

Minutes

Meeting: Pentridge Resident's Community Group (RCG)

Date: Monday, 13 November 2017

Time: 6:00 – 7:30pm

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

Chairperson: Liza McDonald

Minutes: Eliza Herbert

1. Update on Current Building works and building schedule

- . **Shayher** explained that in regard to the Retail Building (Building 9/ A Division) the timeframe for construction commencement is early 2018 for the basement. There is an estimated two-year construction program and that Planning and Heritage permits were obtained this year (2017).
- . **Shayher** stated that they are excited about the facilities this building will provide to the community.
- . **Resident** asked about access to the site.
- . **Shayher** explained that construction access will be mainly off Champ St and that there is an estimated six months for basement excavation works.
- . **Resident** commented that there is a lot of bluestone in the ground.



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- . **Resident** noted that there was an old quarry on the site.

- . **Shayher** stated that the timeframe for trades on the site is anticipated to be similar to that for Building 7 (Horizon) with a 7am start on weekdays, a 9am start on Saturdays and no work on Sundays.

- . **Shayher** also stated that a summer construction start will mean less likelihood of mud being trailed onto the surrounding streets from trucks.

- . **Shayher** explained Building 15 / South Admin is likely to start construction next year.
There is a pedestrian door in the Champ St. façade that is to be restored to a window.

- . **Shayher** stated that they have received a Heritage Permit and that the Planning Permit Process is ongoing. They are hoping to be able to announce tenants for E Division and the Former Warders building in the near future.

- . **Resident** asked about the treatment of the landscape on the Champ St side of the Administration Building (main entry).

- . **Shayher** explained that this is likely to include low planting, grassed areas and some bluestone bench seating, with some of the existing hard surface area to be removed.

- . **Shayher** stated that the group have had a compulsory conference for Building 16, which will go to VCAT in December.

- . **Resident** asked what the relationship is like with the Council and why there isn't a Councillor present tonight.

- . **Shayher** explained that Council Officers issued a recommendation in support of



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issuing a permit, however, Councillors did not approve. Shayher are disappointed that it was not approved.

- . **Shayher** explained that Council were not in attendance as they had a pre-organised Council meeting.
- . **Resident** asked whether there is an elected official who advocates for Shayher.
- . **Shayher** responded that in the instance of Building 16, one Councillor voted in favour, everyone else voted against.
- . **Resident** asked where they see it going from here following the preliminary meeting at VCAT.
- . **Shayher** explained that it will progress to the scheduled hearing at VCAT, however the officers have seen what they are asking for and are aware they are not pushing the boundaries of what is expected of the site.
- . **Resident** asked if the Shayher group represents itself at VCAT.
- . **Shayher** explained that a representative of Shayher will be present and that they will also have additional legal representation.
- . **Resident** asked if they are likely to have a decision before the next meeting.
- . **Shayher** responded that there is a possibility of a decision early next year as the hearing starts December the 18.
- . **Shayher** showed concept designs of the supermarket to residents.
- . **Residents** stated that some elements of the design look like a commercial supermarket however still looked rustic.



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- . **Shayher** explained the design and feel is aimed to fit in with the area.

2. Update on streetscape and tree removal

- . **Shayher** explained how at the last meeting they mentioned they were going to activate the permit (re. tree removal), however, it has been confirmed that the permit has been officially activated, so it no longer needs to be removed by March (the expiry date for the works under the permit to start).
- . **Shayher** are aiding Council in establishing an updated Champ Street streetscape plan. Council have engaged an external consultant to report on the importance and history of the streetscape, including the River Red Gums on the site, how to keep them in their existing state and how they interact with the grasslands area around them.
This has led to the development of a basic strategy of how the landscape could work, how the street could work and how the block would work with pedestrian access.
This streetscape design is currently with Council for further internal discussion, where they will then consult with the community.
- . **Resident** asked if the pictorial is a public document.
- . **Shayher** stated not at this stage but it will become one if council consult with the community on the plan.
- . **Resident** asked about the landscaping proposal and whether the existing River Red Gums are protected.
- . **Shayher** explained that there are two different types of a tree, the River Red Gum and the Spotted Gum, the River Red Gums are the original trees on the land and they have identified which are which and which trees are the most important from a heritage perspective, which has informed the plan.



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- . **Resident** asked whether there will be more trees planted.
- . **Shayher** explained that the plan looks at planting every ten meters where it is within reason. There are two competing interests, conservation and safety: re. the River Red Gums and whether cars can be parked under trees etc.
- . **Shayher** explained that they are taking on board these considerations in terms of the whole streetscape.
- . **Resident** noted that there is a bigger picture and an overall strategy, but even though there will still be unhappy people, it “sounds like Shayher are going through the correct process”.
- . **Resident** commented that he has been hearing that things will be happening on the site for over ten years.

3. Upcoming events at Pentridge

- . **Shayher** stated that there will be a repeat of the criminology lecture that was recently held as it was very successful. There will also be an event called Serenading Adela which is a recreation of an event that originally happened at Pentridge where a gathering of people came up from the surrounding streets to sing and play music and cheer a prisoner up.
- . **Resident** asked if there will be any future events like the market and Latin festival.
- . **Shayher** explained that they are not in the pipeline at this stage. There may be some upcoming film shoots.



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- . **Shayher** stated that once construction commences it will be harder to host events.

4. Other business

- . **Resident** suggested that once the site matures and things start to happen, it would be good to see a Federal or State Member available to add value.
- . **Resident** asked what it is that Councillors actually want and what it is that they think can be achieved.
- . **Historical Society** outgoing president shared that there is now a new president.
- . **Shayher** thanked the outgoing president of the Historical Society for coming to the meetings and bringing his valuable insight to the discussion about Pentridge – stating that at the end of the day, they are going to have a large heritage component and it would be great to keep him on board.
- . **Shayher** asked if there was anything else and welcomed any follow up emails and information on whether they are on the right track.
- . **Resident** asked if the apartments [Horizon] are fully occupied now.
- . **Shayher** explained that they are full.
- . **Resident** asked about the update on the community garden.
- . **Shayher** explained that they are planting.
- . **Resident** asked if A Division is finished.
- . **Shayher** explained that it will be done as part of the shopping centre and will be finished in two years.
- . **Resident** shared that original photographs and banners of the site can be seen at the Coburg Library on display.



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- . **Shayher** suggested another RCG meeting after February once they have a better idea of construction and what VTAC's response is and that they will schedule it with Council to make sure everyone is able to understand plans better.
 - . Meeting closed