

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.