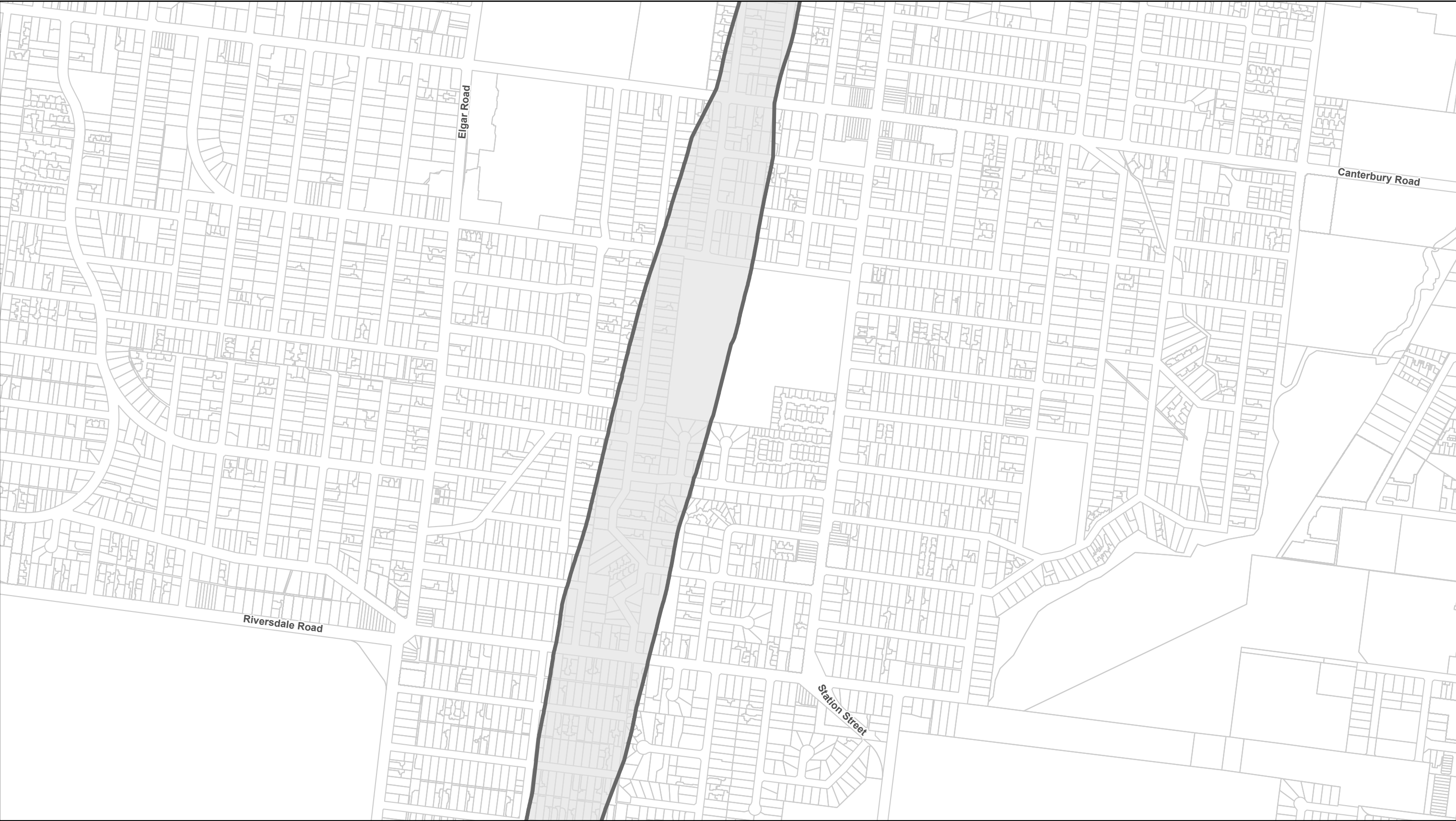


Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 16 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3
0 250 500 Metres Coordinate System: GDA2020 MGA Zone 55		



Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 17 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3

0210420
Metres

Coordinate System: GDA2020 MGA Zone 55



Legend

- Project Infrastructure Protection Area A
- Specific Controls Overlay 15
- Parcels
- Local Government Areas (LGA)

Suburban Rail Loop East - Infrastructure Protection Areas - Appendix 1

Map 18 of 18	SRL-AJM-RAI-PWD-MAP-XLP-NAP-0508264	
Date: 4/02/2025	Revision: A.11	Map Size: A3
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