

Meeting Minutes



Date: 17 December 2024
Program: Suburban Rail Loop
Title: Cheltenham Precinct Reference Group
Meeting Number: 13
Chair: Emily Box (GHD)
Minute Taker: Mitch Getson, Suburban Rail Loop Authority

Attendees	Apologies
<ul style="list-style-type: none"> Emily Box, GHD (Chair) Alex Breskin, Kingston Residents Association Daniel Czech, Community Representative Derek Screen, Pennydale Residents Action Group Frank Hellier, Cheltenham Chamber of Commerce and Industry Gabby Bush, Highett Progress Association Julie Olarens Shaw, Friends of Sir William Fry Reserve Romina Atai, Kingston City Council (KCC) Mitchel Abraham, Bayside City Council (BCC) Rachael Hudson, BCC Vivian Tan, BCC Max Burney, Laing O'Rourke (LOR) Clint Quealy, Suburban Rail Loop Authority (SRLA) Max Walton, SRLA Mitch Getson, SRLA Morgan Williams, SRLA Sarah Moss, SRLA Simon Wollan, SRLA 	<ul style="list-style-type: none"> The Hon. Nick Staikos MP for Bentleigh

Item	Discussion topic	Who
1.	Welcome and housekeeping <ul style="list-style-type: none"> Emily Box (EB) opened the meeting and conducted an Acknowledgement of Country and confirmed minutes and actions from last meeting. SRLA noted a site walk will be organised with the group in 2025. 	EB
2.	Project update from SRLA including: <ul style="list-style-type: none"> Suburban Rail Loop (SRL) East major work package update. Site progress shots. Establishment of a Culturally and Linguistically Diverse (CALD) Steering Committee Discussion: <ul style="list-style-type: none"> Nil 	SRLA
3.	Works update from Laing O'Rourke (LOR) including: <ul style="list-style-type: none"> Early Works update. Upcoming works overview Discussion: <ul style="list-style-type: none"> Derek Screen (DS) queried why there are lane closures to Charman Road for these works. <ul style="list-style-type: none"> LOR advised the lane closure extends further to slow traffic down and to funnel the traffic to the right-hand side of the road. Access to the petrol station and Southland Shopping Centre will be maintained throughout the works. Gabby Bush (GB) queried what the detour route is. 	LOR

	<ul style="list-style-type: none"> ○ LOR advised traffic will be able to detour via local roads. Official detour routes usually follow arterial and high-capacity roads. • DS noted the Bayside Business District (BBD) has trucks that access the area at night that use Bay Road. • GB noted that Highett Progress Association (HPA) would be more concerned if the impacts were during the day however as they are overnight that concern is minimized. • Julie Olarens Shaw (JO) queried if the footpath will be closed while works are underway and what the detour is. <ul style="list-style-type: none"> ○ LOR advised pedestrian access will be closed while works are underway and if there is an opportunity to reduce the impacts they will. The detour route will be through Sir William Fry Reserve (SWFR). • JO noted issues with works notification deliveries at the apartment building on Remington Drive. • DS noted that the next available U-turn is under the bridge and approx. 140m away from Bay Road. • Daniel Czech (DC) queried if both entrances of the petrol station will remain open. <ul style="list-style-type: none"> ○ LOR advised both entrances will remain open. • GB queried if the project is managing the public toilets at SWFR as they are inside project land. <ul style="list-style-type: none"> ○ LOR advised that the toilets will not be impacted as part of these works. ○ POST MEETING NOTE: The toilets are located within the project boundary however, KCC remains responsible for management of facilities. • DS queried what trees are being removed <ul style="list-style-type: none"> ○ SRLA advised it is likely the tree on the corner of Bay Road and Nepean Highway as it is where the works would take place. ○ ACTION: LOR to confirm which tree will be removed. • DS queried where the water service is being moved to. <ul style="list-style-type: none"> ○ LOR advised the water service is being realigned ahead of future works. ○ ACTION: LOR to provide an image where the water service is being moved to. 	
4.	<p>Structure planning update from SRLA, including:</p> <ul style="list-style-type: none"> • Structure planning process • The final vision for Cheltenham, including responding to community and stakeholders, how feedback has shaped the vision for Cheltenham and structure planning engagement timeline. <p>Discussion:</p> <ul style="list-style-type: none"> • GB queried why the structure plan boundary extends past reserve road in the south-west corner. <ul style="list-style-type: none"> ○ SRLA advised while the structure plan boundary is an approximate 800-metre radius, it was important to include the whole BBD within this area to ensure the area is planned for appropriately. ○ GB queried what it means to include this area as opposed to excluding it. ○ SRLA noted that in the future, people will want to live but also work in the structure plan area. These changes will make sure the planning settings align with that goal. It is expected there will be a shift in the kinds of businesses in the area over time created by the change created by the Structure Plans and precinct vision. • DS noted the BBD is the only business area in Bayside and community are concerned about proposed changes that may impact businesses in the area. <ul style="list-style-type: none"> ○ SRLA advised they are aware of BCC's position regarding BBD as predominantly employment use and the proposed changes will support the ability for people to live close to where they work. ○ SRLA noted its role as a planning authority is only applicable within the planning area declaration (PAD) boundary and it has not authority to plan for areas outside of this declared area. Council will look at the long-term role of the industrial areas and SRLA can support where available. • DS noted one side of George Street is within the boundary and the other side is outside. 	SRLA

	<ul style="list-style-type: none"> JO queried if professional services are offices. <ul style="list-style-type: none"> SRLA confirmed professional services are offices. DC queried why there is no residential in the BBD as opposed to the Southland area. <ul style="list-style-type: none"> SRLA advised the structure plans will include more detail that outlines the nuance between different areas within the boundary. Broadly there will be a focus on employment in the business districts and diversifying housing opportunities in and around the station precincts. GB queried how the approval process works for new applications. <ul style="list-style-type: none"> SRLA and BCC advised the Planning Scheme Amendment (PSA) will be incorporated into the Bayside planning scheme. SRLA is a Planning Authority and BCC will approve applications based on the planning scheme as the Responsible Authority. GB added if BCC rejects a proposal can SRLA overrule the decision. SRLA advised all decisions will be approved in line with the planning scheme. JO noted the importance of protecting SWFR and wildlife when the reserve is upgraded. <ul style="list-style-type: none"> SRLA advised throughout the planning of the project, community feedback is valuable. SRLA will seek feedback from community on SWFR. DS queried if the planning panel will go through Planning Panels Victoria. <ul style="list-style-type: none"> SRLA advised the process will be through an Independent Advisory Committee (IAC) and it is not a planning panel even though it is run through Planning Panels Victoria. POST MEETING NOTE: Further information regarding the structure of the Advisory Committee will be provided closer to exhibition and the group will be updated at a future meeting. DS queried if the IAC would consider feedback based on the entire alignment or by station precinct, noting that the arrangement of the hearings are important to ensure the community is heard. <ul style="list-style-type: none"> SRLA advised further information will be available in 2025 regarding the arrangement of the IAC, including the Terms of Reference. 	
5.	<p>Questions & actions</p> <ul style="list-style-type: none"> Frank Hellier (FH) noted difficulties confirming whether the tunnel alignment ran under a property he was auctioning. SRLA addressed his concerns however FH queried how many properties are above the SRL East tunnel alignment within the KCC municipality. <ul style="list-style-type: none"> SRLA advised overlays are a common planning control. All Section 32 documents generated after the Planning Scheme Amendment in September 2022 include a disclosure of Specific Controls Overlay (SCO)14 and SCO15 overlays. In addition to the Section 32, you can also search for an exact property address at VicPlan and generate a report to identify the planning overlays that affect individual properties. ACTION: SRLA to confirm how many properties the SRL East tunnel alignment runs under within the KCC municipality. DS requested for the slides and the minutes of each meeting to be uploaded to the website. <ul style="list-style-type: none"> ACTION: SRLA to investigate uploading minutes and slides to the SRL website. DC queried if there were any updates on the public open space offset for SWFR. <ul style="list-style-type: none"> SRLA advised there are no updates on the offset since the previous meeting and an update will be provided to the group when more information is available. JO noted that the Cheltenham visualisation has inconsistencies with future approved changes and some items shown in the image are incorrect. <ul style="list-style-type: none"> SRLA advised the visualisation is an artist's impression and was developed to support conversations and help the community understand how the precinct could develop. It is not a technical drawing and should not be relied on as such. The visualisation will not be re-edited or re-issued. 	All

- PRG members noted the community was using the image to find information about the precinct and were disappointed it was released without accompanying detail.
- EB confirmed actions taken on notice and noted a site walk will be held at a future meeting.
- Meeting closed.

Action responses

Action: LOR to confirm which tree will be removed.

Response: The tree on the corner of Bay Road and Nepean Highway which was highlighted in the meeting was removed in November 2024 by United Energy as part of non-contestable works. Tree removal has been included in the notification to account for the possibility of additional trees needing removal as part of this scope. Currently, no additional trees are under consideration for removal.

Action: LOR to provide an image where the water service is being moved to.

Response: The water main is being moved in two locations, near the Nepean Highway Service Road and near the petrol station on the corner of Bay Road and Nepean Highway. See below diagram showing the existing layout and the relocated sections.



Action: SRLA to confirm how many properties the SRL East tunnel alignment runs under within the KCC municipality.

Response: Approximately 691 properties within the Kingston municipality are above the Project Designated Area. This does not include all properties that are subject to Strata Divestment. This number is subject to change until sub-stratum divestment plans have been finalised.

This number does not include:

- Accessory lots
- Roads
- Crown Land
- Hiatus of Titles

Action: SRLA to investigate uploading minutes and slides to the SRL website.

Response: SRLA is working to upload the historical minutes to the website and will provide a link to the PRG once available. Future minutes will be uploaded to the website post-meeting.