



**SUBURBAN
RAIL LOOP
EAST**



Your guide to the Draft Cheltenham Structure Plan and Draft Planning Scheme Amendment

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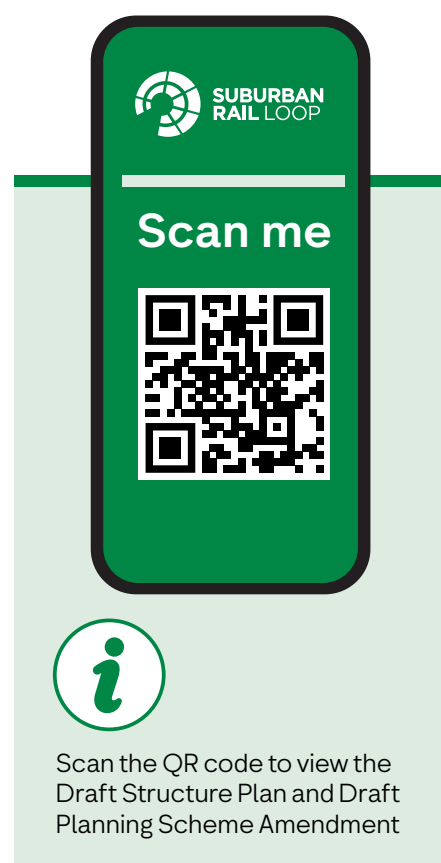
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Using your guide

Your guide to the Draft Cheltenham Structure Plan and Draft Planning Scheme Amendment (Your guide) will help you understand the structure planning process for the areas around the new SRL East station at Cheltenham.

It has been developed to help you navigate the documents currently available for public review and feedback so you can understand what the proposed changes mean for you, whether you wish to make a submission and, if so, how to do so.

There are document references and QR codes throughout Your guide, which you can use to learn more about the information summarised and view the original documents.



Page

Look for this icon to find the associated page number in the Draft Structure Plan

Developing and exhibiting the plans

Victoria is growing and by the 2050s, Melbourne is expected to be home to around nine million people – a city the size of London today.

We're carefully planning now to ensure the areas around the new SRL East stations will be ready to meet the needs of our growing population.

Suburban Rail Loop Authority (SRLA) has been talking to people who live and work near the SRL East stations about what they want to see happen in their neighbourhoods and incorporating their feedback since 2019.

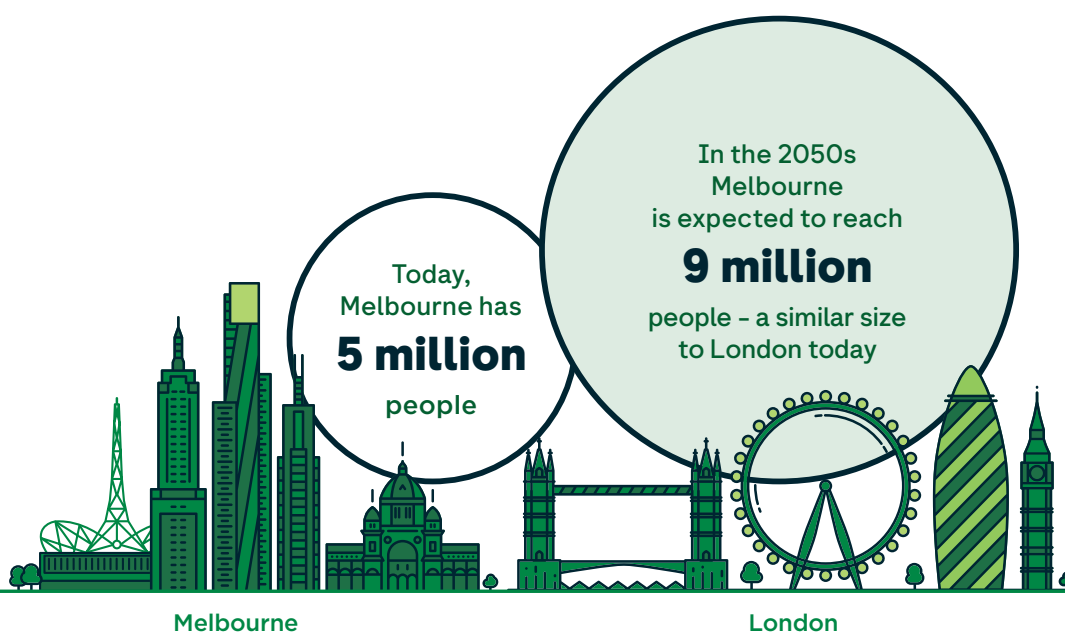
Structure planning commenced with the release of the SRL Precincts: Discussion Paper in August 2023. Figure 1 outlines the structure planning process together with the phases of engagement.

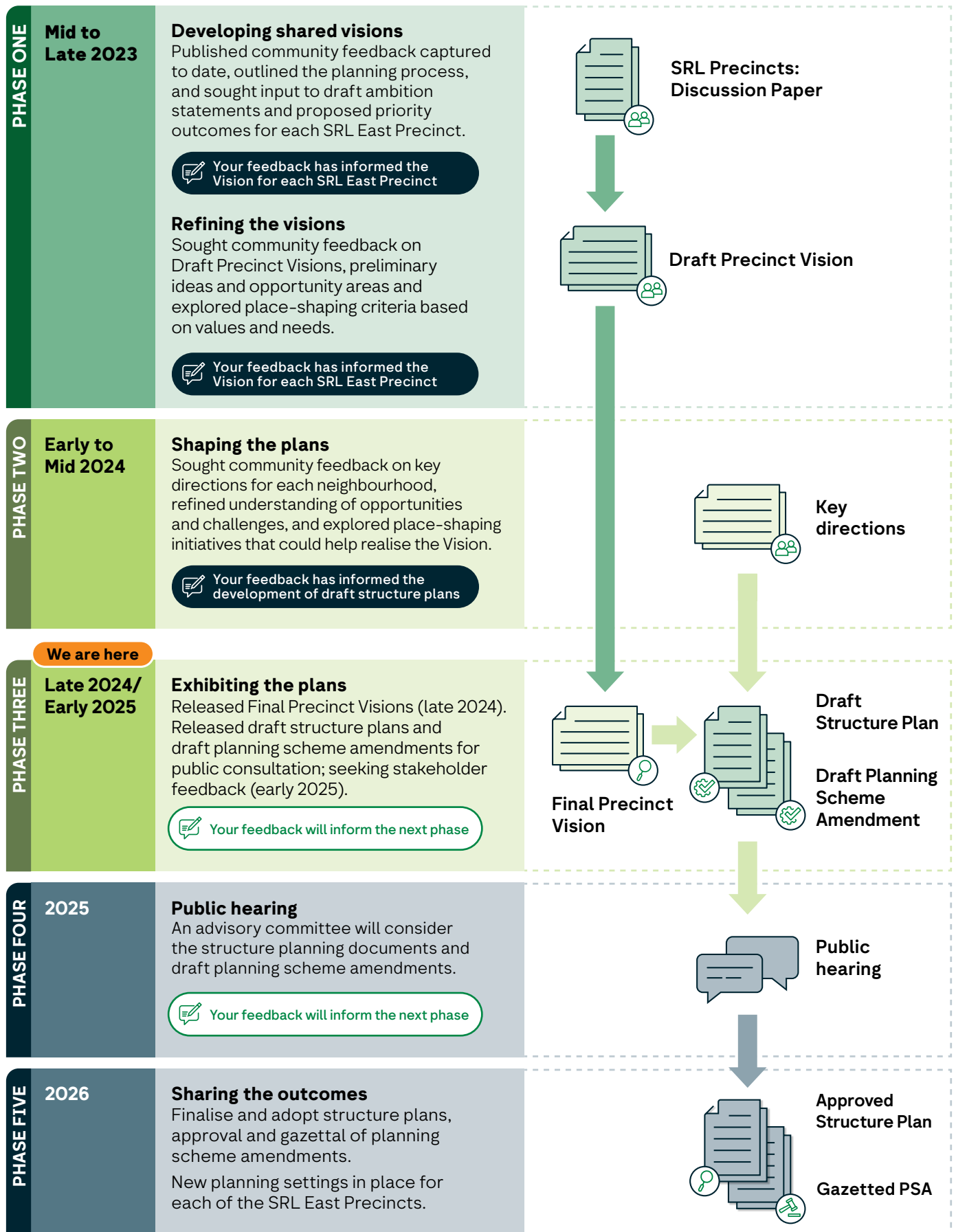
Since then, SRLA has been working to prepare structure plans and planning scheme amendments for each of the six SRL East Precincts, informed by technical studies, detailed analysis and ongoing consultation.

The draft structure plans focus on areas near the SRL East station as the appropriate locations for more significant future change, called the Structure Plan Areas, noting these areas are smaller than the full SRL East Precincts.



The draft structure plans, draft planning scheme amendments and supporting documents are available for review and feedback until **11.59pm on Tuesday 22 April 2025.**





Released for engagement and consultation
 Draft planning process
 Released for information
 Final planning outcome

Figure 1: Structure Planning engagement phases

Understanding the documents on exhibition

The Draft Cheltenham Structure Plan, including the Draft Implementation Plan, adopts the vision for Cheltenham and provides a framework for how the areas around the new SRL East station will grow and change over time, while protecting and preserving the neighbourhood characteristics people love about the area today.

While the structure plan sets the vision, the Draft Planning Scheme Amendment is needed to regulate the use and development of land to achieve the objectives and policies consistent with the structure plan.

By looking at the Draft Structure Plan, Draft Planning Scheme Amendment and supporting documents, you can see how the proposed changes will affect your neighbourhood. If you choose, you can provide informed feedback via a submission on what you support, what you're opposed to or what you would like to see changed.

Figure 2 provides a summary of the documents currently available for public review and feedback.



The Vision for Cheltenham (what we are seeking to achieve)

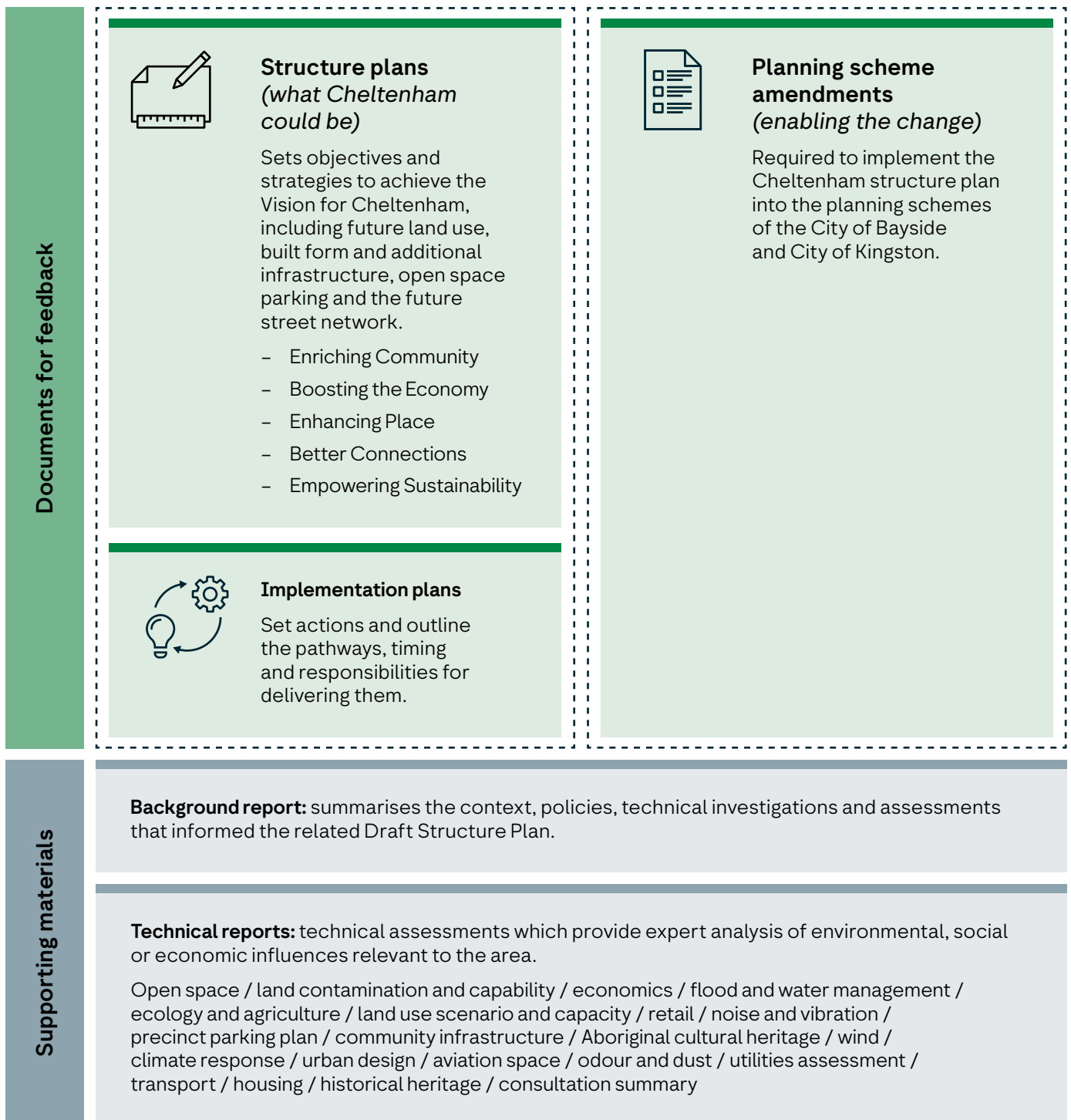


Figure 2: Documents currently available for public review and feedback

What you will find in the Draft Structure Plan

The structure plan is a blueprint to guide how the area around the new SRL East station will develop and change over the next 15 years. It outlines how future growth will be managed to achieve social, economic and environmental objectives.

Structure plans contain both statutory and non-statutory actions which implement objectives within the Structure Plan Area. These actions include amendments to the relevant planning schemes (statutory actions), partnership agreements and delivery of a series of projects to support development of the area in the manner proposed by the structure plan.

Navigate to the below page numbers of the Draft Cheltenham Structure Plan to find:

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Overview

This section introduces the Draft Cheltenham Structure Plan and notes some structure plan highlights.

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Section 1 Preparing the structure plan

This section outlines the purpose of the structure plan and explains how it was prepared. It includes a summary of the community engagement conducted to inform the structure plan, including a structure plan development timeline.

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Section 2 Introducing Cheltenham and Section 3 Planning for a growing and changing Cheltenham

These sections describe the historical and current context of Cheltenham. They provide a snapshot of Cheltenham's current community, and introduce future population, employment and housing forecasts for Cheltenham.

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Section 4 The Vision for Cheltenham

This section presents the final Vision for Cheltenham, which is a statement about the future that sets the longer-term aspiration for Cheltenham. It includes a Conceptual Plan that visually represents the changes proposed in the structure plan.

Section 5 Strategic response

This section sets objectives, strategies and actions under five key themes to achieve the Vision for Cheltenham.

The objectives outline what the structure plan is aiming to achieve. The strategies identify the structure plan's approach to achieving the objectives. The actions list how the strategies will be implemented.

It also includes the Land Use Plan, which provides direction on the distribution of priority land uses proposed for the Cheltenham Structure Plan Area.

The five structure plan themes are:

Enriching Community

Creating healthy and inclusive neighbourhoods with more housing diversity and choice to support Cheltenham's growing population.

Boosting the Economy

Building on the area's unique assets and strengths to establish Cheltenham as a major hub for Melbourne's south east.

Enhancing Place

Providing high quality buildings and public spaces for Cheltenham that support community, activity and enterprise.

Better Connections

Delivering public transport, walking and cycling options to support Cheltenham as SRL's southern gateway and connect people to local services, jobs and experiences.

Empowering Sustainability

Giving Cheltenham tools and strategies to adapt to and mitigate the effects of climate change and make the transition to zero net carbon emissions.

Section 6 Neighbourhoods

The Cheltenham Structure Plan Area is divided into five neighbourhoods, each with a distinct purpose in supporting the delivery of the Vision for Cheltenham.

For each neighbourhood, this section includes:

- **Future role and objectives:** sets out the future role for the neighbourhood, outlining how it will evolve from a built form, land use, movement, public realm and open space perspective.
- **Neighbourhood guidelines:** a suite of guidelines accompanied by detailed height, setback, and movement frameworks at a neighbourhood scale.

Section 7 Next steps

This section outlines the steps required to finalise and deliver the structure plans.



View the
Draft Cheltenham
Structure Plan



Scan me



The Draft Structure Plan is accompanied by a Draft Implementation Plan which sets out the pathways and timing for delivering each action.

What you will find in the Draft Implementation Plan

The Draft Implementation Plan sets out all the actions within the Draft Cheltenham Structure Plan and outlines the pathway, timing and responsibilities for delivering each action.

The Draft Implementation Plan also identifies key projects planned for the Structure Plan Area and outlines how the projects will be delivered.

Navigate to the below page numbers of the Draft Implementation Plan to find:

Page
4

Introduction

This section introduces the implementation pathways needed to turn the structure plan into reality.

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Structure plan actions

This section sets out actions to achieve the Vision for Cheltenham and realise the multi-generational benefits of SRL. It is organised by theme and identifies timing and responsibilities for each action.

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Key projects

Key projects to support each neighbourhood's future role are described, including timing and responsibilities for delivery.



View the Draft Implementation Plan



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How feedback has shaped the plan

Since 2019, SRLA has been speaking with the Cheltenham community and businesses, local councils and others about how to best take advantage of the opportunities delivered by SRL East.

More than 2,900 pieces of feedback have been collected from online, face-to-face and other activities. This feedback has been essential to preparing the Draft Cheltenham Structure Plan and will continue to inform the finalisation and implementation of the Draft Structure Plan.

The following section summarises how community and stakeholder feedback has shaped the Draft Cheltenham Structure Plan.





Enriching Community

Creating healthy and inclusive neighbourhoods with more housing diversity and choice to support Cheltenham's growing population.

What you told us

Feedback emphasised the need to enhance accessibility for individuals with disabilities and limited mobility, and to foster community connection through activated public spaces for events. Safety is a priority for people of all ages, and could be improved with better lighting and well-designed spaces. Additionally, there is need for the development of new and upgraded facilities, such as recreation centres and childcare services, to accommodate projected population growth. Feedback also highlighted the importance of providing diverse and affordable housing options, addressing congestion concerns, and promoting a strong relationship between the community and the natural environment.

In response to community and stakeholder feedback:

- The draft structure plan identifies the delivery of new and improved community infrastructure, and SRLA will work closely with Bayside and Kingston councils to determine what is needed and where.
- Safety will be a key focus in built form and public spaces, including:
 - Windows and balconies which overlook public open spaces, and activated spaces with good pedestrian traffic, offering passive surveillance
 - Buildings which face the street with ground floor land uses such as gyms and restaurants
 - Environmental design such as the height and placement of fences.
- The draft structure plan encourages a provision of affordable housing on strategic sites and areas identified for high and significant housing growth, in line with Victorian Government policy.
- SRLA is identifying opportunities to provide new open space in the structure plan area with potential needs and locations identified across the precinct.

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Boosting the Economy

Building on the area's unique assets and strengths to establish Cheltenham as a major hub for Melbourne's south east.

Page 52 of the Draft Structure Plan

What you told us

People want to see a greater diversity of employment opportunities in Cheltenham, and raised concerns about the potential negative impacts of a new mixed-use town centre on existing retail areas like Southland and Highett. Additionally, there were requests for co-working spaces to enhance community connection and requests from developers for the Bayside Business District to be rezoned to support new activity centres, with increased building height allowances.

In response to community and stakeholder feedback:

- The draft structure plan supports economic growth and mixed-use development to increase activity in areas such as the Southland Neighbourhood.
- The draft structure plan seeks to encourage a mixed-use centre that integrates the existing Southland shopping centre with the new SRL East station.
- The draft structure plan seeks to support the Bayside Business District as a significant employment precinct by encouraging a mix of offices, warehouses and industrial units, and supporting local businesses.



Enhancing Place

Providing high quality buildings and public spaces for Cheltenham that support community, activity and enterprise.

What you told us

Feedback emphasised the desire to reduce proposed building heights presented in the Key Directions, in areas such as Graham Street and Chesterville Road. It highlighted the importance of ensuring sufficient sunlight for buildings, incorporating noise protection, and avoiding designs that create wind or visual tunnels. Additionally, it is important to protect the existing neighbourhood character and village atmosphere in areas like Cheltenham, Highett, and Pennydale, while also providing necessary services and infrastructure for the projected population growth. People also advocated for sustainable building practices, maintaining tree canopy and green spaces, and preserving significant vegetation to enhance ecological integrity in the precinct.

In response to community and stakeholder feedback:

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- Building heights proposed in the draft structure plan have been reduced in some locations.
- The draft planning scheme amendment proposes to ensure new buildings offer internal amenity for occupants, including good daylight and solar access, ventilation, manage overlooking and appropriate building separation.
- New developments will appropriately manage overshadowing of public open spaces and key streets and minimise wind impacts on public realm.
- New development will need to provide appropriate setbacks and minimise adverse overshadowing impacts on streets, open spaces and private areas.
- Opportunity areas for new open spaces and locations for new links have been identified to improve walkable access to open space.
- SRLA will collaborate closely with Bayside City Council and Kingston City Council to ensure that new and improved community infrastructure will continue to be delivered to meet community and population needs.
- The structure plan encourages new buildings in the Highett Neighbourhood Activity Centre to respond to the highly valued character of the street.
- Provision of government schools (kindergarten, primary and secondary) will continue to be considered and monitored.
- The structure plan identifies opportunities for new open space, as well as improvements to Lyle Anderson Reserve and other spaces across the precinct.



Better Connections

Delivering public transport, walking and cycling options to support Cheltenham as SRL's southern gateway and connect people to local services, jobs and experiences.

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What you told us

Feedback emphasised the need for improved walking and cycling connections to amenities such as shopping strips, hospitality areas, and public open spaces, particularly between the SRL East and Southland stations. People highlighted the importance of safe, well-lit, and weather-protected pedestrian pathways, especially around the Southland shopping centre and station, and called for better integration of the proposed 'sky crossing' over Bay Road. Additionally, there were requests for more regular crossings over Nepean Highway to enhance mobility across the precinct and for improved access to transport services. Feedback also stressed the importance of addressing vehicle access issues on Bay Road and ensuring adequate car parking near retail centres and train stations.

In response to community and stakeholder feedback:

- Pedestrian movement and wayfinding will be improved to better connect the bus interchange, existing railway station and the new SRL East station.
- The draft structure plan includes several new and improved pedestrian crossings across both Nepean Highway and Bay Road, and improved intersections, including a new crossing of Bay Road close to Tribockney Street.
- The draft structure plan includes opportunities for a north-south shared user path for cyclists and pedestrians running close to the Frankston Line.
- Bus users will benefit from better and more regular crossings across Bay Road and Nepean Highway. This will be supported by improved real-time information and wayfinding, more frequent services, and updated infrastructure.
- A new and improved walking and cycling network will be established between neighbourhoods, open spaces and key destinations including the new SRL East station, the Southland shopping centre, Hihett Neighbourhood Activity Centre and the Bayside Business District.
- New and enhanced connections will support more people walking, cycling and taking public transport, and car parking will be managed in line with this approach.



Empowering Sustainability

Giving Cheltenham tools and strategies to adapt to and mitigate the effects of climate change and make the transition to zero net carbon emissions.

What you told us

Feedback highlighted the importance of increasing tree canopy in Cheltenham and ensuring that development sites contribute to cooling, greening, and ecological sustainability. Feedback supported the creation of a climate-resilient precinct through the use of durable materials, renewable energy sources, native plantings, and sustainable waste management practices in areas with higher density.

In response to community and stakeholder feedback:

- The draft structure plan aspires to improve canopy cover, in alignment with many local government urban forest strategies.
- Proposed building controls for new developments in many areas include front, side and rear setbacks and deep soil areas to encourage tree canopy cover.
- Greening and cooling initiatives will be integrated into new developments to minimise the urban heat island effect and promote a biodiverse, natural environment.
- Developments will be encouraged to be built according to improved sustainable building design standards.
- Planning will include partnerships and plans for circular economy, and the use of renewable electricity generation.

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More information on the engagement undertaken throughout the structure planning process, including how feedback has helped shape the Draft Structure Plan and Draft Implementation Plan is available in the SRL East Structure Planning engagement report.



View the SRL East Structure Planning engagement report



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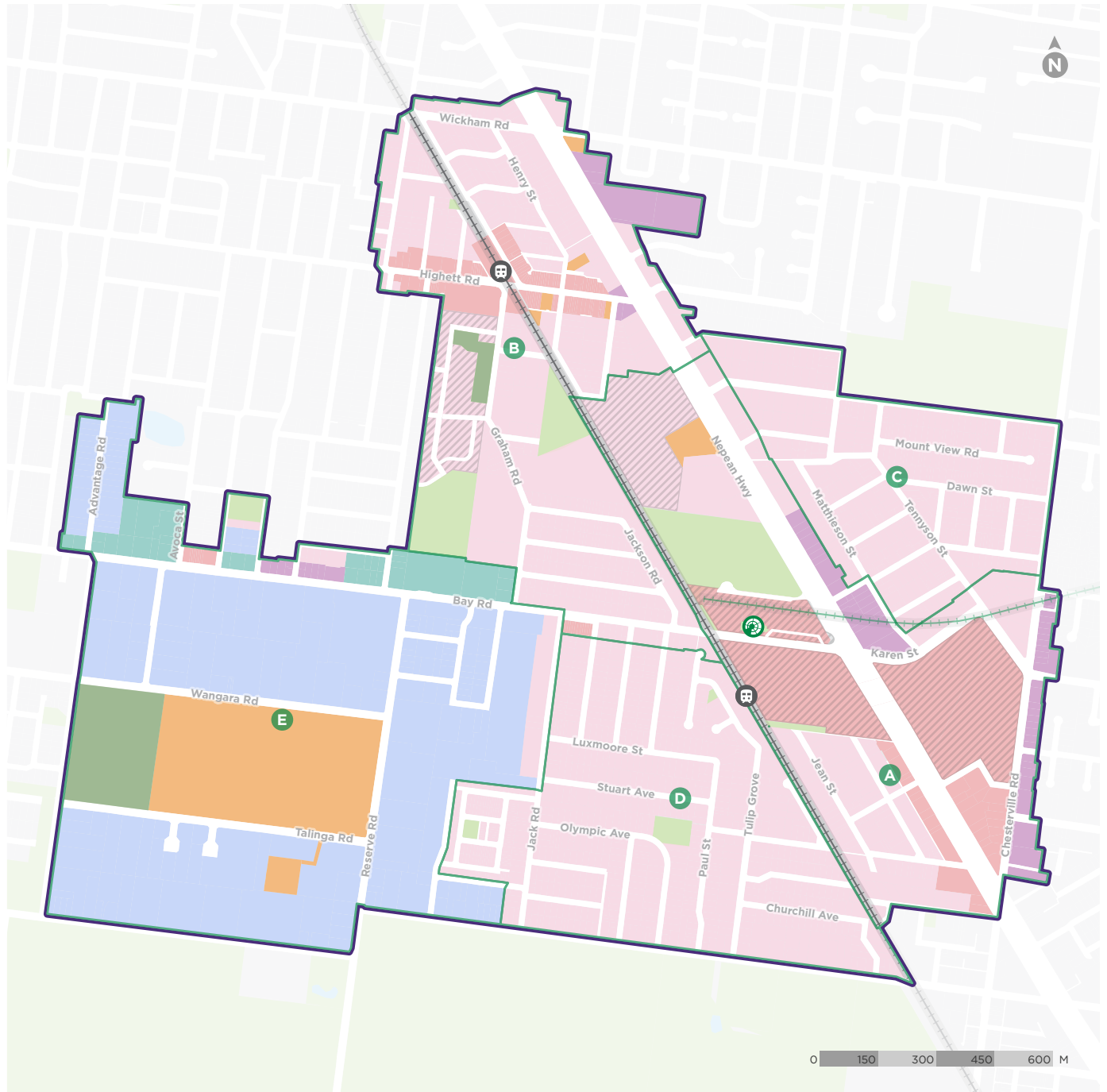


Proposed changes in Cheltenham

Land Use Plan

Encouraging the right land uses around the SRL station and across the Structure Plan Area will support growth and development that benefits from the investment in improved transport infrastructure.

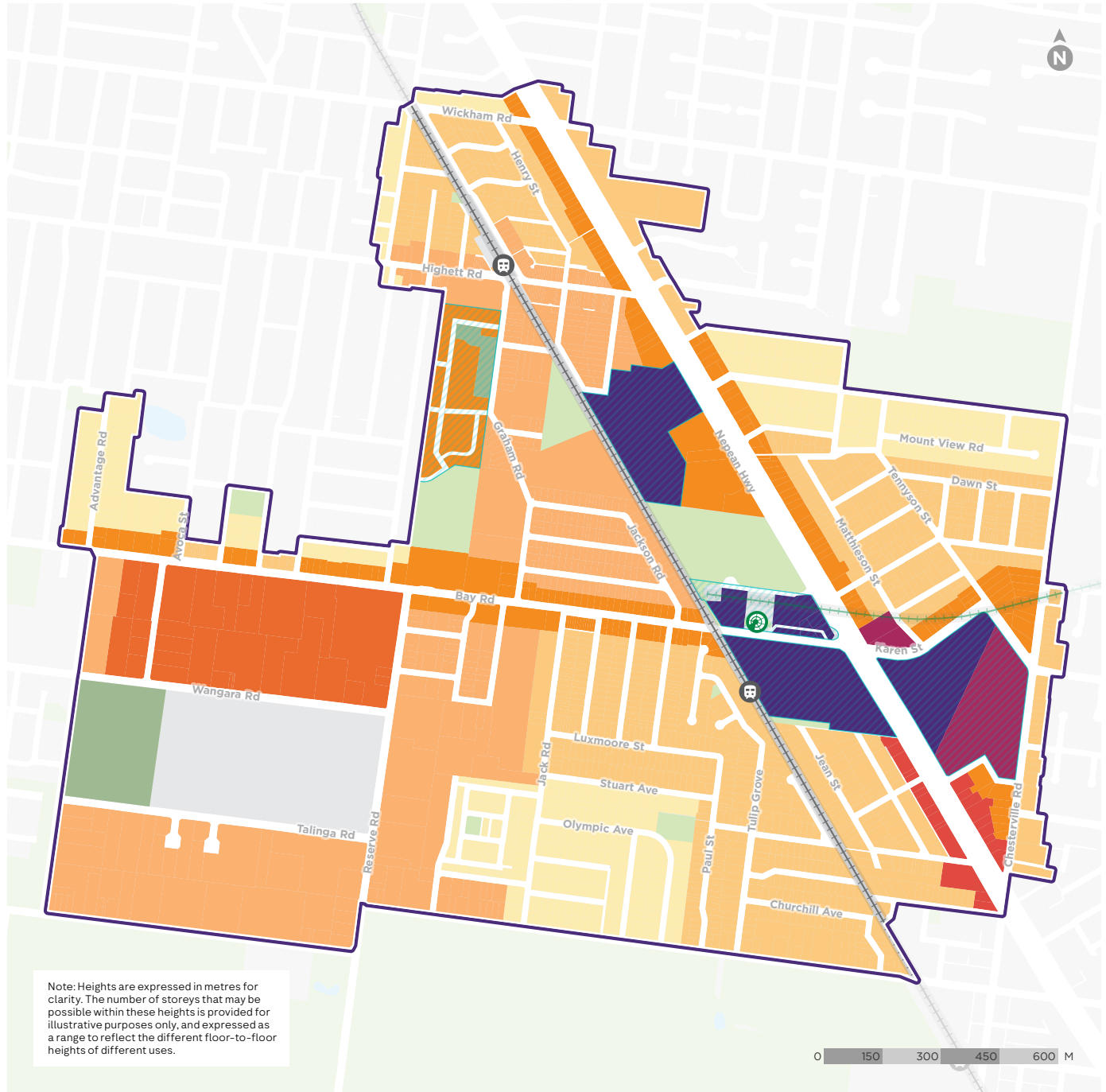
The Land Use Plan identifies priority land uses like housing, open space, community facilities and employment and where they are located across the Structure Plan Area. The roles of each land use are explained in more detail in the Draft Structure Plan.



- | | | |
|--------------------------|--------------------------|-----------------------------|
| Structure Plan Area | Strategic site | Civic, community & cultural |
| Neighbourhood | Land use priority | Housing |
| SRL station access point | Commercial | Public open space |
| SRL East alignment | Mixed use | Planned open space |
| Existing station | Enterprise | |
| Existing railway line | Employment | |

Delivering growth and amenity

Significant population and employment growth is forecast across the Structure Plan Area, and the scale of built form will increase to accommodate this growth and leverage the benefits of the SRL station. Increased residential density will give more people good access to public transport, jobs and services. A substantial increase in workplaces, health services and/or education facilities close to the SRL station will also improve access to jobs and services for people living elsewhere on Melbourne's rail network.



Note: Heights are expressed in metres for clarity. The number of storeys that may be possible within these heights is provided for illustrative purposes only, and expressed as a range to reflect the different floor-to-floor heights of different uses.

- | | | | | | |
|--|--------------------------|--|---------------------|--|-------------------|
| | Structure Plan Area | | Planned open space | | 33m (8 storeys) |
| | SRL station access point | | Strategic site | | 27m (7-8 storeys) |
| | SRL East alignment | Preferred maximum building height | | | 25m (6-7 storeys) |
| | Existing station | | 60m (17-18 storeys) | | 21m (6 storeys) |
| | Existing railway line | | 50m (14 storeys) | | 15m (4 storeys) |
| | Existing open space | | 36m (10 storeys) | | |

Distinct neighbourhoods, tailored approaches

The Cheltenham Structure Plan Area is divided into five distinct neighbourhoods defined by their unique characteristics and attributes. The Draft Structure Plan sets out tailored planning approaches to guide the development and character of these neighbourhoods which are described below.

A Southland

Vibrant mixed-use urban neighbourhood, economic hub and gateway with more higher density housing options and offices, and easy access to shops, dining, entertainment, community and health facilities and public transport services.

B Highett

Re-energised neighbourhood with more retail, dining and entertainment options and mid-rise housing in a walkable, leafy setting with green streets and open spaces.

D Pennydale

A great place to live locally, retaining its garden setting while accommodating new low- and mid-rise apartments and townhouses in a highly walkable community.

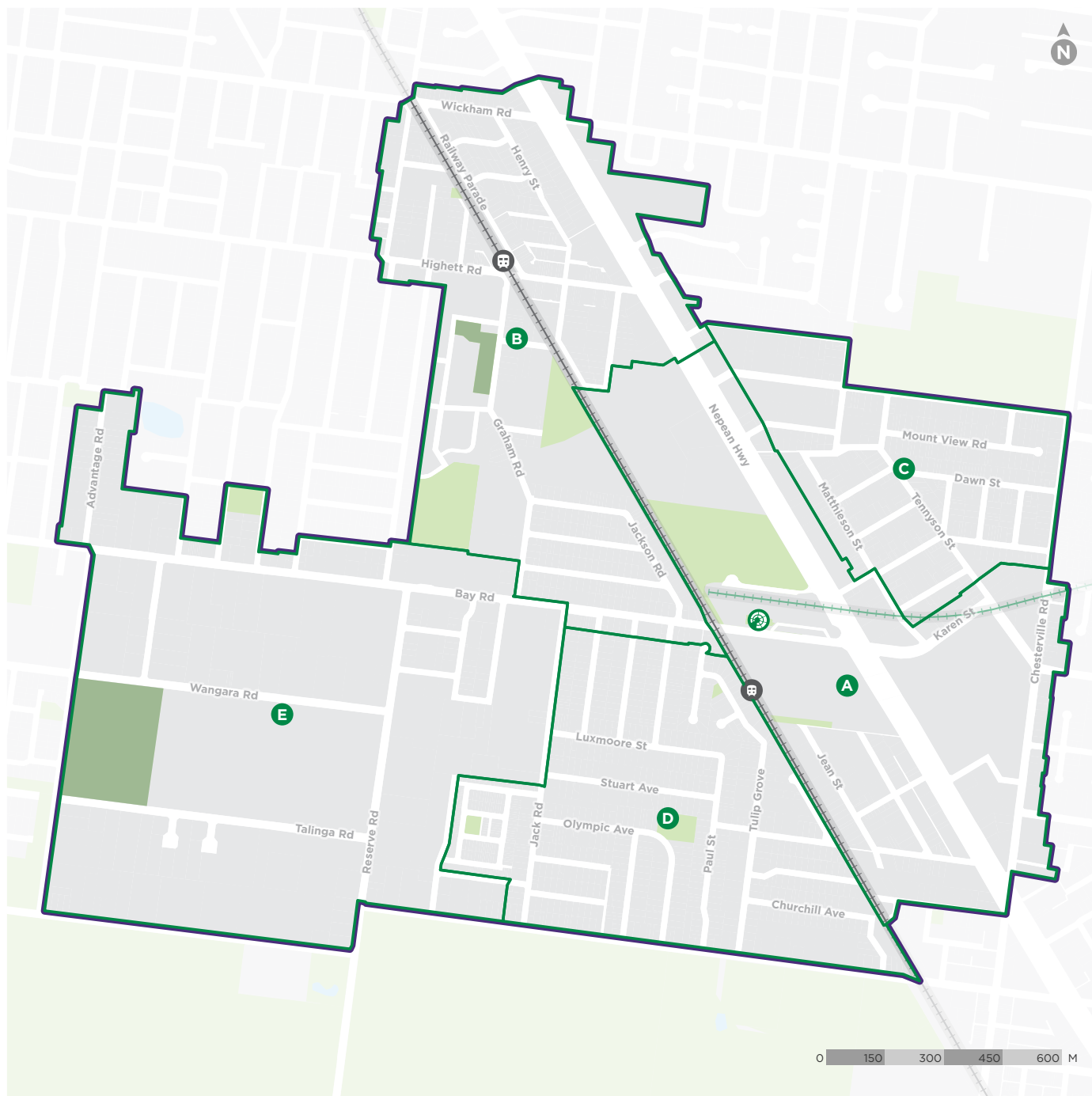
C Nepean Highway East









Low-traffic residential neighbourhood that takes advantage of its proximity to Southland and the SRL station to provide more mid-rise apartment buildings and townhouses in a garden setting.

E Bayside Business District

Employment hub and home to the next generation of makers, creators and specialist manufacturers, providing more diverse and high-value local jobs.





- | | | |
|--|---|---|
|  Structure Plan Area |  SRL East alignment |  Existing open space |
|  Neighbourhood |  Existing station |  Planned open space |
|  SRL station access point |  Existing railway line | |

What you will find in the Draft Planning Scheme Amendment

SRLA has prepared draft amendment GC246 to the Bayside and Kingston planning schemes to guide how Cheltenham will develop over the next 15 years.

The draft amendment translates the Draft Structure Plan and implements relevant actions of the Draft Implementation Plan into planning controls for Cheltenham's five distinct neighbourhoods, to ensure future development contributes to the vision for the precinct.

Transforming vision into reality: How planning scheme amendments shape SRL East structure plan areas

The changes proposed will simplify the zoning and overlays, making it easier for people to understand.



Policy

New planning policy is proposed to be inserted into the Kingston and Bayside planning schemes to identify the role of the SRL project and SRL East Cheltenham Structure Plan. Existing planning policy will be amended where required to reflect the structure plan.

Planning policy will support state planning policy and Victoria's Housing Statement by guiding the development of new housing, jobs, open spaces, and community facilities within the Structure Plan Area.





Precinct Zone

The Victorian Government has introduced the new Precinct Zone to apply to important precincts across Melbourne earmarked for change.

The Precinct Zone simplifies the existing zoning approach by putting all of the relevant land use direction for a precinct into a single zone schedule, making it easier for people to access and understand what controls apply to their land. It also enables a more consistent approach to the planning of major precincts that have been prioritised for growth across Victoria. SRLA proposes to use this zone, rezoning land from Residential, Commercial, or Industrial Zones and specifying permitted land uses and planning permit requirements.

The Precinct Zone schedule will require land use and development in the area to be in accordance with the use and development framework plan which is included in the schedule, and to meet specified environmental sustainability standards, bicycle parking requirements and provision of pedestrian connections where identified.

In Cheltenham, there are three strategic sites where the draft amendment proposes to apply a site specific zone schedule, to capture the site's specific purpose and role, and to require a Master Plan to be prepared to show how the overall site responds to the aims of the structure plan.

These strategic sites are:

- The SRL Cheltenham Station environs
- Former Highett Gasworks
- Southland shopping centre.

These sites are supported for transformational growth and change, and will play an important role in bringing new investment and improvements to public spaces in the Structure Plan Area.

The new Precinct Zone provides the opportunity for the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework* to be introduced in certain parts of the Structure Plan Area, to help deliver public benefits that include:

- Improvements to public realm, including open space
- Affordable housing
- Strategic land uses.

The framework operates by allowing the mandatory Floor Area Ratio that applies to the land to be exceeded, where one or more of the nominated public benefits is provided. This helps encourage development while delivering the sort of public benefits desirable for the area in addition to those already required.

The framework is intended to operate on an 'opt in' basis, so it doesn't mean that the uplift opportunity will necessarily be taken up in all areas.



Overlay

Built Form Overlay

The built form overlays go hand in hand with the new Precinct Zone, providing detailed guidance for the design, height and form of new buildings in the Structure Plan Area to realise the planned future character and amenity. Like the Precinct Zone, the Built Form Overlay provides for a simplified approach that consolidates all of the relevant direction for new buildings and development in the Structure Plan Area into one place.

In each Structure Plan Area, there are multiple 'Place Types' that have been identified based on the distinctive characteristics and aims for each local area. A specific Built Form Overlay schedule has been tailored to each place type.

The identified Place Types are:

- Central Core
- Central Flanks
- Main Streets
- Key Movement Corridors
- Urban Neighbourhoods
- Residential Neighbourhoods
(Garden Apartment and Townhouses)
- Employment Growth
- Enterprise Neighbourhoods.

The built form overlays will typically replace existing overlay controls specifically aimed at guiding built form outcomes. Other overlays, such as those related to heritage protection, flooding, contamination, and other technical constraints are proposed to be retained.

Deemed to comply built form standards are proposed in the Residential and Employment Neighbourhoods within Built Form Overlay schedules. If an application meets the deemed to comply requirement, then a planning application cannot be refused on the basis of that requirement.

These 'deemed to comply provisions' facilitate timely permit applications, providing greater certainty about the likely expected scale and intensity of future development, while still allowing for innovative design responses on a case-by-case basis. The benefits and uplift framework will not be available in areas where deemed to comply measures are proposed.

Environmental Audit Overlay

Where necessary to manage potential contaminated land risks, an Environmental Audit Overlay is proposed to be applied to ensure any 'potential contamination' is evaluated before the land can be developed for any sensitive use, such as housing or schools.

Parking Overlay

New parking overlays are proposed to be introduced to promote a shift to sustainable travel modes. The introduction of maximum parking rates in the central area of the structure plan and near the SRL Station is important to discourage the over-provision of car parking, recognising that this area will benefit from a high level of public transport accessibility into the future.

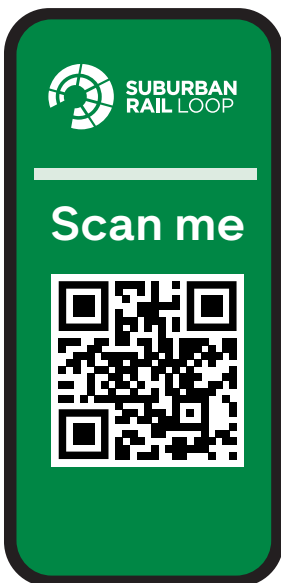
In all other areas, a combination of minimum and maximum parking rates will be introduced for dwellings and other key land uses.



Notification and Review

Under the existing planning controls that apply in the Structure Plan Area, permit applications are usually ‘advertised’ to surrounding landowners for comment. Objections can be lodged and the decision of the responsible authority can be appealed to VCAT by any objector or the applicant.

The Precinct Zone and the Built Form Overlay ‘turn off’ the notification and review provisions as a default status in the control templates. This enables permit applications to be facilitated in a timely manner and follows similar approaches taken in areas where significant development outcomes have been sought, such as in the Melbourne CBD, Fishermans Bend, Arden and Central Geelong precincts.



View the draft amendment, documents that support the draft amendment, and the explanatory report about the draft amendment.

Technical reports underpinning the Draft Structure Plan and Draft Planning Scheme Amendment

A comprehensive range of technical assessments have been undertaken to inform the Draft Cheltenham Structure Plan and Draft Planning Scheme Amendment.

The technical reports have informed preparation of the Background Report that summarises the key considerations, assessment and recommendations that guided the development of the Draft Structure Plan.

Technical reports have been prepared on a range of topics including:



Open space



Community infrastructure



Economics



Retail



Housing



Aviation



Climate response



Environmental studies



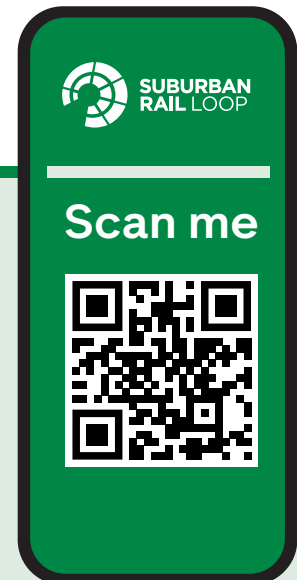
Urban design



Transport and parking



Land use scenario and capacity assessment



View the Cheltenham Background Report and full list of technical reports

For a number of technical reports, independent peer reviews were conducted to ensure the methodology and approach undertaken as part of the technical assessment was appropriate and fit for purpose.


How to make a submission

Submissions relating to the Draft Cheltenham Structure Plan and Draft Planning Scheme Amendment must be made to Suburban Rail Loop Authority (SRLA) and received by **11.59pm on Tuesday 22 April 2025**.


1  Online submissions can be lodged via the Engage Victoria website

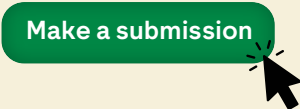
engage.vic.gov.au/srl-east-structure-planning


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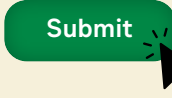
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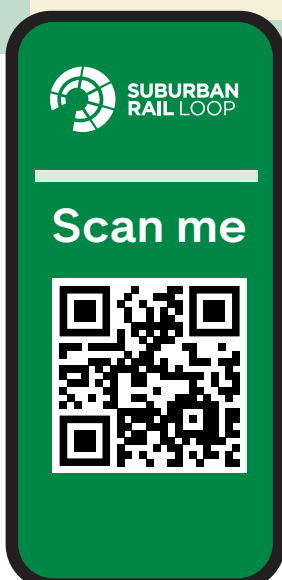
Submissions will be treated as public documents and may be published on the Engage Victoria website. You will be asked to provide your name and address along with your submission

2  Click 'Make a submission' and follow the prompts



4  Once you have entered your submission and attached any supporting documents click 'Submit'





For more information about making a submission, including a step-by-step guide, requirements for the format of your submission, information regarding privacy and the collection of personal information, and tips for what to include, scan to view the **How to make a submission fact sheet**.

contact@srla.vic.gov.au | 1800 105 105 (call anytime)
suburbanrailloop.vic.gov.au

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