

Metropolitan Redevelopment Authority—

Mr S.J. Price, Chair.

Ms R. Saffioti, Minister for Planning.

Mr S. Henriques, Acting Chief Executive Officer.

Mr M. Reutens, Executive Director, Commercial and Business Service.

Mr D. McFerran, Principal Policy Adviser.

[Witnesses introduced.]

The CHAIR: This estimates committee will be reported by Hansard. The daily proof *Hansard* will be available the following day. Members may raise questions about matters relating to the operations and budget of the off-budget authority. Off-budget authority officers are recognised as ministerial advisers. It is the intention of the Chair to ensure that as many questions as possible are asked and answered and that both questions and answers are short and to the point.

The minister may agree to provide supplementary information to the committee rather than asking that the question be put on notice for the next sitting week. I ask the minister to clearly indicate what supplementary information she agrees to provide and I will then allocate a reference number. If supplementary information is to be provided, I seek the minister's cooperation in ensuring that it is delivered to the principal clerk by Friday, 31 May 2019. I caution members that if a minister asks that a matter be put on notice, it is up to the member to lodge the question on notice through the online questions system.

I give the call to the member for Scarborough.

Mrs L.M. HARVEY: With respect to the Metropolitan Redevelopment Authority's involvement in the Scarborough foreshore project, I have been approached by a couple of people who have developments in that area. One of the government's first decisions was to remove the extensions at the north and south end of The Esplanade. Developers are telling me that that is causing a problem for developments, because Main Roads is not allowing access to West Coast Highway for new developments. Main Roads wanted access to be from the rear to The Esplanade. I would like an update, if I can, from the executive director on what work is being done with Main Roads to bring some commonsense to planning of the foreshore, because a number of developments are being held up by this access issue to West Coast Highway.

Ms R. SAFFIOTI: I will ask Mr Henriques to respond.

Mr S. Henriques: Certainly I am aware of one of the developments that has been referenced and, as it always is on these issues, Main Roads' consideration is that when getting in and out of sites, it has to be safety first. Through the development application in that instance, we worked with Main Roads as well as the proponent to come up with a resolution that dealt with it. That was in the specific example. We will continue to do that, development by development. Further to that, we are working quite closely with both the City of Stirling and Main Roads on the wider transport strategy for that area. It is obviously something that is high in our mind to get right.

Mrs L.M. HARVEY: I understand The Beach Shack development, which the minister will be aware of, has been caught up in this access issue. It also has a problem, because that property now abuts the sand dune area and the Department of Fire and Emergency Services is now demanding firebreaks be built. How proactive is the MRA in trying to bring together the Department of Fire and Emergency Services, the City of Stirling and Main Roads to allow this development to proceed? The money is there; they want to get started and it is a very important job creator for my community.

Mr S. Henriques: We would like to think we are being proactive, certainly as a key part of the role we play. In that instance, the developer has an approved development application, so they have everything from the MRA they need to progress at this point. I understand that issues with firebreaks are quite common in any development. We have to make sure that whatever development we approve is subject to the normal requirements, such as safe distances from vegetation and everything else like that. I think they are working through the building approvals process at the moment.

Mrs L.M. HARVEY: From having lived in the area for over 20 years, I can say that there has never been a fire in those sand dunes. Commonsense would be very much welcomed.

When is the traffic study likely to be finalised? There is another development for the White Sands Tavern site. I believe early discussions with Main Roads and the Public Transport Authority were looking at provision for a bus lane in front of that development. I think we really need the transport planning finalised, because I cannot see that

we will get a bus lane on West Coast Highway between Scarborough Beach Road and Brighton Road any time this century.

Mr S. Henriques: We are working on that at the moment. There are two levels. There is a steering committee overseeing that piece of work, because there are obviously some significant strategic implications. I sit on that with Gail McGowan from the Department of Planning, Lands and Heritage and Richard Sellers, whom you saw this morning. In addition, a working group sits below that which is kind of crunching the numbers and doing the modelling at the moment. I hazard a guess that in the next few months, and by the end of this year, we will get to a point where we get a clearer line of sight of all those bigger-ticket items so we can inform the development process from our end.

Mrs L.M. HARVEY: Thank you. With respect to the 3 Oceans site on the corner, obviously a perfect storm has seen it fall over for the proponent. Where are the discussions at on activating that site? Currently, it is a sandpit in the centre of an iconic foreshore redevelopment area. I know the MRA has been trying to work with the owners of the site to get something in place. Can the director general give me any advice on what an outcome might be in the interim for that corner site?

Ms R. SAFFIOTI: Can I just clarify something? The member did not support the project, did she?

Mrs L.M. HARVEY: I did not support some aspects of the project. It has fallen over for other reasons, and we are now interested in what is next for the site.

Ms R. SAFFIOTI: I understand the member did not want the project to go ahead and now she is worried about the empty block. I do not understand that.

Mrs L.M. HARVEY: I would like an answer about what might happen with that block now.

Ms R. SAFFIOTI: The developers are looking at providing an alternative project, and we will wait to see that.

Mrs L.M. HARVEY: Is there any time line for when that might be finalised?

Ms R. SAFFIOTI: The member supported it and then campaigned against it, and now she is saying that she is worried about the empty block. I find the hypocrisy amazing. She supported it and then campaigned against it. That is what happens when people campaign against projects—they do not get built.

Mrs L.M. HARVEY: That is the minister's view, but I have an entire community and lots of visitors to the area who want to know whether there is going to be some site activation for that corner block until the new development application is developed. My simple question is: will there be some sort of site activation—some parking, pop-ups or whatever it might be—in the interim while the new DA is being developed?

Ms R. SAFFIOTI: As I said, the developer is looking at what they will do with that block. It is private land, so it is something we will leave to the developer.

Mr W.R. MARMION: We got an email from the minister's staff saying we could ask a question on Subi East. There is not much time, so I will shrink it all into one question. Subi East includes the Princess Margaret Hospital site. The impact of the previous Western Australian Planning Commission plan has been reduced, but there are still some concerns in some isolated pockets. A lot of people, including Malcolm McKay, who wrote in the paper that I read on the weekend—not that I have spoken to him—have suggested that a number of residents could go on the Princess Margaret hospital site. If those residents are included, that might reduce some of the little nodes in Subiaco, such as Darglish at the end of Rokeby Road. Is the MRA considering putting residential developments on the Princess Margaret site and possibly changing the constraints on the current plan?

Ms R. SAFFIOTI: As I recall, it is part of the work on local planning scheme 5. This is more a planning question. The anticipated number of residents in both Subi East and PMH have been factored in to some of the consideration. As part of our discussions with Subi, we have made some estimates based on the estimated number of residents in those two areas, and that will allow the Subiaco city council and WAPC to work together to reduce the impact on some of the existing character streets and move the density more to Rokeby Road and these two key sites.

Mr W.R. MARMION: My understanding is that you had included in Subi East the Subiaco football oval, but not the Princess Margaret Hospital site.

Ms R. SAFFIOTI: I am positive we included both in our calculations on infill targets.

The CHAIR: That concludes the examination of the Metropolitan Redevelopment Authority.