



**SUBURBAN
RAIL LOOP**

Guide for planning permit applications under SCO15

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**SUBURBAN
RAIL LOOP
AUTHORITY**



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Guide for planning permit applications under Specific Control Overlay 15 (SCO15)

How to use this guideline

This Guideline has been developed to assist applicants and their technical advisors in preparing planning applications for development located within Specific Control Overlay 15 (SCO15). The Guideline should be read in conjunction with the Suburban Rail Loop East *Infrastructure Protection Incorporated Document August 2022* (incorporated document) in the Bayside, Kingston, Monash and Whitehorse Planning Schemes as well as relevant information on the Suburban Rail Loop Authority (SRLA) website. This Guideline may be updated, and the information may change.

This Guideline should not be relied upon as standalone guidance – it is strongly recommended to contact SRLA at **infrastructure.protection@srla.vic.gov.au** prior to submitting planning applications to discuss the specific issues raised by your proposal or seek a pre-application meeting.

A checklist is provided at the end of this document to assist applicants to understand where a planning permit under the SCO15 is required and next steps.

What is SCO15 and why is it required?

SCO15 is a planning control that protects the underground SRL East infrastructure from development that could cause damage if not designed appropriately. Using overlays as planning controls to facilitate the delivery and protection of large public infrastructure projects is common in Victoria.

SCO15 and the related incorporated document planning.vic.gov.au/_data/assets/pdf_file/0018/600183/GC197-Suburban-Rail-Loop-East-Infrastructure-Protection-Incorporated-Documents-August-2022.pdf has been applied to relevant land within the municipalities of Bayside, Kingston, Monash and Whitehorse, to provide an assessment process to protect the underground tunnels, stations and other infrastructure from competing development during the construction and future operation of SRL East. It enables property owners and developers to consider the underground infrastructure early in designing and delivering future developments.

Planning applications made under SCO15 continue to be lodged with Council. The relevant Council will refer the planning application to SRLA for assessment against the SCO15 provisions.

How do I know if my property will be affected by the SCO15?

There are two areas designated within SCO15 that have different triggers for a planning permit. Land within the Project Infrastructure Protection Area A, where underground infrastructure is closer to the surface and land outside of it but still within the SCO15.

Maps of SCO15 were added to the Bayside, Kingston, Monash and Whitehorse Planning Schemes in September 2022 with the approval of Amendment GC197. The maps show the boundaries of the SCO15, where the requirements of the incorporated document apply.

To see if your property is affected, you can view the SCO maps and check whether your property is fully or partly covered by the SCO15 here:

bigbuild.vic.gov.au/_data/assets/pdf_file/0006/710295/SRL-SCO15-map.pdf

Alternatively, use the mapshare.vic.gov.au/vicplan/ website to search for your property and generate a property report to see if the SCO is an overlay that affects your property.

How deep will the tunnels be underneath my property?

The depth of the SRL East tunnels vary across the alignment based on ground conditions, surface level, and design and constructability constraints.

Generally, the SRL East tunnel depth in the local government areas (LGA) is:

- City of Kingston: 20-40 metres
- City of Monash: 20-50 metres
- City of Whitehorse: 20-60 metres.

You can check the approximate depth of the SRL East tunnels below your property by typing your address into the top righthand corner search box here: srleastees.vic.gov.au/#/description/Tunnel

What development restrictions will my property have if it is impacted by the SCO15?

If your property is within the SCO15 and the type of development you are proposing is covered by the requirements of the incorporated document, you will need to demonstrate that your proposed development will not adversely affect construction or operation of SRL East. SRLA recommends that your technical advisors review the information contained in this Guideline and be available to discuss your proposal in more detail if required.

The most common reasons a planning permit would be required for works within the SCO15 are:

- The demolition, relocation or removal of a building if it is more than three storeys or has a basement.
- Construction or alteration of a building (whether temporary or permanent) if it is more than three storeys, has a basement, has footing founded more than three metres below Surface Level or is a building (except Accommodation or Office) that has a weight above Surface Level equivalent to an average of greater than 45kpa.
- A domestic swimming pool or spa and associated mechanical and safety equipment associated with one dwelling on a lot if the works are more than 2.5 metres above or below Surface Level.

A engineering or technical advisor will have the skills necessary to provide this information (if required) to the relevant Council as the responsible authority. For more details about planning permit requirements please refer to Clause 4.1 of the incorporated document planning.vic.gov.au/data/assets/pdf_file/0018/600183/GC197-Suburban-Rail-Loop-East-Infrastructure-Protection-Incorporated-Document-August-2022.pdf

Examples of development and works that require a permit

- Construction of a house with a basement
- Construction of a house with foundations more than 3 m depth
- Construction of a six storey office block
- Construction of an earth platform (1.5 m high and 20 m wide by 10 m long) for a new house
- Additional of a fourth floor on to a three storey building
- An extension to the house including a new basement
- Installation of a cement silo
- Demolition of a house with a basement that is backfilled
- Demolition of a four storey office block.
- There are limited examples where land within the SCO15 would require a planning permit where a permit is not ordinarily required under the relevant planning scheme. An example of development that would require a planning permit trigger is construction of a new building (whether temporary or permanent) if it is a building (except Accommodation or Office) that applies a weight above the Surface Level equivalent to an average of greater than 45kpa.
- This planning permit trigger has been included as certain types of development such as electrical sub-stations and specific types of warehousing may apply an average weight of greater than 45kpa and be less than three storeys and therefore compromise the structural integrity of the SRL infrastructure. A building surveyor will have the skills necessary to provide the necessary information to the responsible authority.
- Buildings associated with an Accommodation or Office are exempt from this requirement as these building types would unlikely apply a weight above the Surface Level equivalent to an average of greater than 45kpa where it is less than three storeys.

Examples of development and works (outside Infrastructure Protection Zone A) that are exempt from the requirement for a permit

- Construction of a two storey extension of a single storey brick veneer house
- Construction of a new three story apartment (less than 11 m overall height) with foundations no deeper than 3 m, and no basement
- Installation of a new steel clad garage above the ground
- Installation of a new swimming pool (depth no more than 2.5 m)
- A garden bed raised by 1 m over an area of 2 m by 2 m
- Temporary stockpiling of gravel with a maximum height of 2 m and a base area of 4 m by 3 m at the base
- Installation of a rotary clothesline with 1.5 m embedment
- Installation of a fence with 1.5 m embedment
- Installation of 750 mm high concrete block retaining wall with a strip foundation
- Installation of an agricultural drain at the depth of 750 mm
- Removal of a steel clad garage or garden shed
- Demolition of a three storey apartment building
- Demolition of single storey shop.

Public Use Zone

Development and works within the Public Use Zone would be exempt, subject to the consent of the referral authority (SRLA). Land within the Public Use Zone is ordinarily exempt from planning approval for buildings and works. The size of the parcels and the type of use (such as schools and universities) for land in the Public Use Zone also means public land managers often have in place master planning processes that provide a level of certainty as to what the future development potential of the land is likely to be.

For these reasons, 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 developed in accordance with plans prepared to the satisfaction of the referral authority in the Schedule to Clause 66.04 of the planning schemes.

What information is required for applications impacted by the SCO15?

Planning applications for developments in the SCO15 footprint would be made to Council as the responsible authority. The relevant Council will refer the planning application to SRLA for assessment against the proposed SCO15 provisions.

Pre-application advice

If you have a development proposal on land affected by SCO15, it is recommended that you contact SRLA for pre-application advice at infrastructure.protection@srla.vic.gov.au

Pre-application meetings provide an opportunity to discuss how the proposal interacts with SCO15. On a case by case basis, technical advice may be provided to assist the applicant with meeting the SCO15 objectives. Applicants may choose to consider early engagement of a structural engineer to assist with this process, particularly where it is unclear if the proposal can meet the decision guidelines of the SCO15.

The documents listed below, if relevant, will help SRLA provide timely advice and may be requested to provide advice on a proposal:

- 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.

Building surveyors, structural engineers and geotechnical engineers may have the necessary skills to provide the above information for applicants.

SCO15 – Checklist

Is my property affected?

- Enter your property address into the search bar at mapshare.vic.gov.au/vicplan
- Create Planning Property Report
- Does the Specific Controls Overlay – Schedule 15 apply? If yes, select the check box

Does the proposed development need planning approval under the SCO15 incorporated document?

- Consider the requirements at Clause 4.1 of the Suburban Rail Loop East Infrastructure Protection Incorporated Document available at: planning.vic.gov.au/resource-library/search-resource-library?query=Suburban+Rail+Loop+East+Infrastructure+Protection+Incorporated+Document

Note: different requirements apply depending on whether your land falls within Project Infrastructure Protection Area A in Appendix 1 of the Incorporated Document.

- If your proposed development meets any of the permit requirements at Clause 4.1 select the check box.

Note: if your proposed development does NOT meet the permit requirements at Clause 4.1 other permit requirements may still apply – please contact your local council for further information

If your property is affected by the SCO15 and your proposed development requires planning approval, the proposal will need to be assessed by SRLA.

You can contact SRLA for a pre-application meeting at **infrastructure.protection@srla.vic.gov.au**.

The following information should be provided prior to your pre-application meeting (where relevant to your development proposal):

- 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
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