

Suburban Rail Loop East Precincts Standing Advisory Committee – Clayton Precinct

Version 11: 25 November 2025

No.	Date	Description	Provided by
Referred documents			
CLA 1	1 Jun 2025	Terms of Reference	Minister for Planning
CLA 2	7 Jul 2025	Referral letter, with attached: Specific matters for referral	Minister for Planning
General Issues – Material sourced by the Committee			
GI 3	7 Jul 2025	Background and technical reports:	<u>Engage Victoria</u>
		a) Aboriginal Cultural Heritage Technical Report	
		b) Aviation and Airspace Technical Report	
		c) Contaminated Land Memorandum and Technical Report	
		d) Engagement Report	
		e) Flooding Technical Report	
		f) Flooding Technical Report – Appendices	
		g) Historical Heritage Report	
		h) Integrated Water Management Strategy	
		i) Land Use Scenario and Capacity Assessment	
		j) Noise and Vibration Technical Report	
		k) Odour and Dust Technical Report	
		l) Open Space Technical Report: Sections 1-7	
		m) Open Space Technical Report: Sections 8-10	
		n) Open Space Technical Report: Section 11 and Appendices A-G	
		o) Open Space Technical Report: Appendix H	
		p) Open Space Technical Report: Appendices I and J	
		q) Utilities Servicing Technical Report and Appendix A	
		r) Utilities Servicing Technical Report: Appendix B part 1	
		s) Utilities Servicing Technical Report: Appendix B part 2	
		t) Utilities Servicing Technical Report: Appendices C and D	
		u) Wind Technical Report	
		v) Urban Design Framework – August 2021	

No.	Date	Description	Provided by
GI 4	7 Jul 2025	Architectural testing: <ul style="list-style-type: none"> a) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 1 Memorandum b) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 2 c) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix A d) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix B e) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix C f) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix D g) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix E h) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix F i) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix G j) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix H k) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix I l) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 3 Appendix J 	<u>Engage Victoria</u>
GI 5	7 Jul 2025	Report: Planning Scheme Amendment approach	<u>Engage Victoria</u>
GI 6	7 Jul 2025	Public benefit uplift: <ul style="list-style-type: none"> a) Voluntary Public Benefit Uplift: Framework b) Voluntary Public Benefit Uplift: Technical Report 	<u>Engage Victoria</u>
General Issues – Tabled Documents			
GI 7	7 Jul 2025	Directions Hearing notification letter	Planning Panels Victoria (PPV)
GI 10	21 Jul 2025	Directions Hearing agenda and request for Pre-briefing	PPV
GI 20	24 Jul 2025	Directions for Pre-briefing, Declarations and confirmation of Members and Hearing dates	PPV
GI 35	7 Aug 2025	Anticipated dates for Precinct Hearings	PPV
GI 40	8 Aug 2025	List of published material	Suburban Rail Loop Authority (SRLA)
GI 61	14 Aug 2025	a) Pre-Briefing presentation – Part 1	SRLA

No.	Date	Description	Provided by
b) Pre-Briefing presentation – Part 2			
GI 83	20 Aug 2025	Further Directions and procedural issues post Cheltenham Precinct Directions Hearing	PPV
GI 152	17 Sep 2025	Urban Design Supplementary information prepared by Mark Sheppard	SRLA
GI 154	17 Sep 2025	Letter to Committee regarding further material requests from SRLA, with attachments: <ul style="list-style-type: none"> a) SRL Solar Access Testing – Summary table b) SRL Solar Access Additional Testing c) Letter to SRLA - Request for material 19 August 2025 d) Response to Maddocks RFI - 22 August 2025 e) Email to SRLA – Document request – 12 September 2025 	Monash City Council and Monash University

Note: For Technical notes and other documents tabled during the General Issues hearing please see the General Issues document list:

Suburban Rail Loop East Precincts Standing Advisory Committee – General Issues

Clayton - Material sourced by the Committee

CLA 3	7 Jul 2025	Clayton: Your guide to the Draft Structure Plan and Draft Planning Scheme Amendment	<u>Engage Victoria</u>
CLA 4	7 Jul 2025	Clayton Draft Structure Plan	<u>Engage Victoria</u>
CLA 5	7 Jul 2025	Clayton Draft Implementation Plan	<u>Engage Victoria</u>
CLA 6	7 Jul 2025	Clayton Draft Structure Plan background documents: <ul style="list-style-type: none"> a) Background Report b) Climate Response Plan c) Community Infrastructure Needs Assessment d) Ecology and Arboriculture Technical Report e) Economic Profile Technical Report f) Housing Needs Assessment g) Retail Assessment h) Transport Technical Report i) Transport Technical Report – Appendix A: Precinct Parking Plan j) Urban Design Report k) Urban Design Report – Appendices l) Urban Design Report - Attachment A: Urban Design Supporting Research m) Urban Design Report - Attachment B: Gehl Public Space and Life Study Part 1 n) Urban Design Report - Attachment B: Gehl 	<u>Engage Victoria</u>

No.	Date	Description	Provided by
		Public Space and Life Study Part 2	
		o) Urban Design Report - Attachment B: Gehl Public Space and Life Study Part 3	
		p) Urban Design Report - Attachment B: Gehl Public Space and Life Study Part 4	
		q) Urban Design Report - Attachment C: Assessment of Solar Access to the Public Realm	
CLA 7	7 Jul 2025	Clayton Explanatory Report and Instruction Sheet:	<u>Engage Victoria</u>
		a) Explanatory Report	
		b) Instruction Sheet	
CLA 8	7 Jul 2025	Kingston GC247	<u>Engage Victoria</u>
		Policy:	
		a) 02.01 Context	
		b) 02.03 Strategic Directions	
		c) 02.04 Strategic Framework Plans – Part 1	
		d) 02.04 Strategic Framework Plans – Part 2	
		e) 11.03 Planning for Places	
		f) 15.01 Built Environment	
		g) 17.03 Industry	
		h) 18.02 Movement Networks	
		Zones:	
		i) 37.10 Precinct Zone	
		j) Schedule 5 to Clause 37.10 Structure plan area	
		Overlays:	
		k) Schedule 24 to Clause 43.02 Design and Development Overlay	
		l) Schedule 25 to Clause 43.02 Design and Development Overlay	
		m) Schedule 26 to Clause 43.02 Design and Development Overlay	
		n) 43.06 Built Form Overlay	
		o) Schedule 5 to Clause 43.06 Key Movement Corridors and Urban Neighbourhood	
		p) Schedule 6 to Clause 43.06 Residential Neighbourhoods	
		q) Schedule 7 to Clause 43.06 Employment Neighbourhoods	
		r) Schedule 4 to Clause 45.09 Parking Overlay	
		Operational provisions:	
		s) Schedule to Clause 72.03	
		t) Schedule to Clause 72.08	
		u) Schedule to Clause 74.01	

No.	Date	Description	Provided by
		Maps:	
		v) Precinct Zone - 007znmaps02_03	
		w) Precinct Zone - 008znmap03	
		x) Built Form Overlay - 005bfomaps02_03	
		y) Built Form Overlay - 006bfomap03	
		z) Parking Overlay - 003pomaps02_03	
		aa) Parking Overlay - 004pomap03	
		bb) Environmental Audit Overlay - 001eaomap03	
		cc) Removed Overlays (DDO) - 002d-ddomap03	
CLA 9	7 Jul 2025	Monash GC247	<u>Engage Victoria</u>
		Policy:	
		a) 02.01 Context	
		b) 02.03 Strategic Directions	
		c) 02.04 Strategic Framework Plans	
		d) 11.03 Planning for Places	
		e) 15.01 Built Environment	
		f) 16.01 Residential Development	
		Zones:	
		g) 37.10 Precinct Zone	
		h) Schedule 1 to Clause 37.10 Structure Plan Area	
		i) Schedule 2 to Clause 37.10 Station Development Area	
		Overlays:	
		j) Schedule 1 to Clause 43.02 Design and Development Overlay	
		k) Schedule 5 to Clause 43.04 Development Plan Overlay	
		l) 43.06 Built Form Overlay	
		m) Schedule 1 to Clause 43.06 Central Flanks	
		n) Schedule 1 to Clause 43.06 Main Streets	
		o) Schedule 3 to Clause 43.06 Key Movement Corridors and Urban Neighbourhood	
		p) Schedule 4 to Clause 43.06 Residential Neighbourhoods	
		q) Schedule to Clause 45.01 Public Acquisition Overlay	
		r) 45.09 Parking Overlay	
		s) Schedule 1 to Clause 45.09 Parking Overlay	
		t) Schedule 2 to Clause 45.09 Parking Overlay	
		Operational provisions:	
		u) Schedule to Clause 72.03	

No.	Date	Description	Provided by
		v) Schedule to Clause 72.08	
		w) Schedule to Clause 74.01	
		Maps:	
		x) Precinct Zone - 006znMaps14_19_20	
		y) Built Form Overlay - 005bfoMaps14_19_20	
		z) Parking Overlay - 004poMaps14_19_20	
		aa) Public Acquisition Overlay - 003paoMap20	
		bb) Removed Overlays (DDO) - 001d-ddoMap20	
		cc) Removed Overlays (DPO) - 002d-dpoMap20	
Clayton - Tabled documents			
CLA 10	7 Jul 2025	Hearing submission	Individual submitter
CLA 11	15 Jul 2025	Pellicano Group submission to SRLA	Engage Victoria
CLA 12	22 Jul 2025	Individual submission to SRLA	Engage Victoria
CLA 13	23 Jul 2025	Monash City Council submission to SRLA	Engage Victoria
CLA 14	8 Aug 2025	Background submission – Clayton Precinct	SRLA
CLA 15	15 Aug 2025	Cheltenham Precinct Directions Hearing notification	PPV
CLA 16	19 Aug 2025	Clayton Precinct indicative hearing schedule	PPV
CLA 17	9 Sep 2025	Committee Directions, distribution list and timetable	PPV
CLA 18	29 Sep 2025	Covering email regarding site inspection map and itinerary, with attachment: a) Site inspection map and itinerary CONFIDENTIAL	SRLA
CLA 19	1 Oct 2025	Covering email regarding updated site inspection map and itinerary, with attachment: a) Updated Site inspection map and itinerary CONFIDENTIAL	SRLA
CLA 20	2 Oct 2025	Hearing submission	Individual submitter
CLA 21	6 Oct 2025	Covering letter regarding Day 1 materials, with attachment: a) Attachment A: Index of documents filed	SRLA
CLA 22	6 Oct 2025	Clayton Day 1 version – Draft Planning Scheme Amendment GC247: Kingston Planning Scheme: a) Policy 11.03 – Planning for Places b) Schedule 5 to Clause 37.10 Structure plan area c) Schedule 5 to Clause 43.06 Key Movement Corridors & Urban Neighbourhoods d) Schedule 6 to Clause 43.06 Residential	SRLA

No.	Date	Description	Provided by
		Neighbourhoods	
		e) Schedule 7 to Clause 43.06 Employment Neighbourhoods	
		f) Schedule 4 to Clause 45.09 Parking Overlay	
CLA 23	6 Oct 2025	Clayton Day 1 version – Draft Planning Scheme Amendment GC247: Monash Planning Scheme:	SRLA
		a) Policy 11.03 – Planning for Places	
		b) Schedule 1 to Clause 37.10 Structure plan area	
		c) Schedule 2 to Clause 37.10 Station development area	
		d) Schedule 1 to Clause 43.06 Central Flanks	
		e) Schedule 2 to Clause 43.06 Main Streets (Clayton Road)	
		f) Schedule 3 to Clause 43.06 Key Movement Corridors & Urban Neighbourhoods	
		g) Schedule 4 to Clause 43.06 Residential Neighbourhoods	
		h) Schedule 1 to Clause 45.09 Parking Overlay	
		i) Schedule 2 to Clause 45.09 Parking Overlay	
CLA 24	6 Oct 2025	Clayton Day 1 version – Maps:	SRLA
		a) Monash GC247– Precinct Zone map – mock up	
		b) Monash GC247– Built Form Overlay map – mock up	
CLA 25	6 Oct 2025	Clayton Day 1 version – Structure Plan and Implementation Plan:	SRLA
		a) Draft Structure Plan Part 1	
		b) Draft Structure Plan Part 2	
		c) Draft Structure Plan Part 3	
		d) Draft Structure Plan Part 4	
		e) Draft Structure Plan Part 5	
		f) Draft Implementation Plan	
CLA 26	6 Oct 2025	Clayton Day 1 version - Consolidated tables:	SRLA
		a) Consolidated table of PSA changes	
		b) Consolidated table of Structure Plan / Implementation Plan changes	
CLA 27	9 Oct 2025	Technical Note TN-CLA01 (Clayton Pedestrian Connections)	SRLA
CLA 28	9 Oct 2025	Timetable (version 2) and Distribution list (version 2)	PPV
CLA 29	13 Oct 2025	Expert report of Tim De Young (traffic)	SRLA
CLA 30	14 Oct 2025	Expert report of Will Bromhead (planning)	SRLA

No.	Date	Description	Provided by
CLA 31	14 Oct 2025	Expert report of Mark Sheppard (urban design)	SRLA
CLA 32	14 Oct 2025	Expert report of Chris De Silva (community infrastructure)	SRLA
CLA 33	14 Oct 2025	Urban Design Supplementary Information prepared by Mark Sheppard	SRLA
CLA 34	14 Oct 2025	Urban Design Supplementary Information prepared by Mark Sheppard (Public Realm Shadow Analysis - North-South Streets)	SRLA
CLA 35	20 Oct 2025	Expert report of Kate Maddock (sport and active recreation)	Monash City Council (Monash CC)
CLA 36	20 Oct 2025	Expert report of Kate Kerkin (community infrastructure)	Monash CC
CLA 37	20 Oct 2025	Expert report of Jason Walsh (traffic)	Monash CC
CLA 38	20 Oct 2025	Expert report of Joanna Thompson (open space)	Monash CC
CLA 39	21 Oct 2025	Expert report of Dan Ferguson (sports and recreation)	Kingston City Council (Kingston CC)
CLA 40	21 Oct 2025	Expert report of Gerhana Wayt (urban design)	Kingston CC
CLA 41	21 Oct 2025	Expert report of Joanna Thompson (open space)	Kingston CC
CLA 42	21 Oct 2025	Expert report of John Glossop (planning)	Kingston CC
CLA 43	21 Oct 2025	Expert report of David Barnes (planning)	Monash CC
CLA 44	21 Oct 2025	Expert report of Jo Noesgaard (community infrastructure)	Kingston CC
CLA 45	21 Oct 2025	Expert report of Andrew Partos (urban design)	Monash CC
CLA 46	21 Oct 2025	Stakeholder Discussion Sheet with Peluso and Family Nominees Pty Ltd and SUD Holdings Pty Ltd (City Timber)	SRLA
CLA 47	22 Oct 2025	Email to Committee requesting abandonment of expert joint meeting in community infrastructure, open space and sports and recreation (Direction 15a)	SRLA
CLA 48	22 Oct 2025	Email to Committee confirming list of experts in community infrastructure, open space and sports and recreation	SRLA
CLA 49	22 Oct 2025	Email to Committee agreeing to proposal to abandon expert joint meeting in community infrastructure, open space and sports and recreation (Direction 15a)	Kingston CC
CLA 50	22 Oct 2025	Email to parties confirming abandonment of expert joint meeting in community infrastructure, open space and sports and recreation (Direction 15a)	PPV

No.	Date	Description	Provided by
CLA 51	22 Oct 2025	Letter to PPV - Summary & status of Pellicano Group submissions (dated 16 October 2025)	Pellicano Group
CLA 52	23 Oct 2025	Submission	DGA Australia Holdings Pty Ltd
CLA 53	24 Oct 2025	Presentation of Kate Maddock (sport and active recreation)	Monash CC
CLA 54	24 Oct 2025	Email to Committee – Matter resolved with SRLA, with attachments: a) Letter to SRLA (dated 5 Sep 2025) b) Attachment 1 – Updates to Built Form Overlay Schedule	Monash Medical Centre (Department of Health)
CLA 55	24 Oct 2025	Reply evidence of David Barnes (planning)	Monash CC
CLA 56	24 Oct 2025	Reply evidence of Will Bromhead (planning)	SRLA
CLA 57	24 Oct 2025	Traffic expert meeting minutes	SRLA
CLA 58	27 Oct 2025	Introductory submissions in relation to community infrastructure	SRLA
CLA 59	27 Oct 2025	Position Paper CLA1: Community infrastructure	SRLA
CLA 60	27 Oct 2025	Reply evidence of Andrew Partos (urban design)	Monash CC
CLA 61	27 Oct 2025	Presentation of Joanna Thompson (open space)	Kingston CC
CLA 62	27 Oct 2025	Introductory submissions in relation to planning	SRLA
CLA 63	28 Oct 2025	Presentation of John Glossop (planning)	Kingston CC
CLA 64	28 Oct 2025	Consolidated table of Planning Scheme Amendment changes	SRLA
CLA 65	28 Oct 2025	Consolidated table of Structure Plan and Implementation Plan changes	SRLA
CLA 66	28 Oct 2025	Response to recommendations raised in the expert evidence filed on 13 October 2025	SRLA
CLA 67	28 Oct 2025	Draft Greener Places Design Guide	SRLA
CLA 68	28 Oct 2025	Presentation of David Barnes (planning)	Monash CC
CLA 69	28 Oct 2025	Reply evidence of Chris De Silva (community infrastructure)	SRLA
CLA 70	28 Oct 2025	Timetable (version 3)	PPV
CLA 71	29 Oct 2025	Reply evidence of Mark Sheppard (urban design)	SRLA
CLA 72	29 Oct 2025	Response to Position Paper CLA1: Community infrastructure	Kingston CC
CLA 73	30 Oct 2025	Introductory submissions in relation to traffic and transport	SRLA

No.	Date	Description	Provided by
CLA 74	30 Oct 2025	Presentation of Tim De Young (traffic)	SRLA
CLA 75	31 Oct 2025	Letter from Committee – Evidence from Mr Glossop	PPV
CLA 76	31 Oct 2025	Email from Committee - City Timber outcome with SRLA	PPV
CLA 77	31 Oct 2025	Email from Committee - Monash Medical Centre outcome with SRLA	PPV
CLA 78	3 Nov 2025	Presentation of Mark Sheppard (Urban Design)	SRLA
CLA 79	3 Nov 2025	Introductory submissions in relation to urban design	SRLA
CLA 80	3 Nov 2025	Hearing submission, with attachments: a) Visual representation of BFO4 Amenity Impacts b) Validation matrix	Individual submitter
CLA 81	3 Nov 2025	Hearing presentation, with attachments: a) SRL Business report CONFIDENTIAL b) SRL adjacent properties advantages	F Karalis Nominees Pty Ltd
CLA 82	5 Nov 2025	Presentation of Andrew Partos (urban design)	Monash CC
CLA 83	5 Nov 2025	Hearing submission	D&G Brothers Management Group Pty Ltd
CLA 84	5 Nov 2025	Masonry Societe submission to SRLA	Engage Victoria
CLA 85	5 Nov 2025	Email to Committee – response to outcome with SRLA	Monash Medical Centre
CLA 86	5 Nov 2025	Timetable (version 4)	PPV
CLA 87	6 Nov 2025	Email to Committee – response to outcome with SRLA	City Timber
CLA 88	6 Nov 2025	Individual submission to SRLA	Engage Victoria
CLA 89	7 Nov 2025	Presentation of Gerhana Waty (urban design)	Kingston CC
CLA 90	10 Nov 2025	Presentation of Chris De Silva (community infrastructure)	SRLA
CLA 91	11 Nov 2025	Presentation of Kate Kerkin (community infrastructure)	Monash CC
CLA 92	11 Nov 2025	Memorandum from Simon Howe: Response to plant growth matters raised in expert evidence	SRLA
CLA 93	11 Nov 2025	Response to Mark Sheppard recommendation for Masonry Societe site	Masonry Societe
CLA 94	11 Nov 2025	Email to Masonry Societe – Scope of material accepted by Committee, with attachment: a) Email from PPV to Masonry Societe responding to request to submit further material (dated 10 November 2025)	PPV
CLA 95	12 Nov 2025	Part B Submission	SRLA

No.	Date	Description	Provided by
CLA 96	12 Nov 2025	Expert witness recommendations addressed by other experts	SRLA
CLA 97	12 Nov 2025	Hearing submission	Kingston CC
CLA 98	12 Nov 2025	Updated document CLA66 (with changes and additions shown in track changes)	SRLA
CLA 99	12 Nov 2025	Hearing submission, with attachments: a) Appendices to submission b) Fishermans Bend Community Infrastructure Plan 2017 c) Day 1 PRZ and BFO maps	Monash CC
CLA 100	13 Nov 2025	Marked-up version of page 20 of Chris De Silva's presentation with Jo Noesgaard's catchment shown in black outline	Kingston CC
CLA 101	13 Nov 2025	Clause 56.05 of the Victorian Planning Provisions	Kingston CC
CLA 102	18 Nov 2025	Closing submission	Monash CC
CLA 103	18 Nov 2025	Memorandum of Andrew Partos in response to Simon Howe	Monash CC
CLA 104	18 Nov 2025	Marked-up version of the Clayton Precinct Implementation Plan	Monash CC
CLA 105	21 Nov 2025	Email to Committee requesting extension of time to file Day 2 documents	SRLA
CLA 106	21 Nov 2025	Committee response to SRLA regarding extension of time request to file Day 2 documents	PPV
CLA 107	21 Nov 2025	Closing submission, with attachment: a) Attachment A - Written Reply and Response to Recommendations: Clayton Precinct	SRLA
CLA 108	21 Nov 2025	Day 2 version – Draft Implementation Plan	SRLA
CLA 109	21 Nov 2025	Day 2 version – Draft Structure Plan	SRLA
CLA 110	21 Nov 2025	Consolidated table of changes to Draft Implementation Plan and Draft Structure Plan	SRLA
CLA 111	21 Nov 2025	Consolidated table of Planning Scheme Amendment changes	SRLA
CLA 112	21 Nov 2025	Day 2 version - Draft Planning Scheme Amendment Kingston GC247: a) Kingston - Parking Overlay Area B b) Kingston 11.03 c) Kingston BFO5 d) Kingston BFO6 e) Kingston BFO7	SRLA

No.	Date	Description	Provided by
		f) Kingston Built Form Overlay Map mock up	
		g) Kingston PRZ5	
CLA 113	21 Nov 2025	Day 2 version - Draft Planning Scheme Amendment Monash GC247:	SRLA
		a) Monash - Parking Overlay Area B	
		b) Monash 11.03	
		c) Monash BFO1	
		d) Monash BFO2	
		e) Monash BFO3	
		f) Monash BFO4	
		g) Monash Built Form Overlay Map mock up	
		h) Monash PO Schedule 1 (Area A)	
		i) Monash Precinct Zone map - mock up	
		j) Monash PRZ1	
		k) Monash PRZ2	