

Meeting Minutes



Date: 13 March 2025
Program: Suburban Rail Loop
Title: Cheltenham Precinct Reference Group (PRG)
Meeting Number: 14
Chairs: Emily Box, Ryan Batchelor MP
Minute Taker: Sarah Moss, Suburban Rail Loop Authority (SRLA)

Attendees	Apologies
<ul style="list-style-type: none"> Ryan Batchelor, MP for Southern Metropolitan Region (Chair) Emily Box, GHD (Chair) Derek Screen, Pennydale Residents Action Group Gabby Bush, Highett Progress Association Julian Birthisel, Kingston City Council (KCC) Bea Guevara, Bayside City Council (BCC) Mitchel Abraham, BCC Vivian Tan, BCC Julie Olarens Shaw, Friends of Sir William Fry Reserve Joanna De Lotto, Laing O'Rourke (LOR) Max Walton, Suburban Rail Loop Authority (SRLA) Clint Quealy, SRLA Sarah Moss, SRLA Simon Platt, SRLA Simon Wollan, SRLA 	<ul style="list-style-type: none"> Daniel Czech, Community Representative Frank Hellier, Cheltenham Chamber of Commerce and Industry

Item	Discussion topic	Who
1.	Welcome and housekeeping <ul style="list-style-type: none"> Emily Box (EB) opened the meeting. Ryan Batchelor (RB) introduced himself, new co-chair. EB noted previous actions had been resolved, with minutes to be uploaded to the website and a site walk to be organised. SRLA noted a response would be prepared to questions submitted by members and circulated. 	EB, RB
2.	Works update from Laing O'Rourke (LOR) including: <ul style="list-style-type: none"> Current works update Upcoming works overview Discussion: <ul style="list-style-type: none"> Julie Olarens Shaw (JO) asked if the extension of water works was a result of finding contamination in the area. <ul style="list-style-type: none"> LOR noted it was a design update in consultation with the water asset owner, not related to contamination. Derek Screen (DS) asked if businesses in the business district would be notified of the traffic changes on Bay Road as traffic has been diverting through Reserve and Park roads. <ul style="list-style-type: none"> LOR noted there are currently no changes to Bay Road traffic and this would commence from April, at night only. LOR noted there would be a works notice distributed and VMS signage. 	LOR

	<ul style="list-style-type: none"> ○ DS noted the current notice says the changes on Bay Road would be in place until end of March so local traffic is operating on that assumption. LOR reiterated there have been no traffic changes on Bay Road in place yet and VMS signage and traffic management would be in place when the change begins. • SRLA noted once LOR had finished water relocation works, there would be further works in the area such as telecommunications and power relocations, with future stages continuing throughout the year. 	
3.	<p>Structure planning update from SRLA, including:</p> <ul style="list-style-type: none"> • Upcoming structure planning engagement in Cheltenham, including information sessions and webinars. • Overview of structure planning engagement phases including a summary of engagement to date. • Staging of key deliverables from the Suburban Rail Loop (SRL) East Discussion paper through to the Draft Structure Plans, Draft Implementation Plans and Draft Planning Scheme Amendments. • A summary of the key documents that have been released. • The strategic response in Cheltenham, with a look at how different objectives are being addressed. • A summary of how the draft Structure Plan responds to the feedback from stakeholders and the community through previous engagement phases <p>Discussion:</p> <ul style="list-style-type: none"> • DS noted he had advertised the Cheltenham information session and asked if the pop-up sessions would be the same content. <ul style="list-style-type: none"> ○ SRLA noted the pop-up sessions will only have a handful of staff and are for awareness raising in public locations. The information sessions will have more staff and materials available, including the opportunity to book in time to speak with a planner. • DS noted the better connections graphic (slide 22) had generated feedback in the community, demonstrating new connections through where people live. <ul style="list-style-type: none"> ○ SRLA thanked DS for the feedback and noted the images are intended to be indicative only in demonstrating better connections throughout the precinct over time. • JO asked why Remington Drive was not on the image, noting the inclusion of some existing roads and not others <ul style="list-style-type: none"> ○ SRLA noted it is a private road and added the images are not intended to be interpreted as engineering designs. • DS noted the draft structure plans refer to preferred maximum heights and asked if it would proceed as preferred maximums or set maximum limits. <ul style="list-style-type: none"> ○ SRLA noted preferred maximums are commonplace in planning, however in response to flight paths from Moorabbin Airport some mandatory fixed height limits would be necessary. SRLA noted the Planning Scheme Amendments (PSAs) respond to heights in planning in different ways and explained that the height of a building at a particular site would be subject to a future planning application process. • DS noted on slide 26, area ID's 10 and 11 are part of the Bayside business district and asked if developments were expected to be office buildings. <ul style="list-style-type: none"> ○ SRLA confirmed it is expected the area will continue to develop as a commercial area. • DS asked why building heights were being applied to the buffer zone between the existing Laminex site and residential areas, noting he understood that area has been gazetted as an open space buffer. <ul style="list-style-type: none"> ○ SRLA noted it is important to plan for areas in an integrated way and urban design advice has been considered and applied to the site should 	SRLA

	<p>it ever be developed, noting that if the existing business remains with no intention to develop the site there will be no change.</p> <ul style="list-style-type: none"> • RB asked if the gazettal would continue to apply or if the proposed structure planning changes would override this advice. <ul style="list-style-type: none"> ◦ ACTION: SRLA to investigate the buffer zone at the Laminex site. • JO asked if the area around the station was still proposed to be 18 storeys. <ul style="list-style-type: none"> ◦ SRLA confirmed yes, the core was still proposed to be 18 storeys while heights on Nepean Highway had been updated since the Key Directions. • SRLA noted in response to feedback received from stakeholders and the community, heights at the former CSIRO site had been reduced to align with the existing approved development plan at the site. • DS noted there is a lot of information to consider and asked if a summary document could be prepared. <ul style="list-style-type: none"> ◦ SRLA noted the background report is the best document to see a summary of information, including existing conditions, technical evidence and how the structure plan responds. SRLA noted it is important to consider the structure plan with the technical evidence to better understand the proposed changes. SRLA explained the neighbourhoods chapter in the draft plans is also useful. • DS asked what data bases are used for mailouts, noting some mail has been directed to only one of two homeowners within a household. <ul style="list-style-type: none"> ◦ SRLA to confirm. • Gabby Bush (GB) asked if properties outside of the structure plan boundary would receive mail informing them of the exhibition. <ul style="list-style-type: none"> ◦ SRLA confirmed properties on the boundary would receive a newsletter informing them. • GB asked if the interactive map would show only the properties within the structure plan boundary. <ul style="list-style-type: none"> ◦ SRLA confirmed this, noting the tool allows people to compare the current and proposed planning controls at a property. Properties outside the boundary will have no proposed changes so have not been included, but property owners can continue to refer to VicPlan. • DS asked if property owners at Highbury Commons who have not yet moved in will receive notice of the structure planning exhibition. <ul style="list-style-type: none"> ◦ SRLA to confirm. <i>Post meeting note: absentee owners received notice of the structure planning exhibition.</i> • JO asked if new open space was still intended to be delivered at the gasworks site as the released materials made it unclear, noting she did not want to see 1.4 hectares of offset open space delivered as an enhancement within the existing Sir William Fry Reserve. <ul style="list-style-type: none"> ◦ SRLA will replace the 1.14 hectares of parkland needed to build the new SRL station and surrounding buildings and facilities. ◦ SRLA noted the draft implementation plan details new and/or enhanced open space projects in greater detail. SRLA noted it continues to work with Development Victoria on the opportunity to deliver an offset open space within the gasworks site, and that additional enhancements will be made to Sir William Fry Reserve in addition to this. • SRLA noted the structure plan exhibition would run from 17 March to 22 April, with the opportunity to make a submission via Engage Victoria. SRLA encouraged members to contact the team with any questions. 	
4.	Questions & actions	All

	<ul style="list-style-type: none"> • EB recapped meeting actions. • DS asked about minutes and presentations being uploaded. <ul style="list-style-type: none"> ◦ SRLA confirmed they were in the process of doing this and would continue to distribute minutes and presentations directly to members. • Meeting closed. 	
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Actions	Status
SRLA to investigate the buffer zone at the Laminex site.	Complete