

# Meeting Minutes

**Date:** 6 June 2024  
**Program:** Suburban Rail Loop  
**Title:** Box Hill Precinct Reference Group  
**Meeting Number:** 11  
**Chairs:** Louisa McPhee (GHD) & Paul Hamer MP for Box Hill  
**Minute Taker:** Tyson Garlick, SRLA

Attendees	Apologies
<ul style="list-style-type: none"> <li>Louisa McPhee, Facilitator, GHD (Co-Chair)</li> <li>Paul Hamer, MP for Box Hill (Co-Chair)</li> <li>Andy McCulloch, Community representative</li> <li>Bihong Wang, Asian Business Association of Whitehorse (ABAW)</li> <li>Chris Trueman, Whitehorse Active Transport Action Group (WATAG)</li> <li>Darren Stock, Vicinity Centres</li> <li>David Morrison, Combined Residents of Whitehorse Action Group (CROWAG)</li> <li>Helen Harris, Box Hill Historical Society</li> <li>Kevin Earl, Whitehorse Ratepayers and Residents Association (WRARA)</li> <li>Leah McGuinness, Whitehorse City Council</li> <li>Liz Grabham, Laing O'Rourke (LOR)</li> <li>Andrew Kelly, Suburban Rail Loop Authority (SRLA)</li> <li>Simon Wollan, SRLA</li> <li>Tyson Garlick, SRLA</li> <li>Elizabeth Reynolds, SRLA</li> <li>Rebecca McHutchison, SRLA</li> <li>Erin Dale, SRLA</li> <li>Jesse Overton-Skinner, SRLA</li> </ul>	<ul style="list-style-type: none"> <li>Jane Grover, Box Hill Institute</li> <li>Rohan Lovell, Eastern Health</li> <li>William Ma, Asian Business Association of Whitehorse</li> </ul>

Item	Discussion topic	Who
1.	<b>Welcome and housekeeping</b> <ul style="list-style-type: none"> <li>Paul Hamer (PH) welcomed attendees and opened the meeting with an Acknowledgement of Country.</li> <li>SRLA noted that Kevin Earl (KE) is the new Box Hill Precinct Reference Group member, representing Whitehorse Ratepayers and Residents Association.</li> <li>Louise McPhee (LMP) gave new attendees the opportunity to introduce themselves.</li> <li>LMP went through housekeeping, including previous actions and minutes.</li> </ul>	LMP / PH
2.	<b>Presentations from SRLA and LOR</b> <ul style="list-style-type: none"> <li>SRLA gave a project update noting:               <ul style="list-style-type: none"> <li>Key milestones for the Project.</li> <li>SRLA provided an overview of current works at all six sites.</li> <li>Updates to the Surface and Tunnel Plans for Box Hill have been approved by the Minister for Planning.</li> </ul> </li> </ul> <p>Matters arising:</p> <ul style="list-style-type: none"> <li>Helen Harris (HH) sought further information about the proposed retention of the Colonial Gas building. SRLA noted this is intention for the project subject to further</li> </ul>	SRLA / LOR

investigations by future contractors, and by moving the service laneway this can be investigated further to determine feasibility.

- PH clarified whether the entire Colonial Gas building is original or just the facade. Helen noted substantial changes have been made inside the building, with some of it remaining original and that the facade has been slightly altered.
- SRLA update on Box Hill offset public open space consultation that ran from 28 February to 27 March:
  - Consultation summary report will be made available later in the year to detail the findings.

Matters arising:

- KE noted that Council resolved not to proceed with the Court Street and Watts Street land transfer. SRLA noted that is correct and SRLA is continuing to engage with Council.
- KE wanted to know whether Box Hill Brickworks would be used for offset public open space. SRLA noted construction offset public open space in Box Hill has particular and tight timeframes to work with and that Brickworks is considered in precinct planning documents. Noting that offset public open spaces are temporary and need to be in place by 2026.

Works and trader support update from LOR, noting:

- An overview of works completed to date and upcoming works in Box Hill, noting major construction of the temporary bridge on Whitehorse Road and works in Box Hill Gardens will commence shortly.
- Overview of works in Box Hill Gardens, commencing in June.
- LOR noted previous and trader support upcoming initiatives, including a pop up for Mother's Day in Box Hill.

Matters arising:

- KE queried whether LOR have been moving any telecommunication utilities and LOR advised they have not.
- Helen queried when LOR move the underground services within Box Hill Gardens what will be done with the water tanks. SRLA advised the station box does not impact on the tanks and the intake will be diverted around the future station box.
- KE queried the need for a crossover ventilation structure in the Box Hill Gardens. SRLA noted there will be a need for this structure which would equalise air pressure within the tunnel. Information can also be found in the Surface and Tunnel Plans. SRLA advised that this work is a few years away and will be subject to an Urban Design Landscape Plan (UDLP), which includes public consultation.
- KE queried engagement with Uniting AgeWell. SRLA advised that they work closely with the aged care facility, including regular monthly meetings. SRLA advised that they recently ran a series of information sessions with Uniting AgeWell staff, residents and families to discuss upcoming works.

SRLA update on structure planning:

- Provided a timeline of structure planning engagement and key structure planning dates.
- SRLA continues to work with key stakeholders/councils throughout the structure planning process.
- SRLA gave a high-level summary of Key Directions for Box Hill.
- Detailed plans will be made available late 2024/early 2025.
- SRLA has a comprehensive community and engagement plan to promote structure planning engagement, including key stakeholder briefings and workshops, several local pop-ups, and materials. SRLA noted an information session coming up on 13 June at Box Hill Town Hall.
- SRLA thanked members for their engagement and encouraged them to share the Key Directions with their networks before engagement close 30 June.

Matters arising:

- HH thanked SRLA for giving a recent project briefing to Elgar Contact

	<ul style="list-style-type: none"> <li>Andy McCulloch (AM) queried how the building heights were worked through. SRLA noted the enhancing place graphic builds on the degree/pattern of change discussed in the SRL East Draft Precinct Visions. In this round of engagement, draft indicative building heights were shared to foster discussion. SRLA noted that not all sites will be built to the heights indicated and the full details of the urban design analysis and future planning controls needed to guide preferred built form are not represented in the map.</li> <li>HH noted that maps need to factor in those with vision impairments. SRLA acknowledged this feedback.</li> <li>David Morrison (DM) provided feedback, noting SRLA should ensure there are adequate setbacks, planting opportunities as well as linkages in transport for better connectivity. <ul style="list-style-type: none"> <li>DM advised that to reduce traffic and encourage active transport there needs to be avenues for people to get to the station safely. SRLA noted this is being taken into account, including cycling links.</li> </ul> </li> <li>AM noted that there are a few areas in the enriching community map were not shaded in, particularly near Ellingworth Parade and Bank Street. SRLA is working through the details of the response and has not determined whether the planning controls will exclude residential on any specific site. SRLA welcomed members thoughts and feedback on this matter.</li> <li>AM noted community infrastructure such as schools are not identified in this plan. SRLA noted analysis is currently underway to understand community needs and SRLA is engaging with Department of Education.</li> <li>KE queried whether hard copy forms on Key Precinct Directions maps are available. SRLA noted these can be provided, if required and shared copies in the room.</li> <li>AM queried when further information will be shared about value capture. SRLA noted that this is currently being worked through with the Department of Treasury and Finance and noted that value capture will not apply to residential properties.</li> </ul> <p><b>ACTION:</b> SRLA to circulate relevant precinct structure planning engagement links/email addresses with the PRG members</p>	
3.	<ul style="list-style-type: none"> <li>LMP recapped new action.</li> <li>PH encouraged members to share information about structure planning engagement with their networks.</li> </ul>	LMP / PH

Item	Stakeholder	Details	Status / due	Owner
<b>ACTIONS</b>				
1.	PRG members	SRLA to re-circulate relevant precinct structure planning engagement links/email addresses with the PRG members	Closed	SRLA