



SPECIAL ELECTORS MEETING

**Minutes of the Special Electors Meeting
Called to Discuss the Proposed Manning Community Centre
No. 9 Bradshaw Crescent, Manning
Meeting Held in the Manning Hall on
Monday 26 November 2012 commencing at 7.30pm**

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Mayor opened the meeting at 7.05pm and welcomed everyone in attendance. She then paid respect to the Noongar peoples, past and present, the traditional custodians of the land we are meeting on and acknowledged their deep feeling of attachment to country.

2. RECORD OF ATTENDANCE / APOLOGIES

Mayor Doherty (Chair)

Councillors:

G Cridland	Como Beach Ward
S Hawkins-Zeeb	Manning Ward
C McMullen	Manning Ward
C Cala	McDougall Ward
P Howat	McDougall Ward
B Skinner	Mill Point Ward
F Reid	Moresby Ward
K Trent, OAM, RFD	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr P McQue	Manager Governance and Administration
Ms S Watson	Manager Community Culture and Recreation
Mr R Kapur	Manager Planning Services
Mr R Bercov	Strategic Urban Planning Adviser
Mr C Schooling	Snr Strategic Project Planner
Ms G Hickson	Communications Officer
Ms G Nieuwendyk	Corporate Support Officer
Mr R Woodman	Corporate Projects Officer
Mrs K Russell	Minute Secretary

Architect

Mr Edwin Bollig	Managing Director, Bollig Design Group
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Apologies

Cr V Lawrance	Civic Ward(leave of absence)
Cr I Hasleby	Civic Ward
Cr R Grayden	Mill Point Ward
Cr G W Gleeson	Como Beach Ward

Gallery

There were approximately 130 members of the public present and one member of the press.

STATEMENT FROM THE MAYOR

The Mayor requested that all mobile phones be turned off. She then advised that it was her intention to apply the City's Standing Orders Local Law to the conduct of the meeting and outlined the following points:

- Only electors can speak or vote at the meeting
- Councillors are not obliged to attend Electors' Meetings but have chosen to do so to listen to the comments made by the residents of South Perth. Councillors will not respond to any questions.
- Electors have the right to speak however any Councillor wishing to speak does so as an elector.
- Council is not bound by any decision made at the meeting. Motions passed will be considered by Council at the February 2012 Council meeting.
- Each speaker will be permitted 5 minutes and restrict their comments to the subject of the meeting.
- Speakers should not repeat comments / points already raised by another speaker. There will be the opportunity to voice support in the vote when any Motion is put.
- Meeting protocol to be adhered to.

3. PETITION

The Mayor stated that the meeting has been called in response to a Petition received. She then read aloud the text of the petition received from Marnie Tonkin, 2 Bradshaw Crescent, Manning together with 110 signatures as follows:

Text of the petition reads:

"We the undersigned request a Special Meeting of Electors be held to discuss residents' concerns regarding the consultation process and the scale and scope of the proposed development of Lot 571 (No. 9) Bradshaw Crescent, Manning for the Manning Community Centre"

The Mayor advised that the redevelopment of the Manning District Centre has been in the pipeline since 2006 when the City's Future Directions and Needs Study identified the need for upgraded facilities at the Manning community Hall site referred to as the 'Manning Hub'. The City of South Perth endorsed the development of the Manning Community Hub concept plans incorporating community, sporting and commercial activities in 2008. In developing the concept plan the City consulted widely with stakeholder groups and the broader community in respect of the Manning Community Hub redevelopment. The findings of the consultation were enthusiasm for an integrated neighbourhood scale community heart for Manning "the Hub" for an integrated community facility with majority support for moving the library and finally support for the closure of Bradshaw Crescent so it could become part of the redevelopment.

4. PRESENTATIONS

The Mayor invited the CEO, Mr Cliff Frewing to speak on the future Manning Commercial Area.

4.1 Manning Commercial Area

Mr Frewing provided an overview of the Manning Community Hub project an important \$14 million civic project which will be a landmark and iconic precinct for Manning and Salter Point, as well as the broader community. He said the project was initiated by the City of South Perth in response to studies undertaken demonstrating that the existing community facilities were ageing and reaching the end of their useful life.

In 2008, the City consulted with the local community to discuss what they wanted on the site. This consultation found there to be general community support and enthusiasm for an integrated neighbourhood community hub, inclusive of a relocated Manning Library.

The Manning Community Hub will deliver the following benefits and features for the local community:

- Sustainable, modern and multipurpose spaces for groups and community use.
- An integrated open space with pedestrian orientated development, with linkages between James Miller Oval, the Community Centre and at a later stage, the Welwyn Avenue shops.
- Design that activates the area and encourages passive surveillance, based on the principles of crime prevention through environmental design.

- The provision of family orientated services in one location.
- Economic development and investment and employment opportunities for the local community.
- Diverse housing options with the introduction of mixed use development.
- Opportunities for public art and the inclusion of Aboriginal culture and local heritage creating a vibrant cultural precinct.
- A 75 bay basement level car park, which maximizes the opportunity for public open space and waterwise landscaping at ground level.

The CEO acknowledged that the community consultation could have been better and said that the City has rectified this in recent months with extended consultation now occurring.

The CEO then explained the funding process for the proposed facility.

Where to From Here

The CEO advised the meeting that any resolutions carried tonight will be considered by Council in February 2013 when Council will decide whether to issue development approval. He further stated that the community consultation period will run until the end of January 2013 and that Submissions received will also be considered at the February 2013 Council Meeting.

4.2 Scheme Amendment No. 36 Process

The CEO asked the Senior Strategic Project Planner to explain the Scheme Amendment process.

Mr Schooling provided an update, as follows on the Scheme Amendment process:

Scheme Amendment No. 36 proposes:

- (a) Introducing two three-dimensional building envelopes for No. 9 Bradshaw Crescent and No. 8 Conochie Crescent, Manning
- (b) Introducing specific development requirements for Lots 9 and 11 Welwyn Avenue, Manning; and
- (c) Amending the Scheme Building Height Limit Map for Precinct 12 'Manning' in respect to No.9 Bradshaw Crescent and No. 8 Conochie Crescent, Manning.

The Scheme Amendment will provide for additional commercial and local employment opportunities and also facilitate more diversified housing stock through the introduction of mixed use development. Scheme Amendment No. 36 does not propose the construction of any buildings. Development of the site will occur through the City's standard development application process, and would involve community consultation.

Note: A brochure and coloured A3 hand-out detailing the Manning Community Hub project was available to attendees at the meeting.

4.3 Presentation by Petitioner

The Mayor invited Ms Tonkin, the Petitioner, to give her presentation. Ms Tonkin raised the following points:

- concerns focus on the proposed redevelopment of the Manning Community Centre
- in particular in relation to scope and scale of proposed redevelopment commissioned by CoSP – too many facilities occupying a small space - what will happen to land where football club is currently
- concerns in relation to underground car park /associated security issues
- proposal is for a 'Manning of the future' believe we are hearing mixed signals from Council about a pedestrian friendly hub whereas that is not reflected in the proposed building
- concerns in relation to inadequate community consultation regarding plans / evident in the number of signatures on the Petition
- vast majority of residents are unaware of the size of the redevelopment proposed or are under the impression it has remained true to the simple outline circulated widely over two years ago by CoSP
- the consultation process has been lacking

5. PUBLIC COMMENT

The Mayor opened the Public Comment Period and requested that speakers please state their name and address before making comment.

The following is a 'summary' of comments raised:

Peter Jefferies, Welwyn Avenue, Manning

- concerns in relation to consultation
- took a petition and a special electors meeting to get some consultation – not even adjoining land owners knew about project for 4 storey development
- portion of land owned by State Government – State Government wants more 'affordable housing'
- proposal is for 1 and 2 bedroom units 'affordable housing' – the community in Manning need a break
- proposed design for walkway to be centre of a hub - its not a piazza style development – just plain commercial
- traffic issues – area already congested with the amount of traffic coming through
- biggest concern is lack of community consultation

Keith Leece, Bradshaw Crescent, Manning

- Council should be applauded for recognising urgent need in providing services such as child health and sporting activities
- electors meeting provides opportunity for residents to be part of the planning process – to voice concerns and leave meeting session with confidence that Council will take on board concerns raised and make the necessary adjustments to the plan.
- my one concern relates to the underground car parking and associated anti-social problems
- question the wisdom of the concrete amphitheatre facility proposed
- urge Council to consider landscaping proposed and include changing rooms
- impressed with football club's plans for growth for future – do not believe relocating to other facility will benefit – existing facility should be demolished and a new building built on the same site incorporating facilities such as barbecues etc
- ask that Council listen to concerns raised to night

Sue Dawson, Bradshaw Crescent, Manning

- live opposite proposed development site
- traffic is an issue - large development for such a tiny street – cannot cope now with traffic
- concerns re underground car park – do not believe road can cope with that proposal
- initial development did not propose 4 storey level also had no construction of shops proposed
- only heard recently about new proposal / consultation issues
- proposal for 'hub' down the centre will encourage anti-social behaviour
- issues with security / lighting / graffiti
- against loss of park – disappointed with this proposal – taking away social enjoyment

A Gotjamanos, Parsons Avenue, Manning

- proposal brings together great elements of community such as library – toy library – child health clinic – football club etc
- new facility will bring community together
- already have problems with parking / traffic
- lets focus on the positive

Chris Fallens, Roebuck Drive, Salter Point

- after all these years of community consultation we do not want our community to now end up in the "too hard basket" – a similar situation to the shops in Como some years ago
- to not proceed will prevent an amazing opportunity to create a thriving centre
- sympathise with people that live close and had experienced break-ins etc
- communities have to move forward not go backwards
- height of 4 storeys may be an issue but let us compromise – do not just take it off the agenda.

Margaret Major, Cloister Avenue, Manning

- do not support 4 storeys
- re-location of football club – consultation – do not go for a liquor licence
- need to consider the elderly in the proposed facility
- agree there are issues with parking / traffic
- believe we can do it better

Carol Nicklette, Duckett Drive, Manning

- do not have a problem with library, toy library and future shops
- do have a problem with ‘affordable housing’
- do not see any plans to address security issues
- agreed to plan based on initial proposal
- not so happy about 4 storey and underground car parking proposal

Rob Piper, Bradshaw Crescent, Manning

- support development / concept
- cannot understand why the huge difference from initial proposal to that now presented
- 2009 Council meeting we were presented with four options – proposal for ‘town square’ in the middle - acknowledge the commercial component on a modest scale
- options have now changed – underground car parking not part of initial consultation
- have seen ‘footprint’ of commercial area – have now lost ‘town square’ – what changed between June 2011 and now?
- believe it may have something to do with State Government and affordable housing
- design presented has nothing to do with Option 3 which we were promised but has everything to do with high density development
- ask Council to deliver what was promised

Riva Curtis, Griffin Crescent, Manning

- in favour of development
- horrified to see current plans / proposal
- four storey development in addition to what is happening in Downey Drive is changing a leafy suburb – disgraceful
- follow initial community option
- proposal is not going to have the same feel as original proposal

John Collins, Sulman Avenue, Salter Point (former Mayor of CoSP)

- proposal for Manning Hub – initially under ‘my watch’
- initially ‘hub’ was promoted as a small development
- do not believe people in Manning are receiving enough attention – hearing derogatory comments made about Manning
- original proposal did not include retail commercial development – it was to be a ‘village like’ facility - response to this is that the commercial component is needed to fund the development
- bring development back to ‘village like’ proposal – 46% live in high density developments
- people at Manning cannot get to a train – why build affordable units when you cannot get to a train / plus associated traffic issues
- ask Councillors to listen to concerns raised as some Councillors do not give due respect to this area – do not let it become a ‘tale of 2 Cities’.

Warwick Boardman, Unwin Crescent, Manning

- as a cyclist - looking forward to new community facility and being able to cycle to shops etc
- to have more sustainable methods of shopping we need to make facilities attractive
- note the toilets in proposed facility are behind closed door – what are hours of opening - cyclists need to access toilets

Leanne Whelly, Conochie Crescent, Manning

- have worked in 2 shops in Manning – Welwyn Avenue and now in Ley Street
- love the atmosphere and the locals of Manning
- pleased to hear of redevelopment for a site that is the ugliest part of Manning
- however proposal is now nothing like original plan presented – now way bigger
- believe we just want something to be done to this ugly block
- not against development – just want smaller development as originally proposed

Agnes Zuvela, Henning Crescent, Manning

- bought into area because of proposal for Manning Hub
- concerns about 4 storey height proposed for development / underground parking
- security a big issue – experienced a car break in at recent family function
- acknowledge the parks litter / anti-social behaviour / security issues
- need to maintain the leafy green area for the community use

Robyn Wilkinson, Hogg Avenue, Manning

Question – if sale of land does not go ahead will there be sufficient funds for the development to be built?
The CEO of the CoSP responded that the project would be delayed 2/3 years if the sale did not proceed.

Scott Mundell, Conochie Crescent, Manning

- new resident to Manning
- happy with proposed community hub
- surprised to see scale of development now proposed
- concerns about 4 storey height
- concerns in relation to underground car park / associated security issues

Ed Fallens, Mt Henry Road, Manning

- believe people have to understand that this type of development is happening everywhere
- we have more open space than anywhere else - it is density that is funding the project
- if you buy near community facilities at some time the facility will 'grow'
- proposed development with bring security / CCTV etc
- look at other areas such as Applecross, Stirling etc great commercial areas which are funded by high density – they have sold off land, increased density to improve facilities of commercial precinct

Harry Holle, Bradshaw Crescent, Manning

Question - main issue seems to be the change in the scale of plan – why?

The CEO of the CoSP said that there was not a great deal of difference between the 2009 concept plan blobs and the current drawings – although we have been able to put the parking area below ground which has made a tremendous difference to the concept resulting in better utilisation of open space.

Edwin Bollig, Architect and Managing Director, Bollig Design Group provided a brief overview of the proposed facility in relation to the original concept plan diagram and the detailed design plan now presented.

Harry Bell, Manning

- believe four storey development proposed should be scaled back
- please comment in relation to traffic for larger scale development

Director Infrastructure Services, CoSP referred to the existing traffic and said that the proposed development will not generate a great deal more traffic. The Community Centre development is trying to encourage walking and cycling to the facility. He further stated that if in the future there appears to be a traffic issue it would be addressed but at the present time there are no traffic issues.

Peter Best, Mary Street, Como (former Councillor CoSP)

- compliment everyone on how well we agree to disagree
- hear people speaking about parking / lack of parking / security issues
- when we do not have development that is where security issues happen
- community groups using facility believe will make area safer for whole of Manning and Salter Point
- if we do not get this project going it will rot
- I hear community concerns raised but we have to let imagination and architects work their magic

Melanie Cook, Bradshaw Crescent, Manning

- major flaws in use of space – lack of large area to create a focus for community
- lay-out east-west as is will be unattractive place to be - use of lighting
- proposed area for sport has no shade
- main concerns are layout of facility and use of space / lack of shade
- large number of concerns raised to be considered to make a more appropriate use of space
- it is important we have a pleasant area for community to gather

Marnie Tonkin, Bradshaw Crescent, Manning

Question – as the Library is being moved to this location where will the money from the sale of the library land go?

The CEO responded that as the library is on Crown Land the Council is looking at re-locating another group into the existing building.

Mayor Doherty asked for Motions from the meeting.

MOTION

Moved Rob Piper, Sec Marnie Tonkin

We call on the South Perth City Council to plan the entire Manning Hub Development as a single integrated design, rather than separate phases, that reflects the needs of the community expressed throughout the initial consultation process. Central to this plan must be the maintenance and enhancement of Manning Vital community values and vibrant village atmosphere. Specifically the resolution we require is:

- (1) Reduce the overall scale of the proposed built development;
- (2) Ensure that significant open spaces are provided at the heart of the Manning Hub Development and between built facilities to promote pedestrian activity and community interaction;
- (3) Set a maximum height of 7m or 2 stories on all developments on the Manning Hub site;
- (4) Exclude underground parking; and
- (5) Rebuild or renovate the football club at its current location

AGAINST THE MOTION

Paul Masiello (for Manning Little Rippers Football Club) spoke against part (5) of the Motion.

AGAINST THE MOTION

James Maitland, Welwyn Avenue against Motion – puts development at risk.

CEO STATEMENT ON MOTION

The CEO outlined the implications of the Motion proposed. He said you need to recognise that we are increasing the size of the oval which will give you more open space and playing area. The library is being relocated and we are relocating the sport club. The Motion says no underground parking which puts the parking on the ground. This will in effect put back the project years. You cannot have all of these features and expect the project to proceed as it will result in there not being enough land and not enough money to fund the project.

The Mayor Put the Motion

FOR MOTION (38)

AGAINST MOTION (43)

Mayor Doherty suggested each part of the Motion now proposed be dealt with separately.

MOTION 1 'preable part 1'

Moved Rob Piper, Sec Marnie Tonkin

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- (1) Reduce the overall scale of the proposed built development;

CARRIED

MOTION 2 'open space part 2'

Moved Rob Piper, Sec Sue Dawson

- (2) Ensure that significant open spaces are provided at the heart of the Manning Hub Development and between built facilities to promote pedestrian activity and community interaction;

CARRIED

MOTION 3 'height part 3'

Moved Rob Piper, Sec Marnie Tonkin

- (3) Set a maximum height of 7m or 2 stories on all developments on the Manning Hub site;

CARRIED

Motion Reads:

We call on the South Perth City Council to plan the entire Manning Hub Development as a single integrated design, rather than separate phases, that reflects the needs of the community expressed throughout the initial consultation process. Central to this plan must be the maintenance and enhancement of Manning vital community values and vibrant village atmosphere. Specifically the resolution we require is:

- (1) Reduce the overall scale of the proposed built development;
(2) Ensure that significant open spaces are provided at the heart of the Manning Hub Development and between built facilities to promote pedestrian activity and community interaction; and
(3) Set a maximum height of 7m or 2 stories on all developments on the Manning Hub site.

6. CLOSURE

The Mayor thanked everyone for their attendance and input and closed the meeting at 9.10pm.

These Minutes were confirmed at a meeting on 11 December 2012

Signed _____

Chairperson at the meeting at which the Minutes were confirmed.