

STAKEHILL WETLANDS PRECINCT AND BALDIVIS, PROPERTY PURCHASES

2109. Mrs C.L. Edwardes to the Minister for Planning and Infrastructure

I refer to the State Labor Government's purchase of properties in the Stakehill Wetlands Precinct and Baldivis and ask -

- (a) how many properties has the Department of Planning and Infrastructure (DPI) acquired in the financial years 2000/2001, 2001/2002 and 2002/2003;
- (b) what was the average price paid in each of the financial years;
- (c) have any cases been treated as hardship;
- (d) if yes, how many;
- (e) what method is being used to determine the price to be paid for properties;
- (f) is there any avenue for an independent appeal against valuations;
- (g) if yes, how many appeals have been lodged;
- (h) if no to (6), why not;
- (i) how many properties are still in private ownership in the Stakehill Wetlands Precinct;
- (j) is it proposed that the DPI will continue to negotiate to buy these properties; and
- (k) if yes, is there a timetable for the purchase of these properties?

Ms A.J. MacTIERNAN replied:

The Member should note that it is the Western Australian Planning Commission (WAPC) that acquires the properties referred to in this response. The Department for Planning and Infrastructure conducts acquisition activities on behalf of the WAPC:

taking	(a)-(b)	2000/01 5.12ha	2 properties purchased	Lot 779	\$295,000
				Lot 594 11.20ha	\$690,000
		2001/02 8.95ha	2 properties purchased	Lot 599	\$290,000
				Lot 593	\$250,000
			7.56ha		
		2002/03	2 properties (Lots 595 and 596) compulsorily taken, together with a small		
			from Lot 763 for the South West Metropolitan Railway adjacent to		
			Mandurah Road.		
			Compensation claims are yet to be lodged for the lands taken.		

- (c) Yes
- (d) 3
- (e) Two private independent valuations which disregard any Metropolitan Region Scheme reservations such as road widening (other regional roads), railways and Planning Control Area 58.
- (f) In the case of open market negotiations, the answer is no.

In the case of an election to purchase the owner may submit the matter to commercial arbitration, the Supreme Court or some other method agreed between the Western Australia Planning Commission (WAPC) and the landowner.

Where land is compulsorily taken should the land owner not accept the offer of the resuming authority the matter may be referred by the landowner to the Compensation Court.

In all other cases purchase occurs by negotiation with the owner taking their own advice. The owner retains the option of offering the property for sale on the open market.
- (g) Nil
- (h) N/A

- (i) 28
- (j)-(k) Yes, subject to a proposed amendment to the Metropolitan Region Scheme to reserve Stakehill Swamp for Parks and Recreation being initiated and advertised for public comment under Section 33 of the Metropolitan Region Town Planning Scheme Act.