



Minutes

Meeting: Pentridge Resident's Community Group (RCG)

Date: Monday, 7 November 2016

Time: 6:30 – 7:30pm

Venue: Pentridge, 1 Champ Street, Coburg, Victoria 3058

Chairperson: Sean Sammon

Minutes: Hannah Martin

Present:

Community	Michael La Porta, Robert Stansall, George Kapouleas
Coburg Historical Society	Malcolm McIlvena
Moreland City Council Officer	Michael Wade
Shayher Group	Anthony Goh, Scott Tseng, Robert Cogoi, Georgie Sleurink
Facilitators	Sean Sammon and Hannah Martin
Apologies	Moreland City Council Councillors, Felicity Watson

1. Introduction & Planning Approval Update

- 1.1 Shayher explained to the group that in mid-November, Shayher will submit planning applications to the Moreland City Council for the shopping centre and hotel. Shayher explained that these applications are reflective of large projects that will commence the real activation of the site. Shayher explained that, the hotel (Adina) and the cinema (Palace) continue to generate more interest in the site for residents and tenants wanting to activate the site.
- 1.2 Shayher explained that they wanted to bring this to the attention of the Residents Community Group before going public with the applications. Following the issuing of the relevant permits, Shayher will go to construction and activate the site as soon as possible. Shayher explained that they estimate 12 months to get to this point.
- 1.3 Shayher explained that the hotel, integration of Division B, piazza, shopping centre and the reactivation of division A will constitute the activation of around 50% of the site.
- 1.4 Resident asked if the applications will be submitted in one block or separately.
- 1.5 Shayher answered that they will put the two (hotel and shopping centre) applications in separately but in the same period of time. Shayher explained that in addition to the Moreland City Council applications, Shayher will apply to Heritage Victoria.
- 1.6 Resident asked if Shayher have already engaged council on these applications.



- 1.7 Shayher explained that three weeks ago they had pre-application meetings with Council and Heritage Victoria on both of these applications and that the Council has not yet given an indication of their stance on these applications.
- 1.8 Resident asked if these applications are the 'first step' of the development.
- 1.9 Shayher explained that essentially this is the first real step of the plan to reactivate Pentridge, and that it will activate the areas that are most difficult to find a purpose for. Shayher explained that they feel lucky that they have been able to provide a viable and valuable use of the cell block structure in B Division and A Division.
- 1.10 Resident asked how high the hotel will be.
- 1.11 Shayher explained that the existing permit is for 19 storeys, however the hotel will be 18 storeys.
- 1.12 Shayher then explained that it plans to reactivate A Division as an Arts Precinct. Unlike B Division and without an anchor tenant like Adina or Palace, this is a more challenging provision. However, Shayher is committed to reactivating A Division as an Arts Precinct.
- 1.13 Shayher explained that they believe the Arts Precinct will work, with the theatre, gallery, ballet and opera bringing the community to the space.
- 1.14 *<The group re-caps previous discussion for late attendee>*
- 1.15 Resident asked if there any conversations had been had with the board of the convent site, in regard to the Arts Precinct.
- 1.16 Shayher stated that they have not. Shayher has received strong interest, from Melbourne City Ballet and EmotionWorks Opera, and are planning to reactivate the chapel in A Division as a performance space over the coming years.
- 1.17 Resident asked about frustrated tenants looking for solution.
- 1.18 Shayher explained that they will be assisting the activation of an Arts Precinct to the extent it can. Shayher explained that they have areas dedicated to heritage restoration, activation, offices and residential. Shayher noted that parts of A division and B division will be left 'untouched' so that people can see what the building used to be like.
- 1.19 Resident asked if Heritage Victoria dictated a percentage of what is to be retained.
- 1.20 Shayher stated that their proposal is that one wing will be preserved as is for the purpose of heritage interpretation.
- 1.21 Resident explained that they are confused regarding the process, asked if Shayher is going through Moreland City Council even though they are in limbo.
- 1.22 Shayher responded that the Council is currently being sworn in, and that nothing would go through UPC until council sworn in.



- 1.23 Resident asked what will happen in regard to reviewing the Pentridge Masterplan.
- 1.24 Council officer explained that in order to trigger Masterplan review, the consent of all the relevant landowners. Council has not yet met with all of the relevant landowners.
- 1.25 Resident asked if there is a date set for meeting with Future Estate.
- 1.26 Council officer stated that that they do not yet have a date, and have not yet met with Future Estate. However at this stage the Council has not had a positive response from developers.
- 1.27 Resident stated that in light of the new Council having a strong greens alliance along with independents and Sue Bolton from Socialist Alliance, how will they dictate and approach Pentridge.
- 1.28 Shayher explained that their applications are based on existing plans, and that they don't know how the new Council will change the game.
- 1.29 Resident stated that his problem comes back to things like the panopticon that was uncovered next to A Division, and suggested that Shayher need to review the Masterplan because Shayher can't build there.
- 1.30 Shayher explained that this is not necessarily correct. The final plans for the panopticon have not yet been determined.
- 1.31 Resident asked if Shayher was open to a review of the Masterplan.
- 1.32 Shayher responded that they they have met with council staff to inform them that they are not open to a review of the Masterplan. Shayher's position remains that they are open to considering a practical mechanism to redistribute the current density reflected in the Masterplan. However, no mechanism has been forthcoming. A Masterplan review is also not a practical solution given that it can take up to three years. Shayher do not yet know what Council's response to their position is.
- 1.33 Resident stated that he understood importance of critical mass, and stated that Council reserved the right to come up with innovative solutions.
- 1.34 Resident said that the problem is when a Masterplan is inherited. The resident explained that although the plan has gone through Heritage Victoria and put buildings up against the wall, these buildings are a significant point of controversy in the community in relation to set back – difference between hotel and wall is significant. Resident suggested that Shayher are imposing a huge building, and that there is too much of the reactivation, and no way to negotiate around it.
- 1.35 Shayher asked where the resident would put the buildings?
- 1.36 Resident responded that he would like to make the central area higher, and make the shopping centre with apartments (5 storeys) on top. Resident stated that he agrees with Shayher regarding critical mass, but that a lot of the Pentridge Community Action Group group did not understand this.



- 1.37 Shayher explained that A Division is a significant heritage building, and that reasonable minds might differ on this particular view. Shayher explained that issues arise with apartments on top of the shopping centre, including shadowing, wind, commercial requirements and tenant issues, and that there were many factors in that decision.
- 1.38 Resident says that he thinks Shayher would agree that this is not be the best plan.
- 1.39 Shayher says that they don't think that this is not the best plan, and that there there has been a lot of thought that has gone into the Masterplan.
- 1.40 Council officer responded that what Coburg has seen from Pentridge Village is that buildings could be pushed so far that they would go bust as a result. The outcome of Pentridge village has been detrimental to Coburg and from a council point of view, they are keen to see this rectified (separate to Shayher of course). Council officer stated that Shayher had the 'good bit', and that a solution needs to be found to avoid Pentridge becoming a rotting heritage precinct.

2. New renders & community newsletter

- 2.1 Shayher presents the renders (see community newsletter).
- 2.2 Resident asked if the render shows a high rise on the outside and low rise on the inside?
- 2.3 Shayher confirmed this.
- 2.4 Resident asked if Horizon is eight storeys?
- 2.5 Shayher responded that Horizon is six storeys, not eight.
- 2.6 Resident stated that the buildings are interesting from a heritage point of view and historical side. Resident asks what is happening with buildings in the piazza area.
- 2.7 Shayher explained that they are documenting both of these buildings, and that they are likely to be food and beverage places that feed into the piazza.
- 2.8 Resident asked about critical mass, and if Shayher think there will be enough green space for the number of residents.
- 2.9 Shayher responded that they are confident there is enough green space, and that the renders show only one portion of the site.
- 2.10 Resident stated that the latin festival (commended Shayher on the event) showed that all the areas used will not be available again. Resident explained that Shayher appear to want to activate and open a site and then build it all in.
- 2.11 Shayher responded that the majority of the area used in the festival will be open.
- 2.12 Resident asked for clarification about roads.



- 2.13 Shayher responded that these will all be shared roads, and that they are not intended to have cars on them.
- 2.14 Resident asked where will people park, and if they will drive along Champ St.
- 2.15 Shayher explained that people will be able to park in the shopping centre, and that there is no entrance at Champ St so driving along Champ St is unlikely.
- 2.16 Resident asked if the roads are not intended for regular use, what was the purpose of widening a road.
- 2.17 Shayher explained that they only opened the walls as required.
- 2.18 Resident asked about the buildings on the renders, and if the artist's impression is one glass square block.
- 2.19 Shayher explained that the renders are not the final designs, and that the renders are to illustrate the piazza area vision. The buildings are placed in there to mark their position in relation to the piazza, and that Shayher feel it would be disingenuous not to show the buildings at all.
- 2.20 Resident explained that this is where he has a problem, when something is put out to the community that isn't accurate, and that Shayher should have sketched the buildings to give an idea of what they will look like. Resident stated that if he saw the buildings in the pamphlet, he would think "that's what it is going to look like", and had a problem Shayher did not state that.
- 2.21 Shayher explained that the amount of detail is not available yet and that if we focus on the building, we are missing the point. Shayher explained that they can't draw buildings absent approvals.
- 2.22 Resident accepted this point, and stated that he hopes the development begins soon. Resident asked if the renders are worth doing.
- 2.23 Resident said that rather than looking at the detail of the renders, the group should look at the space. The resident explained that the render shows the amount of airspace, which is accurate, and that he understands that no one knows at this point what the buildings will look like. The resident explained that his concern remains about the wall along Champ Street, and would like to see photos that show that.
- 2.24 Resident explained that he liked the renders because they show what a piazza is, and is indicative of what it will look like.
- 2.25 Shayher agreed and said that there would come a time where those images would be possible.

3. Update on current heritage restoration works

- 3.1 Shayher stated that restoration works on division A are basically finished, and that they are now waiting on cast iron pipes. Shayher then explained that they are moving all the internal paint within the rockbreaking yard which has been in existence since the 1900s, and are



restoring the interface built in the 50s between the rockbreaking yards and Division A. Here, Shayher is rebuilding the major window and demolishing the red brick buildings that have been 'bastardised' on Division A. Shayher stated that these works completed before June next year.

- 3.2 Shayher explained that they are also restoring the Guard towers, by removing all modern additions and repointing the guard tower and restoring handrails and gates to their original state. Shayher explained that they will put a black mesh behind the gates so that the bars can be seen, whilst also making as 'vermin proof' as possible. Shayher also explained that they will restore windows on Champ St with 9mm glass to stop people smashing them in.
- 3.3 Shayher presented to the group original photos of the guard towers in the corner of Pentridge Boulevard, to show that they will be restoring the guard towers to look like. Shayher explained that the guard towers will be nice and clean, with bars painted, front gates visible and re-pointed.
- 3.4 Resident approved of this.
- 3.5 Shayher explained that they will also be cleaning out elements that are non-heritage in the former wardens office, and will have heritage consultants come and document after for former wardens and division E, and start restoration works for those areas next year.
- 3.6 Resident asked about aerial photography/3D imaging that was occurring recently.
- 3.7 Shayher explained that this is so that they understand how all the cavities work in the buildings, and that the only way to do this is to do a 3D render so that you can 'walk through' as there is no documentation.
- 3.8 Resident stated that he commends Shayher for 'getting on and doing that', and said that this shows good will, and shows the community that Shayher serious about heritage. Resident commends what Shayher are doing.

4. Next meeting

- 4.1 Resident asked for clarification on the purpose of the group, if the Masterplan will not be reviewed.
- 4.2 Shayher explained that the purpose of the group is not about the Masterplan, and that it is about giving the community a voice and a platform to ask questions and give information. Shayher explained that there is scope for community input, and that Shayher want to hear feedback on things such as the renders to hear what the community think. Shayher explained that if the residents hated the renders they would need to reconsider the piazza plan.
- 4.3 Resident explained that he lets people know whats going on and that the dissemination of info is positive.
- 4.4 Resident stated that reflecting on the attendance, there are not many participants.



- 4.5 Shayher said that the information exchange is important, we learn about the community as well – the wider Coburg community – people tell you things and you are able to share info which is much more powerful than council submissions or a facebook page.
- 4.6 Resident stated that the cynical point of view is that Shayher don't want feedback, and that they have raised considerable concerns that won't be changed. And that he has challenged Shayher about the heights and holes in the walls previously.
- 4.7 Shayher explained that it has listen to the input it has received from residents. For example the amount of effort that has gone into the hotel to minimise community concerns, and the rearrangement of a building to avoid another hole in the wall, and that this was the community collective voice that changed that.
- 4.8 Resident stated that this is a positive thing to take away.
- 4.9 Resident reflected on previous developer's community consultation, that had more forums. Resident then explained that with the next owner nothing happened for years, and as a result there is a 'get on with it' attitude.
- 4.10 Shayher responded that is unable to comment on the previous developer's consultations. Since purchasing the site Shayher has been busy preparing the site, including restoring the heritage, to reactivate it in accordance with the Masterplan. ave done a lot of heritage restoration works
- 5. Resident suggested that at the next meeting the group can discuss how to get more people at the community group.**
- 5.1 Resident asked how comfortable Shayher would be about speaking at a forum arranged by PCAG. Resident stated that a lot of community members would like to hear from Shayher and other developers.
- 5.2 Facilitator explained that this would need to be discussed in more detail, and a potential forum would need to be carefully facilitated and organised.
- 5.3 Resident suggested opening up the RCG meeting.
- 5.4 Council officer explained that from a Council perspective the consistency of people and dates is a positive thing, as it represents different areas of the community.
- 5.5 Group agreed to discuss in more detail at the next meeting.