

# Meeting Minutes

**Date:** 06 September 2023  
**Program:** Suburban Rail Loop  
**Title:** Cheltenham Precinct Reference Group  
**Meeting Number:** 8  
**Chairs:** Louisa McPhee (GHD) & Nick Staikos MP for Bentleigh  
**Minute Taker:** Liam Morkham

## Attendees

- Nick Staikos, Member for Bentleigh
- Louisa McPhee, GHD
- Bea Guevara, Bayside City Council representative
- Derek Screen, Pennydale Residents Action Group
- Daniel Czech, Community representative
- Julian Birthisel, City of Kingston representative
- Alex Breskin, Kingston Residents Association
- Frank Hellier, Cheltenham Chamber of Commerce
- James Tonkin, Suburban Rail Loop Authority (SRLA)
- Brenton Shaughnessy, SRLA
- Tim Naismith, SRLA
- Clint Quealy, SRLA
- Liam Morkham, SRLA
- Kelsey Southwood, SRLA
- Briony Coultman-Snoey, SRLA

Item	Discussion topic	Who
1.	<b>Welcome and housekeeping</b> <ul style="list-style-type: none"> <li>• Nick Staikos (NS) provided an acknowledgement of country and welcomed new members and staff.</li> <li>• Louisa McPhee (LMP) noted action items from previous meetings as being closed.</li> <li>• LMP provided an overview of the meeting agenda.</li> </ul>	NS/LMP
2.	<b>SRL East tunneling procurement milestone</b> <ul style="list-style-type: none"> <li>• SRLA noted the announcement of a preferred bidder for the first tunnelling contract, from Cheltenham to Glen Waverley, on Tuesday 29 August. The contract is expected to be formally awarded in late 2023 to Suburban Connect.</li> <li>• The two remaining bidders will progress to procurement of the second tunnelling contract, from Glen Waverley to Box Hill.</li> <li>• Tunnel Boring Machines (TBM) will be launched in 2026. Tunnel access shafts to be built as part of the Initial and Early Works package being delivered by Laing O'Rourke (LOR).</li> </ul> <b>Structure Planning</b> <p>SRLA presented an update on the Structure Planning, including:</p> <ul style="list-style-type: none"> <li>• The role of SRL Precincts, the broader neighbourhoods around the Suburban Rail Loop (SRL) stations, noting the need for appropriate planning.</li> </ul>	SRLA

- SRLA's efficient approach to structure planning, noting this will help define the outcomes of each Precinct in consultation with communities and Councils. The release of the Precincts Discussion Paper marking the first phase ahead of Precinct Visions, Planning Scheme Amendments (PSAs), and final structure plans.
- Consultation and engagement process, with the community and stakeholder involvement, is an important part of planning.
- The role of SRL East Community Panels to bring together locals to represent their community in a deliberative engagement process. There will be an Expression of Interest (EOI) process and targeted recruitment for seven panels, one per precinct and a youth panel.
- The purpose of the Precincts Discussion Paper as a context setting document to start these conversations.

Upcoming community consultation opportunities, including shopping centre pop ups and a community listening post to be held at Kingston Arts Centre on Wednesday 4 October.

#### Discussion

- Derek Screen (DS) asked whether tunnelling to Cheltenham would still occur last.
  - SRLA noted that works will occur sequentially, however the final tunnelling methodology and sequence will be up to the contractor.
- Daniel Czech (DC) asked if parts of the SRL East alignment would be able to open earlier based on the sequencing.
  - SRLA noted that all stations would open at the same time, with trains operational by 2035.
- DC asked if the contractor for Work Package C would be on the PRG
  - SRLA confirmed that the contractor would attend future PRGs to provide updates where required.
- Alex Breskin (AB) asked would the four TBMs launch concurrently or sequentially for Glen Waverley to Cheltenham tunnelling.
  - SRLA noted the exact sequencing will be confirmed by the contractor.
- Frank Hellier (FH) asked if there was a costing breakdown of fund allocations per year for SRLA.
  - NS noted this information would be available in the Budget forward estimates.
  - **Action: NS to provide SRLA with Budget forward estimates to pass onto PRG members.**
- DC noted current concern development is slow in the local area; enquired SRLA will start development prior to station completion.
  - SRLA noted the intention is to develop each precinct area before SRL East train operations, following the Precinct Structure Planning process.
- DS noted community concerns with high rise developments within the inner suburban areas.
  - SRLA noted the Project plans to focus on medium density developments that fit with the character of the local area.
  - SRLA advised the Precinct Visions will provide further clarity.
- DS noted community fatigue with structure planning process, due to recent similar consultations.
- AB asked for clarity on public open space offsets for Sir William Fry Reserve (SWFR) and if that related to structure planning.
  - SRLA clarified public open space offsets for SWFR is a separate process under the Public Open Space Framework, however, the offset locations will be considered in Precinct Structure Planning process.

	<ul style="list-style-type: none"> <li>DS noted appreciation of SRLA clarifying public open space offset opportunities will be assessed in both the Kingston and Bayside local government areas. <ul style="list-style-type: none"> <li>AB flagged that KRA had a different view and preferred public open contained to Kingston local government area.</li> </ul> </li> <li>AB asked if there were approximate dates for consultation regarding public open space offsets. <ul style="list-style-type: none"> <li>SRLA noted that this is likely to occur between late 2023 to early 2024.</li> </ul> </li> <li>DS requested six hard copies of the Precinct Discussion Paper be provided to PRAG. <ul style="list-style-type: none"> <li><b>Action: SRLA to provide six printed hard copies to PRAG.</b></li> </ul> </li> </ul>	
3.	<b>Community engagement update</b> <ul style="list-style-type: none"> <li>SRLA provided an update on recent and upcoming community engagement and events. <ul style="list-style-type: none"> <li><b>Ongoing action: PRG members to advise of any prospective events with SRLA where attendance may be relevant.</b></li> </ul> </li> </ul>	SRLA

Item	Stakeholder	Details	Status / due	Owner
<b>Actions</b>				
1.	Cheltenham Chamber of Commerce	SRLA to pass on Budget forward estimates to PRG members.	Complete	SRLA
2.	Pennydale Residents Action Group	SRLA to provide six printed hard copies of the Precinct Discussion Paper to PRAG.	Complete	SRLA