

Meeting minutes

Date:	2 July 2026
Program:	Suburban Rail Loop
Title:	Cheltenham Precinct Reference Group (PRG)
Location:	Highbury Neighbourhood House
Meeting Number:	19
Chairs:	Noel Jones & Ryan Batchelor MP
Minute Taker:	Ewan Hickey-Kerr, Suburban Rail Loop Authority

Attendees	Apologies
- Noel Jones, GHD, Facilitator, Acting Co-Chair - Ryan Batchelor MP for Southern Metropolitan region, Co-Chair - Sarah Moss, Suburban Rail Loop Authority (SRLA) - Christine Concha, SRLA - Ewan Hickey-Kerr, SRLA - Simon Wollan, SRLA - Max Walton, SRLA - Simon Black, Suburban Connect (SC) - Jasmine Kha, SC - Nushara Mezzatesta, SC - Mark Lucy, SC - Gareth Glover, SC - Greg Blanch, Community Representative - Jenna Davey-Burns, Community Representative - Derek Screen, Pennydale Residents Action Group - Douglas Klein, Highbury Progress Association - Gabby Bush, Highbury Progress Association - Ian Morgan, Kingston Residents Association - Julie Olarenschaw, Friends of Sir William Fry Reserve - Melanie Starr, Kingston City Council (KCC) - Jerard Leonard, KCC - Frank Hellier, Cheltenham Chamber of Commerce and Industry - Vivian Tan, Bayside City Council (BCC) - Mitchel Abraham, BCC	- Colin Duncan, Community Representative - Daniel Czech, Community Representative

Item	Discussion topic
1.	Welcome and housekeeping Noel Jones (NJ) opened the meeting, provided an Acknowledgement of Country and facilitated introductions.
2.	SRLA updates - SRLA provided project updates, including: - SRL East major works packages status update - An overview of progress across Suburban Rail Loop (SRL) work sites. - SRLA gave a works update on Cheltenham service relocations led by United Energy and

overnight gas site investigations led by Multinet Gas.

Discussion

- Julie Olarenshaw (JO) asked what engagement measures are in place for the upcoming overnight site investigation works
 - SRLA confirmed works notifications, SMS communications and additional flyers to those closest to work areas would be used, in addition to direct engagement with some residents and stakeholders.
- Derek Screen (DS) asked if the existing service of the gas main will be operational during future relocation works
 - **Action: SRLA to confirm with Multinet Gas if any interruption to gas services likely during future relocations**
 - DS asked about lane closures throughout the works program
 - SRLA noted that during the overnight site investigations, there will be disruptions to Nepean Highway, Nepean Highway Service Road and Bay Road.
- Douglas Klein (DK) asked if future 24/7 works are planned
 - SRLA noted that works are prioritised during the day; however, future stages of works may require out of hours works, subject to further planning.
- DK asked about tree removal within the southern section of Sir William Fry Reserve and pedestrian access impacts during major works
 - SRLA advised that scope of work is still under development and further information can be provided at a later stage
 - Members noted that pedestrian access should be maintained during works
 - Ryan Batchelor MP (RB) noted that across other SRL sites, hoarding abuts the footpath with footpath access maintained.
- Greg Blanch (GB) raised feedback about traffic impacts at Remington Drive due to access changes on Nepean Highway Service Road
 - SRLA noted the feedback would be shared with service providers to consider in works planning.

Structure planning update

- SRLA provided a structure planning update, including:
 - Confirmation the SRL structure plans have now been finalised, and planning scheme amendments gazetted for Cheltenham
 - A summary of key changes from the exhibited documents, including key changes specific to Cheltenham
 - An overview of next steps, including where final documents will be published.

Discussion

- 3.
- JO asked about building height limits around the station and at the former Highett Gasworks site
 - SRLA noted that height limits within the station works area remain unchanged at 60 metres. Heights at the former Highett Gasworks site were reduced from 60 metres to a range between 43 to 52 metres, responding to community-concerns.
 - DK asked about the open space contributions within the former Highett Gasworks site
 - SRLA noted the open space contribution at the site is 11.6%, noting it can be provided as open space or a monetary contribution to the local council, in this instance Kingston City Council.
 - Ian Morgan (IM) asked if open space contributions include private gardens and nature strips
 - SRLA advised they do not, adding at the former Highett Gasworks sites any plan will be subject to a master planning process.
 - GB asked if open space land offsets can be purchased by private developers
 - SRLA noted that a purchase needs to be approved by the correct authority and meets a criteria that outlines an important contribution on site that delivers amenity.
 - Members discussed standard subdivision processes in Victoria, noting community expectations regarding open space contributions don't always align with these processes.
 - IM asked whether open space delivered as part of future plans at the former Highett Gasworks site must be consolidated or could be delivered in separate parcels
 - SRLA advised that there are requirements relating to the configuration of open space on the site and noted that Council has a role in providing input through the relevant approval process.
 - DS asked whether the existing masterplan would continue to guide future planning for the site

- SRLA noted that the previous masterplan was a draft and had not been formally approved. SRLA further noted that, given 1.14 hectares had already been removed from the site, any future masterplan would need to be reconfigured to reflect the current site conditions and planning requirements.
- IM asked whether the approval process and relevant requirements for the site are publicly available.
 - SRLA noted that the PRZ4 document details the requirements
 - **Post meeting note:** link to PRZ4 planning document: [SRL-05.-CTM-King-Zone-SCHEDULE-4-TO-CLAUSE-37.10-Former-Highett-Gasworks.pdf](#)
- Members discussed open space delivery expectations, advocating for public visibility in the planning process for sites – particularly at the former Highett Gasworks site. SRLA noted project led open space delivery in the former Highett Gasworks site is in response to the SRL East Public Open Space Framework, separate to the structure planning process. SRLA noted further planning and development of the former Highett Gasworks site is a matter for Development Victoria to respond (site owners).
- Members advocated for broader discussions about the former Highett Gasworks site development. SRLA advised the feedback had been shared with Development Victoria, advising the matter was best addressed directly with Development Victoria.
- RB acknowledged member feedback and noted the SRL Cheltenham Precinct Reference Group (PRG) forum was not the best avenue for these discussions as they span topics beyond the project scope. RB noted the feedback would be passed along to relevant agencies.
- Members raised feedback about agenda planning for future PRG meetings. SRLA acknowledged the feedback and advised it would seek member questions or agenda items for consideration ahead of the next meeting.
- SRLA confirmed it would provide links to structure planning documents to PRG members after the meeting.
- DK asked about overshadowing controls in Pennydale Park
 - **Action: SRLA to give an update on what has changed in overshadowing controls (winter protections) in Pennydale Park.**

Suburban Connect works update

- SC gave an update on public open space works in Sir William Fry Reserve, including:
 - Indicative works staging and access changes from Q2 2026 to Q1 2027
 - Current and upcoming works
 - An overview of vegetation and tree removal, noting some would be required as part of public open space works with numbers and locations to be confirmed following further arborist assessment. Tree removal in the southern part of Sir William Fry Reserve will be required as part of station box works, with timing of these works to be confirmed.
 - Future remediation works as part of station box excavation are subject to further planning and timing of these works is to be confirmed.
 - Confirmation that there is no risk to community health during these works.

Discussion

4.

- JO asked if footpath access to the lake will be maintained throughout the works
 - SC confirmed access to the lake will remain, with pedestrian detours in place.
- DK asked if cyclist and pedestrian connections would be maintained between the rail corridor (new pathway being built) and Nepean Highway when main works hoarding is installed at Sir William Fry Reserve, blocking north to south access.
 - **Action: SC/SRLA to confirm how pedestrian and cycle routes will be diverted when main works hoarding is in place**
- DS asked if there will be upgrades made to Station Street at the northern end of the reserve, including road, footpath and cycling path upgrades, to better connect in to the new pathway being delivered ahead of future Level Crossing Removal Project (LXRP) works that are expected to extend this connection.
 - SC confirmed that road upgrades are not within their works scope.
 - KCC noted it would follow up.
 - **Action: KCC to investigate linemarking works on Station Street to support cycle connections.**

- DK asked about the width of new cycling and walking pathways within the reserve and if they're separated
 - SC confirmed separate pedestrian and cycling pathways were being delivered.
 - **Action: SC to confirm widths of pedestrian and cycling paths within the new public open space**
- GB asked if the grassy knoll will be removed or left the same
 - SC confirmed there are no plans to remove the grassy knoll though some reshaping would occur.
 - **Action: SC to provide further detail about what is being delivered in new and enhanced public open spaces**
- A community member raised concerns about dust particles during future stages of work. SC noted dust monitoring is in place throughout construction and processes in place to respond to environmental conditions.
- GB asked if residents north of the reserve would feel vibrations from tunnelling
 - SC noted that apartments at the northern end of the reserve are not above the tunnel alignment and unlikely to experience any impacts.
 - GB requested vibration modelling information. SC and SRLA advised modelling had been undertaken during the projects planning and approvals phase, publicly available at the digital SRL East Environment Effects Statement (EES). Contractors will engage directly with properties who may experience impacts of tunnelling, closer to tunnelling occurring in that area.
 - **Action: SRLA to provide link to vibration modelling from EES**
- DS asked if vehicle and house washes will be offered in Cheltenham, similar to residents near works in Clarinda
 - SC confirmed that this will be available through the Community Crew service and gave a brief overview of what the service is and restrictions around working at heights
- JO asked if dilapidation surveys have been completed for properties near the SRL site at Cheltenham
 - SC noted that property condition surveys have been offered to relevant properties, in line with expected works impacts, including building manager contacts for apartment common areas.
- DS asked if flora and fauna are assessed before any tree removal occurs
 - SC confirmed an arborist will assess trees, including safely relocating any fauna if tree removal is required.
- DS asked if public open space works in the former Highett Gasworks site are only at surface level
 - SC confirmed works are mostly at the surface for elements such as paths. No works in this area require significant excavation.
- DS noted community concern about no odour tent or cover in place for remediation works at the station box site.
 - SRLA committed to providing further information when available and acknowledged the need for more community engagement ahead of any of the station box remediation works occurring, noting the timing and methodology of these works is still under development.
- GB asked about public car parking impacts and how workforce car parking was being managed.
 - SC noted some public car parks would be lost due to the location of the skate park and basketball courts. An additional four car parks on Nepean Highway Service Road would be permanently removed to deliver a new reserve egress.
 - SC noted workforce parking would be managed within site areas, including a temporary site compound in the former Highett Gasworks, with efforts to reduce any impacts on local streets. SC encouraged members to inform the team of any parking concerns.
- Members discussed opportunities for improvements to the existing lake within Sir William Fry Reserve that SRLA has advised is outside of the new and improved public open space works scope.

Engagement update

5.
 - SC gave an update on recent community engagement, including a pop up at Remington Drive on Wednesday 24 June. Over 40 community members attended, with discussions focused on public open space works and current utilities relocation works.

	Discussion - DS asked about plans for the opening of the new skatepark at Sir William Fry Reserve - SC confirmed there would be future community engagement opportunities as public open space delivery progresses.
6.	Other business - NJ confirmed the next meeting scheduled for Thursday 17 September - NJ thanked attendees and closed the meeting at 2:30pm

Actions

#	Action	Owner
1.	Action: SRLA to confirm with Multinet Gas if any interruption to gas services likely during future relocations. Response: Any planned interruptions to gas services throughout Multinet Gas service relocation works will be notified to the community from Multinet Gas. Currently, there are no expected interruptions to gas services as part of these future relocation works, however, further works planning is required.	SRLA
2.	Action: SRLA to give an update on what has changed in overshadowing controls (winter protections) in Pennydale Park Response: The final amendment GC246 made changes to the overshadowing requirements for Pennydale Park to ensure sunlight access in winter between 10am and 2pm on 21 June. Further details on overshadowing controls for Pennydale Park can be read here: SCHEDULE 4 SCHEDULE 4 TO CLAUSE 43.06 BUILT FORM OVERLAY Bayside Planning Scheme - Ordinance	SRLA
3.	Action: SC / SRLA to confirm how pedestrian/cycle routes will be diverted when main works hoarding is in place (between new shared user path adjacent to rail corridor and Nepean Highway/ Bay Road) Response: A new walkway will be constructed as part of the public open space works scope. This walkway will connect users from the new linear park to the Nepean Highway Service Road. Site layout and wayfinding during main works is subject to further planning closer to this stage of works.	SC / SRLA
4.	Action: KCC to investigate linemarking works on Station Street to support cycle connections. Response: KCC will provide update, once available.	KCC
5.	Action: SC to confirm widths of pedestrian and cycling paths within the new public open space Response: The pedestrian walkway will be ~2m wide. Cycling paths width will be ~3 metres wide	SC
6.	Action: SC to provide further detail about what is being delivered in new and enhanced public open spaces Response: List of public open space enhancements below. Additional planting will also be completed.	SC

Area	Enhancements
Multi-sport court	• Picnic tables • Bike hoop • Drinking fountain with dog bowl • Bins (including dog bag disposal) • Park shelter • Brick seat walls scattered around court perimeter
Wetlands	• Bench • Wetlands signage • Log edging
Grassy knoll	• Rounding the grassy knoll • Benches • Resurfacing of path
Off leash dog park	• Benches • Drinking fountain with dog bowl • Bin (including dog bag disposal) • Concrete stairs into wetlands area • Dog park signs
Linear Park	• Benches
Station Street pocket park	• Benches • Picnic tables • Bike hoop • Drinking fountain with dog bowl • Bins (including dog bag disposal) • Bike repair station • Dog park sign
Event lawn	• Drinking fountain with dog bowl

Action: SRLA to provide link to vibration modelling from SRL East EES

Response: Links to Cheltenham documents related to vibration modelling from the SRL East EES:

- [SRL East EES – Vibration and Ground-borne Noise Overview - Tunnels - Bayside and Kingston local government areas](#)
- [SRL East EES – Vibration and Ground-borne Noise Overview - SRL station at Cheltenham](#)

Other EES tunnelling vibration readings:

- [SRL East EES Noise and Vibration factsheet webpage](#)
- [SRL East EES – Chapter VI - Impact Assessment Summary – Vibration & Ground-borne noise](#)
- [SRL East EES – Technical Appendix S.1 - Vibration and Groundborne Noise Existing Conditions](#)

SRLA

- [SRL East EES – Technical Appendix S.2 - Vibration and Groundborne Noise Impact Assessment](#)