

Suburban Rail Loop East Precincts Standing Advisory Committee – Cheltenham Precinct

Version 2: 17 November 2025

No.	Date	Description	Provided by
Referred documents			
GI 1	1 Jun 2025	Terms of Reference	Minister for Planning
GI 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: 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>
GI 4	7 Jul 2025	Architectural testing: a) Floor Area Ratio and Public Benefit Uplift - Architectural Testing Report: Part 1 Memorandum b) Floor Area Ratio and Public Benefit Uplift - Architectural	<u>Engage Victoria</u>

No.	Date	Description	Provided by
		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	
GI 5	7 Jul 2025	Report: Planning Scheme Amendment approach	Engage Victoria
GI 6	7 Jul 2025	Public benefit uplift: a) Voluntary Public Benefit Uplift: Framework b) Voluntary Public Benefit Uplift: Technical Report	Engage Victoria
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	SRLA
GI 61	14 Aug 2025	a) Pre-briefing Presentation Part 1 b) Pre-briefing Presentation Part 2	SRLA
GI 83	20 Aug	Further Directions and procedural issues post Cheltenham	PPV

No.	Date	Description	Provided by
	2025	Precinct Directions Hearing	
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: 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

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

Cheltenham – Material sourced by the Committee

CTM 1	7 Jul 2025	Cheltenham: Your guide to the Draft Structure Plan and Draft Planning Scheme Amendment	<u>Engage Victoria</u>
CTM 2	7 Jul 2025	Cheltenham Draft Structure Plan	<u>Engage Victoria</u>
CTM 3	7 Jul 2025	Cheltenham Draft Implementation Plan	<u>Engage Victoria</u>
CTM 4	7 Jul 2025	Cheltenham Draft Structure Plan background documents: 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 Public Space and Life Study Part 2 o) Urban Design Report - Attachment B: Gehl Public Space	<u>Engage Victoria</u>

No.	Date	Description	Provided by
		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	
CTM 5	7 Jul 2025	Cheltenham Explanatory Report and Instruction Sheet:	<u>Engage</u>
		a) Explanatory Report	<u>Victoria</u>
		b) Explanatory Report – attachment 1: EAO properties Cheltenham	
		c) Instruction Sheet	
CTM 6	7 Jul 2025	Bayside GC246	<u>Engage</u>
		Policy:	<u>Victoria</u>
		a) 02.01 Context	
		b) 02.03 Strategic Directions	
		c) 02.04 Strategic framework plans	
		d) 11.03 Planning for Places	
		e) 13.07 Amenity, human health and safety	
		f) 15.01 Built Environment	
		g) 16.01 Residential development	
		h) 18.01 Land use and transport	
		i) 18.02 Movement networks	
		j) 19.02 Community infrastructure	
		Zones:	
		k) 34.03 Commercial 3 Zone	
		l) 37.10 Precinct Zone	
		m) Schedule 1 to Clause 37.10 Structure Plan Area	
		Overlay:	
		n) Schedule 4 to Clause 43.02 Design and Development Overlay	
		o) Schedule 14 to Clause 43.02 Design and Develop	
		p) Schedule 1 to Clause 43.04 Development Plan Overlay	
		q) 43.06 Built Form Overlay	
		r) Schedule 1 to Clause 43.06 Main streets	
		s) Schedule 2 to Clause 43.06 Key Movement Corridors and Urban Neighbourhoods	
		t) Schedule 3 to Clause 43.06 Residential Neighbourhoods	
		u) Schedule 4 to Clause 43.06 Employment Neighbourhoods	
		v) Schedule 2 to Clause 45.09 Parking Overlay	
		w) Schedule 3 to Clause 45.09 Parking Overlay	
		Operational Provisions:	

No.	Date	Description	Provided by
		x) Schedule to Clause 72.03 What Does this Planning Scheme consist of y) Schedule to Clause 72.08 Background documents z) Schedule to Clause 74.01 Application of Zones, Overlays and Provisions Maps: - aa) Precinct Zone – 007znMaps03_05 - bb) Built Form Overlay – 006bfoMaps03_05 - cc) Parking Overlay – 005poMaps03_05 - dd) Environmental Audit Overlay – 001eaoMap03 - ee) Removed Overlay (DPO) – 002d-dpoMap03 - ff) Removed Overlay (DDO) – 003d-ddoMap03 - gg) Removed Overlay (DDO) – 004d-ddoMaps03_05	
CTM 7	7 Jul 2025	Kingston GC246: Policy: a) 02.01 Context b) 02.03 Strategic directions c) 02.04 Strategic framework (part 1, page 1-6) d) 02.04 Strategic framework plans (part 2, page 7-11) e) 11.03 Planning for Places f) 15.01 Built Environment g) 18.02 Movement networks Zones: h) 37.10 Precinct Zone i) Schedule 1 to Clause 37.10 Structure Plan Area j) Schedule 2 to Clause 37.10 Station Development Area k) Schedule 3 to Clause 37.10 Southland Shopping Centre l) Schedule 4 to Clause 37.10 Former Highett Gasworks Overlay: m) Schedule 12 to Clause 43.02 Design and Development Overlay n) Schedule 21 to Clause 43.02 Design and Development Overlay o) Schedule 25 to Clause 43.02 Design and Development Overlay p) Schedule 26 to Clause 43.02 Design and Development Overlay q) Schedule 1 to Clause 43.03 Incorporated Plan Overlay r) Schedule 7 to Clause 43.04 Development Plan Overlay s) 43.06 Built Form Overlay	<u>Engage</u> <u>Victoria</u>

No.	Date	Description	Provided by
		t) Schedule 1 to Clause 43.06 Central Core and Central Flanks u) Schedule 2 to Clause 43.06 Main Streets v) Schedule 3 to Clause 43.06 Key Movement Corridors & Urban Neighbourhoods (Kingston) w) Schedule 4 to Clause 43.06 Residential Neighbourhoods x) Schedule 2 to Clause 45.09 Parking Overlay y) Schedule 3 to Clause 45.09 Parking Overlay	
		Operational provisions:	
		z) Schedule to Clause 53.01 Public Open Space Contribution and subdivision - aa) Schedule to Clause 66.06 Notice of permit applications under local provisions - bb) Schedule to Clause 72.03 What does this Planning Scheme consist of - cc) Schedule to Clause 72.04 Incorporated documents - dd) Schedule to Clause 72.08 Background documents - ee) Schedule to Clause 74.01 Application of Zones, Overlays and Provisions	
		Maps:	
		- ff) Precinct Zone 0 008znMaps01_04 - gg) Built Form Overlay – 007bfoMaps01_04 - hh) Parking Overlay – 006poMaps01_04 ii) Environmental Audit Overlay – 001eaoMap01 - jj) Environmental Audit Overlay – 002eaoMaps01_04 - kk) Removed Overlay (IPO) – 003d-ipoMaps01_04 - ll) Removed Overlay (DDO) – 004d-ddoMap01 - mm) Removed Overlay (DDO) – 005d-ddoMaps01_04 - nn) Removed Overlay (DPO) – 009d-dpoMap01	

Cheltenham – Tabled documents

CTM 8	24 July 2025	Individual Submission to SRLA	Engage Victoria
CTM 9	29 July 2025	Fletcher Building Submission to SRLA	Engage Victoria
CTM 10	29 July 2025	Brixton West Submission to SRLA	Engage Victoria
CTM 11	29 July 2025	Brixton East Submission to SRLA	Engage Victoria
CTM 12	29 July 2025	Inform Design and Sullivan Kerr Submission to SRLA	Engage Victoria
CTM 13	29 July	Newlink Submission to SRLA	Engage

No.	Date	Description	Provided by
	2025		<u>Victoria</u>
CTM 14	29 July 2025	Sunkin – Highett Submission to SRLA	<u>Engage Victoria</u>
CTM 15	8 Aug 2025	Background submission – Cheltenham	SRLA
CTM 16	15 Aug 2025	Cheltenham Precinct Directions Hearing notification	PPV
CTM 17	25 Sep 2025	Committee Directions, distribution list and timetable	PPV
CTM 18	7 Oct 2025	Timetable (version 2)	PPV
CTM 19	20 Oct 2025	Site inspection Map and itinerary CONFIDENTIAL	SRLA
CTM 20	23 Oct 2025	Letter to Committee advising of update to retail expert	SRLA
CTM 21	28 Oct 2025	Cheltenham Day 1 version of the Amendment – Bayside Planning Scheme: a) Clause 11.03 Planning for Places b) Schedule 1 to Clause 37.10 Structure plan area c) Schedule 1 to Clause 43.06 Main Streets d) Schedule 2 to Clause 43.06 Key Movement Corridors & Urban Neighbourhoods e) Schedule 3 to Clause 43.06 Residential Neighbourhoods f) Schedule 3 to Clause 43.06 Employment Neighbourhoods g) Schedule 2 to Clause 45.09 Parking Overlay h) Schedule 3 to Clause 45.09 Parking Overlay	SRLA
CTM 22	28 Oct 2025	Cheltenham Day 1 version Amendment – Kingston Planning Scheme: a) Clause 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 3 to Clause 37.10 Southland Shopping Centre e) Schedule 3 to Clause 37.10 Former Highett Gasworks f) Schedule 1 to Clause 43.06 Central Core and Central Flanks g) Schedule 2 to Clause 43.06 Main Streets h) Schedule 3 to Clause 43.06 Key Movement Corridors & Urban Neighbourhoods i) Schedule 4 to Clause 43.06 Residential Neighbourhoods	SRLA

No.	Date	Description	Provided by
		j) Schedule 2 to Clause 45.09 Parking Overlay	
		k) Schedule 3 to Clause 45.09 Parking Overlay	
CTM 23	28 Oct 2025	Day 1 version – Maps: a) Bayside GC246 – Built Form Overlay map – mock up b) Kingston GC246 – Precinct Zone map – mock up c) Kingston GC246 – Built Form Overlay map – mock up	SRLA
CTM 24	28 Oct 2025	Day 1 version – Structure Plan and Implementation Plan: a) Draft Structure Plan b) Draft Implementation Plan	SRLA
CTM 25	28 Oct 2025	Consolidated tables: a) Consolidated table of Planning Scheme Amendment changes b) Consolidated table of Structure Plan/Implementation changes	SRLA
CTM 26	31 Oct 2025	Letter from Committee regarding evidence from John Glossop	PPV
CTM 27	31 Oct 2025	Expert Report of Hilary Marshall (Transport)	SRLA
CTM 28	31 Oct 2025	Email to parties regarding the filing of expert evidence	PPV
CTM 29	31 Oct 2025	Email to Committee requesting an extension to file expert evidence	SRLA
CTM 30	3 Nov 2025	Email to parties noting extension granted to SRLA and revised deadline for other party expert evidence	PPV
CTM 31	3 Nov 2025	Expert report of Rhys Quick (retail, economics, land use capacity)	SRLA
CTM 32	3 Nov 2025	Expert report of Mark Sheppard (Urban design)	SRLA
CTM 33	3 Nov 2025	Expert report of Chris De Silva (Community infrastructure)	SRLA
CTM 34	3 Nov 2025	Expert report of Mark Woodland (Planning)	SRLA
CTM 35	6 Nov 2025	Technical Note TN-CTM01 – Cheltenham Pedestrian Connections (corrected date)	SRLA
CTM 36	6 Nov 2025	Letter from Mark Sheppard regarding a correction to his expert report	SRLA
CTM 37	6 Nov 2025	Individual Submission to SRLA	<u>Engage Victoria</u>

No.	Date	Description	Provided by
CTM 38	10 Nov 2025	Expert report of Dan Ferguson (Sports and recreation)	Kingston
CTM 39	10 Nov 2025	Bayside City Council Submission to SRLA	Engage Victoria
CTM 40	11 Nov 2025	Pennydale Residents Action Group Inc Submission to SRLA	Engage Victoria
CTM 41	11 Nov 2025	Expert report and John Glossop (Planning)	Kingston
CTM 42	11 Nov 2025	Expert report of Gerhana Waty (Urban Design)	Kingston
CTM 43	11 Nov 2025	Expert report of Jo Noesgaard (Community infrastructure)	Kingston
CTM 44	11 Nov 2025	Expert report of Jonathon Fetterplace (Planning)	Siapantis Investments Pty Ltd
CTM 45	11 Nov 2025	Expert report of David Barnes (Planning)	Bayside
CTM 46	11 Nov 2025	Expert report of Rob McGauran (Urban design)	Bayside
CTM 47	11 Nov 2025	Expert report of Jason Walsh (Transport)	Bayside
CTM 48	11 Nov 2025	Expert report of Dr Kate Kerkin (Community infrastructure)	Bayside
CTM 49	11 Nov 2025	Expert report of Kate Maddock (Sports and recreation)	Bayside
CTM 50	11 Nov 2025	Hearing submission, with attachments: a) Hearing presentation	Individual submitter
CTM 51	11 Nov 2025	Hearing submission	Individual submitter
CTM 52	12 Nov 2025	Expert report of Joanna Thompson (Open space)	Kingston
CTM 53	12 Nov 2025	Expert report of Joanna Thompson (Open space)	Bayside
CTM 54	13 Nov 2025	Timetable (version 3)	PPV
CTM 55	13 Nov 2025	Hearing submission	Individual submitter
CTM 56	14 Nov 2025	Transport conclave minutes	SRLA

No.	Date	Description	Provided by
CTM 57	14 Nov 2025	Position Paper CTM01 Community Infrastructure	SRLA
CTM 58	14 Nov 2025	Hearing submission	Individual submitter
CTM 59	14 Nov 2025	Hearing presentation	Individual submitter
CTM 60	14 Nov 2025	Hearing submission	Individual submitter
CTM 61	14 Nov 2025	Addendum evidence of Mark Woodland (Planning)	SRLA
CTM 62	14 Nov 2025	Addendum evidence of Chris De Silva (Community infrastructure)	SRLA
CTM 63	14 Nov 2025	Hearing presentation	Individual submitter
CTM 64	14 Nov 2025	Timetable (version 3)	PPV
CTM 65	15 Nov 2025	Hearing submission	Individual submitter
CTM 66	15 Nov 2025	Individual submission to SRLA	<u>Engage Victoria</u>
CTM 67	17 Nov 2025	Hearing presentation	Individual submitter
CTM 68	17 Nov 2025	Hearing submission	Individual submitter
CTM 69	17 Nov 2025	Hearing presentation	Individual submitter
CTM 70	17 Nov 2025	Addendum evidence of Mark Sheppard (Urban Design)	SRLA
CTM 71	17 Nov 2025	Hearing submission	Individual submitter
CTM 72	17 Nov 2025	Presentation of Chris De Silva (Community infrastructure)	SRLA