

21 March 2023



Meeting Minutes

Southern Business Liaison Group (SBLG)

Date	21/03/2023	Time	5:30 – 7:00pm
Chair	Mike Marasco	Meeting no.	2 of 2023
Location	Veneto Club	Minute taker	Nadia Hollins

Attendees

Attendees			
Name	Organisation	Name	Organisation
Mike Marasco (MM)	Independent Chair	Bruce Plain (BP)	Bulleen Art & Garden
Frank Freschi (FF)	Veneto Club	Clare Davey (CD)	Boroondara City Council
Christine Gibbins (CG)	Manningham City Council	Andrew Hocking (AH)	NELP
Renato Marnich (RM)	NELP	Carolyn Petrovic (CP)	NELP
Shondelle Mathews (SM)	SPARK	Ivan Zarezkij (IZ)	SPARK
Chris Logan (CL)	SPARK	Deiter Lim (DL)	SPARK
Milan Dhruve (MD)	SPARK		

Apologies			
Name	Organisation	Name	Organisation
Alison Tobias (AT)	Alot of Good Stuff	Soula Grouios (SG)	Arthurs Fish & Chips Bulleen
Hudson Brown (HB)	The French Lettuce	Cam Giardina (CG)	Cam's Greenaway Auto Repairs
Nathan Mc Avaney	Topgear Cycles	Andrea Lomdahl	Boroondara City Council
Ben Harnwell (BH)	Manningham City Council	Melissa Reid (MR)	Boroondara City Council

Key discussion points/decisions

Owner	Action
Mike Marasco (MM)	<p>Welcome and introductions</p> <p>MM welcomed the Southern Business Liaison Group (SBLG) attendees.</p> <ul style="list-style-type: none"> MM confirms that the previous minutes have been read and adopted. Apologies were acknowledged.

Owner	Action										
	<ul style="list-style-type: none"> • Outstanding items from last meetings addressed. <ul style="list-style-type: none"> ○ SB1-1– SM shared presentation slides outlining the proposed long term tree maintenance plan. To further discuss the implementation details, SPARK will be arranging an in-person meeting with BP. This meeting will provide an opportunity to review the plan in greater detail and address any concerns or questions. ○ SB1-2 – CL, extra security has been put in place at the Bulleen Industrial Precinct and there have been no break-ins reported in the last three weeks. The security measures will continue during the demolition of the site to ensure its safety. ○ SB1-3 – SPARK met with the Veneto Club on 17 February to discuss the construction timelines and how to support the club during their upcoming event. This was part of their coordination meeting and will continue to work with the club to minimise disruptions during construction. ○ SB1-4 – DT has shared additional information about the ground levels at the Bulleen Soccer facilities. NH will be emailing copies of the Master Plan and Community update documents to members, and physical copies are also available at the Veneto Club. <p>Finishing levels (approx.) of the fields of use at Bulleen Soccer facilities:</p> <table border="1" data-bbox="435 725 1347 869"> <thead> <tr> <th>Area</th> <th>Height (RL) – note these are approx. levels</th> </tr> </thead> <tbody> <tr> <td>Field 1</td> <td>19.0</td> </tr> <tr> <td>Field 2</td> <td>16.0</td> </tr> <tr> <td>Filed 3</td> <td>15.0</td> </tr> <tr> <td>Templestowe Road (entrance)</td> <td>22.0</td> </tr> </tbody> </table> <p>RL = Reduced Level from the Datum point.</p>	Area	Height (RL) – note these are approx. levels	Field 1	19.0	Field 2	16.0	Filed 3	15.0	Templestowe Road (entrance)	22.0
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<p>Shondelle Mathews (SM), Milan Dhruve (MD), Deiter Lim (DL) Chris Logan (CL), Ivan Zarezkij (IZ)</p>	<p>Tunnel Program update</p> <p>MD gave an overview of the construction site establishments and upcoming works of the Manningham and Bulleen sites.</p> <ul style="list-style-type: none"> • Demolition works continue of the vacant buildings in the Bulleen Industrial Precinct with over 60% of the buildings removed, expected to be completed by May. • During the removal of the Caltex petrol station, the preservation of the "tree of the year" was addressed with having key stakeholders and Arborists present throughout each stage of the petrol station removal to ensure that the tree was not affected. This has now been completed. • Ongoing utilities night works and investigations along Manningham Road, Templestowe Road, Golden Way, Greenaway Street and Bulleen Road to prepare for relocation of the utilities of electrical, mains water, communication, and gas supplies. • MD: provided a summary of the Manningham Hydromills, including information about the cut and cover box, guide, and d-walls. SM: if necessary, we can present a detailed presentation on a d-wall construction to members upon request. • Bladders have been installed to separate a section of Trinity Lake's water body to maintain irrigation for the Trinity sports fields and dewater the relevant area for construction works. The construction work involves creating space for cut and cover works, such as diaphragm walls and the construction of the Trinity entrance de-acceleration slip lane. • Ongoing works of over 90,000T of 180,000T soil removal and replacement from Bulleen Park oval to make way for Bulleen Road diversion. • Construction has commenced for the new Veneto Club car park and an additional eighty construction staff car parks will soon be constructed in the same area within Bulleen Park Oval 1. <p>Questions/Responses:</p> <ul style="list-style-type: none"> ○ FF: will the Holcim concrete plant be there for the duration of the program? MD: No, once the Manningham Road diversion is completed the plant will be removed. SM: Another temporary concrete plant will be rebuilt within the project boundary for a similar purpose. ○ CD: I thought all the utilities were relocated during Early Works, are these extra? MD: Early Works catered for the critical utilities relocation. These are the minor relocations as well as new utility services. CD: will there be disruptions to those services during these 										

Owner	Action
	<p>works? MD: The new utilities will be installed before the old is removed so as minimal disruption will occur during the switch over.</p> <ul style="list-style-type: none"> ○ FF: Just to confirm, are the eighty additional construction carparks separate from the Veneto Club carpark? BS: Yes, they are additional car spaces. FF: Is the current height of the offset carpark be the final level? BS: that is the final sub-level of the carpark. Once the drainage works are completed, another 450mm will be added on top of the current level, consisting of two layers of crushed rock, asphalt, and finishing works. SM: the additional staff carpark be at a higher level than the Veneto Club carpark. BS: It will match the existing level at the Bulleen Road boundary and then slope gently upwards by 2-300mm. ○ CD: Who is managing the protection of the Bolin Bolin Billabong area during construction? SM: SPARK are managing the area. ○ CD: Trinity Grammar Lakes works are you reducing the capacity of the lake? SM: During the construction process, there will be a temporary dewatering in the lake. However, once the cut and over box installation is completed, the lake be reinstated to a deeper and greater capacity to hold water than its original level. ○ CD: I am concerned about the reduction in Trinity Lake capacity and the impact that will have on the Bolin Bolin Integrated Water Management Program (BBIWP) and irrigation water flows for the golf course. CL: SPARK will provide CD further information about the Trinity Lake dewatering. <p>SM provided an overview tree maintenance implementation, design process and its requirements.</p> <ul style="list-style-type: none"> ○ CD: Could you explain how the discussion with impacted asset owners work and where those comments from landowners are recorded for feedback. MD: SPARK held an initial meeting with the affected owners to present the preliminary design. After this, SPARK produced a detailed design document that was specifically tailored to the asset owner for review. After receiving the owner's comments, SPARK provides feedback to the owners. ○ CD: the 25-year maintenance contract, what does that mean for the 2045 tree canopy replacement targets in the EPR's? SM: The design process involves ensuring that the project meets the requirements of Urban Design and Landscape Plan, as well as the maintenance standards. This includes the responsibility of the Ventra service contractor to maintain the landscaping within the project area for 25 years. After this period, the responsibility of maintaining the assets will be transferred to the asset owner. <p>DL provided a presentation overview of the Urban Design and Landscape Plan, highlighted the promotion and engagement of the SPARK design, and discussed the changes that were made based on community feedback. Additionally, MD discussed the tree canopy retention plan for the Manningham and Bulleen tunnels area.</p> <ul style="list-style-type: none"> ○ FF: Are the project pathways connected to the Koonung Trail and Bolin Bolin Reserve and will there be further development outside the UDLP area? DL: The project pathways are connected to both the northern and southern sides of the Koonung Trail, as well as the Bolin Bolin Reserve. DL illustrated the connection on the presentation map and mentioned that the Koonung trails are part of the future NELP southern consortium UDLP. There is no further development beyond the project scope. ○ CD mentioned that Julia Jenvey from NELP was leading a plan to upgrade Bulleen Park, which should include pathway connections. FF stated that they believed there was an amendment to the plan, but they had not seen it. NH offered to contact the NELP Parks and Recreational team to obtain a copy of the Bulleen Park upgrade plan and share it with the group. ○ FF: What are the security measures in place to protect "the tree of the year" and is there was any video surveillance.? MD: the tree surrounded by a 1.8-meter hard fence, and SPARK and Manningham CC arborists had assessed and implemented measures to ensure the tree's protection. Additionally, there are two 24-hour roaming security guards who monitor the site, but there are no video or time-lapse security cameras installed. SPARK and MCC arborists are also present when construction works near the tree. ○ CD: There has been NELP-funded tree planting in the Freeway Golf Course and who would ensure their retention? MD: The Freeway Golf Course is within the Southern Alliance program and is part of the SPARK approved preliminary drawings. The planting will

Owner	Action
	<p>be incorporated into SPARK's handover to that team and integrated into their UDLP design.</p> <ul style="list-style-type: none"> ○ SM: Can I enquired whether the Southern Alliance team would be part of this SBL group or form their own? AH: The Terms of Reference document for the SBLG had the potential to expand, and the Southern Alliance would be included in this meeting group. <p>IZ provided an overview of the ongoing business support services that assist traders, as well as the worksite activation program for construction workers to "Spend and Win in Bulleen," along with the MCC's "Find Your Local Campaign."</p> <p>Questions/Responses:</p> <ul style="list-style-type: none"> ○ AH: Are the voucher offerings for food only? IZ: The vouchers are for shopping and eating. ○ NH: Where are the voucher competition box being place for the "Spend and Win"? IZ: there would be two boxes at each of the SPARK construction sites' kitchen and crib rooms in Bulleen, Manningham, Watsonia, and Macleod. ○ CD: Will the voucher program would include traders on the southern side of the project, such as the BelleVue shops? IZ: That would be part of the Southern package of works, and both alliances, Central and Southern, would have opportunities to share and collaborate during these meetings. • MM: pointed out that there is no traders group for the BelleVue shops and informed that Boroondara City Council are represent and support the businesses in this shopping strip. MM further suggested that the council should invite the business owners to join the group that will represent the BelleVue shops. CD: appreciated MM's suggestion and committed to updating on whether any business owner is interested in joining the group. • CG discussed the "Find Your Local Campaign" initiative by Manningham City Council, which runs throughout March. The campaign involves nominating their favourite local businesses in different categories for a chance to win a \$50 gift voucher every day. The initiative has been a huge success, with over 500 nominations so far in 20 categories, and 300 followers gained within two weeks. The nominated favourite local businesses included Arthurs Fish & Chip, French Lettuce, Alot of Good Stuff, and Bulleen Art and Garden, in categories such as food, gifts, and plants. Businesses are encouraged to share their stories, and the nominations are then shared on Instagram at @findyourlocalmanningham, which helps to attract new customers to these businesses. • IZ mentioned that SPARK is encouraging businesses to utilise their support mechanisms to promote their businesses on social media and connect with more people. SPARK offers free photography, and social media training to help businesses develop suitable promotional material for instance, for the "Find Your Local Campaign" initiative. CG also encouraged businesses to reach out to the council if SPARK has developed promotional materials for them. The council can help schedule posts to gain more exposure to the public and further promote the businesses through the council initiatives.
Mike Marasco (MM)	<p>Other business</p> <ul style="list-style-type: none"> • Next meeting: Tuesday, 2 May – Veneto Club. • Meeting closed at 6:45pm.

Actions and issues register

No.	Date raised	Action/Issue	Owner	Status	Date closed
SB5-2	13 Sept	Presentation to be arranged regarding tree retention plan.	SPARK	CLOSED – SPARK presented at meeting as part of UDLP presentation.	21.03.23

No.	Date raised	Action/Issue	Owner	Status	Date closed
SB7-3	13 Dec	NELP and SPARK to provide a summary of the business EPRs audit once released.	NELP/ SPARK	ONGOING – NELP will present once audit has been released.	
SB1-1	7 February	HH to provide a detailed document on the tree maintenance implementation.	SPARK	CLOSED – SPARK as per meeting minutes.	21.03.23
SB1-2	7 February	BS to improve the security around the Bulleen Industrial Precinct and provide feedback at next meeting.	SPARK	CLOSED – SPARK as per meeting minutes.	21.03.23
SB1-3	7 February	SPARK to further address at the Veneto Club coordination meeting on the 17 February and to provide an update at the next SBLG meetings.	SPARK	CLOSED – SPARK as per meeting minutes.	21.03.23
SB1-4	7 February	DT to provide further information regarding ground levels the Bulleen Soccer Facilities.	NELP	CLOSED – SPARK as per meeting minutes.	21.03.23
SB1-5	7 February	NH to provide members images of completed sporting facilities such as Ford Park, Binnak Park, Greensborough College and the Veneto club.	NELP	CLOSED – NH provided with previous minutes.	17.02.23
SB2-1	21 March	SM to organise a meeting with BP to provide an opportunity to review the tree maintenance plan in greater detail and address any concerns or questions.	SPARK	OPEN –	
SB2-2	21 March	NH to provide a copy to members of the Bulleen Soccer facilities Master Plan and Community update documents.	NELP	OPEN – NH to provide with minutes.	
SB2-3	21 March	CL to provide CD further detail of the Trinity Lake dewatering.	SPARK /NELP	OPEN –	
SB2-4	21 March	NH to provide a copy to the members of the Bulleen Park upgrade plan.	NELP	OPEN – NH to provide with minutes.	
SB2-5	21 March	CD to update on whether any business owner from the Bellevue shops is interested in joining the group.	BCC	OPEN –	