



# Planning Panels Victoria

Department of Transport and Planning

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Telephone (03) 5381 9457

25 September 2025

Dear Party

## Suburban Rail Loop East Precincts: Cheltenham Precinct

### First Directions Hearing

The Suburban Rail Loop Precincts Standing Advisory Committee (SAC) held a Directions Hearing on 22 July 2025 at the Stamford Hotel and online to discuss procedure for considering the referral, including hearings for general issues and precinct specific issues.

### Cheltenham Precinct Directions Hearing

The SAC held a further Directions Hearing on 20 August 2025 online to discuss hearing dates for the Cheltenham Precinct hearing.

Please find attached the following for the Cheltenham Precinct hearing:

- Directions
- Distribution List
- Hearing Timetable.

The following dates apply:

Time	Date	Actions for filing and other matters	Direction
12 noon	Monday, 20 October 2025	Site visit map and itinerary	9
12 noon	Monday, 27 October 2025	Proponent 'Day 1' documentation	8
12 noon	Friday, 31 October 2025	Proponent expert reports	11.a)
12 noon	Wednesday, 5 November 2025	Parties to provide original submissions (if required)	27
12 noon	Monday, 10 November 2025	Other parties expert reports	11.b)
12 noon	Thursday, 13 November 2025	Joint Expert Statement(s)	16
12 noon	Thursday, 13 November 2025	Further written submission from parties not attending the Hearing	31
12 noon	Friday, 14 November 2025	Documents or material to be presented on Day 1 of the Hearing	33
12 noon	Friday, 14 November 2025	Addendum evidence	13

#### Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Transport and Planning, GPO Box 2392, Melbourne, Victoria 3001



Time	Date	Actions for filing and other matters	Direction
10:00am	Monday, 17 November 2025	Hearing starts	
4.00pm	Monday, 29 December 2025	Drafting comments due	37

### Declarations

A number of declarations were made at the first Directions Hearing. No further declarations were made at the Cheltenham Precinct Directions Hearing.

### Legal Assistance Service

As advised in our letter dated 7 July 2025 and referred to at the Directions Hearing, Foley's List Barristers has a Legal Assistance Service that provides low-cost or no-cost legal support to eligible submitters in Planning Panel Victoria hearings. Assistance ranges from preliminary advice to full representation, with fees reduced or waived. To participate, submitters must meet eligibility criteria. Assistance is subject to barrister availability. More information about the service is available on the PPV [website](#), including information about who to contact at Foley's List to apply for assistance.

If you have questions, please contact Georgia Brodrick at Planning Panels Victoria on [office@planningpanels.vic.gov.au](mailto:office@planningpanels.vic.gov.au) or [REDACTED].

Yours sincerely



**Tim Hellsten**  
Chair, Cheltenham Precinct Committee

## Notes

In these Directions, reference to the following mean:

<b>Committee</b>	the Committee as constituted to consider the Cheltenham Precinct
<b>Hearing</b>	the Cheltenham Precinct Hearing
<b>Referred Matters</b>	the specific matters referred in relation to Cheltenham Precinct as set out in the <a href="#">Minister's referral letter</a>
<b>SAC</b>	Suburban Rail Loop East Precincts Standing Advisory Committee.

## Administrative directions

1. The Proponent must:
  - a) provide administrative support to manage the Hearing (in person and online)
  - b) audio record the Hearing and upload the recording to the Suburban Rail Loop East Precincts Engage Victoria webpage as soon as practicable after each day's Hearing. The audio recording must also be provided to Planning Panels Victoria in an appropriate format.

### Note

Administrative and technical support may include publishing links to the Hearing on its website, issuing direct invitations to participants (including the Committee, parties and experts), managing a document sharing platform and providing technical support.

2. Unless the Committee directs otherwise, all information presented to the Committee is a public document to be used solely for the purpose of the Committee's process. It cannot be used for any other purpose.

### Notes

For more information on how your submission will be used, refer to the [PPV Website](#).

## Circulating documents

3. The Proponent must, by **12 noon Tuesday, 30 September 2025**:
  - a) set up and manage an online document sharing for the Hearing that allows a party to view and circulate documents and to upload and download documents directly
  - b) provide the link to the platform and instructions to all parties on the Distribution List.
4. Documents must be circulated by uploading them to the document sharing platform. When uploading documents, a party must email all other parties on the distribution list to inform them of the document(s) that have been uploaded.
5. Documents must meet the following requirements:
  - a) Files must not exceed 20MB in size.
  - b) File names must be as short as possible and begin with the name of the party as it appears on the distribution list:

[Party name] - [Document Title].
  - c) If tabling more than 10 documents at once, all documents must be accompanied by an index list.
  - d) A Microsoft Word version or unlocked pdf version of the document must be emailed directly to [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au) after being uploaded.

6. Documents must be available to access and download from the document sharing platform until the date the final report of the SAC is submitted. Each party is responsible to retain any documents before that date.

**Notes**

Paper documents will only be permitted in exceptional circumstances. If you have with difficulties providing documents electronically you should contact Planning Panels Victoria.

If you do not circulate documents by the specified time, the Committee may not accept the evidence or material. If you think you will not meet the specified deadline you must provide reasons in writing to [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au) before the deadline.

The Committee may not publish or accept material with offensive or defamatory content, or personal information about other people (such as emails and phone numbers or photographs of people, particularly children).

If your document is larger than 20MB, break it down into parts that are less than 20MB each.

Any request to access a document after the SAC's final report has been submitted will be subject to the Freedom of Information process.

### Notice of the Hearing

7. The Proponent must publish notice of the Hearing on its website, with a link and information on how the public can observe the Hearing in person and online.

### Information to be provided before the Hearing

#### Day 1 documents

8. The Proponent must file a 'Day 1' version of the draft Structure Plan, draft Amendment and draft Implementation Plan by **12 noon on Monday, 27 October 2025**. The Day 1 version must:
- be marked up against the version on which consultation was undertaken
  - show any suggested changes in response to submissions or evidence
  - be labelled 'Proponent Day 1 version – [Document title eg draft BFO4]'
  - be in an editable format such as MS Word.

#### Site inspection map

9. The Proponent must provide a site inspection map by **12 noon on Monday, 20 October 2025** to enable the Committee to conduct an unaccompanied site inspection of the precinct. The map must:
- identify key precinct features, locations and areas relevant to the Referred Matters
  - identify sites in relation to which parties will be making submissions (identify individuals by submitter number, not name)
  - be accompanied by a detailed itinerary that provides a logical, efficient and effective inspection route
  - be provided only to the Committee.

### Expert evidence

#### Expert reports

10. Expert reports must:
- only address Referred Matters
  - be structured in accordance with the Referred Matters
  - not include out of scope matters identified in Clause 16 of the Terms of Reference and as reflected in the Committee's correspondence of 5 August 2025 (Document GI 23).
11. Expert reports must be circulated as follows:

- a) the Proponent must circulate its expert witness reports by **12 noon on Friday, 31 October 2025**
  - b) other parties must circulate their expert witness reports by **12 noon on Monday, 10 November 2025**.
12. An expert report must:
- a) comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](https://planningpanels.vic.gov.au))
  - b) not refer to any individual submitter by name – if necessary, individual submitters should be referred to by submission number. Community groups, organisations, corporations and government agencies can be referred to by name.
13. An expert who has not participated in a meeting of experts (see below) can provide a response to other like evidence by **12 noon on Friday, 14 November 2025**.

### Expert meetings

14. Experts in the following areas must meet to prepare a Joint Expert Statement. The nominated expert should chair the meeting and coordinate arrangements and note taking.
- a) Transport to be chaired by Hillary Marshall
  - b) Community Infrastructure, Recreation and Open Space to be chaired by Chris De Silva.
15. The meeting(s) can only be attended by:
- a) the experts being called to give evidence
  - b) relevant staff from the following government agencies:
    - (i) Transport – staff from DTP Transport
  - c) a non-participating note taker.
- Advocates or parties instructing the experts must not attend the meeting(s).
16. The Joint Expert Statements must:
- a) list the relevant participants in attendance
  - b) note if any participant is not present for any significant discussion point
  - c) record the facts and opinions agreed and not agreed in respect of each issue and the reasons for any disagreement
  - d) be signed by all participants
  - e) be circulated by **12 noon on Thursday, 13 November 2025**.

#### Note

Joint Expert Statements should be set out in table form, be fewer than five pages with numbered paragraphs, and should cross-reference evidence if required. They should not restate the evidence.

17. If any expert is instructed not to reach agreement in respect of points of difference, the expert must report those instructions in writing to the Committee and all parties.

### Presenting evidence

18. Experts and anyone putting questions to experts should be present at the Hearing in person.
19. Experts are encouraged to present a PowerPoint summarising their evidence at the Hearing, but it must:
- a) not include new evidence
  - b) be circulated by **12 noon the business day before** that expert is scheduled to appear.
20. Unless agreed by the Chair, experts should present their evidence in no longer than 30 minutes:
21. When giving evidence an expert must not:

- a) discuss their evidence with any other person during breaks in evidence or while the expert is being asked questions
  - b) have before them any document, other than their expert report and relevant supporting documents.
22. If giving evidence online, an expert must:
- a) be alone in the room from which they give evidence and not make or receive any communication with another person while giving evidence except with permission from the Committee
  - b) inform the Committee immediately should another person enter the room from which they are giving evidence.

### Cross examination and questions of experts

23. Parties calling like evidence will be given priority to put questions to experts.
24. A party who intends to question an expert must provide written notice to Planning Panels Victoria ([planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au)) by **3pm the day before** the expert is due to appear, together with an estimate of how long the party estimates will be required for their questions.
25. If questioning an expert, a party must:
- a) be present for the whole of the expert giving their evidence
  - b) ask clear and relevant questions, directed to matters of fact or professional opinion, that genuinely assist the Committee in understanding the Referred Matters
  - c) not ask questions that have already been put to the expert and answered by the experts
  - d) allow the expert time to explain their answer.
26. Unless agreed by the Chair, parties should aim to keep their questions to experts to 30 minutes.

#### Notes

The Chair will regulate cross examination.

You may be asked to move on to another topic if the line of questioning is not useful to the Committee.

If you are not experienced in questioning an expert, you are encouraged to write your questions down to ensure they are succinct, structured into themes and able to be asked without long explanations of the context. Things to avoid when questioning an expert include:

- making a submission or providing your opinion
- giving extensive comment or context as an introduction to your question
- asking questions that are unrelated to the evidence
- arguing with the expert
- commenting on the expert or the evidence
- asking questions that have already been asked by another party.

For more information on how to question an expert, refer to the [PPV Website](#).

### Submissions

27. Any party who wants the Committee to consider their original submission to the Proponent in relation to the Cheltenham Precinct must provide a copy of their submission to the Committee by **12 noon Wednesday, 5 November 2025** (if they haven't already done so).

**Note:** The Committee will consider those submissions to the extent that they raise Referred Matters.

28. All submissions must:
- a) only address Referred Matters
  - b) be structured in accordance with the Referred Matters
  - c) not include out of scope matters identified in Clause 16 of the Terms of Reference and as reflected in the Committee's correspondence of 5 August 2025 (Document GI 23)

- d) identify any issues that have been resolved.

### Proponent's main submission

29. The Proponent's main submission must address the following:
- a) a summary of any outcomes reached through parties resolving issues after the matter was referred to the Committee
  - b) its position on each Referred Matter
  - c) its response to evidence and joint expert statements
  - d) its final position on the draft Structure Plan, draft Amendment and draft Implementation Plan.

### Council submissions

30. Council submissions must address the following:
- a) its position on Referred Matters on which it submits
  - b) its response to evidence and joint expert statements
  - c) any issues that have been resolved
  - d) any changes it seeks to the draft Structure Plan, draft Amendment and draft Implementation Plan (Day 1 versions).

### Other party submissions

31. Any party who wants to provide a further written submission to the Committee but does not wish to be heard in relation to that submission must provide their further written submission to the Committee by **12 noon Thursday, 13 November 2025**.
32. Other parties must address the following in its submission:
- a) its position on Referred Matters on which it submits
  - b) any issues that have been resolved
  - c) any changes it seeks to the draft Structure Plan, draft Amendment and draft Implementation Plan (Day 1 versions).

#### Note

For information on how to prepare and present material at a Hearing, refer to the [PPV Website](#).

## At the Hearing

### Presenting material

33. Submissions, presentations and other material presented at the Hearing must:
- a) relate to the Referred Matters
  - b) be presented electronically
  - c) include a summary of fewer than 5 pages if the material is more than 40 pages
  - d) be circulated by **12 noon on the business day before** the material is to be presented.

### Closing submissions

34. The following parties will be provided time at the conclusion of the Hearing to present a closing submission:
- a) the Proponent
  - b) Bayside City Council
  - c) Kingston City Council
35. Closing submissions:

- a) must not raise new matters
- b) may respond to matters raised in other parties' submissions or evidence.

### **Drafting changes**

36. The Proponent must circulate its final preferred version of the draft Structure Plan, draft Amendment and draft Implementation Plan with its closing submission. The final preferred version must:
- a) be marked up against the Day 1 version (refer to Direction 8)
  - b) show any further suggested changes in response to submissions or evidence presented at the Hearing
  - c) be labelled 'Proponent final version – [Document title eg draft DDO4]'
  - d) be in an editable format such as MS Word.
37. A party seeking to provide drafting comments on the Proponent's final versions must circulate them by **4.00pm on Monday, 29 December 2025**. Drafting comments must only relate to drafting issues, not broader issues.

#### **Note**

Comments on the final version of documentation must be limited to drafting (form and content).

Drafting comments can be provided even though your primary position may be that the proposal should not be supported.

### **Recording the Hearing**

38. The Hearing will be recorded by the Proponent.
39. No other party is permitted to record any part of a Hearing by any means without permission from the Chair.

### **Privacy and use of personal information**

40. A party must not record, keep, distribute or publish contact details of any other party obtained during the Committee process, or use those contact details for any other purpose.



# Distribution List

Suburban Rail Loop East Precincts: Cheltenham Precinct

Use this list to file expert witness reports and other information in accordance with the Committee's directions. It must not be used for any other purpose. If you are unsure about whether any material or content is appropriate for filing, please seek guidance from Planning Panels Victoria before filing the material.

## Electronic documents

Party	email address
Planning Panels Victoria	<a href="mailto:planning.panels@transport.vic.gov.au">planning.panels@transport.vic.gov.au</a>
Suburban Rail Loop Authority	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
Bayside City Council	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
Kingston City Council	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
Anthony Brinkley	[REDACTED]
Brixton East	[REDACTED]
Brixton West	[REDACTED]
Fletcher Building	[REDACTED]
Inform Design and Sullivan Kerr	[REDACTED]
Newlink Investments	[REDACTED]
Dr Robert Saunders	[REDACTED]
Elizabeth Allan	[REDACTED]
Highett Progress Association	[REDACTED]
	[REDACTED]
John Barrett	[REDACTED]
Kingston Residents Association	[REDACTED]
	[REDACTED]
Pennydale Residents Action Group	[REDACTED]

**Distribution list:**  
Suburban Rail Loop East Precincts: Cheltenham Precinct

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Party	email address
Phillip Birley	[REDACTED]
Scentre Group	[REDACTED] [REDACTED]
Sunkin Property Group	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Rod McCubbin	[REDACTED]
Sean Edel	[REDACTED]
Siapantas Investments Pty Ltd	[REDACTED] [REDACTED] [REDACTED]
236A Highett Road	[REDACTED]
Jennifer Bons	[REDACTED]
Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation	[REDACTED]

# Timetable

Suburban Rail Loop East Precincts: Cheltenham Precinct

## Timetable Version 1

### Hearing calendar

W	Monday	Tuesday	Wednesday	Thursday	Friday
1	17 November	18 November	19 November	20 November	21 November
	Opening submissions	Community infrastructure evidence	Community infrastructure evidence	Sports & recreation evidence	Planning evidence
	Community submissions		Reserve		
2	24 November	25 November	26 November	27 November	28 November
	Planning evidence	Planning evidence	Open space evidence	Transport evidence	Non sitting day
3	1 December	2 December	3 December	4 December	5 December
	Urban design evidence	Urban design evidence	Urban design evidence	Urban design evidence	Non sitting day
4	8 December	9 December	10 December	11 December	12 December
	Retail and economic evidence	IWM evidence	Hall & Willcox clients submissions	Siapantis Investments submission	Non sitting day
		Reserve	Scentre Group submission		
5	15 December	16 December	17 December	18 December	19 December
	Proponent submission	Bayside CC submission	Kingston CC submission	Closing submissions	Reserve Day

### Week 1

**Day 1: Monday 17 November 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>20 mins</b>
<b>Opening submissions</b>		
10:20am	<b>Proponent</b> represented by Chris Townshend KC, Jennifer Trewhella and Jane Sharp, instructed by Clayton Utz and White and Case	30 mins
10:50am	<b>Bayside City Council</b> represented by Paul Chiappi and Jordan Wright, instructed by Maddocks Lawyers	30 mins
<b>11:20am</b>	<b>Break</b>	<b>15 mins</b>
11:35am	<b>Kingston City Council</b> represented by Daniel Robinson instructed by Corrs Chambers Westgarth	30 mins
<b>Submissions</b>		
12:05pm	<b>Pennydale Residents Action Group (Inc)</b> represented by Derek Screen	30 mins

**Timetable:**  
Suburban Rail Loop East Precincts: Cheltenham Precinct

<b>12:35pm</b>	<b>Lunch break</b>	<b>1 hour</b>
1:35pm	<b>Kingston Residents Association</b> represented by Ian Morgans	15 mins
1:50pm	<b>Highett Progress Association</b> represented by Gabrielle Bush	15 mins
2:05pm	<b>Elizabeth Allan</b>	15 mins
2:20pm	<b>Rod McCubbin</b>	15 mins
2:35pm	<b>Sean Edel</b>	15 mins
2:50pm	<b>John Barrett</b>	15 mins
<b>3:05pm</b>	<b>Break</b>	<b>15 mins</b>
3:20pm	<b>Dr Robert Saunders</b>	20 mins
3:40pm	<b>Angela Burr</b>	30 mins
4:10pm	<b>Jennifer Bons</b>	30 mins
4:40pm	Day close	

**Day 2: Tuesday 18 November 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Submissions</b>		
10:15am	<b>Phillip Birley</b>	15 mins
10:30am	<b>Anthony Brinkley</b>	15 mins
<b>Community infrastructure evidence</b>		
10:45am	<b>3 experts:</b> <ul style="list-style-type: none"> <li>– <b>Chris DeSilva</b> of Mesh, called by the Proponent</li> <li>– <b>Kate Kerkin</b> of K2 Planning, called by Bayside City Council</li> <li>– <b>Jo Noesgaard</b> of SGS Economics, called by Kingston City Council</li> </ul>	<b>Day 1 of 1.5 days</b>
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

**Day 3: Wednesday 19 November 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
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**Timetable:**  
Suburban Rail Loop East Precincts: Cheltenham Precinct

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10:00am	Preliminary matters	15 mins
<b>Community infrastructure evidence continued</b>		
10:15am	<b>Community infrastructure evidence</b> continued	1.5 of 1.5 days
<b>11:15am</b>	<b>Break</b>	15 mins
<b>12:30pm</b>	<b>Lunch break</b>	1 hour
<b>3:00pm</b>	<b>Break</b>	15 mins
4:30pm	Day close	

**Day 4: Thursday 20 November 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
<b>Sports and recreation evidence</b>		
10:15am	<b>2 experts:</b> <ul style="list-style-type: none"><li>- <b>Kate Maddock</b> of Otium, called by Bayside City Council</li><li>- <b>Dan Ferguson</b> of the Community Collective, called by Kingston City Council</li></ul>	1 day
<b>11:15am</b>	<b>Break</b>	15 mins
<b>12:30pm</b>	<b>Lunch break</b>	1 hour
<b>3:00pm</b>	<b>Break</b>	15 mins
4:30pm	Day close	

**Day 5: Friday 21 November 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
<b>Planning evidence</b>		
10:15am	<b>6 experts:</b> <ul style="list-style-type: none"><li>- <b>Mark Woodland</b> of Urbis, called by the Proponent</li><li>- <b>Tim McBride-Burgess</b> of Contour, called by Sunkin Property Group (<i>Note: unable on Day 6 and Day 7</i>)</li><li>- <b>David Barnes</b> of Hansen, called by Bayside City Council</li><li>- <b>John Glossop</b> of Glossop Town Planning, called by Kingston City Council</li><li>- <b>Jonathon Fetterplace</b> of A Different City Pty Ltd, called by Siapantis Investments Pty Ltd</li><li>- <b>Daniel Soussan</b> of Tract, called by Scentre Group</li></ul>	Day 1 of 3 days

**Timetable:**  
Suburban Rail Loop East Precincts: Cheltenham Precinct

<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

## Week 2

### Day 6: Monday 24 November 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
Planning evidence		
10:15am	Planning evidence continued	Day 2 of 3 days
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

### Day 7: Tuesday 25 November 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
Planning evidence		
10:15am	Planning evidence continued	Day 3 of 3 days
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

### Day 8: Wednesday 26 November 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

**Timetable:**  
Suburban Rail Loop East Precincts: Cheltenham Precinct

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Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Open space evidence</b>		
10:15am	<b>1 expert:</b> - <b>Joanna Thompson</b> , called by Bayside City Council and Kingston City Council	<b>1 day</b>
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

**Day 9: Thursday 27 November 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Transport evidence</b>		
10:15am	<b>2 experts:</b> - <b>Hilary Marshall</b> of Ratio, called by the Proponent - <b>Jason Walsh</b> of Traffix, called by the Bayside City Council	<b>1 day</b>
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

**Friday 28 November 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

**Reserve day**

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**Week 3**

**Day 10: Monday 1 December 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>

### Urban design evidence

10:15am	<b>6 experts:</b> <ul style="list-style-type: none"> <li>- <b>Mark Sheppard</b> of Urbis, called by the Proponent</li> <li>- <b>Rob McGauran</b> of MGS Architects, called by Bayside City Council</li> <li>- <b>Andrew Partos</b> of Hansen, called by Bayside City Council</li> <li>- <b>Gerhana Waty</b> of Hansen, called by Kingston City Council</li> <li>- <b>Tim Biles</b> of Ratio, called by Sunkin Property Group</li> <li>- <b>Peter Boyle</b>, called by Siapantis Investments</li> </ul>	<b>Day 1 of 4 days</b>
11:15am	<i>Break</i>	<b>15 mins</b>
12:30pm	<i>Lunch break</i>	<b>1 hour</b>
3:00pm	<i>Break</i>	<b>15 mins</b>
4:30pm	Day close	

### Day 11: Tuesday 2 December 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Urban design evidence</b>		
10:15am	<b>Urban design evidence</b> continued	<b>Day 2 of 4 days</b>
11:15am	<i>Break</i>	<b>15 mins</b>
12:30pm	<i>Lunch break</i>	<b>1 hour</b>
3:00pm	<i>Break</i>	<b>15 mins</b>
4:30pm	Day close	

### Day 12: Wednesday 3 December 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Urban design evidence</b>		
10:15am	<b>Urban design evidence</b> continued	<b>Day 3 of 4 days</b>
11:15am	<i>Break</i>	<b>15 mins</b>
12:30pm	<i>Lunch break</i>	<b>1 hour</b>
3:00pm	<i>Break</i>	<b>15 mins</b>



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4:30pm      Day close

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#### Day 13: Thursday 4 December 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
<b>Urban design evidence</b>		
10:15am	<b>Urban design evidence</b> continued	<b>Day 4 of 4 days</b>
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

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#### Friday 5 December 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

*Reserve day*

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#### Week 4

#### Day 14: Monday 8 December 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
<b>Retail evidence</b>		
10:15am	<b>1 expert:</b> - <b>Ian Shimm</b> of Urbis, called by the Proponent	0.5 days
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>1:30pm</b>	<b>Retail evidence</b> continued	
<b>Economics evidence</b>		
2:00pm	<b>1 expert:</b> - <b>Chris McNeill</b> of Ethos Urban, called by Sunkin Property Group	0.5 days
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>

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**Timetable:**  
Suburban Rail Loop East Precincts: Cheltenham Precinct

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4:30pm      Day close

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**Day 15: Tuesday 9 December 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
<b>Integrated water management evidence</b>		
10:15am	<b>1 expert:</b> - <b>Scott Dunn</b> of Engeny, called by Bayside City Council	0.5 days
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>1:30pm</b>	<b>Reserve</b>	
4:00pm	Day close	

**Day 16: Wednesday 10 December 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
<b>Submissions</b>		
10:15am	<b>Sunkin Property Group, Fletcher Building, Brixton East, Inform design and Sullivan Kerr, Newlink Investments (Hall and Willcox clients),</b> represented by Rory O'Connor of Hall & Wilcox	0.5 days
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
1:30pm	<b>Hall and Willcox clients</b> continue	
1:45pm	<b>Scentre Group</b> represented by Rupert Watters, instructed by Andrew Iser of Holding redlich	0.5 days
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

**Day 17: Thursday 11 December 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

**Timetable:**  
Suburban Rail Loop East Precincts: Cheltenham Precinct

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Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Submissions</b>		
10:15am	<b>Siapantis Investments Pty Ltd</b> represented by Alex Gelber of Counsel, instructed by Andrea Harwood of MinterEllison	<b>0.5 days</b>
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>1:30pm</b>	<b>Reserve</b>	
4:00pm	Day close	

#### Friday 12 December 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

**Reserve day**

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#### Week 5

##### Day 18: Monday 15 December 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Submissions</b>		
10:15am	<b>Proponent</b> submission	<b>1 day</b>
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

##### Day 19: Tuesday 16 December 2025

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Submissions</b>		

**Timetable:**  
Suburban Rail Loop East Precincts: Cheltenham Precinct

10:15am	<b>Bayside City Council</b> submission	<b>1 day</b>
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

**Day 20: Wednesday 17 December 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Submissions</b>		
10:15am	<b>Kingston City Council</b> submission	<b>1 day</b>
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>3:00pm</b>	<b>Break</b>	<b>15 mins</b>
4:30pm	Day close	

**Day 21: Thursday 18 December 2025**

**Venue:** Oakleigh Room, Novotel Melbourne Glen Waverley, 285 Springvale Road, Glen Waverley

**Microsoft Teams link:** [Click here to join the meeting](#)

Time	Party	Allocated
10:00am	Preliminary matters	<b>15 mins</b>
<b>Closing submissions</b>		
10:15am	<b>Bayside City Council</b> closing submission	<b>30 mins</b>
10:45am	<b>Kingston City Council</b> closing submission	<b>30 mins</b>
<b>11:15am</b>	<b>Break</b>	<b>15 mins</b>
11:30am	<b>Proponent</b> closing submission	<b>2.5 hours</b>
<b>12:30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
<b>1:30pm</b>	<b>Proponent</b> closing submission continued	
3:00pm	Day close	

**Day 22: Friday 19 December 2025**

**Reserve day**

**Hearing Timetable Notes:**

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria on [REDACTED] as soon as possible.
2. Scheduled start times are indicative. Please be present or online at least 15 minutes before your scheduled submission time or submission block starts.
3. Submitters will be contacted in advance if they are to be rescheduled to a different day.
4. Time will be made for morning and afternoon breaks each day. Break times will be taken at appropriate points in the proceedings, and break times in the timetable are indicative only.
5. Getting to the Hearing venue – 5 minute walk from Glen Waverley Station.
6. If you have any questions about the timetable, please contact Planning Panels Victoria on [REDACTED].