

Date: Wednesday 7 September 2022 **Time:** 6:30 – 8pm

Location: **Hybrid meeting:**
Box Hill Institute / Microsoft Teams Meeting

Program: Suburban Rail Loop (SRL) East

Title: SRL Box Hill Precinct Reference Group (PRG)

Security Classification: For Official Use Only (Unclassified)

Attendees

- Paul Hamer, Member for Box Hill, Co-Chair
- Kate van der Drift, GHD, Co-Chair
- Leah McGuinness, Project Manager, Whitehorse City Council
- Michelle Mayur, Whitehorse Ratepayers and Residents Association
- Chris Trueman, Community Representative, WATAG
- Helen Harris OAM, Box Hill Historical Society
- William Ma, Whitehorse Asian Business Association
- Bihong Wang, Whitehorse Asian Business Association
- Andy McCulloch, Community Representative
- Sam Matthews, Box Hill Institute
- Darren Stock, Vicinity Centres
- Luke Lu, Box Hill Trader
- Ross Gillespie, Combined Residents of Whitehorse Action Group, proxy for David Morrison
- Alister Campbell, Senior Manager, Planning and Environment, Suburban Rail Loop Authority (SRLA)
- Adam Mellino, Senior Project Manager, SRLA
- Sham Sara, Deputy Director Engagement, SRLA
- Jesse Overton-Skinner, Manager Communications and Engagement, SRLA
- Sophie Adams, Initial and Early Works Engagement Manager, SRLA
- Charles Windeyer, Precinct Director, SRLA
- Will Roberts, Deputy Director, Strategic Communications, SRLA
- Isabella Di Nello, Project Support Officer, SRLA
- Gareth Kiernan, Graduate, SRLA
- Nicole Ekert, Strategic Communications, Laing O'Rourke

Apologies

- Vineeta Maruti, Senior Landowner and Business Support Adviser, SRLA
- Andria Carniato, Vicinity Centres

Key discussion points

Sub-heading	Description
Welcome and housekeeping	<p>Kate van der Drift (Co-Chair) (KVDD) welcomed everyone to the Box Hill PRG meeting:</p> <p>the group and led welcome to country and introductions.</p> <ul style="list-style-type: none"> • KVDD advised minutes from the previous meeting were distributed and all previous actions have been closed. • KVDD provided outline of meeting agenda.

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Sub-heading	Description
Environment Effects Statement (EES) update	<p>SRLA provided an overview and update on the SRL East Environment Effects Statement (EES) process and noted the following:</p> <ul style="list-style-type: none"> • Digital EES was the first of its kind, allowing people to find targeted information on the elements of the project that mattered most to them. <ul style="list-style-type: none"> ○ Comprised of 36 different technical reports from 19 disciplines. ○ Received 360 submissions during public exhibition. • Public hearings: <ul style="list-style-type: none"> ○ 39 days. ○ 47 witnesses and experts were heard. • Minister's assessment released 10 August, alongside a report from the Inquiry and Advisory Committee (IAC). IAC and Minister's Assessment reports are publicly available at the Department of Environment, Land, Water and Planning (DELWP) website. <ul style="list-style-type: none"> ○ Minister's assessment supports the project, finding the project's effects on the environment will be acceptable, subject to recommendations. ○ Outlined recommendations including providing more robust measures to address construction impacts such as noise, dust, odour, traffic and provision of replacement open space. ○ Also noted additional business support measures including voluntary purchase scheme for businesses and residents, employee assistance program, dedicated business liaison managers at Box Hill and a strengthened complaints management system. ○ These measures will support the existing guidelines developed as part of the EES process, which are subject to upcoming approvals: <ul style="list-style-type: none"> ▪ Business Support Guidelines; ▪ Residential Support Guidelines and Business; and ▪ Residential Relocation Support Guidelines. ○ Action: SRLA to provide summary of Minister's Assessment. <p>Questions/comments:</p> <ul style="list-style-type: none"> • Chris Trueman (CT) queried the local benefits to the local community in the Minister's assessment, expressing disappointment an improved bus interchange was not part of the assessment. CT also asked if active transport over the existing railway was being investigated further. <ul style="list-style-type: none"> ○ SRLA noted improvements to the bus interchange are not within scope for the delivery of SRL East rail infrastructure, but SRLA are doing further work on modelling around the bus interchange. ○ SRLA noted work has commenced with the Department of Transport (DoT), Vicinity Centres, VicTrack and other key groups to improve interchanges for the community. ○ SRLA highlighted that the Main Works for SRL East that were assessed during the EES are one component of the broader scope of SRL works, noting the upcoming precinct planning process will include the integration of additional facets of the project. • CT asked about the replacement of open space in Burwood, noting Sections 6.6 and 6.8 in the Minister's Assessment appear to contradict each other. CT questioned what will happen to the parkland in Sinnott Street. <ul style="list-style-type: none"> ○ SRLA confirmed SRLA are reinstating open space at Burwood, noting the precise location of open space in Burwood currently reinstated in a different configuration. AC highlighted the Gardiners Creek naturalisation delivered as part of Main Works.

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	<ul style="list-style-type: none"> ○ SRLA noted the Lundgren Chain in Burwood, informing CT that Whitehorse City Council (WCC) and SRLA are considering options to connect the chain further. ○ SRLA noted that SRLA need to consider a range of priorities with respect to land use. Assured members that SRLA take open space very seriously and are committed to delivering for the community. • CT commented the community presumes WCC will take down the fence between Lundgren Chain and the park between Cumming Street and McComas Grove. CT queried plans to better the access to Burwood station in the surrounding area • CT asked for more information about the replacement of open space in Box Hill. CT commented that the nearby old Box Hill Brickworks should be considered by SRLA for as new open space. Noted the missed opportunity to make arrangements with the developer to use the site for open space. <ul style="list-style-type: none"> ○ SRLA noted the Minister specifically addressed Box Hill as a key site for open space replacement. ○ SRLA confirmed that SRLA are working to address the requirements and implement recommendations from the Minister's Assessment, with respect to open space in Box Hill. ○ Helen Harris OAM (HH) reminded SRLA and members that the Brickworks site has annual maintenance costs of up to \$1 million. Noted that SRLA will need to engage with the EPA if considering this site. HH informed SRLA that a permit has been issued to Heritage Victoria at this site, which will need to be considered before any discussions could commence. <ul style="list-style-type: none"> ▪ SRLA thanked HH for this information and commented on the great complexity associated with due diligence of sites. ▪ HH offered SRLA files relating to history of the Brickworks from the Box Hill Historical Society. • HH raised a separate open space location to consider within the precinct boundary, seven blocks of land between Glenmore and William Streets in Box Hill. Noted the area currently contains houses without heritage overlay and open space could extend the existing linear reserve. HH noted the blocks of land were on the market in 2022 but did not sell. <ul style="list-style-type: none"> ○ SRLA thanked HH for this suggestion and the wealth of local knowledge from PRG members. • Paul Hamer (PH) acknowledged CT and other members engagement with the EES and review of the Minister's Assessment thoroughly and the work being done in the community to ensure SRLA are delivering the best possible outcomes for Box Hill. Noted bus interchange and other connections need to be integrated. <p>PH encouraged the community to continue providing this insight and feedback about Box Hill. Noted the precinct planning phase will help integrate these moving parts in SRL East.</p> <p>SRLA continued to provide an overview of the SRL East EES and Minister's Assessment, including further Ministerial recommendations specific to Box Hill:</p> <ul style="list-style-type: none"> • An underground paid connection to the existing MTM station is being considered. <p>Questions/comments:</p> <ul style="list-style-type: none"> • Andy McCulloch (AM) asked what a paid connection is.

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	<ul style="list-style-type: none"> ○ SRLA explained the journey of a passenger from the MTM Box Hill station to the SRL East Box Hill station without touching on or off. <p>SRLA discussed residential and business support measures in place:</p> <ul style="list-style-type: none"> • Box Hill will be impacted by acquisitions and relocations. SRLA will continue conversations with affected landowners, business owners and tenants. Noted case managers will be appointed to each precinct to assist with this process. • Works underway on the Voluntary Purchase Scheme (VPS) including developing eligibility criteria. • Business Disruption Mitigation Plans will be developed for each precinct and Box Hill will have the most direct interface with these plans. <ul style="list-style-type: none"> ○ SRLA highlighted SRLA have commenced engagement with businesses impacted by construction. The schemes in place will provide support beyond construction. • SRLA are continuing to work on next steps and updating relevant planning documents for approval. <ul style="list-style-type: none"> ○ Planning Scheme Amendment is with DELWP for progressing. The Major Transport Projects Facilitation Act Project Area designation will follow. The Environmental Management Framework, Urban Design Strategy and Public Open Space Framework are secondary consents that will guide the design, construction and operation of the project. ○ SRLA are working with Traditional Owners on Cultural Heritage Management Plans, approvals of these plans must be sought before any major works take place. <p>Questions/comments:</p> <ul style="list-style-type: none"> • Ross Gillespie (RG) asked how much liaison and connection SRLA has with the Level Crossing Removal Authority (LXRA). Asked what SRLA has learned from these projects. <ul style="list-style-type: none"> ○ SRLA noted there is not a large interface between the two projects, with respect to planning and approvals. ○ SRLA noted SRLA has learned lessons from a range of recent major infrastructure projects in Victoria. ○ SRLA noted that tree removal and vegetation impacts have been reviewed with extra consideration for SRL East. AC noted SRLA are updating tree impact processes to ensure key matters are being considered, including with a technical reference group. • RG raised the Surrey Hills Level Crossing Removal project (SHLCR) from the past 12 months and the many lessons SRLA could learn from this project. Noted strong concerns about the nature of engagement, and importance of consistency with messaging. <ul style="list-style-type: none"> ○ SRLA asked what SRLA could learn from this example. <ul style="list-style-type: none"> ▪ CT and RG recommended genuine engagement, well trained facilitators, writing communications and summaries of meetings that accurately describe sentiment. Noted the importance of believing in the intelligence of the community and respecting local knowledge. ○ SRLA noted that SRLA is a new project in the Big Build family in the beginnings of delivery that will span several years, but SRLA values the community voice. • CT and RG raised concerns about the trees removal as part of SHLCR. Also commented on the attitude of the authority towards the community. <ul style="list-style-type: none"> ○ SRLA are committed to doubling tree canopy cover by 2050 of trees removed during construction. AC noted the tiered approach to

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	<p>reinstating vegetation, seeking to reinstate as close as possible to removal sites and radially spanning outward as required.</p> <ul style="list-style-type: none"> ○ SRLA are developing a tree canopy database as a response to the Ministerial recommendations to drive canopy replacement by 2050. ○ SRLA noted as SRLA commence Initial and Early Works (IEW) delivery, SRLA will work directly with the community to work through concerns that arise early in the process. ○ SRLA noted the importance of a strong relationship between authority and contractors. <ul style="list-style-type: none"> • CT mentioned lack of engagement with residents in immediate vicinity of LX removal on plans. CT stated they have confidence that SRLA will not have the same attitude. <ul style="list-style-type: none"> ○ SRLA KVDD welcomed continued two-way constructive feedback as part of the Precinct Reference Group meetings. ○ SA and Nicole Ekert (NE) informed the group that they will be representing Initial and Early Works for Box Hill (commencing in 2023) and welcome feedback as construction kicks off • PH acknowledged that there are always lessons learned. PH noted that impacted stakeholders have been taken through the new plans for level crossing removals. PH noted a “two for one” approach on tree canopy replacement is also in place for all level crossing removal projects. <ul style="list-style-type: none"> ○ PH noted the very narrow corridor on some of sections of rail alignment near level crossing removal sites and that tree removal must happen at the most critical locations closest to the stations. • CW queried whether affected stakeholders were provided with physical plans for level crossing removal. <ul style="list-style-type: none"> ○ PH noted residents were individually shown a presentation of the plans.
Initial Works update	<p>Laing O'Rourke (LOR) provided an overview of Initial Works in Box Hill.</p> <ul style="list-style-type: none"> • Site investigations began in late May 2022 and continued to August. <ul style="list-style-type: none"> ○ Works included investigating underground sewer lines. ○ Investigation locations included Box Hill Gardens, Irving Avenue, Elland Avenue, Whitehorse Road, Linear Reserve, Bank Street, Station Street, Hiltons Lane, Market Street and Main Street. ○ Works included locations services, investigations of sewers and taking samples. • Additional site investigations may be required in Box Hill. Residents and businesses will be notified in advance. <p>Questions/comments</p> <ul style="list-style-type: none"> • LOR asked the group for feedback on the communications about Initial Works in Box Hill to date. <ul style="list-style-type: none"> ○ No members present were in direct vicinity of recent investigations, so did not have any feedback to provide. ○ LOR noted the highly targeted engagement for these works, given the relatively low impacts.
Trader support update	<p>LOR provided an overview of business support activities including:</p> <ul style="list-style-type: none"> • Outlining the trader support program being delivered in Clayton where Initial Works including sewer relocations commenced earlier this year. • Laing O'Rourke (LOR) worked with local traders and Monash City Council's economic development group to develop and deliver program.

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	<ul style="list-style-type: none"> LOR noted it will be delivering a similar program in Box Hill and will be working with traders to get feedback on potential support measures that are tailored to the community. <p>Questions/comments:</p> <ul style="list-style-type: none"> SRLA noted that there are many culturally and linguistically diverse people along the SRL East alignment. At Clayton, SRLA staff have engaged with stakeholders and communicated in language, without the need for translators. CT queried SRLA engagement with local media in Box Hill. Raised Society News as a channel to utilise in Box Hill. <ul style="list-style-type: none"> LOR highlighted the SRLA and LOR media teams are always working to provide stories and engagement with the community. KVDD thanked CT for the suggestion. Action: SRLA to investigate Society News as an engagement channel for Box Hill. LOR acknowledged that works are disruptive, but SRLA and LOR are here to support traders.
Upcoming events	<p>SRLA provided an update on upcoming events at Box Hill, held in consultation with ABAW:</p> <ul style="list-style-type: none"> Box Hill Business Information sessions on 3 and 11 October at the Box Hill Town Hall, four hours each. The first hour of these sessions will be dedicated to businesses subject to acquisition, with the remainder of sessions open for all business enquiries. <p>Questions/comments:</p> <ul style="list-style-type: none"> SRLA thanked ABAW for their support to date. Noted SRLA are very conscious there are a host of organisations who will be impacted during acquisition and construction phases. SRLA noted all businesses that may be subject to acquisition have been informed and ongoing conversations are happening with stakeholders. Action: SRLA to distribute business session information when registrations open.
Other business	<ul style="list-style-type: none"> William Ma (WM) asked about timeline for businesses being acquired being provided information. <ul style="list-style-type: none"> SRLA highlighted that planning approvals must be in place before definitive timelines can be provided. Noted that roles and responsibilities will be established to facilitate acquisition process. Explained acquisition timeline will vary between sites, even those in the same suburb. SRLA noted SRLA will have statutory minimums to abide by regarding sending notices and follow up notices. SRLA are working to make this process as smooth as possible for all impacted. SRLA noted the voluntary purchase scheme, still in development, which will integrate into this process. SRLA welcomed WM and ABAW to invite their members to attend the October business information sessions. SRLA noted the Notices of Intention to Acquire and Notices of Acquisition, which come with established timeframes. SRLA will provide legal reimbursement to businesses and residents for any relevant costs during the process.

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	<ul style="list-style-type: none"> Sam Matthews (SM) and HH asked when applicants for round one of the Community Projects Fund will be updated about their applications. <ul style="list-style-type: none"> SRLA confirmed that updates will be provided soon and noted the strong engagement in the program from Box Hill. CT asked when Whitehorse Road will be closed for construction. Suggested to close the road early and establish open space with a thoroughfare early to facilitate the Linsley Street connection to the east. <ul style="list-style-type: none"> SRLA clarified that SRLA has no plans to close Whitehorse Road at any time during construction of SRL East. Noted the road itself will change during Early Works as a bridging structure for Whitehorse Road to continue over construction works. SRLA clarified that the north south movement along Whitehorse Road will not be hindered by construction. CT recommended considering the changes to Whitehorse Road in a different way. Suggested doing something first, acknowledging there will be disruption, then reinstate once construction is in place. Highlighted tactical urbanism and activation opportunities through the construction period. PH provided closing remarks for the group. <ul style="list-style-type: none"> Thanked the PRG for participating in the discussion about how the project progresses from here. Noted SRLA may not be able to solve all the ideas and problems raised within the next three months, but the feedback is always welcome. KVDD also thanked the PRG and asked members to keep suggestions coming, as members know the community best. KVDD closed the meeting. <ul style="list-style-type: none"> SRLA confirmed next meeting will be in December 2022. <p>Meeting closed 8:20pm.</p>

Actions

Action No.	Details	Owner
1	SRLA to send meeting update to PRG members that can be shared with their members and broader community.	SRLA
2	SRLA to send an email update about the October Box Hill Business Information sessions to PRG members once registrations open.	SRLA
3	SRLA to investigate Society News as a media channel to engage with in Box Hill.	SRLA
4	SRLA land team to attend next PRG meeting and assist with enquiries from ABAW and other stakeholders.	SRLA