

Suburban Rail Loop East Precincts Standing Advisory Committee – Box Hill Precinct

Version 3: 30 September 2025

No.	Date	Description	Provided by
Referred documents			
BOX 1	1 Jun 2025	Terms of Reference	Minister for Planning
BOX 2	7 Jul 2025	Referral letter with attached: a) Specific matters for referral	Minister for Planning
General Issues tabled documents sourced by the Committee			
GI 3	7 Jul 2025	Background and technical reports: 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	<u>Engage Victoria</u>

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>
<p>Note: For Technical notes and other documents tabled during the General Issues hearing please see the General Issues document list:</p> <p><u>Suburban Rail Loop East Precincts Standing Advisory Committee – General Issues</u></p>			
Material sourced by the Committee			
BOX 3	7 Jul 2025	Box Hill: Your guide to the Draft Structure Plan and Draft Planning Scheme Amendment	<u>Engage Victoria</u>
BOX 4	7 Jul 2025	Box Hill Draft Structure Plan	<u>Engage Victoria</u>
BOX 5	7 Jul 2025	Box Hill Draft Implementation Plan	<u>Engage Victoria</u>
BOX 6	7 Jul 2025	Box Hill Draft Structure Plan background documents: <ul style="list-style-type: none"> a) Background Report b) Climate Response Plan 	<u>Engage Victoria</u>

No.	Date	Description	Provided by
		<ul style="list-style-type: none"> 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 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 	
BOX 7	7 Jul 2025	Box Hill Explanatory Report and Instruction Sheet: <ul style="list-style-type: none"> a) Explanatory Report b) Explanatory Report – Attachment 1: EAO properties BOX c) Instruction Sheet 	<u>Engage Victoria</u>
BOX 8	7 Jul 2025	Box Hill C255whse Policy: <ul style="list-style-type: none"> 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 Zone: <ul style="list-style-type: none"> g) 37.10 Precinct Zone h) Schedule 3 to Clause 37.10 Structure plan area i) Schedule 4 to Clause 37.10 Station development area j) Schedule 5 to Clause 37.10 Former Box Hill Brickworks 	<u>Engage Victoria</u>

No.	Date	Description	Provided by
		Overlays:	
		k) Schedule 4 to Clause 43.02 Design and Development Overlay	
		l) Schedule 2 to Clause 43.05 Neighbourhood Character Overlay	
		m) 43.06 Built Form Overlay	
		n) Schedule 5 to Clause 43.06 Central Core	
		o) Schedule 6 to Clause 43.06 Central Flanks	
		p) Schedule 7 to Clause 43.06 Key Movement Corridors and Urban Neighbourhoods	
		q) Schedule 8 to Clause 43.06 Residential Neighbourhoods	
		r) Schedule 1 to Clause 45.09 Parking Overlay	
		s) Schedule 4 to Clause 45.09 Parking Overlay	
		t) Schedule 5 to Clause 45.09 Parking Overlay	
		Operational provisions:	
		u) Schedule to Clause 72.03	
		v) Schedule to Clause 72.08	
		w) Schedule to Clause 74.01	
		Maps:	
		x) Precinct Zone – 009znMaps01_02_04	
		y) Built Form Overlay – 008bfoMaps01_02_04	
		z) Parking Overlay – 007poMaps01_02_04	
		aa) Environmental Audit Overlay – 001eaoMap01	
		bb) Removed Overlays (PO) – 006d-poMaps01_02	
		cc) Removed Overlays (DDO) – 002d-ddoMap01	
		dd) Removed Overlays (DDO) – 003d-ddoMap02	
		ee) Removed Overlays (DDO) – 004d-ddoMaps01_04	
		ff) Removed Overlays (NCO) – 005d-ncoMap01	
		gg) Removed Overlays (SLO) – 010d-sloMaps01_02_04	
Tabled documents			
BOX 9	7 Jul 2025	Directions Hearing notification letter	Planning Panels Victoria (PPV)
BOX 10	11 Jul 2025	Procedural matters – Request for separate Hearing for Box Hill Brickworks site	Phileo Australia Pty Ltd (Phileo Australia)
BOX 11	15 Jul 2025	Submission to SRLA, with attachment: a) Whitehorse Leader article	William Orange
BOX 12	21 Jul 2025	Directions Hearing agenda and request for Pre-briefing	PPV
BOX 13	22 Jul 2025	Letter – Directions Hearing agenda	Phileo Australia

No.	Date	Description	Provided by
BOX 14	23 Jul 2025	Whitehorse City Council submission to SRLA	Engage Victoria
BOX 15	24 Jul 2025	Directions for Pre-briefing, Declarations and confirmation of Members and Hearing dates	PPV
BH 16	24 Jul 2025	Letter – Directions Hearing and Hearing dates availability	Phileo Australia
BOX 17	24 Jul 2025	Individual submission to SRLA	Engage Victoria
BOX 18	25 Jul 2025	Individual submission to SRLA	Engage Victoria
BOX 19	25 Jul 2025	Letter to Phileo Australia - Hearing dates and development realisation evidence	PPV
BOX 20	28 Jul 2025	Letter - Development realisation evidence	Phileo Australia
BOX 21	29 Jul 2025	Letter – Request for second Directions Hearing	Suburban Rail Loop Authority (SRLA)
BOX 22	30 Jul 2025	Letter – Hearing dates availability	Phileo Australia
BOX 23	30 Jul 2025	Second Directions Hearing notification letter	PPV
BOX 24	7 Aug 2025	Anticipated dates for Precinct Hearings	PPV
BOX 25	8 Aug 2025	List of published material	SRLA
BOX 26	8 Aug 2025	Background submission – Box Hill Precinct	SRLA
BOX 27	11 Aug 2025	Directions Hearing written submission	Phileo Australia Pty Ltd
BOX 28	11 Aug 2025	David Passarella Affidavit	Phileo Australia Pty Ltd
BOX 29	11 Aug 2025	Surrey Hills and Mont Albert Progress Association submission to SRLA	Engage Victoria
BOX 30	12 Aug 2025	Letter regarding outcome of the Box Hill Directions Hearing	PPV
BOX 31	14 Aug 2025	a) Pre-briefing Presentation Part 1 b) Pre-briefing Presentation Part 2	SRLA
BOX 32	14 Aug 2025	Combined Residents of Whitehorse Action Group submission to SRLA	Engage Victoria
BOX 33	18 Aug 2025	Phileo Australia Pty Ltd submission to SRLA	Engage Victoria
BOX 34	20 Aug 2025	Further Directions and procedural issues post Cheltenham Precinct Directions Hearing	PPV
BOX 34a	21 Aug 2025	Committee Directions, distribution list and timetable	PPV
BOX 35	5 Sep 2025	Timetable (version 2)	PPV
BOX 36	9 Sep 2025	Email to Committee requesting extension of time to file Day 1 documents	SRLA
BOX 37	9 Sep 2025	Email to Committee regarding extension of time request	Councils and

No.	Date	Description	Provided by
		to file Day 1 document	University Group
BOX 38	9 Sep 2025	Committee response regarding extension of time request to file Day 1 documents	PPV
BOX 39	10 Sep 2025	Box Hill Day 1 version of the draft Amendment: <ul style="list-style-type: none"> a) Clause 11.03 Planning for Places Policy b) Schedule 3 to Clause 37.10 Precinct Zone c) Schedule 4 to Clause 37.10 Station Development Area d) Schedule 5 to Clause 37.10 Brickworks e) Schedule 5 to Clause 43.06 Central Core f) Schedule 6 to Clause 43.06 Central Flanks g) Schedule 7 to Clause 43.06 Key Movement Corridors and Urban Neighbourhoods h) Schedule 8 to Clause 43.06 Residential Neighbourhoods i) Schedule 4 to Clause 45.09 Parking Overlay j) Schedule 5 To Clause 45.09 Parking Overlay 	SRLA
BOX 40	10 Sep 2025	Box Hill Day 1 version – Maps: <ul style="list-style-type: none"> a) Box Hill C255whse – Precinct Zone map – mock up b) Box Hill C255whse – Built Form Overlay map – mock up 	SRLA
BOX 41	10 Sep 2025	Box Hill Day 1 version Structure Plan and Implementation Plan: <ul style="list-style-type: none"> a) Draft Structure Plan b) Draft Implementation Plan 	SRLA
BOX 42	10 Sep 2025	Consolidate tables: <ul style="list-style-type: none"> a) Consolidated table of PSA changes b) Consolidated table of Structure Plan / Implementation Plan changes 	SRLA
BOX 43	10 Sep 2025	Email to Committee regarding intention to call expert witness and time allocated to present evidence and submissions	Box Hill Institute and Box Hill SRL
BOX 44	10 Sep 2025	Committee response to Box Hill Institute and Box Hill RSL's regarding intention to call expert witness and time allocated to present evidence and submissions	PPV
BOX 45	11 Sep 2025	Technical Note TN-BOX01 – Box Hill Pedestrian Connections	SRLA
BOX 46	11 Sep 2025	Timetable (version 3)	PPV
BOX 47	12 Sep 2025	Expert report of Hilary Marshall (traffic)	SRLA

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BOX 48	12 Sep 2025	Expert report of Kate Gray (heritage)	SRLA
BOX 49	12 Sep 2025	Expert report of Mark Sheppard (urban design)	SRLA
BOX 50	12 Sep 2025	Expert report of David Crowder (planning)	SRLA
BOX 51	15 Sep 2025	Site inspection Itinerary and Map (provided to the Committee only)	SRLA
BOX 52	15 Sep 2025	Expert report of Chris De Silva (community infrastructure)	SRLA
BOX 53	16 Sep 2025	702 Station Pty Ltd submission to SRLA	<u>Engage Victoria</u>
BOX 54	16 Sep 2025	Whitehorse City Council submission to SRLA	<u>Engage Victoria</u>
BOX 55	16 Sep 2025	Box Hill RSL submission to SRLA	<u>Engage Victoria</u>
BOX 56	16 Sep 2025	Box Hill Institute submission to SRLA	<u>Engage Victoria</u>
BOX 57	16 Sep 2025	Cubick Development Pty Ltd submission to SRLA	<u>Engage Victoria</u>
BOX 58	16 Sep 2025	Phileo Australia Ltd submission to SRLA	<u>Engage Victoria</u>
BOX 59	16 Sep 2025	Shangyi Vision Pty Ltd submission to SRLA	<u>Engage Victoria</u>
BOX 60	16 Sep 2025	K-Horse Pty Ltd submission to SRLA	<u>Engage Victoria</u>
BOX 61	16 Sep 2025	Antartica Holdings Pty Ltd submission to SRLA	<u>Engage Victoria</u>
BOX 62	17 Sep 2025	Urban Design Supplementary information prepared by Mark Sheppard	SRLA
BOX 63	17 Sep 2025	Letter to Committee regarding further material requests from SRLA, with attachments: 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	Councils and University Group
BOX 64	17 Sep 2025	Email to Committee requesting extension of time to file expert evidence	SRLA
BOX 65	18 Sep 2025	Committee response to extension request	PPV
BOX 66	19 Sep 2025	Expert report of Tim McBride – Burgess (planning)	Box Hill RSL and

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			Cubick Developments Pty Ltd
BOX 67	19 Sep 2025	Expert report of Sophie Jordan (planning)	Phileo Australia Pty Ltd
BOX 68	19 Sep 2025	Expert report of Leanne Hodyl (urban design)	Phileo Australia Pty Ltd
BOX 69	19 Sep 2025	Expert report of Craig Yelland (development feasibility)	Phileo Australia Pty Ltd
BOX 70	19 Sep 2025	Expert report of Leigh Furness (traffic engineering)	Phileo Australia Pty Ltd
BOX 71	19 Sep 2025	Expert report of Bryce Raworth (heritage)	Phileo Australia Pty Ltd
BOX 72	19 Sep 2025	Expert report of Tim McBride – Burgess (planning)	Box Hill Institute
BOX 73	19 Sep 2025	Expert report of Jonathon Fetterplace (planning)	702 Station St Pty Ltd
BOX 74	19 Sep 2025	Email to Parties regarding timing of urban design evidence	PPV
BOX 75	22 Sep 2025	Individual Submission to SRLA	Engage Victoria
BOX 76	22 Sep 2025	Expert report of Jason Walsh (Traffic)	Whitehorse City Council (Whitehorse)
BOX 77	22 Sep 2025	Expert report of David Barnes (Planning)	Whitehorse
BOX 78	22 Sep 2025	Expert report of Kate Kerkin (Community infrastructure)	Whitehorse
BOX 79	22 Sep 2025	Expert report of Kate Maddock (Sport and recreation)	Whitehorse
BOX 80	22 Sep 2025	Expert report of Professor McGauran (Urban design)	Whitehorse
BOX 81	23 Sep 2025	Expert report of Andrew Partos (Urban design)	Whitehorse
BOX 82	23 Sep 2025	Expert report of Jo Thompson (Open space)	Whitehorse
BOX 83	25 Sep 2025	Response to recommendations in precinct specific evidence	SRLA
BOX 84	25 Sep 2025	Combined Day 1 and Day 2 consolidated table of PSA changes	SRLA
BOX 85	25 Sep 2025	Combined Day 1 and Day 2 consolidated table of SP and IP changes	SRLA
BOX 86	25 Sep 2025	Transport expert conclave minutes	SRLA
BOX 87	25 Sep 2025	Email to Committee requesting extension of time to file reply evidence	SRLA
BOX 88	25 Sep 2025	Committee response regarding extension of time request to file reply evidence	PPV

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BOX 89	25 Sep 2025	Reply evidence of Kate Gray (Heritage)	SRLA
BOX 90	25 Sep 2025	Reply evidence of Mark Sheppard (urban design)	SRLA
BOX 91	25 Sep 2025	Reply evidence of Sophie Jordan (planning)	Phileo Australia Pty Ltd
BOX 92	25 Sep 2025	Supplementary material requested by Committee – prepared by Mark Sheppard (Urban design)	SRLA
BOX 93	25 Sep 2025	Reply evidence of David Barnes (Planning)	Whitehorse
BOX 94	25 Sep 2025	Reply evidence of Chris De Silva (Community infrastructure)	SRLA
BOX 95	26 Sep 2025	Reply evidence of David Crowder (Planning)	SRLA
BOX 96	26 Sep 2025	Reply evidence and presentation of Leanne Hodyl	Phileo Australia Pty Ltd
BOX 97	28 Sep 2025	Hearing submission	Phileo Australia Pty Ltd
BOX 98	24 Sep 2025	Timetable (version 4)	PPV
BOX 99	29 Sep 2025	Position paper PP-BOX01 – Community infrastructure	SRLA
BOX 100	29 Sep 2025	Whitehorse Easy Ride Route Evaluation (July 2024)	Whitehorse
BOX 101	30 Sep 2025	Hearing submissions (Urban Design)	SRLA
BOX 102	30 Sep 2025	Presentation of Mark Sheppard (Urban Design)	SRLA
BOX 103	30 Sep 2025	SRL and Phileo agreed version of Schedule 5 to Clause 37.10 Precinct Zone	Phileo Australia Pty Ltd
BOX 104			
BOX 105			