

# Meeting Minutes

**Date:** 11 December 2023  
**Program:** Suburban Rail Loop (SRL)  
**Title:** Cheltenham Precinct Reference Group  
**Meeting Number:** 9  
**Chairs:** Louisa McPhee (GHD) & Nick Staikos MP for Bentleigh  
**Minute Taker:** Ryan Parker

## Attendees

- Nick Staikos MP for Bentleigh
- Louisa McPhee, GHD
- Alyssa Pashalidis, Kingston City Council
- Nick Bunney, Bayside City Council
- Julian Birthisel, Kingston City Council
- Daniel Czech, Community representative
- Derek Screen, Pennydale Residents Action Group
- Frank Hellier, Cheltenham Chamber of Commerce
- Julie Olarenschaw, Community representative
- Brenton Shaughnessy, Suburban Rail Loop Authority (SRLA)
- Lissa van Camp, SRLA
- Kelsey Southwood, SRLA
- Ryan Parker, SRLA
- Clint Quealy SRLA
- Elise Gidley, SRLA (AJM)
- Laura Browning, SRLA (AJM)

## Apologies:

- Alex Breskin, Kingston Residents Association

Item	Discussion topic
1.	<b>Welcome and housekeeping</b> <ul style="list-style-type: none"> <li>• Nick Staikos (NS) welcomed attendees and opened the meeting with an Acknowledgement of Country.</li> <li>• NS provided attendees with the opportunity to introduce themselves.</li> <li>• Louisa McPhee (LMP) provided an overview of the agenda.</li> </ul>
2.	<b>Presentations from SRLA and AJM-JV</b> <ul style="list-style-type: none"> <li>• SRLA presented on Early Works (EW) in Cheltenham, noting:               <ul style="list-style-type: none"> <li>○ An overview of upcoming site establishment and utility relocations.</li> <li>○ Requirement for SRLA to offset public open space (POS) required permanently for the project.</li> <li>○ Future community and stakeholder consultation for POS at Cheltenham.</li> <li>○ <b>Action: Laing O'Rourke (LOR) to present at the next Precinct Reference Group (PRG) meeting on Early Works in Cheltenham.</b></li> </ul> </li> <li>• SRLA presented on SRL East structure planning, noting:               <ul style="list-style-type: none"> <li>○ An overview of engagement on the <i>SRL Precincts Discussion Paper</i>, including Cheltenham specific feedback.</li> <li>○ The release of six Draft Precinct Visions which outline potential aspirations for each precinct. Noting SRLA are currently seeking community feedback on the Draft Precinct Visions.</li> </ul> </li> </ul>

- The themes, scale of change, opportunity areas and preliminary ideas for the Cheltenham precinct as described in the Draft Precinct Vision.
- AJM-JV – representing SRLA - facilitated a hybrid workshop on the Draft Precinct Visions seeking initial feedback from participants on the identified opportunity areas and preliminary ideas for Cheltenham.
  - AJM-JV noted links to workshop materials and the Draft Precinct Visions would be circulated to encourage additional feedback from the group after having time to review in more detail.

Discussion:

- Daniel Czech (DC) enquired regarding the gas utility relocation in Sir William Fry Reserve (SWFR).
  - SRLA noted the relocated pipeline will be within the SRL project land.
  - **Action: SRLA to clarify any surface impacts for the gas utility relocation.**
- Derek Screen (DS) expressed concern regarding possible contamination of soil excavated during the gas utility relocation in SWFR.
  - **Action: SRLA to pass concerns to LOR regarding possible contaminated soil extracted in SWFR during gas pipeline relocation works.**
- Julie Olarenschaw (JO) enquired regarding the extent and time of POS loss in SWFR due to the gas utility relocation.
  - SRLA noted more detail will be provided by LOR at the next PRG.
- DC enquired if the POS offset location had been chosen.
  - SRLA noted work is continuing with relevant stakeholders to assess options and confirm the offset site.
  - JO noted it was her view that it was community's preference for the POS to be at the Highett Gasworks site.
- DS provided feedback on the opportunity areas, expressing concern that several areas including arterial roads and the railway line act as barriers to connectivity across the precinct.
- DS asked if the SRL bus interchange would replace the existing interchange at Westfield Southland or be in addition to it.
  - **Action: SRLA to confirm if the proposed SRL bus interchange will replace or be in addition to the existing one at Westfield Southland.**
- DS enquired regarding the gazettal of the SRL Planning Area Declarations (PAD), asking how the planning area was chosen.
  - SRLA responded the PADs have been developed with areas generally in accordance with the 1.6km radius from the SRL station buildings as has been communicated over some time.
  - SRLA noted there are some 'logical inclusions or exclusions' as it is impossible to declare a circular area – the PAD boundary generally follows landmarks such as roads.
  - SRLA noted Councils remain the planning and responsible authorities despite SRLA also now being a planning authority. This means SRLA can prepare a PSA for public exhibition within PAD areas.
- JO asked if height limits for the scales of change have been determined.
  - SRLA noted that building size has not been finalised as the Project wants to understand community views first.
- JO noted the light green area on the opportunity areas map around the border of SWFR is easily misinterpreted.
- JO enquired what higher quality buildings along Nepean Highway would look like.
  - SRLA responded the higher quality refers to visioning elements such as architectural design and sustainability.
- Bayside City Council asked if SRLA will be a referral authority post the PSA.
  - SRLA confirmed SRLA is already a referral authority for the tunnel alignment.
- Frank Hellier (FH) enquired regarding height limits and potential mix of social and affordable housing.
  - SRLA responded that the planning settings are being developed, noting the current phase is only the beginning of the structure planning process.

- FH asked if Council would retain its planning authority status.
  - SRLA responded that currently SRLA can only comment on PSAs, not specific projects. SRLA reiterated that councils will remain the planning and responsible authorities, with SRLA becoming a planning authority for the areas declared in the PADs.
- DC asked if SRLA would consider mixed commercial and residential in the Bayside Business District.
  - SRLA noted the Bayside Business District is primarily being considered as a jobs and employment opportunity area.
- DC enquired regarding a grey rectangle on the map at the western edge of Pennydale.
  - **Action: SRLA to confirm the nature of the grey rectangle located on the Draft Precinct Plan map at the western edge of Pennydale.**
- FH enquired regarding connection from Southland station to the new SRL station at Cheltenham.
  - SRLA responded that work is ongoing with Department of Transport and Planning regarding potential station interchange improvements.
- DC provided positive feedback on proposed connection to the Highett Gasworks site but noted concern regarding the current laneway access through to Pennydale.
- DS provided feedback regarding the proposed centre of the precinct, suggesting SRLA should focus on improving existing areas and adding more residential housing surrounding the town-square rather than a mixed-use town square.
  - DC noted preference for town square at SRL Station, however, noted connectivity across the road may pose a problem.
  - JO commented the amenities in the area should be commensurate with the population density and building heights.
  - DS provided a figure personally calculated from the Environment Effects Statement and Victorian Housing Statement, suggesting that by 2056, 60 per cent of the Bayside City Council population will be around the SRL station.
  - **ADDENDUM POST-MEETING: SRLA would like to clarify that this figure was calculated by a community member and is not an official figure. Population distribution resulting from the SRL structure planning process will only be determined once structure plans are finalised and approved.**
- DS requested SRLA to hold a community consultation session for the Draft Precinct Visions, suggesting Highett Community Centre as a possible venue.
- DC raised concerns regarding a proposed pedestrian crossing at the intersection of Graham Road and Bay Road by VicRoads, asking how this will affect SRLA's plans to improve cycling and walking links along the already narrow Bay Road.
  - **Action: SRLA to consider the effect of a VicRoads proposed pedestrian crossing at Graham Road on SRLA's plans to improve cycling and pedestrian connectivity along Bay Road.**
- DS asked if PRG minutes will be uploaded to the SRL website.
  - SRLA confirmed the minutes will be uploaded onto the website in future.

3.

- LMP recapped actions and closed the meeting.

Item	Stakeholder	Details	Status / due	Owner
<b>Actions</b>				
1.	Precinct Reference Group (PRG)	Laing O'Rourke (LOR) to present at the next PRG meeting on Early Works in Cheltenham.	Closed	SRLA
2.	PRG	SRLA to clarify any surface impacts for the gas utility relocation.	Closed	SRLA

Item	Stakeholder	Details	Status / due	Owner
3.	PRG	SRLA to pass concerns to LOR regarding possible contaminated soil extracted in SWFR during gas pipeline relocation works.	Closed	SRLA
4.	Pennydale Residents Action Group	SRLA to confirm if the proposed SRL bus interchange will replace or be in addition to the existing one at Westfield Southland.	Closed	SRLA
5.	PRG	SRLA to confirm the nature of the grey rectangle located on the Draft Precinct Plan map at the western edge of Pennydale.	Closed	SRLA
6.	PRG	SRLA to consider the effect of a VicRoads proposed pedestrian crossing at Graham Road on SRLA's plans to improve cycling and pedestrian connectivity along Bay Road.	Closed	SRLA