

LEGISLATIVE COUNCIL ESTIMATES COMMITTEE

**Metropolitan Redevelopment Authority**

**Hon Sue Ellery asked:**

**D1:** *Can the Minister provide details of the total amount of capital contributions to the four food and beverage outlets at Elizabeth Quay for the establishment of these facilities.*

**Answer:**

The total capital contribution by the MRA towards the Elizabeth Quay food and beverage outlets (FBO's) to date is \$870,800.00 + GST. This contribution is for the delivery of plant and equipment within each FBO. This equipment will remain within each FBO, which are assets owned by the MRA.

This was considered the most effective and value-for-money delivery approach, as it provided tenants the opportunity to fitout their venues to meet their individual needs as opposed to the upfront delivery of a standard fitout by the MRA which may have required retrofitting to ensure functionality for each lessee.

Capital contributions to fit out tenancies are commonly used by commercial property owners to attract quality long term tenants.

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**Hon Sue Ellery asked:**

*D2: Can the Minister provide details on the length of the rent free periods for each of the four food and beverage outlets at Elizabeth Quay.*

**Answer:**

Rent free periods for the food and beverage outlets (FBO's) range from 3 months to 2 years and respond to the business model for each FBO. Business owners participated in an open market process, and rent free periods are commonly offered by commercial property owners to secure premium operators who have invested significant funds in the start-up costs and fit-out of each FBO. Each business is locally owned and complements the vision for Elizabeth Quay.

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#### **Hon Sue Ellery asked:**

*D3: Can the Minister provide details on whether there was any communication between the MRA consultant and the Department of Health about whether an additional final test was required to be conducted to give a positive or negative result and whether the superchlorination was being considered as an alternative to doing a final test to determine whether the negative or positive result was reached.*

#### **Answer:**

The MRA is aware of direct correspondence between Leighton Broad's (as Elizabeth Quay managing contractor) consultant engaged for commissioning the water park and the Department of Health regarding an action plan to ensure the facility would be safe to operate. The MRA consultant was of the view that the superchlorination was the appropriate response and an additional test was not required prior to opening of the water park. The action plan was implemented and MRA received the Permit to Operate and Certificate of Compliance from the Department of Health prior to the water park opening.

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**Hon Ken Travers asked:**

**D4:** *Can the Minister provide details on the land release time frame that was associated with Mirvac, in order to reach the return of \$35.6million.*

**Answer:**

The land release timeframe associated with the Mirvac lots, in order to reach the return of \$35.6 million, was within 4 years of execution of the contract.

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### **Metropolitan Redevelopment Authority**

#### **Hon Ken Travers asked:**

**D5:** *Can the Minister provide any further information to do with traffic management on the West Coast Highway-Scarborough Beach Road intersection, particularly in relation to the ongoing discussions with Main Roads and the City of Stirling.*

#### **Answer:**

As part of the Scarborough master planning process, the MRA convened a Transport Working Group (TWG) which includes representatives from Main Roads WA, the City of Stirling, the Department of Planning, the Department of Transport and the Public Transport Authority to provide broad oversight, strategic direction, shared vision and decision-making on matters relating to transport for the works phase of the Scarborough revitalisation. As part of that process, the TWG will provide a broad range of technical advice and input on road extensions/intersection design, speed limits, and pedestrian/cycle routes, including consideration of the West Coast Highway/Scarborough Beach road intersection.