

## SUBLACO EAST PRECINCT LIAISON COMMITTEE

### MEETING #9

### MINUTES

**Wednesday, 4 September 2019**  
**10:00am – 12.00pm**  
**LandCorp Boardroom**  
**Level 6, 40 The Esplanade, Perth**

Invitees	Agency/Company	Apologies	
Dean Mudford (DMu) (Chair)	LandCorp (LC)	Gail McGowan	DPLH
Frank Marra (FM)	LandCorp (LC)	John Giorgi	ToC
Matt Bradley	LandCorp (LC)	Kenneth Tucker	Department of Finance(DoF)
Emma-Lee Hollings (ELH)	LandCorp (LC)	Greg Cash	LandCorp
Sean Henriques (SH)	Metropolitan Redevelopment Authority (MRA)	Keri Shannon	ToC
John Fischer (JF)	Department of Education (DoE)		
Gordon Macmille (GM)	Department of Local Government Sport and Cultural Industries (DLGSCI)		
Matt Ryan (MR)	Department of Planning, Lands and Heritage (DPLH)		
Anthony Kannis (AK)	METRONET		
Richard Shallcross (RS)	Department of Finance (Strategic Projects) (DoF)		
Penny Taylor (PT)	City of Subiaco (CoS)		
Rochelle Lavery (RL)	City of Subiaco (CoS)		
Marlaine Lavery	Town of Cambridge (ToC)		

ITEM	DESCRIPTION	TO ACTION
1.0	<b>CONFIRMATION OF MINUTES</b>	
	The minutes of the meeting held on 30 May 2019 were endorsed and adopted.	
2.0	<b>ATTENDANCE &amp; APOLOGIES</b>	
	Noted	



<b>3.0</b>	<b>PLANNING FRAMEWORK</b>	
	<p><u>MRA Update on Strategic Planning Matters</u>  SH – No update from the MRA regarding the planning framework. Updates to be provided by exception at future PLC meetings.  DMu – Requests any matters for discussion to be provided for the LandCorp meeting with Minister Saffioti on the 5 September.</p>	
<b>4.0</b>	<b>PROJECT DELIVERY/PROGRAM</b>	
<b>4.1</b>	<p><u>State Government Feedback/Business Case Outcomes</u>  DM confirmed the Subiaco East Detailed Business Case was approved by the [REDACTED]. The focus for the project now shifts to the commencement of master planning with the Project Team to provide an update to the PLC on key milestones for the next 6 to 12 months, including community consultation, PMH demolition investigations and interim PMH Activation Strategy.</p> <p>DMu advised LandCorp will release media from Ministers visit last week. PT requested the City of Subiaco are notified in advance of the release.</p>	
<b>4.2</b>	<p><u>Subiaco Stadium Demolition</u>  MB presented Attachment 2 and provided an update on the progress of the stadium demolition. The demolition is progressing on track to deliver separable portion 1. All HAZMET has been removed, with validation being undertaken on a per section basis prior to the commencement of demolition works.</p> <p>DMu confirmed that dust and vibration monitoring continues to be a priority for the project. PT advised that the City of Subiaco has received complaints from a single individual. ML confirmed the Town of Cambridge has received one complaint. LandCorp are currently preparing a Mitigation Strategy for future dust and vibration issues associated with the demolition. It was noted that all complaints should be directed to the 1800 number for resolution.</p> <p>MB advised the CFMEU has been visiting the site at least twice a week. RJ Vincent are closely monitoring Union activity around the site so they do not cause hazards to workers. Work Safe have visited the site and have raised no concerns. RS advised that Bob Hawke College has received union visits twice a week since commencement. PACT and RJ Vincent are meeting weekly to discuss any issues.</p> <p>PT advised the demolition updates and videos are informative and are being received positively within the community.</p>	
<b>4.3</b>	<u>Subiaco East Master Plan</u>	



	<p>MB confirmed Master planning is anticipated to be an 18-month process. Procurement for the technical consultants has commenced. Once appointed, the project team undertake a review of the project program for opportunities to expedite the finalisation of the master plan.</p> <p>MB confirmed as part of the Business Case [REDACTED] the accelerated PMH demolition program for commencement late 2020. Due diligence will commence in the next few months for buildings to be retained. Interim landscaping design will be developed to be delivered post demolition.</p> <p>As part of the activations for the PMH site, the Noongar Chamber of Commerce and Industry (NCCI) and MRA are progressing with a Licence to Occupy for Godfrey House. The current agreement is until June 2020, which aligns with the MRA Management Order for the site. The City of Subiaco has taken over the management of the Hamilton Street car park. Building 14, the Psychiatry Building, which is the most recently renovated building at PMH occurring in 2010, has a potential lease option for 40 staff and will be seeking additional tenants for the space.</p> <p>PT Request that the activation details are ready for release when the Subi East Business Case is publically released. MB noted there will be a Ministerial announcement following the signing of the Licence to Occupy with the NCCI.</p> <p>PT requests the announcement of PMH site activation and interim uses to avoid public concern for the site. FM confirmed that all interim activation uses will be considered in the context of the demolition and subsequent redevelopment of the site.</p> <p>MB and MR confirmed the Department of Lands are currently progressing with the Crown Land transfer to LandCorp, including the Department of Communities landholding. LandCorp and the Department of Communities will work together on the integration of affordable housing.</p> <p>LandCorp will commence the private acquisition process shortly with the private landholdings as identified within the Business Case.</p>	
<b>5.0</b>	<b>STRATEGIC MATTERS</b>	
<b>5.1</b>	<p><u>Co-share Opportunities Investigation</u></p> <p>MB - Regular meetings are occurring between the CoS and DoE/DoF to discuss the community hub and shared parking arrangements. CoS are working with WAFC and looking at overall best scenarios and opportunities for facilities. RS advised shared access between the City of Subiaco and BHC is restricted due to the location of classrooms. Parking can</p>	



	<p>be shared, however restricted access needs to be provided. MB noted that sharing opportunities should look to maximise efficiency of the landholdings identified within the Business Case.</p> <p>RL confirmed the City of Subiaco are preparing a Social Infrastructure Plan within the next 6 months to determine City of Subiaco requirements.</p> <p><u>Shared Access to CSMURF and BHC</u> It was discussed that opportunities for a shared crossover for the CSMURF and BHC is to be further investigated with a traffic consultant to ensure safe access and egress from Roberts Road and Subiaco Road, without compromising student safety. DoE to report back on progress at the BHC Liaison meetings. After hours use of the BHC parking is to be provided originally agreed.</p> <p>RL – Noted the importance of minimising crossovers on Roberts Road, with consideration being given to the future access required for a development site and the WAFC site. Multiple crossovers will have a negative impact on traffic and pedestrian safety.</p>	
5.2	<p><u>Subiaco Oval</u></p> <p>MB – Confirmed that following demolition of the stadium, the oval will be reinstated with a new subsurface drainage system then new grass will be installed. Surrounding land parcels will be fenced off with 900mm cyclone fence and shade cloth. The ground will be mulched and spreading ground cover planted. Pathways leading to the oval between the fenced off lot areas to allow access are to be provided. Existing parking on Subiaco Road will remain and be re-line marked and reused as interim parking.</p> <p>RL and PT confirmed verbal approval of lighting and subsurface drainage is provided and in principle support of the interim landscaping plan. City of Subiaco area supportive of using kikuyu grass species, noting that the WAFC have requested a high specification of turf (hybrid) to facilitate the hours of use required for all parties. A final decision is required to be made by 11 September 2019 to facilitate ordering the Kikuyu turf in time for installation.</p> <p>PT advised that Rosalie Park has kikuyu turf species and that oval is heavily used and the grass is sufficient.</p> <p>It was discussed and agreed that the PLC’s preference is for Kikuyu, with a requirement for future review of the turf species performance within 4 to 5 years once the turf reaches use capacity is included within the Shared User Agreements.</p>	
6.0	<b>PLC MEMBER UPDATES</b>	



6.1	<p><u>Department of Education / Department of Finance</u> RS confirmed Stage 1 on program. Stage 2 PDP due today. Stage 1 completed underground carpark (PC). No issues are raised within the demolition of the stadium, including traffic, dust, noise and vibration.</p> <p>PT provided positive feedback from the City of Subiaco community on the progression of Stage 1. DMu requested a site tour of Stage 1 if available for PLC members.</p>	7.1 and 7.5
6.2	<p><u>City of Subiaco</u> PT noted that the City of receiving ongoing enquiries regarding the use of the PMH buildings prior to demolition. LandCorp and the City of Subiaco are to coordinate opportunities for activation until commencement of demolition in 2021.</p>	
6.3	<p><u>Town of Cambridge</u> No update.</p>	
6.4	<p><u>Department of Communities</u> No update.</p>	
6.5	<p><u>Department of Planning, Lands and Heritage</u> No update.</p>	
6.6	<p><u>Department of Local Government, Sports and Cultural Industries</u> No update.</p>	
7.0	<b>STAKEHOLDER ENGAGEMENT &amp; COMMUNICATIONS</b>	
7.1	<p><u>MetroNet</u> No update. It is confirmed that for future meetings AK to be provided with Agenda and Minutes, with attendance for specific Metronet items only.</p>	
7.2	<p>General discussion regarding crossing options for school at Roberts /Coghlan and Subiaco/Court Place at the opening of BHC. JF confirmed DoE are in discussions with WAPol for a crossing warden to be in place by next February at Roberts and Coghlan.</p> <p>RS noted traffic assessments for Stage 1 did not require a signalised crossing until Stage 2.</p>	
8.0	<b>OTHER MATTERS</b>	



LANDCORP



	FM recognises and thanked the PLC members collaboration and contribution to the Subiaco East project to date, which contributed to the project achieving State Government approvals of the Detailed Business Case.	
9.0	<b>NEXT MEETING</b> 10 December 2019 – LandCorp Boardroom	All

# SUBIACO EAST PRECINCT LIAISON COMMITTEE

## MEETING #10

### MINUTES

Wednesday, 18 December 2019

2:00pm – 3:15pm

Elizabeth Quay Room

Level 2, 40 The Esplanade, Perth

Invitees	Agency/Company	Apologies	
Dean Mudford (DMu) (Chair)	DevelopmentWA (DWA)	Gail McGowan	Department of Planning, Lands and Heritage (DPLH)
Frank Marra (FM)	DevelopmentWA (DWA)	John Giorgi	Department of Finance(DoF)
John Hackett (JH)	DevelopmentWA (DWA)	Kenneth Tucker	Department of Finance(DoF)
Ryan Keys (RK)	DevelopmentWA (DWA)	Greg Cash	Department of Communities (DoC)
Ren Lee (RL)	DevelopmentWA (DWA)	Nigel Hindmarsh (NH)	Department of Communities (DoC)
Katrina Baker (KB)	DevelopmentWA (DWA)	Gordon Macmille (GM)	Department of Local Government Sport and Cultural Industries (DLGSCI)
Catherine Bentley (CB)	DevelopmentWA (DWA)	Penny Taylor (PT)	City of Subiaco (CoS)
John Fischer (JF)	Department of Education (DoE)	Marlaine Lavery	Town of Cambridge (ToC)
Matt Ryan (MR)	Department of Planning, Lands and Heritage (DPLH)	John Giorgi (JG)	Town of Cambridge (ToC)
Richard Shallcross (RS)	Department of Finance (Strategic Projects) (DoF)	Keri Shannon (KS)	Town of Cambridge (ToC)
Rochelle Lavery (RL)	City of Subiaco (CoS)	Brett Cammell (BC)	Town of Cambridge (ToC)
Garrick Allen (GA)	Department of Communities (DoC)	Sean Henriques (SH)	Town of Cambridge (ToC)
			DevelopmentWA

ITEM	DESCRIPTION	TO ACTION
1.0	<b>CONFIRMATION OF MINUTES</b>	
	The minutes of the meeting held on 4 September 2019 were endorsed and adopted.	
2.0	<b>ATTENDANCE &amp; APOLOGIES</b>	

	Noted	
<b>3.0</b>	<b>PLANNING FRAMEWORK</b>	
	<u>DWA Update on Strategic Planning Matters</u> Subiaco Redevelopment Area Detailed Design Guidelines are being prepared in parallel to LPS5. WAPC have placed underlying zoning for the Subiaco East Redevelopment Area in preparation for normalisation.	
<b>4.0</b>	<b>PROJECT DELIVERY/PROGRAM</b>	
<b>4.1</b>	<u>No update</u>	
<b>4.2</b>	<u>Subiaco Stadium Demolition</u> Demolition is almost complete with the all above ground structures demolished to ground level. Preparation is now underway to establish the carpark in the north-western corner of the site for the CoS to utilise. Interim landscaping is underway with reticulation and topsoil before turf and soft landscaping is installed. Expected full access will be available to eastern portion of the oval by the end of February 2020 and the smaller eastern section access by the beginning of the school term in February 2020. The western section is expected to be complete March 2020.	
<b>4.3</b>	<u>Subiaco East Master Plan</u> DevelopmentWA has commenced the Master Plan Phase with Community Engagement. DevelopmentWA discussed the Cultural Context and Place document as well as the proposed Co Design Process. Design consultants progressing with design of master plan – current phase is benchmarking exemplar projects and refining objectives of the Master Plan.  As part of this process, a pop up community hub will be installed in Subi Centro to communicate the Master Planning process to the public.	
<b>5.0</b>	<b>STRATEGIC MATTERS</b>	
<b>5.1</b>	<u>Co-share Opportunities Investigation</u> DevelopmentWA to coordinate meetings with respective stakeholders to ensure alignment of State and Local government objectives. Further co-share opportunities are continuing to be investigated.	
<b>5.2</b>	<u>Subiaco Oval</u> Maintenance of Oval landscaping to be included in contract until mid 2020.	



	Discussion and specifics on Shared User Agreement between Department of Education, City of Subiaco and WAFC continuing.	
<b>6.0</b>	<b>PLC MEMBER UPDATES</b>	
6.1	<u>Department of Education / Department of Finance</u> Stage 2 of the Bob Hawke College is underway with the Project Definition Plan proposed to be awarded by September 2020.	
6.2	<u>City of Subiaco</u> Continued investigations are underway by CoS in the early construction of the carpark for the shared facility.	
6.3	<u>Town of Cambridge</u> No update.	
6.4	<u>Department of Communities</u> DoC are seeking to have all tenancies vacant by December 2020.	
6.5	<u>Department of Planning, Lands and Heritage</u> DPLH are ensuring that all WAFC assets are transferred to DevelopmentWA.	
6.6	<u>Department of Local Government, Sports and Cultural Industries</u> No update.	
<b>7.0</b>	<b>STAKEHOLDER ENGAGEMENT &amp; COMMUNICATIONS</b>	
7.1	<u>General Discussion</u> DevelopmentWA will continue with the Subi East emails, webs page and letter drops for the newsletters throughout the master planning process.	
<b>8.0</b>	<b>OTHER MATTERS</b>	
	No update.	
<b>9.0</b>	<b>NEXT MEETING</b>	All

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<b>8.0</b>	<b>OTHER MATTERS</b>	
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<b>9.0</b>	<b>NEXT MEETING</b>	All