

**Date:** Monday 23 May 2022 **Time:** 6:00pm-7:30pm  
**Location:** Microsoft Teams Meeting  
**Program:** Suburban Rail Loop (SRL)  
**Title:** SRL Cheltenham Precinct Reference Group (PRG)  
**Security Classification:** Public

### Attendees

- Nick Staikos, Member for Bentleigh
- Nina Taylor, Member for Southern Metropolitan
- Kate van der Drift, GHD
- Derek Screen, President, Pennydale Residents Action Group
- Bonnie Meiselbach, Kingston Residents Association
- Daniel Czech, Community representative
- Frank Hellier, Cheltenham Chamber of Commerce
- Henry Lee, Bayside Council Representative
- James Tonkin, Executive General Manager, Strategic Communications
- Juliana Aya, Bayside City Council Representative
- Elizabeth Reynolds – Planning I&EW
- Brenton Shaughnessy, Deputy Director, Engagement, Suburban Rail Loop Authority (SRLA)
- Liam Morkham, Engagement Advisor, SRLA
- Joseph Macula, Construction Manager, SRLA
- Yogeeta Silva, Precinct Director (Cheltenham), SRLA
- Jesse Overton-Skinner, Manager, Communications and Engagement, SRLA
- Will Roberts, Deputy Director, Stakeholder Engagement, SRLA
- Lissa van Camp, Director, Land Planning & Environment, SRLA
- Nicole Ekert, Communications and Engagement Manager, Laing O Rourke (LOR)

### Apologies

- Rory Sackville
- James Kearney, Kingston City Council

## Key discussion points

Sub-heading	Description
Welcome and housekeeping	<p>Kate van der Drift (KvdD) welcomed the group and lead introductions.</p> <p>Nick Staikos (NS) provided an Acknowledgement of Country and welcomed group.</p> <ul style="list-style-type: none"> <li>• KvdD advised minutes from previous meeting minutes were distributed and all previous actions have been closed.</li> <li>• KvdD reminded the group to complete any outstanding confidentiality agreements.</li> <li>• KvdD provided an outline of meeting agenda.</li> <li>• Previous minutes agreed.</li> </ul>
Community Projects Fund	<p>SRLA provided an updated on the Community Projects Fund (CPF).</p> <ul style="list-style-type: none"> <li>- Round 1: Community Support Grant applications open until 26 May 2021.</li> <li>- Encouraged PRG members to distribute information with their networks.</li> <li>- Noted success of grant workshops</li> </ul>

**OFFICIAL**

Sub-heading	Description
	<ul style="list-style-type: none"> <li>- SRLA noted that future rounds will include co-funding opportunities.</li> </ul> <p>Derek Screen (DS) noted that groups had advised difficulty in getting permission from council. Community groups noted they were told to get council approval before submitting to SRLA.</p> <ul style="list-style-type: none"> <li>- SRLA requested DS provide details and ask the prospective applicants to submit their grant proposal to SRLA. SRLA will explore any application issues with Kingston City Council and Bayside City Council and communicate with the applicants.</li> <li>- <b>Action: DS to provide details and</b> SRLA will flag with KCC and BCC</li> <li>- Juliana Aya (JA) asked Derek to make her aware if any of these stakeholders were from BCC.</li> </ul>
EES Update	<p>SRLA provided an update on the SRL East EES:</p> <ul style="list-style-type: none"> <li>- Independent Advisory Committee (IAC) online public hearings ran for approximately 10 weeks and completed on 5 May 2022.</li> <li>- Overview of EES process next steps and timeline for Q2 and Q3 2022.</li> </ul> <p>DS asked why their group's submissions papers were not addressed in the final statement. DS wanted to know what SRLA's position was regarding these submissions.</p> <ul style="list-style-type: none"> <li>- SRLA noted the position papers were a 'benchmark' to start from, and that community and council requested were compared to the overall intention and feasibility of implementation.</li> <li>- SRLA provided examples of submissions that were not feasible for a range of reasons as outlined in position papers.</li> <li>- SRLA also provided examples of submissions that have informed consideration in the design.</li> </ul> <p>DS noted that dropping speed to 40km/h will have an impact on traffic along Bay Road and gave it as an example of the impacts the community wants to mitigate where possible.</p> <ul style="list-style-type: none"> <li>• SRLA acknowledged feedback and outlined the project approvals timeline to indicate when these conversations can continue to feed into the project design.</li> </ul>
Supporting landowners and tenants	<p>SRLA provided an outline of the Business and Residential Support Guidelines for the project.</p> <ul style="list-style-type: none"> <li>• SRLA outlined the process for ongoing engagement support for businesses and residents for the project.</li> </ul>
Stabling Facility CRG	<p>SRLA provided an update on the upcoming SRL Stabling Facility CRG in 2022:</p> <ul style="list-style-type: none"> <li>• Acknowledging community EES contributions and feedback informed the creation of a CRG.</li> <li>• providing an outline of the types of groups and the EOI process for invitations for the CRG.</li> </ul> <p>Bonnie Meiselbach (BM) thanked the group for the creation of the CRG.</p> <ul style="list-style-type: none"> <li>• BM asked if Kingston Residents Association and other groups will be contacted directly for the CRG</li> <li>• SRLA explained the selection process for CRG and clarified that some groups have been identified for invitations, as well as opening to a submission process for any additional stakeholders.</li> </ul> <p>BM asked if there was any information on acquisitions for Heatherton and when they will know.</p> <ul style="list-style-type: none"> <li>• SRLA explained the notification process and clarified that owners/tenants have already been notified by the project.</li> </ul>

**OFFICIAL**

Sub-heading	Description
	<ul style="list-style-type: none"> <li>SRLA explained how the approvals process for the project will inform when future notifications may go out.</li> </ul> <p>BM and Frank Hellier (FH) asked for indicative dates for notifications for property owners and tenants subject to compulsory acquisition.</p> <ul style="list-style-type: none"> <li>SRLA explained the notification process further, with formal notices of acquisition and other statutory requirements the project must adhere to under the Land Acquisition and Compensation Act (1986).</li> <li>SRLA advised that a round of letters will be sent in approximately mid-June to properties.</li> </ul> <p>FH asked for further information on when compensation will be available for properties and businesses subject to compulsory acquisition.</p> <ul style="list-style-type: none"> <li>SRLA provided an outline of compensation approach, requirements and process including explaining case management, evaluations, negotiation and notifications processes.</li> <li>FH asked for more information about how the timing of receiving Notice of Intention to Acquire letters would impact value.</li> <li>SRLA provided further explanation of compensation process as well as how properties are valued, noting that SRLA are already in conversation with all stakeholders and the Valuer General does not factor the project into their assessments and landowners are fairly compensated.</li> </ul> <p>FH asked why letters had been sent this early in the process.</p> <ul style="list-style-type: none"> <li>SRLA clarified that notification required a balance between informing stakeholders within a reasonable timeframe and meeting the statutory planning approval obligations.</li> </ul> <p>FH asked for information relating to properties above the tunnel alignment</p> <ul style="list-style-type: none"> <li>SRLA noted that acquisitions were specific to stations and other key locations such as Stabling Facility and support facilities.</li> <li>SRLA explained that properties above the tunnel alignment would not be required for acquisitions and that compensation for underground acquisition where the tunnel will be built (otherwise referred to as 'strata acquisition') would be based on the depth of the tunnel beneath the subject property</li> <li>SRLA noted that properties required for compulsory acquisition can be identified as part of the project's public display of documents related to the EES, therefore it's important we provide notice direct to landowners and occupiers ahead of this process to ensure transparency and clarity. This also dictates timing of notification letters to landowners and tenants who hold property subject to acquisition.</li> </ul> <p>DS provided feedback that in the recent newsletter, there could be greater clarity on construction timeframes.</p> <ul style="list-style-type: none"> <li>SRLA acknowledged feedback.</li> <li><b>ACTION:</b> SRLA to provide PRG with the land acquisition fact sheet, and noted request around timelines in future communications.</li> </ul>
Initial works update	<p>SRLA and Laing O'Rourke (LOR) provided a Cheltenham Initial Works (IW) overview, including:</p> <ul style="list-style-type: none"> <li>Initial Works planning and approvals update.</li> <li>Outline of program scope for investigative works</li> <li>LOR explained what works will involve including: monitoring, soil sampling, sample locations and use of NDD.</li> </ul>

**OFFICIAL**

Sub-heading	Description
	<ul style="list-style-type: none"> <li>LOR shared traffic and disruptions information for Bay Road and the Nepean Highway.</li> <li>SRLA noted they will send the works notification with timing</li> <li><b>Action:</b> LOR/SRLA to circulate works notice with PRG members.</li> </ul>
Trader and resident engagement and support	<p>LOR provided an update on landowner and tenant support during Initial and Early Works:</p> <ul style="list-style-type: none"> <li>LOR outlined the process for ongoing engagement to support community during works.</li> <li>LOR acknowledged that it is an interactive process and can take many forms including providing short and medium-term measures such as headphones, vouchers and relocation if required.</li> <li>LOR noted traders support includes programs that can assist businesses during construction to mitigate impact, including vouchers, business campaigns and mentoring sessions.</li> </ul> <p>DS noted recommendations based on experience from previous LXP works from the community:</p> <ul style="list-style-type: none"> <li>DS noted the importance of clear signage at more locations around site, for both residents and drivers.</li> <li>DS noted the need to offer respite options that allow for Pets.</li> <li>Importance for having signage (more) than what you think is required. Both for residents and drivers.</li> <li>LOR acknowledged feedback from DS.</li> </ul> <p>BM asked what the notification process entailed for noisier works.</p> <ul style="list-style-type: none"> <li>NE explained what communication is provided to the broader area as well as targeted notifications for impacted stakeholders such as doorknocks.</li> <li>BM asked that letterbox notifications be more specific to areas rather than general to the project.</li> </ul> <p>BM asked for a general indication of works timeline:</p> <ul style="list-style-type: none"> <li>LOR advised that works are planned for mid-June.</li> </ul> <p>DS asked that signage should be placed earlier than works if possible.</p> <ul style="list-style-type: none"> <li>LOR acknowledged feedback</li> </ul> <p>DC asked if there has been consideration for Bay Road for any night works and rerouting requirements. DC also asked for a timeline of sequenced works.</p> <ul style="list-style-type: none"> <li>LOR noted that trader and business support for Bay Road is a priority (Re: petrol station)</li> <li>LOR noted that night works were likely to keep impacts to a minimum.</li> <li>LOR noted that sequencing is still being considered.</li> </ul> <p>DS asked that any VMS boards would need to be further than Jack Road and before Reserve Road.</p> <ul style="list-style-type: none"> <li>LOR noted and said that feedback would be take into consideration.</li> </ul> <p>DC asked for clarification on if Windfall Gains Tax would be impacting the project.</p> <ul style="list-style-type: none"> <li>Update at next meeting.</li> </ul>
Actions and next steps	<p>SRLA noted that next meeting will take place on 6 September 2022.</p> <p>NS and NT thanked the PRG attendees and concluded PRG.</p>

## Actions – new

**OFFICIAL**

#	Action	Owner	Due	Status	Update
1	DS to provide information and SRLA to flag with KCC and BCC as appropriate	BS	ASAP	Closed	DS confirmed applications would not be submitted this time and provided feedback that consideration should be given to smaller grants in future rounds.
2	SRLA to provide land acquisition fact sheet and note feedback around timeline and construction dates in future communications	SRLA		Closed	Factsheet was sent to PRG members
3	LOR/SRLA to circulate works notice with PRG members.	LOR	ASAP	Complete	Works notification was sent to PRG
4	Windfall Gains clarification at next meeting	SRLA		Complete	Update will be provided to members at the next PRG meeting.