



Date:25 September 2024Program:Suburban Rail Loop

Title: Cheltenham Precinct Reference Group

Meeting Number: 12

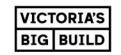
Chairs: Emily Box (GHD) & Nick Staikos MP for Bentleigh

Minute Taker: Andreas Baruhas

Attendees	Apologies	
 Emily Box, GHD (Chair) Nick Staikos, MP for Bentleigh Daniel Czech, Community representative Derek Screen, Pennydale Residents Action Group Julie Olarenshaw, Community representative Frank Hellier, Cheltenham Chamber of Commerce and Industry Alex Breskin, Kingston Residents Association Gabby Bush, Highett Progress Association Rachael Hudson, Bayside City Council (BCC) Brenton Shaughnessy, Suburban Rail Loop Authority (SRLA) Kelsey Southwood, SRLA Andreas Baruhas, SRLA Max Walton, SRLA Simon Platt, SRLA Paula Lawrence, Laing O'Rourke (LOR) 	Kingston City Council (KCC)	

Item	Discussion topic	Who
1.	Welcome and housekeeping	ЕВ
2.	Project update from SRLA including:	SRLA
3.	 Works update from Laing O'Rourke including: Upcoming service relocations and site investigations in Cheltenham. Discussion: Julie Olarenshaw (JO) requested the specific location of upcoming site investigations within Sir William Fry Reserve (SWFR). LOR advised investigations would be small to identify underground services ahead of relocation works. JO queried whether this had already been done. SRLA and LOR advised whilst some investigations have been completed, further investigations are needed for future works. JO queried the extent of traffic impacts. LOR advised some traffic impacts along Nepean Highway and Bay Road for service relocations. The community will be updated when more information is available. 	LOR









- SRLA confirmed the existing public toilet block within SWFR will be maintained.
- JO queried how proposed future over station development sites are included in the public open space (POS) offset.
 - SRLA explained the 1.14h is calculated from the permanent station structures. Future process to be undertaken once over station development is finalised.
- JO requested an additional map of SWFR with the gas works marked.
 - ACTION: SRLA to provide a map of SWFR showing gas relocation locations.
- Daniel Czech (DC) asked for an update on POS offset locations.
 - SRLA advised conversations with Development Victoria are still continuing.
- Alex Breskin (AB) queried when the planning of development over the station would take place.
 - SRLA advised that was still to be determined and an update would be provided as soon as it was known.
 - ACTION: SRLA to present on over station development once a decision on the planning process has been made.
- JO expressed concern proposed new shared user path along Frankston Rail line would impact significant trees within SWFR.
 - ACTION: SRLA to assess potential impact to significant tree identified by community.
- Gabby Bush (GB) expressed concern mature trees were being removed from SWFR and queried whether any planting will occur.
 - SRLA explained the project has an environmental performance requirement (EPR) to double any tree canopy removed.
 - Frank Hellier (FH) added that it's important to consider the type and maturity of trees being planted as well as total number.
 - ACTION: SRLA to share information about the Tree Canopy Replacement Plan.
- GB queried whether SRLA will use Nepean Highway or Bay Road for truck movements.
 - o SRLA advised no tunnelling spoil will be removed at Cheltenham.
 - SRLA noted Stations South contactor has not been appointed yet. However, likely traffic movements will occur along Bay Road and Nepean Highway.
- JO queried the need for detention tanks located in SWFR.
 - SRLA advised there will be two tanks at the site to mitigate impacts on the drainage system. As these don't hold water for long, they will not have a noticeable impact on water quality.
 - o GB queried whether these would include gross pollutant traps.
 - SRLA advised that will be subject to future design processes.
 - JO expressed concerns over contaminated soil in SWFR impacting water quality.
 - SRLA advised they are aware of this issue and management systems will be in place.
- BCC queried whether the results of detailed site investigations and land contamination reports would be made public.
 - SRLA advised service relocation investigation data is not planned to be released
 - SRLA advised a significant amount of ground contamination data was released during the EES.
- GB queried where spoil excavated for the station will be disposed.
 - SRLA advised that the future contractor would have to prepare a spoil management plan which includes spoil disposal.
- Derek Screen (DS) queried whether the station excavation would be covered with an odour tent.
 - SRLA confirmed the odour tent is a Project EPR.
 - DS queried why a tent was being used rather than a hard structure such as those used on the Metro Tunnel Project.
 - SRLA explained those structures are built to last for a number of years and also support assets such as cranes. Excavation of contaminated soil in Cheltenham is expected to take up to four weeks.
- DS queried what will happen to the TBM's when they reach Cheltenham.









- SRLA advised TBMs will stop just short of Cheltenham station and be pulled back to the Stabling Facility. The Stations contractor will break into the tunnel from the station box.
- JO raised concerns over strong winds in SWFR lifting contaminated soil from the site into nearby residences.
 - SRLA advised various management measures will be in place to suppress dust and monitor air quality.
- GB queried whether other parties are involved in the monitoring process beyond SRLA and contractors.
 - SRLA confirmed the Project works closely with the Environment Protection Authority Victoria and has an Independent Environmental Auditor review all management plans and track compliance.
 - ACTION: SRLA to share more information regarding management of contaminated land and spoil and independent oversight.
- SRLA advised air quality monitors are currently in place in Heatherton. If trigged, contractor must immediately address the source of issues.
 - JO gueried whether the same process was being used for asbestos.
 - LOR advised asbestos monitoring is conducted separately and managed in accordance with regulations.
- ACTION: SRLA to organise a site visit for PRG members at SWFR to discuss concerns.

Structure planning update from SRLA including:

- The level of feedback received from the community.
- Key themes from feedback.
- Design elements relating to building heights being considered.
- Timeline and next steps.

Discussion:

4.

5.

DS queried whether draft structure plans will be exhibited in December.

SRLA

- SRLA advised draft structure plans are expected to be exhibited early 2025
- JO queried the potential outcome if SRLA received overwhelming negative feedback on proposed building heights.
 - SRLA advised various inputs are assessed such as community feedback, expert advice and State housing targets to determine the final outcome.
- EB queried whether community feedback will be made public.
 - SRLA confirmed a public engagement report will be shared.
- DC queried whether draft structure plans will contain more detail than the Key Directions.
 - SRLA confirmed more detail will be available in the draft structure plans.
- DS queried whether the planning panel hearings will be separate for each precinct or combined into one session.
 - ACTION: SRLA to confirm the structure planning advisory panel process.
- GB queried whether the Key Directions engagement was the last chance for community to provide feedback.
 - SRLA advised community will be able to provide submissions on the exhibited plans and attend panel hearings.

Questions & actions

- EB queried whether the next meeting had been scheduled.
 - SRLA advised a date was yet to be confirmed, but it would be before the December holidays.
 - ACTION: SRLA to confirm a date for the next meeting.
- Meeting closed.

SRLA





