

# Meeting Minutes



**Date:** 25 September 2024  
**Program:** 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   |
|--|---|
| <ul style="list-style-type: none"> <li>Emily Box, GHD (Chair)</li> <li>Nick Staikos, MP for Bentleigh</li> <li>Daniel Czech, Community representative</li> <li>Derek Screen, Pennydale Residents Action Group</li> <li>Julie Olarenshaw, Community representative</li> <li>Frank Hellier, Cheltenham Chamber of Commerce and Industry</li> <li>Alex Breskin, Kingston Residents Association</li> <li>Gabby Bush, Highett Progress Association</li> <li>Rachael Hudson, Bayside City Council (BCC)</li> <li>Brenton Shaughnessy, Suburban Rail Loop Authority (SRLA)</li> <li>Kelsey Southwood, SRLA</li> <li>Andreas Baruhas, SRLA</li> <li>Max Walton, SRLA</li> <li>Simon Platt, SRLA</li> <li>Paula Lawrence, Laing O'Rourke (LOR)</li> </ul> | <ul style="list-style-type: none"> <li>Kingston City Council (KCC)</li> </ul> |

| Item | Discussion topic  | Who  |
|------|---|------|
| 1.   | <b>Welcome and housekeeping</b> <ul style="list-style-type: none"> <li>Emily Box (EB) opened the meeting and conducted an Acknowledgement of Country.</li> <li>EB confirmed all attendees received the previous minutes and there were no outstanding actions from last meeting.</li> <li>Nick Staikos (NS) noted recent order of four Tunnel Boring Machines (TBMs) to construct Suburban Rail Loop (SRL) East.</li> </ul>   | EB   |
| 2.   | <b>Project update from SRLA including:</b> <ul style="list-style-type: none"> <li>SRL East project update.</li> <li>Key milestones and progress for the Project.</li> </ul>   | SRLA |
| 3.   | <b>Works update from Laing O'Rourke including:</b> <ul style="list-style-type: none"> <li>Upcoming service relocations and site investigations in Cheltenham.</li> </ul> <b>Discussion:</b> <ul style="list-style-type: none"> <li>Julie Olarenshaw (JO) requested the specific location of upcoming site investigations within Sir William Fry Reserve (SWFR).                             <ul style="list-style-type: none"> <li>LOR advised investigations would be small to identify underground services ahead of relocation works.</li> <li>JO queried whether this had already been done.</li> <li>SRLA and LOR advised whilst some investigations have been completed, further investigations are needed for future works.</li> </ul> </li> <li>JO queried the extent of traffic impacts.                             <ul style="list-style-type: none"> <li>LOR advised some traffic impacts along Nepean Highway and Bay Road for service relocations. The community will be updated when more information is available.</li> </ul> </li> </ul> | 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.
  - SRLA advised no tunnelling spoil will be removed at Cheltenham.
  - SRLA noted Stations South contractor 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.
  - 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.

|    |   |      |
|----|---|------|
|    | <ul style="list-style-type: none"> <li>○ 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.</li> <li>• JO raised concerns over strong winds in SWFR lifting contaminated soil from the site into nearby residences. <ul style="list-style-type: none"> <li>○ SRLA advised various management measures will be in place to suppress dust and monitor air quality.</li> </ul> </li> <li>• GB queried whether other parties are involved in the monitoring process beyond SRLA and contractors. <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ <b>ACTION: SRLA to share more information regarding management of contaminated land and spoil and independent oversight.</b></li> </ul> </li> <li>• SRLA advised air quality monitors are currently in place in Heatherton. If triggered, contractor must immediately address the source of issues. <ul style="list-style-type: none"> <li>○ JO queried whether the same process was being used for asbestos.</li> <li>○ LOR advised asbestos monitoring is conducted separately and managed in accordance with regulations.</li> </ul> </li> <li>• <b>ACTION: SRLA to organise a site visit for PRG members at SWFR to discuss concerns.</b></li> </ul>  |      |
| 4. | <p><b>Structure planning update from SRLA including:</b></p> <ul style="list-style-type: none"> <li>• The level of feedback received from the community.</li> <li>• Key themes from feedback.</li> <li>• Design elements relating to building heights being considered.</li> <li>• Timeline and next steps.</li> </ul> <p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>• DS queried whether draft structure plans will be exhibited in December. <ul style="list-style-type: none"> <li>○ SRLA advised draft structure plans are expected to be exhibited early 2025.</li> </ul> </li> <li>• JO queried the potential outcome if SRLA received overwhelming negative feedback on proposed building heights. <ul style="list-style-type: none"> <li>○ SRLA advised various inputs are assessed such as community feedback, expert advice and State housing targets to determine the final outcome.</li> </ul> </li> <li>• EB queried whether community feedback will be made public. <ul style="list-style-type: none"> <li>○ SRLA confirmed a public engagement report will be shared.</li> </ul> </li> <li>• DC queried whether draft structure plans will contain more detail than the Key Directions. <ul style="list-style-type: none"> <li>○ SRLA confirmed more detail will be available in the draft structure plans.</li> </ul> </li> <li>• DS queried whether the planning panel hearings will be separate for each precinct or combined into one session. <ul style="list-style-type: none"> <li>○ <b>ACTION: SRLA to confirm the structure planning advisory panel process.</b></li> </ul> </li> <li>• GB queried whether the Key Directions engagement was the last chance for community to provide feedback. <ul style="list-style-type: none"> <li>○ SRLA advised community will be able to provide submissions on the exhibited plans and attend panel hearings.</li> </ul> </li> </ul> | SRLA |
| 5. | <p><b>Questions &amp; actions</b></p> <ul style="list-style-type: none"> <li>• EB queried whether the next meeting had been scheduled. <ul style="list-style-type: none"> <li>○ SRLA advised a date was yet to be confirmed, but it would be before the December holidays.</li> <li>○ <b>ACTION: SRLA to confirm a date for the next meeting.</b></li> </ul> </li> <li>• Meeting closed.</li> </ul>   | SRLA |