



Minutes

Meeting: Pentridge Resident's Community Group (RCG)

Date: Tuesday, 20 June 2017

Time: 6:00 – 7:00pm

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

Chairperson: Liza McDonald

Minutes: Sharaf Khan

Present:

Community	George Kapouleas, Michael La Porta and Robert Stansall
Coburg Historical Society	Malcom McIlvena
Moreland City Council	Cr Annalivia Carli Hannan
Shayher Group	Robert Cogoi, Scott Tseng and Georgie Sleurink
Facilitators	Liza McDonald and Sharaf Khan

1. Upcoming events

- 1.1 **Shayher** explained that there were not many events planned during the winter months. The Community Garden is close to being launched and is currently looking for funding. The organising group may be using the Pentridge site to hold a fund raising event to support the Community Garden.
- 1.2 There will be a mime performance organised by Victorian College of the Arts, University of Melbourne, in August that will be held outside the Administration building.
- 1.3 The previously mentioned glamping event is still to be confirmed but will potentially take place in November.
- 1.4 Shayher's tours of Pentridge will be commencing shortly and may be tied into the RMIT criminology talks which will also be held on site.
- 1.5 **Resident** asked who was running the tours and if Shayher had considered involving the Coburg Historical Society.



1.6 **Shayher** explained that the Shayher facility managers would be but if the Coburg Historical Society wanted to be involved that could be organised.

1.7 **Coburg Historical Society** indicated that they would be interested in being involved.

2. Decision on Air Apartments

2.1 **Shayher** has received both planning and heritage approval for the Air Apartments from Minister Wynne and Heritage Victoria.

2.2 **Resident** noted that the Air Apartments were an important part of the broader plan for the site given the car parking which will be used for some of the already existing residential buildings.

2.3 **Shayher** explained that they are now moving to full detailed design which will take 3 to 4 months and are hoping to start construction in Q1 of 2018.

2.4 **Resident** asked if the permit condition were onerous.

2.5 **Shayher** explained that while the they are detailed there is nothing that Shayher can not meet. A large number of the conditions were regulatory that would have been required in any circumstance.

2.6 **Resident** asked what energy efficiency star rating the Air Apartments would have.

2.7 **Shayher** explained that there were a range of different benchmarks used in rating energy efficiency. The Air Apartments attained a 4 star rating under the Green Star rating system.

2.8 **Resident** asked if the Air Apartments utilised solar energy.

2.9 **Shayher** explained that solar panels were included.

3. Upcoming decision on Shopping Centre

3.1 **Shayher** stated that it was their understanding the application for the Shopping Centre will be presented to the Urban Planning Committee of Moreland City Council on Wednesday 28 June. The council officers recommendation will be made publically available this Friday.

3.2 This application is for three car park levels and two levels of retail. Shayher is envisaging that much of the tenancies will be occupied by the type of retailers that would be found in a typical suburban shopping centre.

3.3 **Resident** asked what the timing for the construction was with respect to the Air Apartments and the Hotel.

3.4 **Shayher** explained that the construction will occur in parallel to the extent possible. The intent is to have the Shopping Centre and Hotel opening at the same time.

3.5 **Resident** asked how Shayher's relationship was with the Council on this application.



- 3.6 **Shayher** explained that they have always had a great relationship with the Council Officers. The recommendations put by the Council Officers and the vote by Council were two different things.
- 3.7 **Resident** commented that the signs outside Pentridge which referred to the site being 'open for business' were inaccurate and presumptuous.
- 3.8 **Shayher** explained that this messaging was part of the efforts to attract tenants but they understood the resident's perspective and would speak to their marketing team.

4. Upcoming decision on Hotel

- 4.1 **Shayher** explained that the hotel has been out for consultation and advertising. Council has received comments on this and that is what the consultation session held on 15 June was in relation to.
- 4.2 The heritage application was lodged in November 2016 and include a requirement for public notice to be given and this started at end of January 2017 in accordance to the requirements of Heritage Victoria.
- 4.3 There were a total of seven objections received and Shayher has recently responded to each of these. The heritage permit is now with Heritage Victoria for decision.
- 4.4 The planning application also required public notice by the Council and this resulted in the 15 June community consultation session.
- 4.5 **Resident** noted that the shopping centre was not contentious but members of the community had concerns with the hotel which would be another 19 storey building in the site.
- 4.6 **Shayher** noted that there is approval for another residential building on the same site as the hotel which does not active the site as well. This building could be built now and this fact is not commonly known.
- 4.7 **Resident** asked how many apartments and hotel rooms would be part of Shayher's development.
- 4.8 **Shayher** stated that there are 190 apartments included in the Air Apartments which is a mix of 1, 2 and 3 bedroom apartments. In the hotel building there will be 100 new rooms in addition to 14 heritage suites in B Division. There will also be around 50 private residential apartments in the hotel building.
- 4.9 **Resident** asked if any of the cells would be kept in their original state.
- 4.10 **Shayher** explained that areas in various buildings would be maintained in their original condition and open as civic spaces.

5. Moreland City Council Community Consultation



- 5.1 **Resident** noted that they were pleased that Shayher had said that they would see the Council process through rather than saying straight away that they would take the matter to VCAT as other developers have done.
6. **Other matters**
- 6.1 **Resident** noted that the other developer on the Pentridge site has recently done some cleaning which is positive.
- 6.2 **Councillor** noted that they the developer has recently reactivated on the site and have undertaken some PR work as well.
- 6.3 **Resident** stated that when the community looks at Pentridge they look at it as a whole, not a number of sites owned by different developers. At the moment there are a number of developers who are not talking to each other and this will impact the future of the site.
- 6.4 **Shayher** explained that all developers have different drivers and different pressures. Shayher purchased a parcel of land and they are working to be true to that land.
- 6.5 **Councillor** stated that she had contacted Future Estate and when she meets with them she will raise the idea of having a joint community consultation session.
- 6.6 **Resident** noted that it was possible that Future Estate may pick up on the design cues set by Shayher
- 6.7 **Resident** asked if there was an update on the heritage work being done on the site.
- 6.8 **Shayher** explained that they are doing the final touch ups to the guard towers including the installation of internal cages and mesh for security and pest control. The Rock Breaking Yard is progressing and will completed by the end of July.
- 6.9 **Resident** asked if the gate on Champ Street near Murray Road will be opened.
- 6.10 **Shayher** explained that it will not be be opened until that part of the site is developed
- 6.11 **Resident** asked about the status of the tree on Champ St.
- 6.12 **Shayher** explained that they have permission to remove it but will wait until they know the result of the Shopping Centre application before removing it. They were asked by the Council to assess other options but the result of this analysis was that the same issues still existed.
- 6.13 **Facilitator** tabled the discussion of the tree and asked for it to be included on the agenda for the next meeting.
- 6.14 **Resident** asked for the result of the 28 June UPC meeting to be communicated to the RCG via email.