

SCHEDULE 4 TO CLAUSE 37.10 PRECINCT ZONE

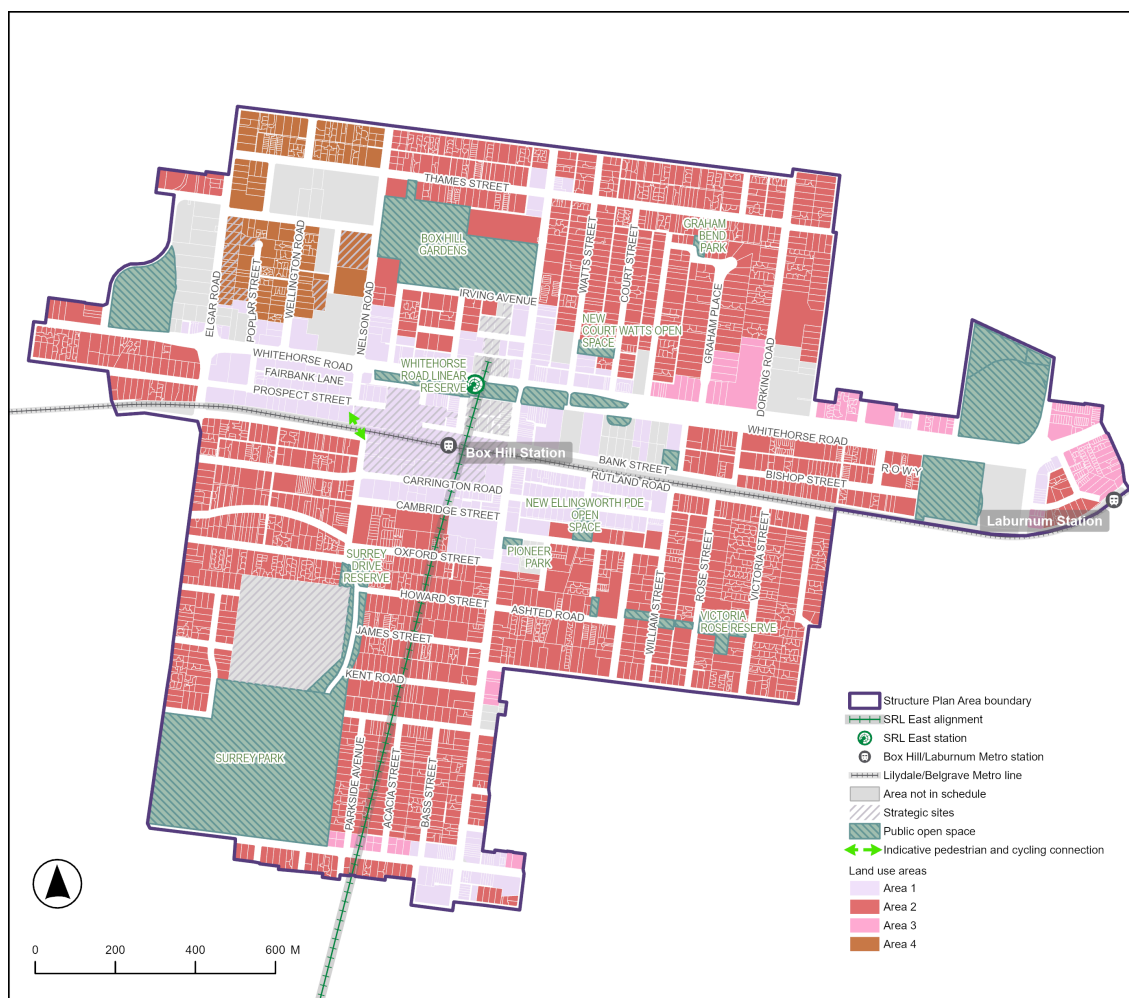
Shown on the planning scheme map as **PRZ4**.

BOX HILL SUBURBAN RAIL LOOP EAST STRUCTURE PLAN AREA**1.0**
14/07/2026
C255whse**Role of the precinct**

The Box Hill 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 improved transport access delivered by the SRL project. Box Hill's strategic importance as one of Melbourne's most significant economic and employment centres will be realised through an expansion of health, education, office, entertainment, residential and community uses. Intensified mixed-use areas that support new jobs, local services and housing will be focused around a revitalised Whitehorse Road, Laburnum Village shopping centre, Box Hill South shopping centre and Thames and Station Street neighbourhood activity centres. The health and education role of the precinct will be strengthened with new concentrations of health and education uses around Box Hill Hospital and Box Hill Institute.

2.0
14/07/2026
C255whse**Use and development objectives**

- To promote the use and development of land at a scale and intensity to accommodate substantial growth.
- To promote significant expansion of employment floorspace to reinforce a dynamic and city-scale mixed-use core for Box Hill, supporting office, retail, cultural and entertainment uses.
- To grow and diversify local mixed-use functions in Laburnum Village shopping centre, Box Hill South shopping centre and Thames and Station Street neighbourhood activity centres.
- To achieve significant housing growth on land shown in Area 1 of the use and development framework plan (Map 1) and high and medium housing growth in the surrounding residential areas.
- To increase the diversity of housing types within the structure plan area, including the provision of affordable housing.
- To prioritise health, education and complimentary accommodation uses in Area 4 of the use and development framework plan (Map 1).
- To encourage environmentally sustainable urban development that is designed to, manage noise, stormwater and waste to mitigate impacts, and to support recycling.

3.014/07/2026
C255whse**Use and development framework plan****4.0**14/07/2026
C255whse**Master plan requirements**

None specified.

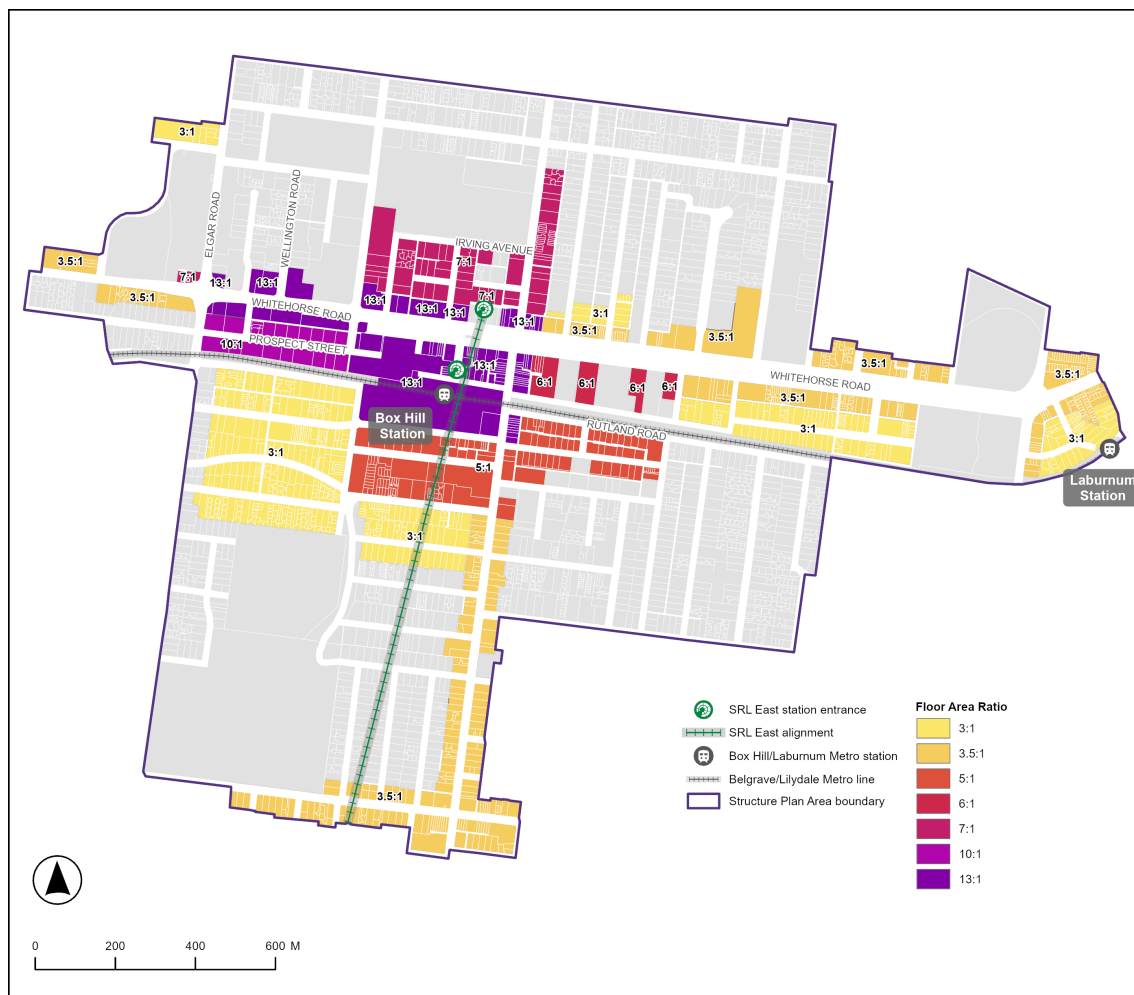
5.014/07/2026
C255whse**Public benefit uplift framework**

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.

WHITEHORSE PLANNING SCHEME



6.0
14/07/2026
C255whse

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
Land shown in Area 1 of the use and development framework plan	Applied zone provisions Clause 34.01 – Commercial 1 Zone
Land shown in Area 2 of the use and development framework plan	Applied zone provisions Clause 32.07 – Residential Growth Zone
Land shown in Area 3 of the use and development framework plan	Applies zone provisions Clause 32.04 – Mixed Use Zone

The requirements in the table of uses apply to the use of land in Area 4 shown on the use and development framework plan.

For all other land shown in the use and development framework plan (Map 1) that is subject to this schedule, including roads, either one of the following applies:

- For land closest to Area 1, Area 2 or Area 3, the applied zone provisions of the closest area apply.
- For land closest to Area 4, the requirements in the table of uses apply to the use of land.

Table of uses

Section 1 - Permit not required

Use	Condition
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 50sqm.
Education centre	
Emergency services facility	
Food and drink premises	
Group accommodation	
Hospital	
Library	
Minor sports and recreation facility	
Office	
Postal agency	
Research and development centre	
Research centre	
Residential aged care facility	
Residential building	
Shop (other than Adult sex product shop, Bottle shop, Restricted retail premises and Supermarket)	The leasable floor area must not exceed 200sqm.
Tramway	
Veterinary centre	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Group accommodation, Residential aged care facility, Residential building and Small second dwelling)	
Adult sex product shop	Must be at least 200m (measured by the shortest route reasonably accessible on foot) from a residential zone or an applied 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.
Agriculture (other than Animal production and Apiculture)	
Bottle shop	
Leisure and recreation (other than Minor sports and recreation facility)	
Place of assembly (other than Carnival, Circus and Library)	
Retail premises (other than Food and drink premises, Landscape garden supplies, Manufacturing sales, Motor vehicle, boat and caravan sales, Postal agency and Shop)	
Service industry	
Supermarket	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Animal production
Corrective institution
Industry (other than Automated collection point, Research and development centre and Service industry)
Landscape garden supplies
Manufacturing sales

Use**Motor vehicle, boat and caravan sales****Restricted retail premises****Small second dwelling****Use of land requirements**

None specified.

Subdivision**Permit requirements**

None specified.

Subdivision requirements

None specified.

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 in 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 façade 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 in Area 2 and Area 3 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.

Buildings and works requirements

None specified.

Buildings and works requirements that do not apply

None specified.

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Outcomes and standards

None specified.

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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 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.

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 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), where a dwelling is proposed:
 - Whether the use supports the health focus of the area and the concentration of new health and complementary employment uses near Box Hill Hospital.
 - Whether the use is compatible with adjoining and nearby land uses.

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 and Area 3 of the use and development framework plan (Map 1) in this schedule is in Category 3.

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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 C255whse, or
 - a building surveyor has been appointed to issue a building permit for the construction of a dwelling before the approval date of Amendment C255whse. A building permit must be issued within 12 months of the approval date of Amendment C255whse, 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 C255whse. A building permit must be issued within 12 months of the approval date of Amendment C255whse.

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 C255whse, 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.