

Meeting minutes

Date:	17 September 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) - Ryan Parker, SRLA - Christine Concha, SRLA - Ewan Hickey-Kerr, SRLA - Tony Zhang, SRLA - Jasmine Kha, Suburban Connect (SC) - Phoebe Phillips, SC - Mark Wloch, SC - Jenna Davey-Burns, Community Representative - Colin Duncan, Community Representative - Daniel Czech, 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 - Felicity Barclay, Bayside City Council (BCC) - Mitchel Abraham, BCC - Jess Romhany, BCC	Frank Hellier, Cheltenham Chamber of Commerce and Industry

Item	Discussion topic
1.	Welcome and housekeeping - Noel Jones (NJ) opened the meeting at 1pm, provided an Acknowledgement of Country and an overview of the agenda. - Recap of previous actions, Action: KCC to investigate linemarking works on Station Street to support cycle connections. Response: - KCC gave an update on the status of Station Street, noting ongoing concept design planning of the Station Street shared user path.
2.	SRLA update SRLA provided an update on recent project milestones, including the start of tunnelling in Burwood.

- An update on recent government announcements regarding the project, including:
 - The pedestrian overpass on Bay Road
 - Future technical review to identify a further \$1 billion dollars in savings
 - The conclusion of the Community Projects Fund (CPF) after its second round of awarded grants
 - Station South package has progressed to preferred bidder.
- An overview of current and upcoming service relocation works.

Discussion

- Jenna Davey-Burns (JD) queried engagement with councils and community regarding future station interchange following deferral of a pedestrian overpass on Bay Road
 - SRLA noted continuing engagement with BCC and KCC regarding recent project changes.
 - **Action:** SRLA to provide updates on future station interchange, when possible.
- Derek Screen (DS) queried the material involved in the backfill for Multinet Gas decommissioning works
 - Julie Olarenschaw (JO) asked if additional fencing would be installed for Multinet Gas works
 - **Action:** SRLA to confirm additional fencing and backfill material used in Multinet decommissioning works.
- Douglas Klein (DK) and DS enquired regarding notification for the 21 September Bay Road closure.
 - SRLA noted awaiting final approval from the Department of Transport and Planning, with the expected traffic management plan as the August closure of Bay Road. Notification to community will occur once final approval received.

SC update

- SC gave an update on continuing public open space construction in Sir William Fry Reserve.
- SC provided an update on tank removal and earthworks at the former service station, noting Bay Road eastbound pedestrian path near the site to be closed from early October until early 2027.
- SRLA noted remediation works in the area where the new station will be delivered will now occur in 2027.

Discussion

3.

- PRG members provided feedback regarding ongoing public open space works, including ongoing queries on grassy knoll design, dust and mud tracking.
 - SC noted fence meshing is now in place. Other ongoing mitigations have also been implemented, including street sweepers and the community crew.
 - **Action:** SC to confirm no contaminated soil is used for construction of the grassy knoll.
 - **Action:** SC to arrange routine community crew bookings at the northern apartments.
- JO and Gabby Bush (GB) queried if an update on contamination at the former petrol station site is available.
 - SRLA and SC noted extensive testing completed and continuing to inform construction methodology. Contamination reports will not be shared publicly, however information will continue to be shared through the PRG.
 - **Action:** SC to investigate if separate forums for detailed soil contamination discussions can be scheduled.
- DS asked where contaminated soil will be delivered.
 - SC noted contaminated material will be delivered to approved receival sites.
- DS suggested additional lighting at the Southland Shopping Centre loading docks during works.
 - **Action:** SC to query potential lighting during works near the Bay Road loading dock for Southland Shopping Centre.

Members update

4.

- DK shared a members update on behalf of Kingston Residents Association, Friends of SWFR and Highbett Progress Association.
- DK noted ongoing communication and collaboration with councils and Development Victoria regarding open space.
- DK noted community queries regarding compulsory acquisition.

	○ SRLA confirmed there are no plans to acquire properties within Cheltenham for structure planning. In other areas, there are properties with Public Acquisition Overlay applied to enable delivery of roads. These property owners are already aware. Discussion • DK enquired the responsible authority for the Highett Common development. ○ Action: SRLA to confirm the responsible authority Highett Common development. • DS queried arrangements of Wangara long-term leasing for public open space ○ Post meeting note: SRLA notes the Wangara site is owned by Bayside City Council. SRLA is working with Bayside City Council on implementation of the structure plans, including public open space delivery.
5.	Other business • SRLA noted that meeting 19 will be the final PRG meeting of the year. • NJ thanked attendees and closed the meeting.

Actions

#	Action	Owner
1.	Action: SRLA to provide updates on future station interchange, when possible.	SRLA
2.	Action: SRLA to confirm additional fencing and backfill material used in Multinet decommissioning works Response: Multinet Gas will install temporary fencing around working locations. Excavated material for decommissioning works will be reused as backfill.	SRLA
3.	Action: SC to confirm no contaminated soil is used for construction of the knoll Response: There is no contaminated soil being used for construction of the knoll. Soil from Sir William Fry Reserve is a portion of material used for the knoll. Investigations did not identify any contaminated material within the SWFR public open space works area.	SC
4.	Action: SC to arrange routinely community crew bookings at northern apartments. Response: During public open space works, SC will work with the building managers to schedule regular Community Crew visits, with walkways and common areas cleaned quarterly or as needed.	SC
5.	Action: SC to investigate if separate forums for detailed soil contamination discussions can be scheduled. Response: Environmental matters will continue to be discussed through existing channels including the PRG. Ad-hoc briefings on specific matters, including contamination, may occur as future work progresses.	SC
6.	Action: SC to query potential lighting during works near the Bay Road loading dock for Southland Shopping Centre. Response: Current works in this area are undertaken during standard daytime construction hours. As there are currently no planned night works in this location, additional construction lighting will not be required.	SC

	Action: SRLA to confirm the responsible authority for building heights in Highett Common development. Response: Bayside City Council is the Responsible Authority (RA) for the development at Highett Common and the associated s173 agreement, as the land is not within the Precinct Zone (PRZ).	SRLA
7.	Amendment GC306, gazetted on 30 September 2026, clarifies responsible authority arrangements within the SRL East precincts which is limited to land affected by the PRZ. Highett Common remains in the Residential Growth Zone (Schedule 3) following the amendment implementing the Cheltenham Structure Plan (GC246). Further information on GC306 is available online here: All schemes Planning Scheme - Amendments	