

Meeting Minutes

Date: 12 December 2024
Program: Suburban Rail Loop
Title: Box Hill Precinct Reference Group
Meeting Number: 13
Chairs: Emily Box (GHD) & Paul Hamer MP for Box Hill
Minute Taker: Tyson Garlick

Attendees	Apologies
<ul style="list-style-type: none"> Emily Box, Facilitator, GHD (Co-Chair) Paul Hamer, MP for Box Hill (Co-Chair) Andy McCulloch, Community representative David Morrison, Combined Residents of Whitehorse Action Group (CROWAG) Helen Harris, Box Hill Historical Society Matthew Ewing, Box Hill Institute Kevin Earl, Whitehorse Ratepayers and Residents Association (WRARA) Leah McGuinness, Whitehorse City Council Ellen O'Donohue, Laing O'Rourke (LOR) Elizabeth Reynolds, Suburban Rail Loop Authority (SRLA) Clint Quealy, SRLA Christopher Lenthall, SRLA Erin Dale, SRLA Sarah Jepsen-Meek, SRLA Simon Wollan, SRLA Tyson Garlick, SRLA 	<ul style="list-style-type: none"> Chris Trueman, Whitehorse Active Transport Action Group (WATAG) Darren Stock, Vicinity Centres Richard Shi, Asian Business Association of Whitehorse (ABAW) Bihong Wang, ABAW Rohan Lovell, Eastern Health Sam Pepper, Box Hill Institute

Item	Discussion topic	Who
1.	Welcome and housekeeping! <ul style="list-style-type: none"> Emily Box (EB) welcomed attendees, introductions for attendees and went through previous minutes and actions. Paul Hamer (PH) gave an Acknowledgement of Country 	EB/PH
2.	Presentation from SRLA and LOR Project update from SRLA, noting: <ul style="list-style-type: none"> Initial and early works are well underway across all station sites and the stabling facility Tunnels North contract recently awarded to Terra Verde The Stations Alliance contract (North and South) was shortlisted to three bidders in November and the contract will be awarded in 2026. The Linewide Alliance package is also shortlisted to two bidders and will be awarded in 2025. Terra Verde the Tunnels North contractor for tunnelling between Box Hill and Glen Waverley, was introduced. 	All

- SRLA gave a high-level scope of the Tunnels North works package as well as a construction overview noting TBMs will arrive in 2025 with tunnelling to commence from 2026 and trains on schedule to run in 2035.

Works and trader support update from LOR, noting:

- An overview of works completed to date and upcoming in Box Hill, noting work continues to move underground services within and near Box Hill Gardens and constructing the temporary bridging structure. There are traffic changes in the area to facilitate these works.
- LOR detailed support for local businesses in the area affected by Project works.
- LOR noted previous and upcoming trader support initiatives, including the recently held Box Hill Garden Party, organised in consultation with Whitehorse City Council and the Asian Business Association of Whitehorse and supporting local groups such as local disability service provider Alkira who provided the coffee cart and donuts.

Matters arising:

- Andy queried whether as part of work on the temporary bridging structure if the median on Whitehorse Road will be retained. SRLA noted that there will be no works on the median at Whitehorse Road.
- David Morrison (DM) asked when Whitehorse Road will be realigned. SRLA noted that the Authority has shortlisted three respondents for the Stations Alliance work package and that timing and detail would be shared once contractor is appointed. DM made it known that the community would like to see this realignment delivered earlier and SRLA noted this feedback, and that the final contractor will finalise the exact timing.
- Kevin Earl (KE) queried when Box Hill Gardens would be handed back. SRLA noted by late April 2025 as communicated.
- KE asked whether an electronic message board would be put up as part of Irving Avenue works. SRLA noted that message boards would be put up and LOR will continue to engage with all apartment buildings in the vicinity and those on Bruce Street. LOR outlined how the Department of Transport and Planning sets rules around what is permitted on signage, and we adhere to these strict requirements.
- Helen Harris (HH) queried pedestrian impacts when Bruce Street/Irving Avenue intersection is closed. LOR noted there will be wayfinding to assist with pedestrian detours, pedestrians will need to access Box Hill Gardens via Shipley Street and Irving Avenue. There will be no pedestrian access to the Gardens via Bruce Street.
- KE questioned whether buses would replace trams while there are access changes to the Market Street pedestrian crossing. LOR noted that trams will be accessible throughout works, just from one side of Whitehorse Road only. LOR noted that customer service representatives will be provided for a period of time to assist with the pedestrian detour which is around 190 metres.

Structure planning update by SRLA, noting:

- The structure planning engagement timeline and outlined the process.
- SRLA has received thousands of pieces of feedback and formal submissions around precinct structure planning that has help shape SRLA's deliverables.
- SRLA presented the Final Precinct Vision for Box Hill, including the vision statement and talked through key elements, noting how feedback from the community and key stakeholders has helped inform the Final Precinct Vision.
- SRLA noted the next steps, highlighting that the structure plans will be exhibited for public comment in Q1, 2025. Submissions will be considered via an independent advisory committee process prior to finalisation and gazettal of the planning scheme and implementation planned from 2026.

Matters arising:

- HH noted that in the Final Precinct Vision for Box Hill, street names are not mentioned. SRLA noted the Vision is a high-level conceptual plan and detail will be in the structure plans

- DM queried how SRLA will protect existing heritage buildings and the areas next to them in relation to potential increases in density. SRLA noted that some sensitive interfaces have been raised via community feedback and the level of change shown in the Conceptual Precinct Plan has been tempered to account for this. Further detail will be provided in the draft Box Hill Structure Plan and within the proposed Planning Scheme Amendments.
- DM noted that with increased population this means more cars and congestion. With the current Myki review, David would like to see the system to charge for time and distance travelled which could encourage more short trips via public transport. SRLA noted the Vision and strategic directions for Box Hill to support alternative transport options, including walking, riding and public transport in the context of population growth. SRL East aims to create more opportunities for people to work, go to school and access services close to where they live and reduce peoples' reliance on cars.

Presentation by SRLA providing an open space update:

- SRLA detailed the Public Open Space Framework (POSMF) and noted the requirement that prior to main works commencement in Box Hill Gardens, a minimum of 10,000 m² of offset public open space must be delivered within 1.6 km of the future Box Hill SRL Station. SRLA will also enhance unoccupied areas within Box Hill Gardens to support them in catering for increased use.
- SRLA discussed the final offset public open space sites, including permanent open space at Court/Watts Street and Ellingworth Parade and temporary open space at Victoria Crescent. In total these sites will provide approximately 11,000 square metres of open space which is above the framework requirements.
- SRLA detailed phase one and two open space community consultations and noted the strong engagement received.
- SRLA took PRG members through key pieces of feedback.

Matters arising:

- KE queried whether Box Hill Gardens will be accessible via Station Street in 2026. SRLA advised that the Gardens would be accessible via Station Street in 2026.
- DM queried whether there is a minimum amount of space required for a dog park and if there are any guidelines. SRLA noted there are no standards as such, however Council has provided guidance.

Presentation by SRLA providing an Engagement update:

- SRLA gave an update on previous and upcoming engagement in the community.
- SRLA discussed work to date on culturally and linguistically diverse (CALD) engagement and the recently established CALD Steering Committee, noting the aims of the Steering Committee.

3.	<ul style="list-style-type: none"> • PH closed the meeting, thanking those who have provided their feedback to date on precinct structure planning. 	PH
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Item	Stakeholder	Details	Status / due	Owner
ACTIONS				
1.	PRG members	SRLA to send a wrap up email to PRG members before the end of year, including minutes and key updates	Complete	SRLA