

SHOREHAM COMMUNITY ASSOCIATION

Twenty Second Committee of Management Meeting

Monday 15th July 2013 at 7.30pm in the Old School Hall, Shoreham

MINUTES

Present: Peter Renkin (President and Chair), Rob Patrick (Vice-President) Barb Kelly (Treasurer), Gina McInnis (Secretary), Lee Collins, Steve Dolman, Verity Ducos, Peter Kelly

1. Chairs introduction (Peter Renkin):

- Welcome to Ann Lorkin and Anne Renkin from the Flinders District Historical Society (FDHS)
- Apologies – Helen Alcock, Linda McLeish, Madeleine Machin
- Acknowledgement of the Boonwurrung/Bunnurong First People who had prior occupation of Shoreham and the Peninsula.
- Thanks to everyone who has contributed since we last met.
 - Shoreham Triangle Community Planting day – great job everyone – particularly Peter Kelly, and Helen and Brian Alcock for the lunch.
 - SCA flyer – thanks to Verity for her work designing, Gina for organising the printing, Barb and Verity for distribution.
 - SCA sandwich board – thanks to Barb for organising and to Peter and Barb for setting up in new Shoreham to promote planting day and AGM.

2. Confirmation of previous meeting minutes: Twenty-first Committee of Management – 17th June 2013

Moved: Peter K. Seconded: Sue

3. New and/or priority items for discussion? – also an opportunity to flag any issues of interest or concern from Shoreham community members.

- New boat and swim zones to be put in place in Westernport Bay this year. Rob has contacted Parks Victoria.

4. Business Arising from previous minutes: Nil

5. Special Item: Discussion with members of the Flinders Historical Society about a Project to identify Shoreham's historical places/sites with appropriate Signage...which places? What signage? Cost? Source(s) of funds?

- Ann Lorkin and Anne Renkin reported that the FDHS in conjunction with the Flinders Community Association had put in an application to the Mornington Peninsula Shire to get community partnership funding to put up signage around Flinders about the local history. This has been successfully implemented with the FDHS providing the content and the Flinders Association developing the design and structure of the signs.
- FDHS are keen to try and do the same thing in Shoreham with the SCA. The SCA would need to apply for the grant but FDHS happy to contribute in terms of historical content and placement of signage.
- There is some money left over from the Flinders project which could also be used.
- Community Partnership Grant application due sometime in August/September so work on application would need to be soon.
- Discussion as to placement and number of signage and possible structure/design.
- Nominated representatives to work with the FDHS to develop application – Barb Kelly (convenor) and Verity Ducos. Peter to confirm Verity's availability. FDHS to nominate 2 representatives. Application to SCA's August meeting.
- Barb to organise meeting with sub-committee asap.

6. Correspondence:

6.1. In: Nil

6.2. Out to:

- Andrew Ward thanking him for his considerable expert assistance at the Heritage Panel Hearing in April & providing a gift in appreciation
- Brian Alcock and Malcolm Nicolson, Shoreham Rural Fire Brigade, appreciating the hard work negotiating the plans for development and that CFA Headquarters have a design model in mind; offering support if useful; asking if it is time & appropriate for SCA & the Brigade to meet re fund raising.

6.3. Any Other Correspondence: Nil

7. Standing Committees Reports:

7.1. Taskforce – Leo Maher (Convenor) – progress report (see Appendix A attached)

- Revised plans have since been developed and will shortly be submitted to Council.

7.2. Membership – recruitment & acceptance of new members – Barb Kelly

- 60 memberships @ 15 July – need to further promote SCA – hopefully the flyer will have a positive effect. Moved: Barb Seconded: Sue

7.3. Finance & Budget – Monthly Financial Report - Treasurer Barb Kelly

- Monthly finance report. (See Appendix B). Moved: Barb Seconded: Sue

7.4. Facilities & Project Implementation – Peter Kelly

- New Shoreham CFA Building: Malcolm Nicolson, Brian Alcock, Tony Wain and myself visited the new Station at Glen Alvie in the Gurdies yesterday. This is the basic station that we are being offered by the CFA. We were given access to the station to assess its suitability for us and the general consensus was as follows:

1. Aesthetically not suitable for our site at Shoreham and we are investigating what possibilities there are for us to improve this, e.g. Somers Station built 5 years ago with local input. I will be forwarding photos of the Glen Alvie and Somers stations later today.
2. The height of the tanker bay appears to be excessive and we are looking at what flexibility the CFA has with altering the basic plan.
3. The office area is also too big for our needs and we need to look at how we can rejig this to better suit our needs.
4. Structurally sound and well built but we need to investigate whether we can modify this basic plan to something more suitable and which is affordable.
5. Issues like better storage space for hoses, equipment, clothing and work areas also need to be investigated.
6. We would also like to landscape the site similar to what has been done at Somers.

The Shoreham CFA realises it is a tight deadline on this offer from the CFA and will be working to resolve these matters as quickly as possible so that our new station can be built within the budget time frame.

- CFA meeting held Sunday 14th 9am – 2pm to discuss how they can try and get the best outcome for Shoreham with the current offer. Shoreham CFA has some additional funds they would use in their submission on architecture, position on block, pitch of roof etc. Rob and John Lorkin undertook an analysis of planning considerations (DDO 2, DDO 15 and the Shoreham Design Guidelines) that may be relevant to the development of this site. The brigade has taken the Shoreham Design Guidelines into consideration and will keep the SCA informed about progress on the final submission.
- Peter Renkin made it clear that the SCA are happy to support and assist the CFA where they can.
- Drainage issues – Peter Kelly reported that Glen McAliece had inspected Sydney Rd, May St and Oxford St and reported that the Shire has assessed the issues in Shoreham and will be reporting soon.

7.5. Strategic Planning – Rob Patrick

- All seven projects went up on the Council website today which is a good indication that they are starting to listen. Council have discusses the possibility of bringing forward the New Community Hall forward into the masterplan for development.
- Shoreham projects will be considered for next financial year except for minor projects on the Common etc.

7.6. Building Community – Linda McLeish/Lee Collins/Madeleine Machin

- Next Community Dinner - at this stage nothing planned – probably something in September.
- Monthly “Community Morning Tea” in Old School Hall – TBC

7.7. Media & Newsletter – Communications - Website report – Gina McInnis

- Article sent to Westernport News about AGM and Triangle planting day and was published with a picture of Susan McCulloch.
- Gina has almost completed the new look website in time to launch at the AGM. The website will be online by 20 July.

7.8. President – Peter Renkin

- See Appendix C for President’s report
- Lee requested Peter bring up problems with Shoreham School Hall at the RHWCG meeting.
- Peter R. is contacting Russel Jacgung regarding the assessment of the School Hall.

8. General Business:

- Organisation of AGM on 21st July 2013 at 11am - Peter to meet with Susan for a run through with the data projector on Saturday. Gina will ask Susan if she can use her data projector to show new look website.
- Set up hall on Sunday at about 10am.
- Peter R providing screen.
- Lee to purchase a gift for Susan McCulloch.
- Barbecue to be set up outside or under Tennis Club verandah if the weather bad.
- Helen and Barb to organise food and cooking – suggest they cater for about 60.
- Suggestions for possible new members of committee and secretary position discussed.

9. Any other business - nil

10. Next Committee meeting – Monday 19th August 2013 at 7.30pm in the Old School Hall

11. Meeting closed – 10:00pm

Appendix A: POST OFFICE SITE DEVELOPMENT

REPORT TO SCA – 15TH JULY 2013

Recent months have seen some progress toward the Shire advertising the proposed development on the Post Office site. To briefly summarise steps taken:

- An Application for a Planning Permit was submitted in late March
- The Shire planner, Ms. Jane Lawson, identified several aspects of the design drawings requiring modification.
- The modifications were done and amended drawings were submitted in May.
- The Shire received a response from the CFA to the owner's Bushfire Management Submission. The CFA demanded a higher rating than that proposed by the owner's consultant K A Weir of Mornington.
- The Shire Planner then proposed a non-compulsory meeting with the Shire's external architectural advisers. The meeting was described as a workshop with the objective of discussing possible improvements to the submitted plans. This proposal was accepted and the meeting was held on 26th June.
- The participants were several Shire staff; two members of the Shire's panel of external architects; and three representing the owner and the community. Details:

Shire	Jane Lawson Lucas Gardner Simon Lloyd And two others whose names I didn't capture
Panel	Marten – surname not noted Kirsten - ditto
Our lot	Gordon Hamilton Keith Lodge Leo Maher
- Marten introduced himself as a Professor of Architecture at RMIT University. He was the primary spokesperson for the Shire.

The key points made in the discussions were:

- The Shire considers the submitted plans are essentially sound but sees scope for some improvements. It recognises that the nature of the site has presented difficulties in design.
- The collaboration between the owner and the community is seen as a very positive element of the process.
- We provided some background on the past six years, highlighting the community's endorsement of the submitted plans and the contribution of the community panel. Keith spoke to the emphasis given to the Shoreham environment in the designs and the adverse consequences of the closure of the general store. Gordon spoke to the intent of the owner to work with the community and the Shire to achieve an outcome acceptable to all stakeholders. He emphasised the importance of commercial viability.
- Gordon advised that the higher CFA fire risk rating did not present a problem.

Marten then outlined the several suggestions the Shire had for our consideration. In summary:

1. Reduce the variations in level across the courtyard by tinkering with ceiling heights; apartment roof forms etc. so that the ramps and stairs could be simplified
2. Provide a secured stair access to the apartments from the courtyard and eliminate the four staircases on the western side
3. Make use of the undercroft on the western side for parking and equipment
4. Open up the access from the northern (Byrnes Road) frontage and make greater use of the Byrnes Road road verge as an integral element of the complex
5. Relocate the toilets to the south, noting that Retail Space 6 would be advantaged
6. Locate the bins at the south end.

Our responses:

- Happy to take up suggestions 1 and 2.
- Suggestion 3 not considered practical and wasn't pursued
- Suggestion 4 not considered advantageous – see note below
- Happy to take up suggestion 5
- Suggestion 6 was a late throw away item – see note below.

Suggestion 3 was easily discarded. Suggestion 4 however was pushed several times by Marten against our contra arguments but a compromise was reached. *(In our opinion, that road verge has no sensible use as an extension of the courtyard and is best used solely for vehicle exit, waste storage and staff parking. Suggestion 6 should be flatly rejected in my opinion. Not only would it be extremely for waste collection vehicle access, it would certainly be a major nuisance for the immediate neighbour.)*

Martin then quickly produced three A3 sketches which were later circulated to the owner's designer. The opportunity was taken to ask a couple of procedural questions:

- Given a two week period for drawing amendment, and adoption of the suggestions, could we expect the advertising process to proceed – **Yes**.
- The advertising period – **Two Weeks**
- Is a landscape plan needed at this point – **No** – it will be a condition of the Permit
- Is the Shire happy with the other aspects of the submission – compliance with the Design Guidelines etc. - **Yes**

The owner's designer provided amended drawings on 12th July, some minor modifications were requested by the Taskforce, and it's expected that the amended drawings will be submitted on 16th July.

It's appropriate to close with a compliment to Keith for his generosity with time and professional input. That generosity has been a crucial element in a process that seems headed to a successful outcome. It's also important to note that the owner and its representative have been prepared to co-operate with every request from the Shire.

Leo Maher

15th July 2013

Appendix B: Financial Report (Barb Kelly)

SHOREHAM COMMUNITY ASSOCIATION INC.

FINANCIAL REPORT AS AT 15th JULY 2013

Opening balance (from 17/6/2013)				\$7,811.18
INCOME:	M/ships x 39	780.00		8,591.18
LESS OUTGOINGS	Expenses G McInnis	147.97		
	Postage (flyer)	180.00		
	2 x A-frames	<u>352.00</u>	679.97	7,911.21
Bank Balance as at <u>12/07/2013</u>				<u>\$7,911.21</u>
M/ships not banked \$80.00				

Appendix C: PRESIDENT'S Report for July 2013

1. A most hearty 'thank you' to each Committee member/Office Bearer for thie very fine contribution the SCA and Shoreham's present and future.
2. To those retiring and not seeking re-nomination – Gina (?), Steve, anyone else? Thank you very much.
I recommend the SCA Committee members – the retiring and newly elected (plus partner/friend) – hold a meal together in September to appreciate our joint efforts and individual contributions.
3. Preparation for the election for 2013/14 and AGM – to accomplish tonight. See agenda.
4. Still no word from MPS re C135 Panel Hearing's decision of April 4th 2013. MPS has their report but not released it yet!! Why not?
5. I attended the Section 223 Submission Committee Hearing re: MPS's Proposed Annual Budget 2013/2014 at MPS at Rosebud on 27th June and addressed the Committee on behalf of SCA.
6. Red Hill Ward Consultative Group met on Tuesday 9th July 2013 – Cr Frank Martin was present – Minutes to be circulated when to hand. Highlights:
 - Ambulance Station campaign
 - MPS Strategic Plan for approval and budget for approval at Council on 15th July
 - State Government's new Residential Zones are to be implemented – to be introduced within 12 months in MPS. Also affects VCAT's accessibility – NOTE: How will it affect Shoreham?
 - Flinders CA have been undertaking a survey and assessment of impact etc of new Zones on Flinders. RECOMMEND that SCA does an appraisal of possible impact and sends outlook to Strategic Planning Unit MPS
 - Arthur Seat tip
 - Port of Hastings progress
 - Shire recreational projects in Red Hill Ward
 - Aquatic Centre Rosebud
 - Barragunda Brewery Boneo Road

Peter Renkin
President SCA