

SCHEDULE 4 TO CLAUSE 37.10 PRECINCT ZONE

Shown on the planning scheme map as **PRZ4**.

MONASH SUBURBAN RAIL LOOP EAST STRUCTURE PLAN: STATION DEVELOPMENT AREA, MONASH CENTRAL AND SURROUNDS

1.0 Role of the precinct

The Monash Suburban Rail Loop (SRL) East Station Development Area, Monash Central and surrounds (shown on Map 1) will accommodate substantial growth in employment within a new urban structure that facilitates improved access and connectivity around the station environs.

Monash Central (shown as Area 1) is at the core of the Station Development Area, Monash Central and surrounds and will be the centre for innovation-focused employment within the Structure Plan Area, supporting a range of uses at higher densities, including offices, industry, education and research, retail, entertainment, residential and community facilities within an activated public realm. A new centre of activity focused around the SRL Station will bring amenity to the wider employment precinct and a mix of uses to support a thriving day night economy. Area 2 will support complementary knowledge intensive businesses that strengthen the innovation cluster, with some mixed-use development in proximity to the SRL station. Area 3 will be a focus for high amenity employment and jobs growth that assist the transition of the precinct away from low scale industrial activity.

A new hierarchy of connected streets, laneways and cross-block through links will extend across the Station Development area and environs over time, supporting multi-modal access and prioritising active travel.

2.0 Use and development objectives

- To promote the use and development of land consistent with the Use and development framework plan, at a scale and intensity to support substantial commercial and residential growth.
- To recognise the strategic importance of the Station Development Area, Monash Central and surrounds as a place for transformational change and activation.
- To promote growth in knowledge-intensive industries, including specialised research and education uses, professional services and commercial office uses.
- To promote a broad mix of uses in Area 1 including office, retail, hospitality, entertainment, residential, and population-serving uses, to establish a vibrant new urban centre.
- To complement the employment focus of the precinct by promoting housing that supports job growth in Area 1 and Area 2.
- To encourage high amenity employment and jobs growth in Area 3 that facilitates transition to higher scale industrial activity.
- To support significant built form change with high rise development in in Area 1 and Area 2 and mid-rise development in Area 3.
- To increase permeability and connectivity for public transport, pedestrians, cyclists and vehicles with new through-block links that support the creation of a fine-grain street and laneway network that extends Samada Street.
- To promote sustainable development that achieves best practices in sustainable design, contributes positively to sustainable transport patterns and increased green cover and tree canopy coverage to reduce urban heat.

3.0 Use and development framework plan

Map 1 to Schedule 4 to Clause 37.10: Use and development framework plan



Table 1 to Schedule 4 to Clause 37.10: Use and development framework plan

Development	Area 1	Area 2	Area 3
Mandatory Maximum Floor Area Ratio	11:1	7.8:1	4.5:1
Discretionary maximum building heights	84m	69m	41m
Podium setbacks where not specified in Map 1 at 3.0	0m podium setback from any Key Street and area of widened public realm 4.5m for a habitable room window measured from a lot boundary		
Discretionary maximum podium wall height	17m	17m	25m
Upper-level setbacks above podium frontage to the street	3m plus 0.6m per metre of height above 33m except the north side of east-west streets 3m plus 0.8m per metre of height above 23m		6m
Upper-level setbacks above podium (to the side)	10% of the building height	Side setbacks: 10% of the building height	

and rear boundaries)		Rear setback: 6m	
Interface Type 1			6m plus 0.6m per metre of height above 13m
Minimum building separation within a site above the maximum podium levels	20m, or 10% of the combined building height, whichever is greater	15m, or 10% of the combined building height whichever is greater	
Important Key Connection	6m minimum width		

4.0

Master plan requirements

Requirements before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a master plan has been prepared, to the satisfaction of the responsible authority, where the responsible authority is satisfied that the permit:

- is in accordance with any approved Concept plan or, where no Concept plan has been approved, will not prejudice preparation and approval of the Concept plan as provided by this schedule
- will not prejudice the future use and integrated and orderly development of the land as shown in Map 1 to this schedule
- is in accordance with the use and development objectives, and the Use and development framework plan (Map 1) and Table 1 contained in clause 3.0 of this schedule.

Requirements for a master plan

Concept plan

Prior to the preparation and approval of any master plan, a concept plan must be prepared by the Suburban Rail Loop Authority for the whole Master plan area shown in Map 1 to this schedule, to the satisfaction of the responsible authority.

The concept plan must be prepared in accordance with the Use and development framework plan, as shown on Map 1 and may consist of plans or other documents and must show:

- Essential Key Streets (transport and pedestrian) throughout the precinct
- Description and purpose of each Essential Key Street or Important Key Connection including cross-sections
- Identify and describe intersection works needed to accommodate new transport and pedestrian streets and connections.

A concept plan submitted for approval must be accompanied by a summary of the public inspection carried out as required by clause 4.0 and all written comments received and a response to any issues raised.

Prior to the submission of a concept plan to the responsible authority for approval, a concept plan must be:

- Made available for public inspection and comment on a clearly identifiable Project or Council website. The website must set out details about the entity and contact details to which written comments can be directed during that time and specify the time and manner for the making of written comments. The minimum period for public comment must be 14 days
- Notice of the concept plan must be given to the owners and occupiers of the land in Map 1 of this schedule.

Master plan

A master plan must be prepared having regard to the Use and development framework plan and Table 1 contained in clause 3.0 of this schedule, and be in accordance with the approved concept plan. The master plan may be approved and implemented in stages if in the opinion of the responsible authority it has appropriately considered how Essential Key Streets and Important Key Connections are facilitated with adjoining sites. -

A master plan must show or make provision for the following, as appropriate, to the satisfaction of the responsible authority:

Land use

- Employment and employment-generating land uses as the predominant use within the master plan area. Retail and hospitality uses concentrated around the SRL Station, at a scale that activates and services the precinct.
- Residential uses at upper levels, primarily concentrated around the SRL station, which support street-level activity, including activation along Howleys Road and sustain retail and hospitality uses.

Built form

- The proposed use and development of each part of the land, including the siting of existing and new buildings, public open spaces, pedestrian, bicycle and vehicle connections.
- Provision for the development of pedestrian, bicycle and vehicle connections identified in the approved concept plan.
- Urban blocks that support permeability and encourage walking and cycling connectivity.
- Proposed building envelopes, in accordance with the built form provisions of the Table 1 contained in clause 3.0 of this schedule, and which:
 - Do not encroach on or prejudice the delivery of Essential Key Streets and Important Key Connections and open space.
 - Provide appropriate active frontages and interfaces with any Essential Key Streets and Important Key Connections and open space within or adjacent to the master plan area.
 - Establishes a podium-tower form with upper levels setback to promote a human scale and podium wall heights that respond to street widths.
- Contribute to an identifiable urban centre, where the spatial definition of Essential Key Streets reinforces prominent street corners and activates site edges.
- Prioritise and support safe and functional pedestrian and cycling connections to key destinations including the SRL station and the open space at Howleys Road.
- Building envelopes including the height, siting, setbacks and street-wall heights of existing and proposed buildings, generally in accordance with the Use and development framework plan (Map 1).
- Regard is given to whether the development exceeds the Floor Area Ratio specified at clause 5.0.
- Demonstrate that the siting and height of buildings can meet the overshadowing outcome and standard specified at clause 8.0 of this schedule.
- Consideration of the fair and equitable development of land within the master plan area.
- Provision for active frontages to existing streets and at the interface with Essential Key Streets, Key Connections and areas of widened public realm.

Transport and access

- Identify the location of Essential Key Streets and any intersection works needed to accommodate the new road connections that responds to anticipated traffic generation and the location of Important Key Connections.
- Provision for the development of an Essential Key Street 'East-West Street' connecting Ferntree Place to Blackburn Road, generally in alignment with Samada Street.
- Provision for the development of a new north-south street connecting Ferntree Gully Road to the new east-west street, generally in alignment with Gilby Road.
- Provision for the development of an Essential Key Street 'North-South Street' connecting the 'East-West Street', Normanby Road and the public realm adjacent to the SRL station.
- Provision for the development of an Essential Key Street 'Linear Open Space Street' extending north-south towards Ferntree Gully Road, connecting Normanby Road to the 'East-West Street' and providing access to the linear open space.
- Provision for the development of an Essential Key Street connecting Howleys Road east-west towards Blackburn Road in alignment with Finch Street.
- Street layouts having regard to adjacent future development and the function of the road network.
- Provision for any necessary road widenings to existing roads including, but not limited to, Normanby Road, Howleys Road and Ferntree Place.

Landscape

- Identify any public realm improvement works to support the provision of new connections and open space generally in accordance with clause 3.0 of this schedule, soft and hard landscaping, infrastructure and any other improvements to reinforce the function and urban and civic character of the Station Development Area.

Staging and sequencing

- A Staging Plan showing the likely sequence and indicative timing of development which includes a description of the key components to be delivered in each stage.

5.0 Public benefit uplift framework

A permit must not be granted or amended to construct a building or construct or carry out works with a floor area ratio that exceeds the mandatory maximum identified Use and development framework plan at clause 3.0 unless a public benefit is provided, as set out and calculated in accordance with the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework*, as amended from time to time.

For the purposes of this schedule the floor area ratio is the gross floor area above ground of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the area of the site. Voids associated with lifts, car stackers and similar services elements should be considered as multiple floors of the same height as adjacent floors or 3 metres if there is no adjacent floor.

6.0 Use of land

The requirements in the table of uses of the following zones in the planning scheme apply to the use of land, by reference to the Use and development framework plan (Map 1) of this schedule.

Table of applied zones

Land	Applied zone provisions
Land shown in Area 1 of the Use and development framework plan (Map 1)	Applied zone provisions Clause 34.01 – Commercial 1 Zone
Land shown in Area 2 of the Use and development framework plan (Map 1)	Applied zone provisions Clause 34.03 – Commercial 3 Zone

The requirements in the table of applied zones are varied by the table of variations to applied zones.

Table of variations to applied zones

Use	Applied zone	Variation to the applied zone
Accommodation (other than Corrective institution, Rooming house and Small second dwelling)	Land shown in Area 1 of the Use and development framework plan (Map 1) Clause 34.01 – Commercial 1 Zone	Section 2 – permit required
Shop (other than Adult sex product shop)	Land shown in Area 1 of the Use and development framework plan (Map 1) Clause 34.01 – Commercial 1 Zone	Section 1 – no permit required. The leasable floor area must not exceed 500sqm.
Dwelling	Land shown in Area 2 of the Use and development framework plan (Map 1) Clause 34.03 – Commercial 3 Zone	The combined gross floor area of all dwellings and residential buildings as a percentage of the combined gross floor area of all buildings on the lot must not exceed a gross floor area of 50%.
Residential building	Land shown in Area 2 of the Use and development framework plan (Map 1) Clause 34.03 – Commercial 3 Zone	The combined gross floor area of all dwellings and residential buildings as a percentage of the combined gross floor area of all buildings on the lot must not exceed a gross floor area of 50%.

The requirements in the table of uses apply to the use of land in Area 3 of the Use and development framework plan (Map 1).

Table of uses**Section 1 - Permit not required**

Use	Condition
Art and craft centre Art gallery	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Tertiary education centre	
Exhibition Centre	
Food and drink premises	The leasable floor area must not exceed 150 square metres.
Function Centre	
Industry (other than Materials recycling, Service Industry and Transfer station)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in an applied residential zone or applied, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10. <p>Must not:</p> <ul style="list-style-type: none"> ▪ Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012. ▪ Require a notification under the Occupational Health and Safety Regulations 2017. ▪ Require a licence under the Dangerous Goods (Explosives) Regulations 2011. ▪ Require a licence under the Dangerous Goods (HCDG) Regulations 2016.
Informal outdoor recreation Mail centre Museum Office Postal agency Railway	
Research and development centre	
Research centre	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Retail premises (other than food and drink premises and motor vehicle, boat and caravan sales)	
Transfer station (other than Automated collection point)	The land must be at least 30 metres from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Warehouse (other than Mail centre and Shipping container storage)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10.
Residential hotel	
Data centre	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Accommodation (other than Caretaker's house and Residential hotel)
Motor vehicle, boat or caravan sales
Intensive animal husbandry
Major sports and recreation facility
Motor racing track

Use of land requirements

None specified.

7.0 Subdivision

Permit requirements

A permit is required to subdivide land.

Subdivision requirements

None specified.

8.0 Buildings and works

Permit requirements

A permit is required to construct a building or construct or carry out works. Any application which should be generally in accordance with the Master Plan requirements as specified at clause 4.0 of this schedule.

No permit is required to construct a building or construct or carry out works for the following:

- External works to provide access for persons with disabilities that comply with all legislative requirements.

Buildings and works requirements

None specified.

Buildings and works requirements that do not apply

None specified.

Outcomes and standards

Wind effects on the public realm

Outcome

Development that minimises wind impacts to create and maintain a safe and pleasant environment in the public realm for pedestrians to walk, sit or stand.

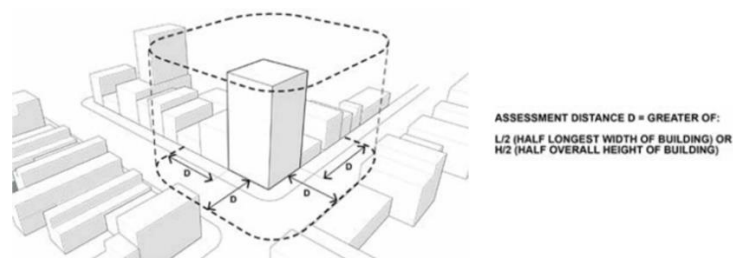
Standard

Within the assessment distance shown in Figure 1, development of 20 metres or greater, excluding a basement:

- must not cause new or exacerbate existing unsafe wind conditions specified in Table 2 in public land, publicly accessible areas on private land, private open space and communal open space; and
- should achieve comfortable wind conditions specified in Table 2 in public land and publicly accessible areas on private land

Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.

Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the preferred future development of the area.

Figure 1: Assessment distance for wind effects**Table 2:** Wind conditions

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none"> 3 metres per second for sitting areas, 4 metres per second for standing areas, 5 metres per second for walking areas.

Key connections

Outcome

Connections that are:

- Safe and attractive.
- Accessible by people of all abilities.
- Easily identified and legible.
- Designed to enable extended stays within a space such as sitting and eating.

Standard

Connections should be:

- Direct, attractive, well-lit and provide a line of sight from one end to the other.
- Safe and free of entrapment spaces and areas with limited passive surveillance.
- Publicly accessible at ground level and appropriately secured by an appropriate mechanism where relevant.
- Overlooked by windows, balconies or both on both sides, including at ground floor level.
- Designed to consider the function and design of the full length and width of the connection, including the functional layout, levels and landscaping where it spans multiple lots

Car parking design

Outcome

Car parking that uses land efficiently, may be adapted for alternative uses in the future and minimises the adverse impact of car parking on the public realm, pedestrian and movement networks.

Standard

The width of accessways should not exceed 33 per cent of the street frontage.

No more than one vehicle crossover should be provided for a site.

Gates or doors to car parks should be fitted close to the building alignment to avoid the creation of unsafe entrapment space and designed as integrated elements of the building facade.

Avoid car parking entries on sites where they impact on the activation and safety of the public realm.

Car parks should be designed to enable future adaptation without the need for demolition or significant rebuilding. This may include minimising load bearing walls and ramped areas.

Car parking above ground level should:

- Be sleeved with active frontages to streets and open spaces.
- Have a floor-to-floor height of 4 metres for the ground floor, and at least 3.5 metres for other floors.

Building services

Outcome

Building services that are integrated in the building design and maximise the quality and activation of the public realm without dominating the pedestrian experience.

Standard

The location and width of loading bays should minimise the impacts on the pedestrian network.

Ground floor building services, including waste, loading and parking access should be minimised and located away from streets and public spaces, or within basements or upper levels.

Waste and loading access should not be located along active frontages identified in Clause 3.0 of this Schedule or in any approved master plan.

Spaces for waste or loading should not adversely impact safety and continuity of the public realm.

Access doors to any waste, parking or loading area should be designed as an integrated element of the building and positioned no more than 500 millimetres from the street edge.

Service cabinets should use high-quality materials, should not visually dominate street frontages, and be located internally with loading, waste or parking areas where possible.

Rooftop plant, services and antennae should be integrated into the overall building form.

Exterior design

Outcome

Exterior design that:

- Is visually interesting when viewed up close and from a distance.
- Incorporates sufficient design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience.
- Delivers high-quality design on all visible sides of a building and on rooftops visible from the public realm.
- Provides visual connection between the public realm and interior spaces at the ground level interface.
- Provides adequate clearance heights that do not obstruct the service functions of a street or laneway.

Standard

Facades should:

- Provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements.
- Avoid finishes with a perpendicular reflectivity of more than 15 per cent, measured at 90 degrees to the facade surface.

Blank walls that are visible from the public realm should be articulated by textured materials, patterning or artwork.

Facade projections and balconies should:

- Be at least 5 metres above any public space measured from ground level.
- Allow for growth of existing and planned street trees in upper-level projections and canopies.
- Limit upper-level projections such as adjustable screens or windows, cornices or other architectural features into streets or laneways to up to 300 millimetres.
- Not include enclosed balconies or habitable floor space projecting over the public realm.

Materials should be:

- Natural, tactile and visually interesting at the lower levels near the public interface to reinforce a human scale.
- Durable, robust and low maintenance in the higher parts of a building.

9.0**Application requirements****Master plans**

The following requirements apply to an application for a master plan under clause 37.10 in addition to those specified in clause 37.10-3 and elsewhere in the scheme which must be show or include the following information, as appropriate, to the satisfaction of the responsible authority.

Urban Context and Design Response Report

An Urban Context and Design Response Report which must show or make provision for:

- An explanation of the key planning, design and contextual considerations and influence on the proposed buildings and works.
- A description of the urban context of the area in which the proposed buildings and works are to be located including key characteristics of the land.
- The location of new retail and commercial floorspace, opportunities for high built form scale residential development, existing and new building locations, vehicle, bicycle and pedestrian accessways and public open spaces.
- Building envelopes including the height, siting, setbacks and street-wall heights of existing and proposed buildings, generally in accordance with the Use and development framework Plan at Map 1 to this schedule.
- Regard is given to whether the development exceeds the Floor Area Ratio specified at clause 5.0.
- A wind impact assessment report to consider the proposed massing and forms and the effect in publicly accessible areas having regard to the principal role of each portion of the publicly accessible areas for siting, standing or walking purposes.
- Demonstration of activated frontages to existing streets and at the interface with Essential Key Streets, Key Connections and widened public realm.
- Any matters arising from the technical assessments required under this schedule and the approved concept plan.

Land use report

An application for a master plan must be accompanied by a report detailing how the proposed land uses respond to the role and objectives of the precinct, along with any other relevant clause in this schedule, to the satisfaction of the responsible authority.

Integrated Transport and Access Report

An Integrated Transport and Access Plan prepared in consultation with the Department of Transport and Planning, Suburban Rail Loop Authority and Monash City Council, which includes:

- Site access locations and movement networks within the site for vehicles, bicycles and pedestrians.
- A public transport access plan showing existing and proposed active transport linkages that connect the site to the major public transport network within its immediate context.
- The likely traffic generation of the proposed uses and development including results from traffic modelling showing the likely traffic impacts on surrounding sites, the broader road network and public transport services.
- Demonstration of convenient and safe access to and from Blackburn Road to the satisfaction of the Head, Transport for Victoria.
- Demonstration of how each part of the land to which the master plan applies, has considered and contributes to a new road network and an internal street network facilitating the movement of pedestrians, bicycles and vehicles in accordance with the concept plan approved under this schedule.
- Distance and path of travel provided to the SRL station from land within the Structure Plan Area for all transport modes.
- A public transport access plan showing existing and proposed active transport linkages that connect the site to the major public transport network within its immediate context.
- Consideration as to whether vehicles can appropriately access sites for loading and service access.

Public Realm Plan

Preparation of a Public Realm Plan which identifies:

- Public realm improvement works including any new open space, tree planting, soft and hard landscaping, public furniture and infrastructure, and other improvements to reinforce the function and urban and civic character of the Station Development Area.
- Principles for how future development will contribute to improving the public realm and promote inviting pedestrian public spaces.
- Proposed landscaping associated with the buildings including communal terraces, and podium and rooftop spaces (as relevant).
- Urban biodiversity, canopy trees and greening enhancements through the site.
- Integration of Water Sensitive Urban Design techniques to enhance sustainable water outcomes and optimises water collection, storage, treatment and reuse.

Permit applications

The following application requirements apply to an application for a permit under Clause 37.10, in addition to those specified in Clause 37.10-9 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

Use of land

- A report detailing how the proposed land uses respond to the role and objectives of the precinct, along with any other relevant clause in this schedule
- A written description of the likely impacts of existing nearby Industry, Trade supplies, Warehouse or other land uses that can impact amenity, including noise levels, rubbish removal and storage, the hours of delivery and dispatch of goods and materials, hours of operation and light spill.

Subdivision

- A plan or written response demonstrating how the subdivision makes provision for the alignment, width and typology of Essential Key Streets and Important Key Connections, identified in clause 3.0 of this Schedule or any approved Concept Plan.
- A plan or written response demonstrating how the subdivision makes provision for the location, dimensions and typology of any new open spaces.
- Information that demonstrates how the subdivision will allow for the transition of car parking spaces to alternative uses over time.

Buildings and works

Urban Context Report

A written and illustrated Urban Context Report which must:

- Explain the key planning, design and contextual considerations and influence on the proposed buildings and works.
- Describe how the application is generally in accordance with the Master plan, if one applies.
- Describe the urban context of the area in which the proposed buildings and works are to be located.
- Provide streetscape elevations showing the development in the context of adjacent buildings.
- Explain how the proposed buildings and works relate to and respond to their urban context including:
 - Architectural elements and materials in the surrounding streetscape including any heritage elements.
 - The relationship between the proposal and adjacent buildings (including likely adjacent development envelopes) and open space.
 - Identify the key opportunities and constraints supporting the design response, including opportunities for new pedestrian connections.
- Illustrate the following:
 - Concept plans, elevations and section drawings (minimum 1:50) describing the design of the lower levels of the building including entries, shop front design, service doors or cabinets, weather protection canopies and integrated signage elements.
 - A concept landscape plan for any publicly or communally accessible areas, including podium or rooftop spaces detailing proposed hard and soft landscape elements, plant schedule, plant container details and maintenance and irrigation systems.
 - Where car parking is proposed above ground level, demonstration of appropriate sleeving car parking from view from the public realm.
 - Photomontage studies of the proposal within its streetscape context from pedestrian eye level within the street (including surrounding relevant proposals and approvals).

- Shadow diagrams showing hourly diagrams between the control period specified at Clause 8.0 of this schedule.

Design Excellence

An application for a permit must be accompanied by a report that demonstrates how the proposal achieves high-quality urban design. The report must:

- Responds to any master plan approved under this schedule.
- Addresses any design requirements and standards applying to buildings and works under this schedule, including whether an outcome is achieved if a requirement or standard is not met.
- Explain how the application provides high-quality architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability and public contribution to buildings and urban spaces.
- Explain how the application responds to the requirements of this schedule.
- Describe how the development addresses and provides high-quality public realm outcomes, particularly around the station, and appropriately ameliorates shadow and wind effects.
- Where an application seeks to depart from the preferred built form outcomes specified in this schedule, it must explain how the outcomes are achieved, and the alternative response demonstrates appropriate built form outcomes having regard to the decision guidelines of this schedule.

Any application which departs from the preferred setback, street wall height or building height by more than 20 per cent may be subject to an independent design review where required by the responsible authority.

Public benefit uplift framework

An application to construct a building or construct or carry out works to which Clause 5.0, Public benefit uplift framework, applies must:

- Be accompanied by an assessment and report of the proposed floor area ratio from an independent quantity surveyor.
- Specify what public benefit(s) are to be provided in accordance with *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework*.
- Provide an independent valuation report to determine the value of the land to be used in the calculation of the public benefit in accordance with *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework*.
- Provide an independent valuation assessment of the value rates adopted for the provided form of public benefit(s).

Traffic Management Plan

An application to construct a building or carry out works must be accompanied by a Traffic Management Plan that identifies any works necessary to mitigate potential impacts on the road network caused by traffic generated by the proposed development, including the implementation and indicative timing of such works.

Acoustic Report

An application to construct a building or construct or carry out works associated with the use of land for Accommodation, Education centre (other than Tertiary institution) or Hospital, within 300 metres from land within Area 3 of the Use and development framework plan must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
 - 35 dB LAeq,8h when measured within a sleeping area between 10 pm and 6 am.
 - 40 dB LAeq,16h when measured within a living area between 6 am and 10 pm.

- For areas other than sleeping areas, the median value in the range of AS/NZS 2107:2016 (Acoustics - Recommended design sound levels and reverberation times for building interiors).
- Includes specifications for noise attenuation measures required to meet the applicable noise level objectives.
- Includes measures, where relevant, to address:
 - Potential noise character (tonality, impulsiveness or intermittency).
 - Noise with high energy in the low frequency range.
 - Transient or variable noise (such as helicopter by-passes).

Amenity Impact Plan

An application to construct a building associated with Accommodation, Education centre (other than a Tertiary institution) or Hospital on a site within 250m (as measured to property boundary) of the Monash Recycling and Waste Centre at 380 Ferntree Gully Road, Notting Hill and Monash SES Unit at 390 Ferntree Gully Road, Notting Hill, must be accompanied by an Amenity Impact Plan that includes the following:

- An assessment of potential dust amenity impacts from the Monash City Council Recycling and Waste Centre at 380 Ferntree Gully Road, Notting Hill (Potential Dust source), prepared by a suitably qualified professional on the proposed use of the building and its occupants and users. The assessment should provide recommendations on suitable design responses to ensure the use within the proposed building will experience an appropriate level of amenity and consider:
 - The sensitivity of the use proposed.
 - The local meteorological conditions.
 - The structure or built form.
 - The views of the Environment Protection Authority.

Green Travel Plan

An application for a permit for a development involving one or more of the following:

- 10 or more dwellings;
- Greater than 1000 square metres of gross floor area for retail premises, office or leisure and recreation land use;
- Greater than 5000 square metres of gross floor area for industry land use; and
- Education centre land use;

must be accompanied by a Green Travel Plan. The plan must include a variety of transport demand management measures that reduces dependency on private vehicle trips.

Sustainable Management Plan

An application for a permit for a development comprising of 10 or more dwellings, or a building with more than 2500 square metres gross floor area, must be accompanied by a Sustainable Management Plan. A Sustainable Management Plan must address the following requirements:

- At least 75 per cent of the site area, excluding any part of the site that incorporates a solar energy system, or equivalent vertical area, should incorporate:
 - Unshaded hardstand surfaces with a solar reflectance index of greater than 34.
 - Roofing material with a solar reflectance index of greater than 64.
 - Green cover that may include canopy trees, vegetation, landscaped podiums, balconies, green roofs, walls or facades.
 - Native and drought resilient plant species
- A building with less than 5000 square metres gross floor area must demonstrate a Built Environment Sustainability Scorecard (BESS) with an 'Excellence' rating. 'Excellence' is defined within BESS as an overall score of 70 per cent or higher, including a 20 per cent higher score in the 'Energy' category.

- A building with 5000 square metres or more of gross floor area must demonstrate the proposal has been designed to achieve certification to a minimum 5 Star Green Star Buildings rating with the Green Building Council of Australia (or equivalent third party accredited as built sustainability rating scheme).

Urban Greening Plan

An application to construct a new building must be accompanied by an Urban Greening Plan that is consistent with an approved Public Realm Plan required under clause 9.0 of this schedule and addresses:

- Any proposed green cover across the site area (or equivalent vertical area), which may comprise canopy trees, green roofs, landscaped podiums, green walls, etc.
- Strategies to retain and enhance existing site vegetation where possible.
- The use of a locally common and climate adaptive landscape palette and vegetation selection.
- A maintenance plan for the proposed green cover.

Waste Management Plan

An application for a new a permit for a development of a building with more than 5000 square metres gross floor area, must be accompanied by a Waste Management Plan. A Waste Management Plan must demonstrate how the development can:

- Plan for managing future waste streams and separation.
- Achieves 90 per cent diversion of construction and demolition waste from landfill during development.
- Achieves 80 per cent diversion of waste from landfill during the operation of the development.

Wind Impact Report

A development must be accompanied by a report prepared by a suitable qualified person to consider wind impacts and in the form of assessment as follows:

- A wind impact assessment report for a development of five or more storeys, excluding a basement; or
- A wind tunnel modelling study report for a development which meets one of the following:
 - The building height is equal to or greater than 60 metres.
 - The building height is greater than 40 metres and is exposed to an area open from the north, west or south (open areas typically include major arterial roads, highways, parks, large water bodies or parcels of open land larger than 40 metres by 40 metres).
 - The building height is greater than 40 metres in height and there is more than one building on the site.

The respective wind impact assessment report or wind tunnel modelling study must:

- Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all façades, or half the total height of the building, whichever is greater.
- At a minimum, model the wind effects of the proposed development and its surrounding buildings (existing and proposed) using wind tunnel testing.
- Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
- Not rely on street trees or any other element such as screens, within public areas for wind mitigation.

3D digital model of buildings and works

An application to construct a building greater than 11 metres in height must be accompanied by a 3D digital model of the proposed buildings and works in a format to the satisfaction of the responsible authority. The model may be used for assessing overshadowing and visual impacts caused by the proposal and for general archive, research and public information purposes.

10.0 Notice and review

An application under any provision of this planning scheme 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.

11.0 Decision guidelines

Master plan approval

The following decision guidelines apply to the approval of a master plan under clause 37.10, which must be considered, as appropriate, by the responsible authority:

- Whether the master plan makes provision for the development of any Key Street for transport and pedestrians, Key Connections and any open space in accordance with the approved concept plan and achieves the land use and built form objectives and any other relevant requirements, in this Schedule.
- Whether the building height will result in unreasonable shadow impacts to the nominated public open space.
- Whether the Master plan will deliver an appropriate level of intensity and scale of development that reflects the significance of the Station Development Area, Monash Central and surrounds.
- Where the maximum Floor Area Ratios are exceeded that a community benefit in accordance with clause 5.0 is provided.
- Whether the extent to which the building envelope considers sunlight to adjacent public realm between 11am and 2pm on 22 September

Permit applications

The following decision guidelines apply to an application for a permit under clause 37.10 in addition to those specified in clause 37.10-11 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- Whether the proposed use and development does not prejudice the future use and development of the land in an integrated manner consistent with clause 3.0 and the Use and development framework plan (Map 1) or any approved master plan.

Uplift and public benefits framework

- The acceptability of the public benefit(s) calculated and specified in accordance with the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework*.
- Where the development exceeds the mandatory Floor Area Ratio, whether the built form outcomes as defined in this schedule have been met.

Use of land

- The effect of traffic to be generated on roads.
- For accommodation uses, whether the proposal supports the employment focus for Areas 1 and Area 2 as sought by the role, use and development objectives and clause 3.0 of this schedule and any approved master plan.
- Whether the proposed development contributes to a building typology that can facilitate different uses, including non-residential uses.

Subdivision

- Whether the proposed subdivision enables the delivery of any Key Street for transport and pedestrians, Key Connections and open space shown on an approved Concept Plan prepared by the Suburban Rail Loop Authority, and any approved master plan if it applies to the land.
- Whether any proposed staging of subdivision allows for the timely delivery of links and development.
- Whether the subdivision can facilitate the future adaptation or repurposing of proposed car parking areas.

Buildings and Works

- The extent to which the development accommodates housing and employment opportunities at the scale and intensity that is consistent with the role, objectives and any other relevant requirements of this schedule and approved master plan.
- The extent to which the proposed building heights contribute to a varied and architecturally interesting skyline.
- Demonstration of design excellence through high-quality architecture, landscape architecture and urban design for the site as supported, where required, by an independent design review that endorses the proposed outcomes for the site.
- Whether the proposed street and podium wall heights and upper-level setbacks are sufficient to distinguish upper levels from lower levels and provide a human scale response to the public realm.
- The relationship between the proposed building setbacks and anticipated building setbacks within a site or adjacent properties to provide equitable access to privacy, daylight and outlook having regard to the proposed internal uses and the height of existing or proposed adjoining built form.
- The extent of building articulation, visual interest and variety of materials for a building.
- Whether the development supports an increase in mode share for public transport, walking and cycling and seeks to reduce reliance on vehicles as a means of transport.
- Whether the proposed development implements or provides opportunity for safe pedestrian and cycling permeability.
- The extent to which development considers sunlight to adjacent public realm between 11am and 2pm on 22 September

Bicycle parking

- The design, location, accessibility and security (including suitable lighting and locking devices) of bicycle facilities.

Sustainability

- The proposed sustainability rating of the building.
- Whether sustainable water, waste and energy management is proposed.
- The extent to which the proposed landscape and design response contributes to a greener environment and reduces urban heat.

12.0 Mandatory permit conditions

A permit granted for the construction of a building or to construct or carry out works must include the following conditions:

Green Star Rating

A permit granted to construct a new buildings or additions that contain 5000 square metres or more gross floor area must include the following conditions:

- Prior to the commencement of buildings and works, evidence must be submitted to the satisfaction of the responsible authority, that demonstrates the project has been registered to seek a minimum 5 Star Green Star Buildings rating with the Green Building Council of Australia (or equivalent third party accredited as built sustainability rating scheme).
- Within 12 months of occupation of the building, certification must be submitted to the satisfaction of the responsible authority, that demonstrates that the building has achieved a minimum 5 Star Green Star Buildings rating (or equivalent third party accredited as built sustainability rating scheme).

Alternative water supply

A permit granted to construct a new building must include the following conditions, unless otherwise agreed by the relevant water authority:

- A non-potable reticulated dual pipe to be installed to the satisfaction of the relevant authority to supply non-potable outlets within the development for any end use specified by the relevant authority unless otherwise determined in writing by the relevant water authority; and
- An agreed connection point to be provided for the non-potable reticulated dual pipe, designed and constructed to the satisfaction of the relevant authority, to ensure readiness to connect to a future non-potable water supply unless otherwise determined in writing by the relevant water authority.

13.0 Signs

None specified.

14.0 Required bicycle facilities

The following bicycle space requirements apply for the purposes of clause 52.34-5 of this planning scheme.

A bicycle space for an employee or resident must be provided either in a bicycle locker or at a bicycle rail in a lockable compound. At least 50 per cent of resident bicycle spaces are to be floor mounted.

Table 3 – Bicycle spaces

Use	Employee / resident	Visitor / shopper / student
Dwelling	1 bicycle space to each one and two bedroom dwelling. 2 bicycle spaces to each three or more bedroom dwelling.	0.25 visitor bicycle space per dwelling.
Office (excluding Medical centre)	1 employee bicycle space to each 200sqm of net floor area.	1 bicycle visitor space to each 500sqm of net floor area.
Retail Premises (excluding Shop)	1 employee bicycle space to each 300sqm of leasable floor area.	0.6 secure visitor bicycle space to each 100sq m of leasable floor area if the leasable floor area exceeds 500sqm.

Education centre uses (excluding Child care centre and Tertiary institution)	1 secure bicycle space to each 10 employees.	3 bicycle spaces to each 10 pupils, for primary school pupils this applies over year 4.
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15.0 Transitional provisions

None specified.