

Meeting Minutes

Date: 10 Oct 2024
Program: Suburban Rail Loop
Title: Box Hill Precinct Reference Group
Meeting Number: 12
Chairs: Emily Box (GHD) & Paul Hamer MP for Box Hill
Minute Taker: Tyson Garlick

Attendees	Apologies
<ul style="list-style-type: none"> Emily Box, Facilitator, GHD (Co-Chair) Paul Hamer, MP for Box Hill (Co-Chair) Andy McCulloch, Community representative Darren Stock, Vicinity Centres David Morrison, Combined Residents of Whitehorse Action Group (CROWAG) Judith Eadon, proxy for Box Hill Historical Society Kevin Earl, Whitehorse Ratepayers and Residents Association (WRARA) Leigh Morris, Whitehorse City Council Sam Pepper, Box Hill Institute Ellen O'Donohue, Laing O'Rourke (LOR) Elizabeth Reynolds, Suburban Rail Loop Authority (SRLA) Erin Dale, SRLA Andrew Kelly, SRLA Rebecca McHutchison, SRLA Sarah Jepsen-Meek, SRLA Tyson Garlick, SRLA 	<ul style="list-style-type: none"> Chris Trueman, Whitehorse Active Transport Action Group (WATAG) Helen Harris, Box Hill Historical Society Leah McGuinness, Whitehorse City Council Richard Shi, Asian Business Association of Whitehorse (ABAW) Rohan Lovell, Eastern Health

Item	Discussion topic	Who
1.	Welcome and housekeeping <ul style="list-style-type: none"> Emily Box (EB) welcomed attendees and opened the meeting with an Acknowledgement of Country. EB took the time to introduce herself as the new co-Chair for the Box Hill Precinct Reference Group. EB gave new attendees the opportunity to introduce themselves. EB went through housekeeping, including previous actions and minutes. 	EB
2.	Presentation from SRLA and LOR Works and trader support update from LOR, noting: <ul style="list-style-type: none"> An overview of works completed to date and upcoming works in Box Hill including presentation of works underway on the temporary bridging structure on Whitehorse Road and in Box Hill Gardens. Beam installation within Whitehorse Linear Reserve and drainage works within Box Hill Gardens to commence shortly. Overview of upcoming work on the temporary bridging structure and the purpose behind the structure, which will maintain traffic flow on Whitehorse Road once Main Works commence and while the station box is excavated. Overview of completed and upcoming works within Box Hill Gardens, with drainage work to commence shortly. LOR noted previous and trader support upcoming initiatives, including a recent event to celebrate the Mid-Autumn Festival in Box Hill. 	

- LOR detailed how they support local businesses in the area affected by Project works.

Matters arising:

- KE queried how the beam delivery will be undertaken. LOR noted that that due to the length and size of the beams, delivery is under strict controls. The beams can only be lifted under perfect weather conditions. LOR detailed the route for the bridge beam deliveries.
- JE asked about the current impacts to Box Hill Gardens. LOR advised that presently, just over a quarter of Box Hill Gardens is occupied for Initial & Early works. SRLA noted that once LOR are finished early next year the Gardens will reopen until future Main Works commence and the footprint of the extended Main Works occupation of the Gardens is anticipated to be smaller.
- KE queried how local residents move in the area when the roads are closed on Irving Avenue. LOR advised that the other side of Irving Avenue via Shipley Street and Bruce Street can be used for egress/ingress; residents have been informed of the closures and are regularly kept up to date.
- JE asked about what would happen to the art deco buildings on Whitehorse Road. SRLA advised that the Railway Hotel will be retained and that there is an Environmental Performance Requirement to review whether it is feasible to safely retain all or parts of the Colonial Gas Association Building and/or 948 Whitehorse Road.
- KE queried whether detour messaging on traffic signage boards could be updated to show how cars could get to Box Hill Gardens. LOR noted that the Department of Transport and Planning have mandated the use of two messages only on traffic boards for safety reasons.

Structure planning update by SRLA, noting:

- An overview of the structure planning timeline and detailed engagement to date, noting ongoing iterative feedback continues to shape the structure plans.
- SRLA provided the feedback results of the Key Directions engagement and thanked those who provided their feedback and supported by sharing the consultation throughout their networks.
- SRLA advised that in the coming months a consultation report will be released which will note feedback received for the Key Directions engagement.

Matters arising:

- DM raised State Government ResCode changes and queried how SRLA plans to embed/respond to this work and whether they would be included in the structure plans. SRLA advised they are having ongoing discussions with the Department of Transport and Planning. SRLA's Planning Structure Amendment team will assess the structure plans and determine how they can be implemented in the planning scheme, with detailed discussions with the Department to determine the best mechanism to implement the structure plans.
- KE asked whether Vicinity Centres' Masterplan will be considered in SRLA's structure plan. SRLA advised that the Authority is aware of their Masterplan, noting there are a host of different developments underway in the area.
- AM advised that they have made submissions on the structure planning engagement, however, haven't received an acknowledgement of their submissions. SRLA thanked AM for their submission, however noted SRLA is not resourced to provide a response to each submission and noted that shortly a consultation report will be published.

Presentation by SRLA providing an open space update:

- SRLA discussed the Box Hill Public Open Space Management Framework requirements, noting that as part of Main Works SRLA will occupy up to a quarter of Box Hill Gardens. There is an Environmental Performance Requirement to offset and deliver 10,000 square metres of offset public open space and provide permanent enhancements to Box Hill Gardens.
- SRLA outlined the community consultation that was undertaken in March and noted the feedback that was received for the two sites (Court and Watts Street, and Ellingworth Parade) and the permanent enhancements to Box Hill Gardens.

	<ul style="list-style-type: none"> SRLA noted they are investigating other sites for offset public open space to meet the 10,000 square metre offset and hope to have an update by the next meeting. SRLA has engaged architects to develop detailed concept designs for the two sites (Court and Watts Street, and Ellingworth Parade) based on engagement with Council, Public Open Space Advisory Committee and community feedback. <p>Matters arising:</p> <ul style="list-style-type: none"> JE asked when the offset public open space sites would be delivered. SRLA noted they will be delivered before any Main Works commence in Box Hill Gardens once LOR have demobilised and completed their Initial & Early works. Further work is not expected to commence until at least 2026. KE raised the lack of open space in Box Hill. SRLA advised that LOR will complete work within Box Hill Gardens by early 2025 and the Gardens will be handed back in full and the new open space sites will be delivered before any further extended works commence in the Gardens. SRLA noted that while the Whitehorse Linear Reserve is also closed, the ultimate result with the realignment of Whitehorse Road will result in a net increase of open space in Box Hill. DM queried whether the former Brickworks site is under consideration for offset public open space. SRLA noted Brickworks is not being considered for offset public open space noting the timing does not align with the delivery of offset public open space. SRLA noted that in the context of structure planning, no decisions on the future use of the Brickworks site have been made. SRLA is committed to working with key stakeholders to achieve the best outcomes as part of this transformational project and is actively considering ideas and opportunities for how the Brickworks site could be most appropriately factored into longer term planning for the area. DM invited attendees to a forum, <i>the clash: higher density living and climate change</i> which will take place on Saturday, 19 October 2024. 	
3.	<ul style="list-style-type: none"> Paul Hamer closed the meeting, thanking those who have provided their feedback to date on precinct structure planning. 	PH

Item	Stakeholder	Details	Status / due	Owner
ACTIONS				
1.	PRG member	Send KE the Box Hill PRG meeting minutes from June 2024.	Complete	SRLA