



MINISTER FOR PLANNING AND INFRASTRUCTURE

HON ALANNAH MacTIERNAN
BA LL.B BJuris JP MLA

- 4 DEC 2003

2 - 3 8 8 0 3 -

Mr Mark McGowan MLA
Member for Rockingham
Shop 77
Rockingham City Shopping Centre
ROCKINGHAM WA 6168

Dear Mark

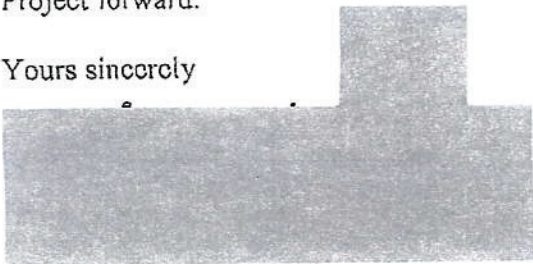
MANGLES BAY MARINA ENVIRONMENTAL STUDY

Further to your frequent representations on this matter and our plans to focus the development opportunities for Rockingham, we will be able to provide \$250,000 assistance through the WA Planning Commission (WAPC) for environmental study into the proposed Mangles Bay Marina.

I have formally written to the WAPC requesting that the money be allocated for the study. I expect confirmation of the allocation by 16 December 2003.

Mark, I strongly commend the work that you have been doing in assisting us develop a focus on Rockingham. It is quite clear that a concerted effort is required to deliver a better integration of land use and transport planning in Rockingham. This in turn will help Rockingham fulfil more properly its role as a strategic sub-regional centre with extraordinary potential. I very much appreciated my visit there the other day with yourself and Hon Kim Beazley MHR, and look forward to moving the Rockingham Revival Project forward.

Yours sincerely



ALANNAH MacTIERNAN MLA
MINISTER FOR PLANNING AND INFRASTRUCTURE

S.7.3 Cape Peron Marina Planning Implementation Project
File: ---
Report: EFP/3506

DISCUSSION:

1. *Considered* the basic question of the applicability of MRIF funding to this project, concluding that justification lies in facilitating the determination of the most appropriate use for P&R reserves.
2. *Noted* that while it is not entirely clear which agency will have carriage of the project, the involvement of Landcorp in a major role is a logical expectation. The importance of the City Of Rockingham also having a very close ongoing involvement in the project was likewise acknowledged, as was the likelihood that Council will assume proponenty at the planning stage.

Noted that provision for clarification of the proponent status of the marina proposal for environmental assessment purposes, is already covered in the recommendations before the Committee.

3. *Noted* the correspondence from the Minister appended to report EFP/3506, advising the Commission that she would appreciate positive consideration of the SW Corridor Development & Employment Foundation's request for funding assistance.

Determined that while agreeing to *consider* the \$250,000 contribution as recommended in the report, the Commission should nevertheless first seek to negotiate a joint funding arrangement with Landcorp, on a dollar for dollar basis, with a view to reducing WAPC's contribution to \$125,000.

RESOLUTION:

MOVED: Cr MacRae

SECONDED: Mr Greg Martin

Acting under delegated authority on behalf of the Western Australian Planning Commission:

1. To note the total cost of studies for the Cape Peron Marina, of \$570,000.
2. To note the potential contribution from the Commonwealth Department of Transport and Regional Services, estimated at \$220,000.
3. To agree to consider a \$250,000 contribution towards pre-feasibility studies of the Cape Peron Marina - Mangles Bay, Rockingham, in the first instance on the basis that Landcorp be asked to consider a joint arrangement with WAPC whereby each will contribute \$125,000, and subject to:
 - (i) Clarification that the studies will facilitate the determination of appropriate usage of Regional Parks and Recreation Reserves.
 - (ii) Clarification of project briefs for the environmental, social and economic feasibility required to implement the marina proposal.

- (iii) Clarification of the Commonwealth financial contribution to the project, at present proposed to be \$220,000.
 - (iv) Clarification of the source of the residual \$100,000, noting that the City of Rockingham and South West Corridor Development and Employment Foundation Inc. are proponents of the current submission to DOTARS, and the City of Rockingham has indicated that it will contribute \$100,000.
 - (v) Clarification of proponent status of the marina proposal for the purpose of the environmental assessment.
 - (v) Funding contributions linked to a project plan approved by WAPC linking payments to achievement of key milestones.
4. To note that, as Crown land is involved, appropriate arrangements for proponentcy of the project will be considered by the Minister for Planning and Infrastructure and are expected to involve Landcorp in a key role.
 5. To require that, should the proponent achieve planning and environmental approvals to conclude the feasibility of the Cape Peron Marina Implementation as a commercial venture, then the amount contributed by WAPC will be repaid by the proponent.

CARRIED

Question Without Notice No. 31 asked in the **Legislative Council** on **15 May 2013** by **Hon Lynn MacLaren**

Minister responding: **Hon B.J. Grylls**
 Parliament: **39** Session: **1**

Answered on**MANGLES BAY MARINA DEVELOPMENT****31. Hon LYNN MacLAREN to the minister representing the Minister for Lands:**

- (1) With regard to the minister's response to my question without notice 13 on 14 May 2013, will the minister please table all correspondence between the state and the commonwealth in relation to the restriction on the use of the land at Point Peron?
- (2) With regard to the minister's commitment to provide information in response to my question without notice 55 on 8 March 2012 about the expenditure of public funds on the proposal to build a marina at Mangles Bay —
- (a) What is the total amount of money the state government, including its departments and agencies, has expended on the Mangles Bay marina project to date?
- (b) When was this money expended, to whom was it paid and for what purpose?
- (c) What is the value of the approximately 79 hectares in the proposed project area?
- (d) On what terms will this area be made available to the developer to sell and/or lease?
- (e) Will the minister please table the joint venture agreement between Cedar Woods Properties Ltd and LandCorp?

Hon KEN BASTON replied:

I thank the honourable member for notice of the question.

- (1) It was not possible in the time frame to liaise with agencies involved. There is a right of access to records held by state government agencies under the Freedom of Information Act 1992, which has provisions for third party consultation. The member can submit a freedom of information application seeking access to the information.
- (2) (a)–(b) Investigation into the project has been ongoing for some time. In 2005, the South West Corridor Development and Employment Foundation—SWCDEF—acted as the project manager for this phase. Each organisation's contribution was as follows: SWCDEF, via commonwealth grant, \$220 000; City of Rockingham, \$100 000; Western Australian Planning Commission, \$250 000; Rockingham Kwinana Development Office, \$112 000; interest, \$6 000; and audit, \$1 000. The total expenditure—all figures GST excluded—was \$689 000.
- The expenditure for this phase of the project in 2005 was mainly for due diligence, planning and environmental studies, as well as undertaking community consultation, and was used to engage a number of external consultants. On 7 September 2009, government approved the progression of the project and instructed LandCorp to test private sector interest. Through the public expression-of-interest process, LandCorp selected Cedar Woods to progress phase 2 of the project—environmental and statutory approvals. To facilitate the appointment of a private sector partner, LandCorp completed a number of due diligence studies prior to the selection of Cedar Woods. These studies included environmental, planning and engineering investigations by private consultants. The total expenditure for the preliminary investigations was \$610 000. This amount is to be refunded by Cedar Woods as part of the partnering agreement.
- (c) This is yet to be determined.
- (d)–(e) The proposed development agreement provides for a sharing of risks, profits and losses from the marina and land development components of the project and is still subject to further consideration by the government.

PLANNING — MANGLES BAY CANAL ESTATE AND MARINA — PROPOSAL INVESTIGATION

3893. Hon Lynn MacLaren to the Minister for Planning:

I refer to question without notice No. 31 of 15 May 2013, and ask:

- (a) will the Minister table:
 - (i) all reports that resulted from the total \$689,000 of public money spent investigating the marina proposal; and
 - (ii) documents recording the decision to make \$250,000 of Western Australian Planning Commission funds available to investigating the marina; and
- (b) if no to (a)(i), please identify these documents?

Hon Donna Faragher replied:

- (a)
 - (i) The Department of Planning is not the project proponent and does not have access to the reports. The Member may wish to seek this information from the Minister for Lands
 - (ii) The Minute Extract from the Executive, Finance and Property Committee of the Western Australian Planning Commission in December 2003 is tabled. [See tabled paper no 4089.]
- (b) Refer to Part (a)(i).

WESTERN AUSTRALIAN PLANNING COMMISSION — MANGLES BAY MARINA DEVELOPMENT —
PROPOSAL INVESTIGATION

3889. Hon Lynn MacLaren to the Minister for Planning:

Further to question without notice No. 31 asked on 15 May 2013, I ask:

- (a) was the Western Australian Planning Commission's (WAPC) contribution of \$250,000 to investigate the proposed Mangles Bay canal estate and marina derived from Metropolitan Region Improvement Tax funds allocated for Parks and Reserves;
- (b) if no to (a), from which specific WAPC funding source, allocated for what purpose, was the \$250,000 derived and how was this decision justified;
- (c) did the decision to make the \$250,000 available include the condition that the WAPC would be repaid and, if so, by whom and when;
- (d) who approved the decision to make the \$250,000 available for the marina; and
- (e) will the Minister please table, or if publicly available, refer me to the findings of the WAPC-funded investigation?

Hon Donna Faragher replied:

- (a) Yes. Funds raised by the Metropolitan Region Improvement Tax are not solely for application to Parks and Recreation reserves.
- (b) Not applicable.
- (c) The \$250,000 is to be repaid by the proponent of the project, once planning and environmental approvals have been given to conclude the feasibility of the Cape Peron Marina as a commercial venture.
- (d) The Executive, Finance and Property Committee of the Western Australian Planning Commission.
- (e) The WAPC is not the project proponent and only provided a contribution towards the total amount to undertake a suite of feasibility studies.