

SCHEDULE 5 TO CLAUSE 37.10 PRECINCT ZONE

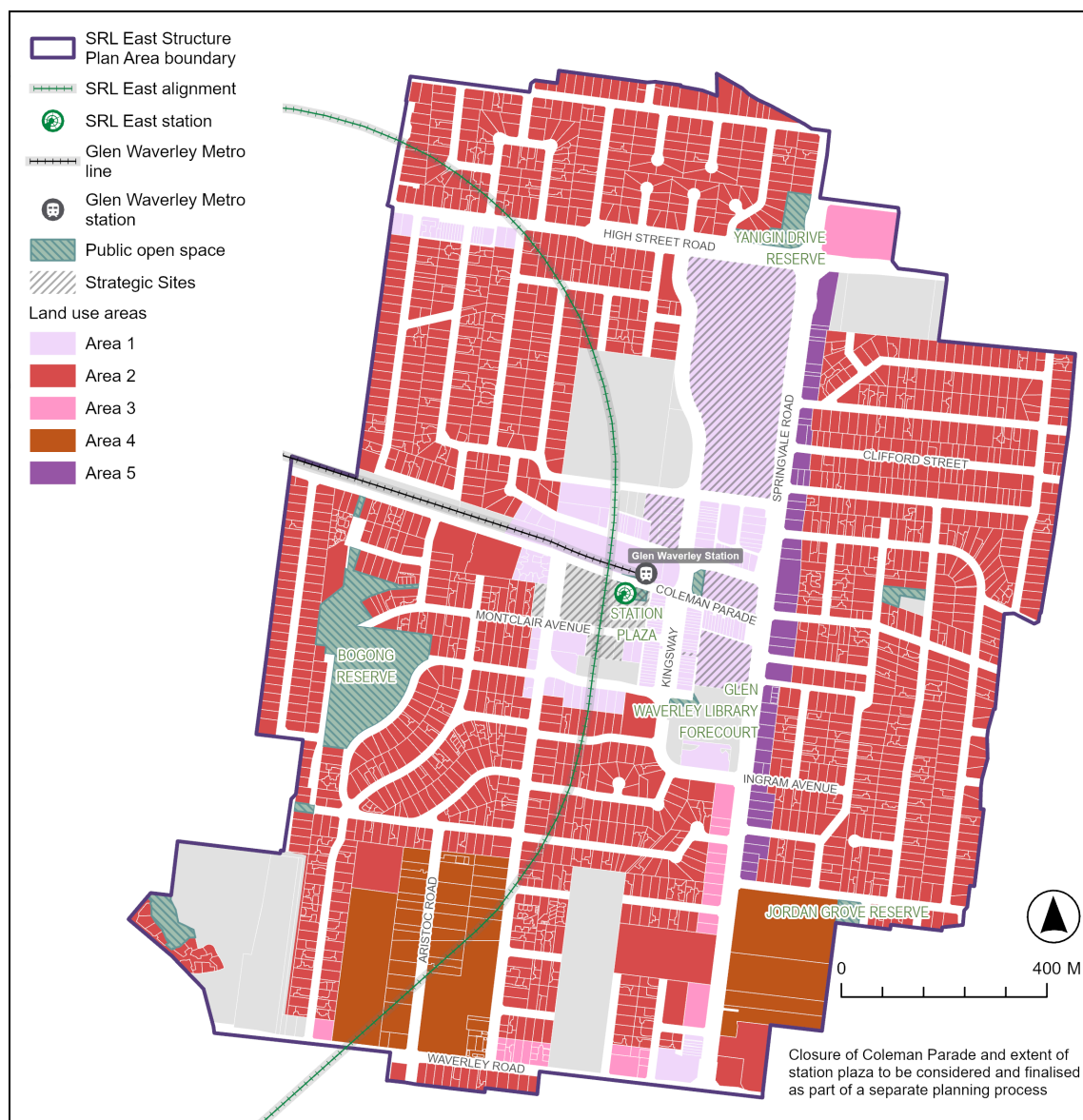
Shown on the planning scheme map as **PRZ5**.

GLEN WAVERLEY SUBURBAN RAIL LOOP EAST STRUCTURE PLAN AREA**1.0**
06/07/2026
C177mona**Role of the precinct**

The Glen Waverley Suburban Rail Loop (SRL) East Structure Plan Area (shown on Map 1) will create and support substantial growth in employment and housing supply and diversity, supported by the improved transport access delivered by the SRL project. Glen Waverley will provide opportunities for an expanded range of retail, office, high and mid-rise residential development, entertainment, open space and community uses, specifically focused around a thriving Central Glen Waverley. High and medium housing growth will be facilitated across the structure plan area to support a growing and inclusive community, while employment growth will be focused in the Aristoc Road and Springvale Road employment areas.

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06/07/2026
C177mona**Use and development objectives**

- To promote the use and development of land at a scale and intensity that accommodates substantial growth.
- To enhance the Aristoc Road and Springvale Road employment areas in Area 3, Area 4 and Area 5 of the use and development framework plan (Map 1) with a broader mix of light industrial, commercial and small-scale office and complementary uses at higher densities.
- To support significant and high housing growth in Area 1 of the use and development framework plan (Map 1) and along Springvale Road, High Street and Waverley Road, and high and medium housing growth within the surrounding residential areas.
- To increase the diversity of housing types throughout the Structure Plan Area, including the provision of affordable housing.
- To deliver a vibrant and activated mixed-use heart near the SRL station at Glen Waverley in Area 1 of the use and development framework plan (Map 1), including Kingsway and The Glen shopping centre, through a diverse mix of retail, office entertainment, cultural and residential uses.
- To encourage mixed-use development in Area 5 of the use and development framework plan (Map 1) along Springvale Road, with a focus on medical and allied health uses at ground level and office and residential uses above.
- To encourage environmentally sustainable urban development that is designed to, manage noise, stormwater and waste to mitigate impacts, and to support recycling.

3.006/07/2026
C177mona**Use and development framework plan****4.0**06/07/2026
C177mona**Master plan requirements**

None specified.

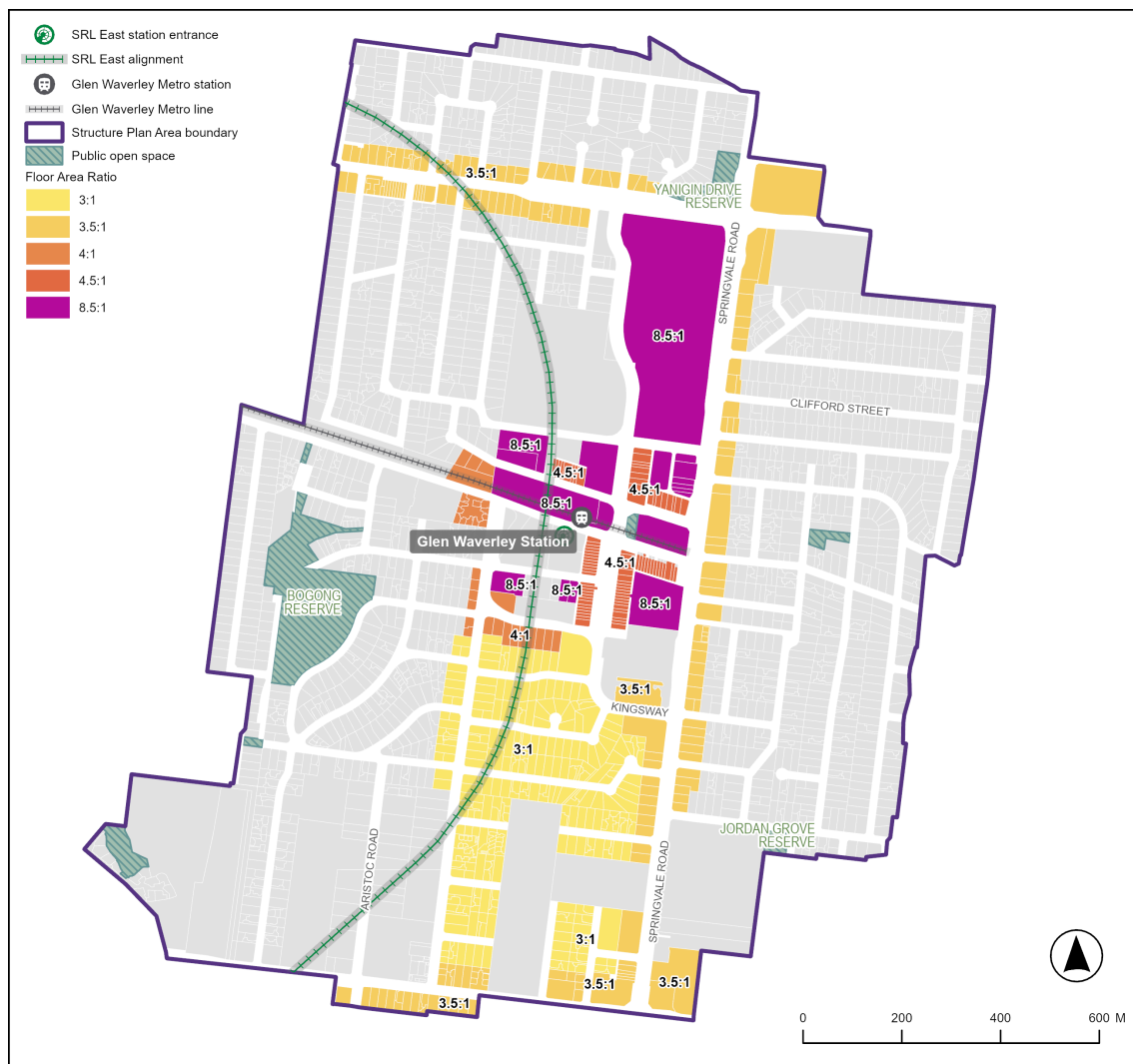
5.006/07/2026
C177mona**Public benefit uplift framework**

A permit must not be granted or amended to construct a building or construct or carry out works that exceeds the maximum floor area ratio identified in Map 2 unless a public benefit is provided, as set out and calculated in accordance with the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework*.

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.

The provision of a public benefit is to the satisfaction of the responsible authority. A public benefit must be over and above works, services or facilities (including land) that the responsible authority considers necessary.

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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 of this schedule.

Table of applied zones

Land	Applied Zone
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 32.07 – Residential Growth Zone
Land shown in Area 3 of the use and development framework plan (Map 1)	Applies zone provisions Clause 32.04 – Mixed Use Zone
Land shown in Area 4 of the use and development framework plan (Map 1)	Applied zone provisions Clause 33.03 – Industrial 3 Zone
Land shown in Area 5 of the use and development framework plan (Map 1)	Applied zone provisions Clause 32.04 – Mixed Use Zone

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

For all other land shown in the use and development framework plan (Map 1) that is subject to this schedule, including roads, the land closest to Area 1, Area 2, Area 3, Area 4 or Area 5 the applied zone provisions of the closest area apply.

Table of variations to applied zones

Use	Applied zone	Variation to the applied zone
Emergency services facility	Land shown in Area 5 of the use and development framework plan. Clause 32.04 – Mixed Use Zone	Section 1 – Permit not required No conditions
Food and drink premises	Land shown in Area 4 of the use and development framework plan. Clause 33.03 – Industrial 3 Zone	Section 1 – Permit not required The leasable floor area must not exceed 150sqm
Hospital	Land shown in Area 5 of the use and development framework plan. Clause 32.04 – Mixed Use Zone	Section 1 – Permit not required No conditions
Medical centre	Land shown in Area 5 of the use and development framework plan. Clause 32.04 – Mixed Use Zone	Section 1 – Permit not required No conditions
Office	Land shown in Area 4 of the use and development framework plan. Clause 33.03 – Industrial 3 Zone	Section 1 – Permit not required Maximum leasable floor area 500sqm Section 2 – Permit required No conditions
Office	Land shown in Area 5 of the Use and development framework plan. Clause 32.04 – Mixed Use Zone	Section 1 – Permit not required No conditions

Use of land requirements

None specified.

Subdivision

Permit requirements

None specified.

Subdivision requirements

None specified.

8.006/07/2026
C177mona**Buildings and works****Permit requirements**

A permit is not required to construct a building or construct or carry out works for the following:

- Buildings and works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- External works to provide access for persons with disabilities that comply with all legislative requirements.
- For land shown within Area 1 of the use and development framework plan (Map 1):
 - The installation of an automatic teller machine.
 - An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
 - An awning that projects over a road if it is authorised by the relevant public land manager.
- For land shown within Area 2, Area 3 and Area 5 of the use and development framework plan (Map 1):
 - Extend one dwelling on a lot.
 - Construct or extend a small second dwelling.
 - Construct or carry out works normal to a dwelling.
 - Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- For land shown within Area 4 of the use and development framework plan (Map 1):
 - A building or works which are used for crop raising or informal outdoor recreation.
 - A rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway

Buildings and works requirements

None specified.

Buildings and works requirements that do not apply

None specified.

Outcomes and standards

None specified.

9.006/07/2026
C177mona**Application requirements**

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:

Buildings and works

Public benefit uplift framework

An application to construct a building or construct or carry out works to which Clause 5.0 of this schedule applies must:

- Be accompanied by a report containing an assessment of the proposed floor area ratio from an independent quantity surveyor.
- Specify what public benefits are to be provided in accordance with the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework*.
- Be accompanied by the most recent notice of valuation for the land issued in accordance with Division 2 of Part III of the *Valuation of Land Act 1960*. The higher of either the capital improved value or site value is to be used in the calculation of the public benefit in accordance with the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework*.
- Identify the fixed value rates relied upon as set out in the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework* for the provided form of public benefits.

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 4 of the use and development framework plan (Map 1) must be accompanied by an acoustic assessment report prepared by a suitably qualified and experienced acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise levels:
 - No greater than 35 dB LAeq,8h when measured within a sleeping area between 10 pm and 6 am.
 - No greater than 40 dB LAeq,16h when measured within a living area between 6 am and 10 pm.
- Includes specifications for noise attenuation measures determined consistent with the strategy of Clause 13.05-1S and required to maintain noise levels within the applicable values.
- Considers the protection of outdoor spaces where the environmental values for ambient sound defined in the Environment Reference Standard can reasonably be expected to occur and may be at risk so far as reasonably practicable.

If in the opinion of the responsible authority the requirement for an Acoustic Report is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Waste Management Plan

An application must be accompanied by a plan that includes the following information as appropriate:

- A plan drawn to scale and fully dimensioned which shows waste and recycling facilities including:
 - bins, bin washing facilities, compactors and other waste systems,
 - information about likely waste generation including volume and type of waste generated, and
 - collection arrangements.
- Waste collection vehicle access ways and swept path diagrams.

- Details of proposed signage.

Stormwater Management

An application must show details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

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Notice and review

None specified.

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Decision guidelines

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:

Public benefit uplift framework

- The acceptability of the public benefits having regard to the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework*.
- Where the development exceeds the Floor Area Ratio, whether the built form outcomes in the relevant Built Form Overlay schedule have been met.

Strategic sites

Whether the development of a Strategic Site identified on the use and development framework plan (Map 1) accommodates substantial redevelopment and intensification, including making significant contributions to the delivery of nominated public benefits.

Use of land

- The effect of traffic to be generated by the use.
- Where a retail or office use is proposed, the scale and intensity of the proposed use and whether it is located within the areas where a concentration of commercial activity is sought within the Structure Plan Area.
- Where an industry or warehouse use is proposed:
 - The effect that the proposed use may have on the amenity of nearby residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of referral authorities.
 - On land shown in Area 3 and 5 of the use and development framework plan (Map 1), the proposed hours of operation, noise and any other likely off-site amenity impacts from the proposed use.
- On land shown in Area 2 of the use and development framework plan (Map 1), where a non-residential use is proposed:
 - Whether the proposed use generally serves local community needs.
 - The scale and intensity of the proposed use and development.
- On land shown in Area 4 of the use and development framework plan (Map 1):
 - The effect of the proposed use on nearby industries.

Amenity

- Whether building siting, design and layout of a proposed use or development appropriately minimises and mitigates potential off-site amenity impacts from existing uses.

Environment

- Any significant effects the environment, including the contamination of land, may have on the use or development.

Subdivision

- Whether the proposed subdivision results in a lot that constrains its future development and contribution to the role of the precinct, the use and development objectives and the use and development framework plan (Map 1).

Buildings and works

General

- The extent to which the development accommodates housing and employment opportunities at the scale and intensity that is consistent with the role of the precinct, the use and development objectives and the use and development framework plan (Map 1).

Access

- How 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.

Bicycle parking

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

Sustainability

- Whether sustainable water and waste management is proposed.

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Mandatory permit conditions

None specified.

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Signs

All land shown in Area 2, Area 3 and Area 5 of the use and development framework plan (Map 1) in this schedule is in Category 3.

All land shown in Area 4 of the use and development framework plan (Map 1) in this schedule is in Category 2.

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Required bicycle facilities

None specified.

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Transitional provisions

A permit is not required under Clause 37.10 to construct or carry out works for one dwelling on a lot if:

- The land is subject to a schedule to Clause 43.06 and a permit is not required under Clause 43.06 in accordance with a transitional provision in that schedule; and
- One or more of the following applies:
 - a building permit has been issued for the construction of a dwelling before the approval date of Amendment C177mona, or
 - a building surveyor has been appointed to issue a building permit for the construction of a dwelling before the approval date of Amendment C177mona. A building permit must be

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issued within 12 months of the approval date of Amendment C177mona, or

- a building surveyor is satisfied, and certifies in writing, that substantial progress was made on the design of the construction of a dwelling before the approval date of Amendment C177mona. A building permit must be issued within 12 months of the approval date of Amendment C177mona.

The requirements of Clause 5.0 of this schedule do not apply to an application for an amendment to a permit under Section 72 of the Act if:

- the original permit was issued before the approval date of Amendment C177mona and
- the amendment does not increase the extent to which development on the land would exceed the requirements of Clause 5.0 of this schedule.