

PERRY LAKES REDEVELOPMENT AMENDMENT BILL 2010

Second Reading

Resumed from 8 September.

MR M. McGOWAN (Rockingham) [10.15 am]: I am pleased to speak to legislation as important as the Perry Lakes Redevelopment Amendment Bill 2010. I am pleased also that the member for Kalamunda has such a major issue as this on his agenda that he must deal with as minister and that he is taking on the really big issues in Western Australia today. This legislation consists of four clauses, of which the first is the short title, the second is the commencement provision, the third details the act that is being amended, and the final clause, in effect, changes two words in the legislation. If he does nothing else during his time as Minister for Planning before he potentially moves on to become the Treasurer of Western Australia, the member for Kalamunda can at least rest safe in the knowledge that on his résumé it will be written that he changed those words in the Perry Lakes Redevelopment Amendment Bill and that he got that significant achievement through the Parliament.

On behalf of the opposition, I am pleased to contribute to the debate on this significant legislation and that I have 60 minutes to speak on this amendment to change a single word. I am pleased to be able to go into some detail about what this legislation does and to keep the Parliament and the people of Western Australia entirely informed about this major achievement of the Minister for Planning prior to his elevation to greatness once again as the Treasurer of Western Australia. I note that the minister is shaking his head. Maybe he can indicate by interjection that there is no prospect of that happening and get it recorded in *Hansard*. Indeed, he will not say that it will not happen. Therefore, one can only conclude the opposite; that is, that the member for Darling Range—he was the member for Darling Range. Maybe the member for Darling Range will become the Treasurer! There is a prospect. I recall a newspaper article suggesting that the member for Darling Range was on his way to cabinet—or at least the member suggested that!

Mr D.A. Templeman: After the member for Darling Range's performance during debate on a recent bill, he has come to the top of the list, in my view. He is above the member for Scarborough now, although I am still batting for the member for Scarborough.

Mr M. McGOWAN: Although the member for Darling Range might not be up there with the member for Scarborough, I think he has jumped above the member for Southern River after yesterday's performance. The member for Southern River hid behind the chairs at the back of the chamber when the vote was being conducted on whether or not we would deal with the Franchising Bill. I am not entirely sure that is allowed.

Mr D.A. Templeman: Wilson Tuckey is in front of the member for Southern River now!

Mr M. McGOWAN: There are prisoners in Casuarina Prison who are ahead of the member for Southern River for promotion after he hid down the back of the chamber! It is interesting that we are dealing with the Perry Lakes legislation because the member's scissor jump over the bar at the back of the chamber was quite athletic! I also enjoyed watching the member rest at the back of the chamber after his exertions.

Mr D.A. Templeman: Had the seats been more comfortable, I thought he might have tried the Fosbury flop over the bar!

Mr M. McGOWAN: The athletic way in which the member exited the chamber brought some attention to him. I was looking across the chamber at the Premier and other members after watching the member for Southern River and saw that they were positively animated by the event. I could not see them cheering, but the look of surprise and other emotions on their faces—help me member for Mandurah!

Mr D.A. Templeman: I was concerned there may have been some soiling of our seats on this side, at one stage!

The ACTING SPEAKER (Ms L.L. Baker): I remind members that this is the second reading debate on the Perry Lakes bill.

Mr M. McGOWAN: As we all know, Perry Lakes is about athletics. If the member for Southern River is in training for athletics, I think that the house and the public of Western Australia need to know. After seeing his high jump, he could very well be heading to London for the 2012 Olympics! He could very well be heading there! One thing is for sure—he is not heading for cabinet! On the other hand, the member for Darling Range might well be heading for cabinet. The member for Kalamunda, the Minister for Planning, might well be stepping up to be Treasurer. I note that he will not deny that in the house. Although I realise that at this time everyone is probably listening to the debate in the upper house, for the first time in about 20 years, on the stop-and-search legislation, and that that house has taken the spotlight away from us —

Mr B.S. Wyatt: Don't undervalue this legislation in the lower house, member!

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Mr D.A. Templeman: This is important!

Mr M. McGOWAN: Okay! I know that the Perry Lakes Redevelopment Amendment Bill is up there in terms of importance and is the pinnacle of achievement for the Minister for Planning —

Mr B.S. Wyatt: He won't be Treasurer, because he'll probably retire!

Mr M. McGOWAN: He is getting this through. So he can now rest safe in retirement, in the knowledge that he got this change to the Perry Lakes Redevelopment Act through, and that all the other failures of his political career will be washed away in the knowledge that this has been achieved.

Mr J.H.D. Day: You forget the major planning reform legislation earlier this year.

Mr B.S. Wyatt: This is much bigger than that!

Mr I.C. Blayney interjected.

Mr D.A. Templeman: Your chance of getting into cabinet increases the less you speak!

Mr B.S. Wyatt: It increased when he handed down that committee report on the health system! That was a wonderful report!

Mr M. McGOWAN: The member for Geraldton could have improved his prospects yesterday had he gripped the member for Southern River, in whatever way was required, and dragged him across to this side of the house. Had he done that, he would be marked for promotion. But he did not do that. He allowed the member for Southern River to hide behind the chairs and scissor jump the bar at the back of the chamber! I am sure the delegation from Sri Lanka is very much enjoying the outraging of the Parliament of Western Australian.

Mr P. Papalia: They may be slightly confused by it!

Mr M. McGOWAN: Yes; they may be slightly confused! Anyway, I am sure they are totally aware of Perry Lakes and its significance, because Perry Lakes was the principal site of the 1962 British Empire and Commonwealth Games, to which, I think, Sri Lanka, or, as it then was, Ceylon, sent a team. So I am sure there is some interest in this legislation by the delegation at the back of the chamber. I am sure they will be interested in the athletic ability of the member for Southern River. He is tall —

Mr B.S. Wyatt: And lean.

Mr M. McGOWAN: Yes, he is tall and lean, and high jumpers are tall and lean. We all know that. But to be tall and lean does not help with hiding. As far as I am aware, hiding is not an Olympic event. If hiding ever becomes a Commonwealth Games or an Olympic event, the member for Southern River could very well be considered as a contestant. Indeed, if saying one thing and doing another ever becomes an Olympic event, he could very well be up for a gold medal!

The ACTING SPEAKER (Ms L.L. Baker): Member for Rockingham, we need to keep to the subject of the debate. I think the members of the Sri Lankan delegation are probably a bit awestruck by the level of debate at the moment. So perhaps we should keep the debate to the bill.

Mr B.S. Wyatt: Awestruck! I certainly am!

Mr M. McGOWAN: Awestruck, Madam Acting Speaker, can be a complimentary term. One can be awestruck, and that can be considered complimentary. So I hope they are awestruck in a positive sense about what I have been saying about the member for Southern River, and, if they see him around the building, please congratulate him on his efforts yesterday.

Mr B.S. Wyatt: How will they recognise him?

Mr M. McGOWAN: They may well recognise him heading out the door, being propelled by the Premier!

The Perry Lakes Redevelopment Amendment Bill, which of course I have been talking about for the last eight minutes, is about the redevelopment of Perry Lakes. Perry Lakes has a very important place in the hearts of all Western Australians, particularly those who remember the 1962 Empire Games that were held here in Western Australia, and particularly those who competed in those games, like the member for Albany, the second best athlete in the house after the member for Southern River. The member for Albany was a serious athletic competitor at various times, later than 1962. He competed on many occasions in a range of different events at Perry Lakes. I understand that he was a very good competitor in some events at Perry Lakes, and he would, no doubt, have some interest in this legislation, being the second best athlete in the house after the member for Southern River.

Mr J.J.M. Bowler: He still holds the mile record.

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Mr M. McGOWAN: Yes, he still holds the mile record, and a number of other records, member for Kalgoorlie, at Perry Lakes.

Mr A.J. Waddell: Did they not abolish the mile event shortly after that?

Mr M. McGOWAN: They may well have. If he did hold the mile record at that time, and they abolished it shortly afterwards, I am sure that he still holds the mile record.

In any event, this bill is of interest to those of us who are interested in athletics. Although the 1962 Empire Games took place five years before I was born, I remember them well, as does the member for Mandurah. He also remembers those games well. That was a very important event in Western Australia, and people talked about it for many years afterwards. It has always struck me that the Commonwealth Games, while not of the significance in any way, shape or form of the Olympics, was also a wonderful event for Western Australia. I have been a bit surprised that we have never secured the Commonwealth Games since, because that was a wonderful event for our state and generated enormous interest and excitement.

In talking about the redevelopment of Perry Lakes, I have to say that when I last saw the grandstand there, it resembled a Roman ruin. I had a brief period as Minister for Sport and Recreation. I think that lasted about three days, or maybe three weeks. I went out to Perry Lakes, and I recall that the grandstand was very Romanesque—almost Colosseum-like—with the seating and the scoreboard. The grandstand was almost falling down around our ears at that time. However, the track was still very much being used by the athletics community of Western Australia.

I have a personal interest in this. My wife once held, she tells me, the 100-metre record in Western Australia. Yes! She was a very good sprinter. She was not up there with the member for Southern River in the high jump. I have not seen him sprint, but I am pretty sure he will be sprinting a lot in the near future!

Mr B.S. Wyatt: He is quick over five!

Mr M. McGOWAN: Yes! He is quick over the five metres from his chair to the bar. My wife was at one time the 100-metre champion of Western Australia, when she was 13 or 14, and a regular competitor in Rockingham Little Athletics. Indeed, my two sons are competitors at Rockingham Little Athletics. In fact, last Saturday my second son won the 70 metres. He also came second in the hurdles. Neither of them is much in the high jump stakes, but I will get the member for Southern River to work on them and he might be able to get them up to speed in the high jump.

I digress. Perry Lakes has had an important place in the hearts of Western Australians for a long time. Many people have competed there. It was a wonderful facility. However, it has been declining in its standard, one would say, in recent years, and what was once considered state of the art in 1962 is now not really up to scratch for our athletics community in Western Australia.

Our athletics community is large. I might add that it is an exquisite form of torture on a Saturday morning to get three kids in the car and to Little Athletics by 7.45 am. It is torture. But it is worth it once we get there and they are having fun and competing in their events. Little Athletics is a very much a thing that thousands, if not tens of thousands, of families around Western Australia experience on a weekly basis. It provides the critical mass of young people who one day could go on to become Commonwealth Games or Olympic Games athletes and do very well. I think most of our athletics stars in Australia have come from a background where they started in the Little Athletics field. Jody Henry and Ben Offereins, from my electorate of Rockingham—both 400-metre runners who competed at the Commonwealth Games in Delhi—emerged from Rockingham Little Athletics and went on to bigger and better things via Perry Lakes. Perry Lakes has performed a significant role in Western Australia over the years, providing a facility and place where state competitions can be held. I am a strong supporter of Little Athletics, as are my children, even though it is sometimes difficult for me to get there on time on a Saturday morning.

I return to the legislation. The changes to the legislation allow for the Perry Lakes redevelopment. We passed the Perry Lakes Redevelopment Act and undertook negotiations with the Town of Cambridge four or five years ago, which was a difficult process. I suppose the state is lucky to have had Alannah MacTiernan undertake those negotiations. I remember the briefings we received in cabinet each week and the coverage in the press. It was very difficult dealing with the council on this matter due to its demands on the proceeds of the development. The Gallop and Carpenter governments wanted a new athletics facility and a new basketball facility and to redevelop the land around that area so we could have state-of-the-art facilities. Some other sporting codes may have been going into that area using the proceeds from the sale of the land. It was a very sensible arrangement. We received unrelenting opposition from some people in that part of the world and from the council for what we were proposing to do. Fortunately, Alannah MacTiernan was in charge. She is the sort of person who enjoys opposition, not in Parliament but she enjoys dealing —

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Mr P. Papalia: She enjoys a challenge.

Mr M. McGOWAN: That is the way to put it. She rose to the task and we were able to pass the Perry Lakes Redevelopment Bill, which allowed for the development of the athletics facility at Perry Lakes. I have not seen the new athletics facility but I understand that it is magnificent. I have not seen the new basketball facilities but I understand they are very good as well. Whatever way that facility was constructed, it would not be inappropriate to acknowledge Alannah MacTiernan's role in securing the facility against enormous western suburbs opposition.

The land is currently up for sale. I heard on the radio the other day that blocks are on offer so houses and the like can be constructed in that part of the world. That is a good thing; we need more infill development. There is a good opportunity to develop that large amount of land. I am not sure of the zoning densities. I suspect that the zoning densities are not very high in that area but it is a good idea and an appropriate place to have a mix of higher and lower style densities because of its proximity to the city.

Mr J.H.D. Day: It is actually. Some of it will be stand-alone lots. The first ones are being auctioned but the final stage involves apartments, so there is a mix.

Mr M. McGOWAN: How many are there?

Mr J.H.D. Day: The total number of residential units will be slightly over 600, including stand-alone houses through to smaller apartment blocks and then through to the final stage, which is a much larger apartment block on the southern side. In total, there will be about 600 residential units, which is quite a lot.

Mr M. McGOWAN: That is good. Those parts of what is essentially inner city land should really have higher density. It is probably not as high a density as the minister would have liked or as I would have liked but we have to deal with the reality of it. I am certainly a strong believer in high-density development the closer we get to the city. That area is prime land for that type of development. I hope that when that land is redeveloped, the University of Western Australia land is high density as well because with its proximity to the city, the only way we are going to stop our population growth and urban sprawl going the way it is, which is forever essentially, is to try to arrest it by offering better opportunities and a mix of styles of living for people to live in close proximity to the city.

In any event, that is the history of the matter. The redevelopment was secured by the efforts of Alannah MacTiernan. The legislation was passed and new facilities were constructed in the area. It was a perfect arrangement which showed how we should do things. She overcame the local opposition, in particular from the Town of Cambridge.

This legislation amends the legislation that was passed by the former government to provide back to the Town of Cambridge the capacity to administer building and demolition licence applications, refuse or approve applications for building licences, enforce compliance with building regulations, number the allotments in the subdivision, monitor verge deposits and accept the appropriate fees. It allows all those things to be handed back to the Town of Cambridge to undertake those sorts of important works locally. I assume that the original legislation that was passed by the Labor government undertook that the minister had those responsibilities because we wanted to get things underway and the Town of Cambridge was not particularly supportive of what we were doing so we had to undertake those roles centrally. As so often happens, once these things are in place, the opposition of those people who were the principal opponents is forgotten and they want to undertake these roles and responsibilities. All of their reasoning and opposition and all the fire and fight and fury that they carried on with are now all forgotten and they are strong supporters of the project, as so often happens in our democracy. They will now be given back these important responsibilities of building approvals and so forth. I hope they undertake them expeditiously and with aplomb and they make sure that that place is humming with activity as a consequence and that the athletics and other facilities constructed in Perry Lakes have a number of people living around them who will use them, appreciate them and enjoy them into the future.

Our dream, our aspiration and our hope for this part of the world lies with this magnificent piece of legislation put together by the Minister for Planning in his final dying days as Minister for Planning before he assumes the great role of Treasurer, which will ultimately result in his destruction. I hope that he remembers the halcyon days when he was the Minister for Planning before the burden, the paperwork and the huge responsibility of Treasurer ultimately weigh him down and destroy him. I hope he remembers this as his finest hour in his time as Minister for Planning. We certainly will. We will certainly look back on the Minister for Planning as having been a great minister who had carriage of this important amendment to the Perry Lakes Redevelopment Amendment Bill. We will certainly look back on the minister as being one of the great planning ministers for making that one-word change to the act that Alannah MacTiernan put through the Parliament. As the minister regularly says, he is far more dynamic and far more active than Alannah MacTiernan was. I know that he believes that and that his wife

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probably believes that. Two million other Western Australians do not but the minister can rest safe in the knowledge that he does. When he assumes the role of Treasurer, I hope this is the moment that he remembers fondly into the future before the burdens of office ultimately result in his demise. I hope he survives physically.

Mr J.H.D. Day: Are you planning a change in your role soon?

Mr M. McGOWAN: I will be Treasurer. If the minister wants to offer me the position of Treasurer, I will be Treasurer! We will share roles. The member for Victoria Park and I will job share as Treasurer, and the minister can stay as planning minister. If that is the deal the minister wants to do; we are happy with that and we will see how that arrangement works. But I think it is worth considering. We will get the member for Southern River in as Premier. We will have a very athletic Premier. I saw the consequences of the current Premier running yesterday; he needs to get out to the athletics track at Perry Lakes and do a bit more exercise.

Mr J.H.D. Day: He plays a mean game of tennis.

Mr M. McGOWAN: I read the article in *The Sunday Times* in which he claimed to run along Cottesloe Beach regularly. I have never seen a better example of misinformation in my life; it was shocking spin.

Mr J.H.D. Day: Take him on on the tennis court!

Mr F.A. Alban: Why don't you challenge him?

Mr M. McGOWAN: I will challenge him to every single sport known to humankind—apart from tennis.

Mr D.A. Templeman: Wrestling?

Mr M. McGOWAN: He may have me when it comes to Greco–Roman wrestling! Sumo wrestling, he will definitely have me! I reckon that apart from sumo wrestling, Greco–Roman wrestling and tennis, I would have the Premier's measure. In any event, I have digressed somewhat from this legislation and I will now conclude my remarks on this bill. The opposition supports the legislation.

MR D.A. TEMPLEMAN (Mandurah) [10.41 am]: I will speak quickly to highlight that this is an important bill. As the member for Rockingham has said, the Minister for Planning will go down in history for this remarkable piece of legislation. During the remarks of the member for Rockingham, he referred, of course, to the perhaps now aptly named “Scissor kicker from Southern River” who will also go down in history. I was tempted to move an amendment to this bill, which more relates to the naming of an appropriate site within the Perry Lakes redevelopment to Abetz drive, Abetz lane or perhaps Abetz avenue.

Mr A.J. Waddell: The Abetz exit!

Mr D.A. TEMPLEMAN: Yes. Perhaps the exit from the development will be most appropriate and it will be called the Abetz exit, because it is certainly possible that the member for Southern River could be making a very quick exit from this Parliament at some stage in the very near future, as he did when he scissor kicked over the Bar of the Chamber. I do not know whether other members saw this, but I was sure that the Bar was in the process of being slid across when he made that famous scissor kick over it. It reminds me when I was in the blue faction in Avonvale Primary School—I am sure all members would remember their athletic prowess at school—when I was asked to —

Mr M. McGowan: Now in the red faction.

Mr D.A. TEMPLEMAN: That is right. I have tended to maintain a fairly short stature throughout my life, and when I went to jump—this is a true story—I was very tentative about addressing the bar, as they call it. As one comes in towards the bar, it is all about the timing and the steps, and after two attempts I jumped and banged my head on the pole and that promptly ended any thought I had of a career as a high jumper. Given that this is such an historic moment today, I hope that the Minister for Planning will consider that there is some room in this bill to accommodate the Abetz exit. I am sure we can find a clause, or invent a clause, to accommodate that, because I think that is important.

I know that minister will be very keen to be present with the Governor in Executive Council when this bill is officially assented to by the Governor. I can imagine that the Minister for Planning will make sure that he is the minister available to be present. I am sure that the Governor will lavish praise on the Minister for Planning at Executive Council for this achievement, because it is a remarkable achievement.

Mr J.H.D. Day: I am glad you appreciate the significance of it.

Mr D.A. TEMPLEMAN: I do. I rarely speak in this place, as members know, but I was moved to make a contribution, brief as it will be this morning, to acknowledge this contribution. As the member for Rockingham said, when the minister moves on to the position of Treasurer, and when people look at the *Hansard* 100 years hence—Look! I am pleased to see the scissor kicker from Southern River has entered the building; I did not

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realise the member had pole-vaulted his way in here. However, I am pleased the member is here; we have been speaking about him.

Mr P. Abetz: I have heard everything on TV.

Mr D.A. TEMPLEMAN: I know, and the member would be glowing.

Mr P. Abetz: I thought the bill was about me rather than Perry Lakes!

Mr D.A. TEMPLEMAN: I think the bill should be about the member for Southern River, and I have tried to include an insertion in the bill to recognise his achievements yesterday afternoon.

Mr B.S. Wyatt: I think you should move an amendment.

Mr D.A. TEMPLEMAN: I was hoping to do that. However, the minister with the furrowed brow has indicated that he will not be acknowledging the Abetz exit in my foreshadowed amendment.

Mr J.H.D. Day: I am not sure that would get through cabinet somehow.

Mr D.A. TEMPLEMAN: We have been talking about the member for Southern River.

Mr P. Abetz: I have listened to every word.

Mr D.A. TEMPLEMAN: Whilst we have not seen the member in iridescent running shorts, and the thought of that does not excite me at any stage, I am sure that maybe when we have the next opening of Parliament—if the member is still here—we might have him re-enact the infamous scissor kick over the Bar of the Chamber, because I think that would be quite an installation.

Mr M. McGowan: Some people might say he is for the high jump.

Mr D.A. TEMPLEMAN: Some people might say that; in fact, it is always good in athletics to have a number of capabilities up one's sleeve, because jumping over poles like the member does can be dangerous; they can catch things and one needs to be very careful of that.

I will conclude because I know the member for Girrawheen is very keen to get on to the Police Amendment Bill. I have one question.

Mr J.H.D. Day: I trust we are going to hear from the member for Victoria Park as well.

Mr D.A. TEMPLEMAN: I have one last moment in which I will acknowledge Kim Mickle, the silver medallist in the javelin at the Commonwealth Games, just concluded, in New Delhi. Kim was a student of mine; I taught her. Kim is a silver medallist and I congratulate her. Kim will be among the other Western Australian members of the Australian contingent to the games who are celebrated today at Forrest Place as part of the welcome back from the games. I congratulate Kim Mickle and her family.

I have one last thing: page 2 of the explanatory memorandum refers to the issue of the transition day, and the last sentence mentions that there are current decisions made by the minister that are still wholly or partly unperformed. I would appreciate in the minister's response some indication of the scope of some of those arrangements that are still wholly or partially unperformed. It would be interesting to have an example of some of those that are still to be commenced or concluded. I would appreciate that.

MR B.S. WYATT (Victoria Park) [10.48 am]: I want to make a short contribution in light of contributions this morning revealing that the Minister for Planning, the member for Kalamunda, is likely to be my future opponent in the chamber—the next Treasurer of Western Australia. That is something that Western Australia can certainly do with; that is, the Premier giving up the Treasury portfolio —

Mr J.H.D. Day: I don't think there is any confirmation of that.

Mr B.S. WYATT: — a portfolio to which the Premier has not taken to like a duck to water, some might say—not like the ducks in the lakes that surround Perry Lakes Stadium. Those ducks are certainly much more adept with their water than the Premier is with financial management. I think the member for Kalamunda will be a wonderful Treasurer for Western Australia. But, as the member for Rockingham has pointed out, that appointment may cause a downward slide in the minister's parliamentary career. I do not know whether the member for Kalamunda will buckle under the heavy weight of the Treasury portfolio, but I think his dour, serious approach to public policy and his keen desire to get things done may see some good outcomes and place a bit of a handbrake on the Premier of Western Australia, who tends to ignore all things financial.

I have a direct connection with Perry Lakes Stadium, as I ran there back in the days when it was used by schools for interschool athletics carnivals. I went to Aquinas College, and the Public Schools Association athletics carnivals were always held at Perry Lakes. We would travel there in a bus, which I think was built around the

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same time as the 1962 Commonwealth Games—it was perhaps constructed a little earlier than that. Interestingly, not long after I left Aquinas, this bus burst into flames on the Kwinana Freeway, but thankfully all students on board managed to abscond before any damage was caused to them.

Mr M. McGowan: Were you on that bus?

Mr B.S. WYATT: I was not. The bus burst into flames and set traffic back all the way to the city just after I had left Aquinas. It was a quite exciting time for the students who had been on that bus. The days I spent doing athletics training with Aquinas were wonderful. I fancied myself over the middle distance, but perhaps not as much as the member for Albany. I certainly could not leap like the member for Southern River, nor was I as quick as the member for Southern River over five metres—his sprint from just in between the member for North West and the member for Fremantle to the Speaker’s gallery was quite extraordinary. Even more extraordinary was the amount of sweat coming off the member’s face as he took that leap and as his colleagues on this side of the house wished him well as he departed the chamber.

I have also had the privilege of running on the new athletics track. My performances at the Perry Lakes Stadium and on the new athletics track will certainly not go down in history as producing record times! The new athletics track is another wonderful legacy of the former Labor government. It created a world-class athletics stadium. Any member of Parliament who has visited that stadium or has had the privilege of running on that track, as I have done courtesy of my membership of Stadium Triathlon Club—I have to give the club a bit of a plug—will understand that Perry Lakes had long since served its purpose. The 1962 British Empire and Commonwealth Games were held at Perry Lakes Stadium. The member for Rockingham said that he remembers those games fondly, coming as they did five years before his birth! I also remember those games fondly, coming as they did 12 years before my birth! I still think back fondly to those days—to the great empire of the Commonwealth and the games that were held here in Perth. The member for Rockingham is right: now that we have a wonderful new athletics stadium and an impressive basketball stadium—I have not been inside it, but it certainly looks impressive—there is perhaps an opportunity for the Minister for Planning, when he becomes Treasurer, to direct some money towards a bid for a Commonwealth Games to be held in Perth in the future. That could perhaps round out what has been an impressive ministerial career.

One curious point is that the government is giving back a number of powers to the Town of Cambridge. That suggests that the state government has a bit more confidence in local governments than it had a short time ago when it introduced development assessment panels, which took power away from local governments. It is now returning those powers. No doubt local government authorities all over Western Australia will be confused by this government when, on one hand, the Minister for Local Government demands the amalgamation of local governments and threatens amalgamations by force, and on the other hand the Minister for Regional Development wanders around like Santa Claus dripping money to all these local governments that the Liberal half of the government claims are dysfunctional, unfinancial and unable to deliver services to their ratepayers. Powers are being returned to the Town of Cambridge to deal with the land on which Perry Lakes Stadium stands.

Whilst we are being a little light-hearted in this debate, this is an important time for all members to reflect on the long service that Perry Lakes Stadium has given to Western Australia. Its time is most certainly up. We should also acknowledge the wonderful legacy of the former Labor government in delivering what is an outstanding new athletics stadium literally just across the road from Perry Lakes Stadium. The opposition will of course support this legislation. I look forward, when we return next year, to jousting in the chamber with the Minister for Planning in his new role as Treasurer of Western Australia.

MR J.R. QUIGLEY (Mindarie) [10.56 am]: I rise to lend my support to the Perry Lakes Redevelopment Amendment Bill 2010 and to also talk about the Perry Lakes facility. Like the member for Victoria Park, I was a member of the Aquinas College athletics team, but perhaps a bit more sand has run through the hourglass in my case. Unlike the member for Victoria Park, who has fond memories of the opening of the British Empire and Commonwealth Games at Perry Lakes Stadium, which occurred 12 years before his birth, I vividly remember attending the opening ceremony of those games in 1962, which I lament to say occurred 14 years after my birth. The Commonwealth Games village for the athletes was in Floreat. I remember participating in the first interschool athletics carnival at Perry Lakes in 1963, after the carnival was transferred from the Western Australian Cricket Association—WACA—ground. Many members have memories of Perry Lakes Stadium. If members really stretch their memories, some might even remember there being water in Perry Lakes. Now it is just “Perry Mudflats”, such are the dire circumstances surrounding water here.

What this bill highlights and what this whole redevelopment has brought to the fore is some of the cynicism in the political process in Western Australia. Arguments were cynically raised by members when they were on this side of the chamber, but when they walked across to the Treasury bench after the election, the arguments were

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different. I am not pointing a finger at the member for Kalamunda in this regard, but I recall that when the proposal was first promoted by the then Labor government, there was vehement opposition to it from the Town of Cambridge. Because the Town of Cambridge was so vehemently opposed to what was proposed for the Perry Lakes site, some opportunists amongst the then Liberal opposition grabbed hold of the Town of Cambridge's opposition and sought to berate the then Labor government for what it was proposing. The minister will recall my strong support for his proposal for DAPs, or development assessment panels—he nods his assent. It has become necessary for a government to take control because every time a development is proposed that will position this wonderful city of ours well into the twenty-first century, a splinter group will oppose it and quite often will find support from an opposition willing to piggyback on the splinter group. That is what members of the Liberal Party did and that is why it was such a robust debate with the very robust Minister for Planning who said, "Enough! We have got to take control or this won't happen." This minister, the member for Kalamunda, will have to do that in other areas of Perth, and that is why he has introduced DAPs and the whole DAPs process. However, the time has come now to divest some things to the Town of Cambridge because that opposition is of course all over. There is nothing that the Town of Cambridge can do to frustrate what is a truly wonderful facility that has been developed. Because it can do nothing to frustrate that development, it is appropriate that responsibility for it be given back to the Town of Cambridge.

However, I pause at this time to highlight the Liberal Party opposition to this proposal; the same Liberal Party that, when in opposition, vehemently opposed the new arena now under development on Wellington Street. Quite rightly, the Minister for Planning and other government luminaries, including the Premier, will be at the opening of that arena next year to sing its praises.

Mr B.S. Wyatt: Jostling with their scissors!

Mr J.R. QUIGLEY: Yes; jostling with their scissors! They will extol the praises of the new arena and the delivery to Perth of a wonderful new, but long overdue, facility. I will not criticise any minister attending the opening—including the Minister for Planning—for extolling this wonderful new asset to Australia and to the world. The government has, in no small part, had to administer the contracts. They have been challenging contracts, and not just on price, because it is a challenging building. It is a challenging building, as BGC has found out. The method of construction, including the progressive pushing out of that big roof, has been challenging, and I can well imagine the contract difficulties in getting up such a structure. There is precedent for this all around the world and, indeed, in Australia. In Sydney, there were big contractual and supervision problems when the Sydney Opera House was constructed; it was a matter for controversy all around Australia. I remember my mum buying a two-and-sixpence Opera House lottery ticket every week in a lottery run all around Australia. The contract price kept blowing out. There were contractual difficulties. All Australia will remember the difficulties encountered by or created for the commissioning architect.

My plea, as we try to bring this city facilities, is that we in this chamber do not jump on board with small opposition or splinter groups in the community simply to get column inches on the back of their opposition, thereby frustrating development in the same way the Liberal Party tried to frustrate the development of the new athletics track by jumping on board with the Town of Cambridge. I do not include the minister, the member for Kalamunda, in that crass opportunism.

As I have said, it is time to hand back some of these powers to the Town of Cambridge. However, the reality that we as legislators have to focus on is that Perth does not have a football stadium. The Premier has promised an announcement in February; the community will know what it will get for a football stadium come February. We cannot attract world-class events without world-class facilities. What happened after the Labor government—I recall this happening as far back as the era of Premier Dowding or Premier Burke—got Challenge Stadium up and going? In the space of four years, two rounds of the FINA World Swimming Championships were conducted at Challenge Stadium. I remember watching Michael Klim and others swim. I am sure that with a new athletics track, we are in the mix to attract world-class events. If we had other world-class sporting facilities, we could position Western Australia to attract other world-class events.

I refer now to Victoria—the leading state in Australia for attracting sporting events and the businesses that attend those events. It has shown Australia how to attract such events. Not only did Victoria rebuild the MCG magnificently for the 2006 Commonwealth Games, it then got on with building the new rugby stadium for the Storm and other sports that play on a rectangular track. While the government has been dithering for two years and is yet to make a decision on a football stadium, Western Australia is being outstripped. AAMI Stadium in South Australia and the square stadium in Melbourne, which means Victoria now has a substantially redeveloped MCG and a square stadium, have all been completed in the time that this government has been dithering over the football stadium.

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I fear that my son Jack who is 27, will, as a senior tax lawyer at 50, still be picking up the paper with anticipation, looking for an announcement about a football stadium. That is only 23 years away. Members might think that is a long time, but it is not. The Eagles joined the AFL competition in 1983; that is more than 23 years ago. The government has to —

Mr M. McGowan interjected.

Mr J.R. QUIGLEY: The way this is going, it will dribble on forever. The Labor government took control of the agenda; it took the power from the Town of Cambridge and delivered to Perth a world-class stadium. That is what it did. Given that the Town of Cambridge can no longer frustrate the development of the stadium, the current government recognises that it is time to divest itself of some of those powers. The opposition supports this legislation but urges the government in other areas to get on with it.

I have said that Perry Lakes is now a mudflat because of the amount of groundwater that has been sucked from the environment. Perhaps the name of the bill—Perry Lakes—is an anachronism. I go past the area from time to time and there is not a scrap of water. Unless this minister takes control of the planning issue in Nowergup and stops the development of a limestone quarry almost on the shores of Lake Nowergup, the northern suburbs and my electorate will face the same tragedy as that of Perry Lakes in Floreat.

I praise the minister and the government for taking control of these development matters, but urge him to recognise the environmental swing and to intervene in the State Administrative Tribunal proceedings. The minister must take control. He must support the City of Wanneroo. He must stop the limestone quarry. He must save Lake Nowergup.

MR J.H.D. DAY (Kalamunda — Minister for Planning) [11.10 am] — in reply: I thank members of the opposition for their contribution. Some of it was relevant to the Perry Lakes Redevelopment Amendment Bill 2010—probably a fairly minute component of what was said—some of it was probably marginally relevant and a lot of it was not terribly relevant at all to the bill; however, it was quite entertaining.

Mr M. McGowan: How can you say that? Which bit wasn't relevant?

Mr J.H.D. DAY: I said “to the bill”—to the bill itself and to the particular purpose of it.

As I said, I think members of the opposition made quite an entertaining contribution in some respects. We have heard from probably all the aspirants for the leadership of the Parliamentary Labor Party in Western Australia. I am very pleased that this bill provided the opportunity for all the aspirants to make their contribution so that people in this chamber and people more widely who watch these proceedings —

Mr D.A. Templeman: How do you think mine went, minister?

Mr J.H.D. DAY: The member for Mandurah is one of them!

Mr D.A. Templeman: Are you putting me in to be picked?

Mr J.H.D. DAY: Absolutely!

Mr D.A. Templeman: It's only my mum who thinks I should be leader!

Mr J.H.D. DAY: The members for Rockingham, Victoria Park, Mandurah, and possibly even the member for Mindarie!

Mr M. McGowan: What about the member for Southern River? Why isn't his name there?

Mr J.H.D. DAY: I am not sure whether he is an aspirant for the leadership of the state opposition!

Mr M. McGowan: He might as well go with us!

Mr B.S. Wyatt: Come on over!

Mr J.H.D. DAY: He has obviously come in to the chamber to listen to this debate very intently and I am sure that he is contemplating his future very, very carefully.

There was some debate about various athletic moves and particular techniques. It certainly was quite entertaining and interesting and brought back some recollection of attending athletics events myself. Unfortunately, I am old enough to recall the —

Mr B.S. Wyatt: What was your event, minister?

Mr J.H.D. DAY: My main event in athletics was attending and observing, although at school we all had to participate to some extent. My main recollection of attending Perry Lakes Stadium is that, firstly, unfortunately, I am old enough to recall the 1962 British Empire and Commonwealth Games and I recall attending an event

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sitting in the stadium in the lead-up at least to the 1962 games. I also recall attending interschool athletics events, as the member for Victoria Park referred to. I am sure that I would have been there somewhat prior to him! I went to a school that required us in those days to wear boaters—those straw hats that have a lot of traditional meaning in some people's minds —

Mr B.S. Wyatt: What school did you go to?

Mr J.H.D. DAY: Guildford Grammar School, as did a number of other members, such as the member for Geraldton, who was in the chamber earlier—but he followed me, I think! A few other members of this Parliament also attended the same school. Back in 1968, the headmaster of the day required that we wear boaters to the interschool athletics, which was a recipe for something of a disaster. In fact, it was an invitation to some of those nasty and horrible boys from other schools, like Aquinas and probably Christ Church and Hale and so on, to get hold of the boaters from those of us who were vulnerable and young students from Guildford and to destroy them. Indeed, that —

Mr B.S. Wyatt: Did the Aquinians succeed in taking yours, minister?

Mr J.H.D. DAY: Some nasty student from some other school did. I cannot remember which school in particular, but I am sure Aquinas was involved!

Mr M. McGowan: Did you have any hair then?

Mr J.H.D. DAY: Does the member want me to get out some of the old photos? I can assure the member for Rockingham that at the age of 12, yes, I was fortunate enough to have hair in those days.

That was one of my unfortunate recollections of that year and going to the Perry Lakes Stadium. I think that in subsequent years we were not required to wear boaters and the headmaster of the day took perhaps a more realistic approach to what the consequences might be. However, I am very pleased that he did follow through and require restitution from the other schools involved—Aquinas, Christ Church, Hale or whatever they might have been.

Mr B.S. Wyatt: I hope they litigated appropriately!

Mr J.H.D. DAY: I do not think it got to that; I think probably the principals of the various schools were perhaps a little more reasonable and kinder than some of the ghastly students they had.

Mr B.S. Wyatt: The bus I referred to that blew up on the freeway was probably being used back then as well! It took a lot for Aquinas to update that bus!

Mr J.H.D. DAY: It may well have been —

Mr M. McGowan: It was probably Guildford's revenge! They probably got them back.

Mr J.H.D. DAY: When the member for Victoria Park was speaking, I wondered whether it was some sort of act of revenge from him not having had an entirely happy period at school, if that was the case, but hopefully that was not the case!

Therefore, we all have our own recollections of Perry Lakes in some form or other. I was quite amazed that the member for Rockingham said that he actually recalled the 1962 British Empire and Commonwealth Games, albeit that it was I think five or seven years before he was born! Miracles happen, I guess.

The Perry Lakes Redevelopment Amendment Bill, as members opposite fleetingly referred to, is about returning powers to the Town of Cambridge in relation to approvals for building construction. That will generally be for housing construction. As has been announced recently, the first auction of residential lots will occur on 4 December this year. I think there will be 17 lots in that auction and, therefore, during 2011, one would assume, people will prepare their plans to build homes on the lots and will need to apply for building licences. As the current act specifies, it would be necessary for the state, through the Department of Commerce and under the responsibility of the Minister for Commerce; Housing, to fulfil the responsibility of assessing and issuing building licences. However, the judgement has been made and it is now agreed by the Town of Cambridge that it is appropriate for that power to be exercised by the Town of Cambridge, as is the case with all other local governments around Western Australia. Therefore, this bill has the simple effect, really, of returning that power to the Town of Cambridge once this bill receives royal assent and takes effect. Once that has occurred—I hope it is before the end of this year or early next year—the responsibility for issuing building licences will be that of the Town of Cambridge.

The member for Mindarie made some reference to development assessment panels, which are being established as a result of the legislation that passed Parliament a few months ago. It is possible, in fact, that the use of those panels will be relevant in this project to some extent, particularly for the larger apartment building on the

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southern side of the Perry Lakes redevelopment area. If that particular project is above \$3 million in value, it will be open to the proponent to require that a development assessment panel be used for assessment of that project, and if it is above \$7 million in value that would be mandatory. I am not sure whether that will be the case, but it may well be the case that it will be above the \$3 million threshold. I expect that will be likely; therefore, the legislation that went through earlier this year may have some role to play in this development. The first lots that are going on the market, however, provide for single-lot development and they will be lots of a more traditional size ranging from 308 square metres up to 739 square metres. Therefore, obviously, development assessment panels would not apply in those cases because they will be stand-alone individual residences, regardless of whatever their value may be.

The member for Mandurah asked about any work that is currently in progress, as I recall, and anything that may need to be handed over to the Town of Cambridge; I think that is what he was getting at when asked about anything that has been started. To the best of my knowledge nothing is currently in progress that would need to be handed over to the Town of Cambridge as a result of this legislation, because people would not be applying for building licences as yet. Obviously the Town of Cambridge will need to be aware of the overall nature of the development. It is clearly well aware of that, it has been involved in the process to a reasonable extent and, as I understand it, is now very supportive of what is being developed, which I have no doubt will be a very high-standard development in the area. I was not involved in the debate in any way back in 2004 or so when the Perry Lakes Redevelopment Bill was being debated in Parliament, but I do recall it was a somewhat contentious issue. There was quite a bit of debate from the then opposition; the member for Cottesloe and the member for Churchlands had, and no doubt still have, quite a strong interest in the development on the site. At the time I think it was in the electorate of Cottesloe. One of the outcomes of the legislative process was, and it remains the case of course, that there was a guaranteed minimum \$50 million payment to go to the Town of Cambridge once the whole project is completed. That was on the assumption that there would be a surplus from the net proceeds of the development of the land after all the new sporting facilities had been completed. Whether that is in fact going to be the case remains to be seen, but it is expected, or certainly understood, that there has been a change in the financial outcomes of the project, because the cost of developing the sporting facilities has risen quite a bit from what was initially expected. On the other hand, the value of the land to be sold may not be as high as was initially expected. Of course the final outcome will not be known for a number of years.

Mr J.C. Kobelke: Are you currently concerned that the money that will be recouped from the sale of the land may not meet all those obligations?

Mr J.H.D. DAY: It is possible that that would be the case.

Mr J.C. Kobelke: It is always possible, but I am asking whether you are fearful that there is more than a possibility that that will be the case.

Mr J.H.D. DAY: Based on my recollection—I do not have the particular details in front of me—it is a quite likely outcome, given the fact that the cost of constructing these sporting facilities has been quite a bit higher than was initially expected. I cannot recall the figures, but the cost of constructing a very high-standard athletics track and stadium, the basketball facility and now the rugby facility has been higher, because of the escalation in building costs over the last four years or so, than was initially expected in the consideration of this project.

I think that I have considered most of the relevant issues that were raised by the opposition. There was all sorts of debate about possible ministerial changes. I am not in an informed position to be able to make any considered comment on those particular issues. Obviously they are matters for the Premier. He would be thinking about those things at the moment and I am very satisfied with my role as Minister for Planning and Minister for Culture and the Arts—both very important roles.

Mr M. McGowan: Are you saying you have not even spoken to him?

Mr J.H.D. DAY: The Premier is no doubt exercising his mind, turning his mind very carefully to whatever changes he might be making later this year. I can assure members of the opposition that I have no particular aspiration for change. Once again, the planning of the culture and the arts portfolios are very important. I thank the opposition for its support of this bill and I look forward to its expeditious progress through this house and then through the Legislative Council.

Question put and passed.

Bill read a second time.

Leave granted to proceed forthwith to third reading.

Third Reading

MR J.H.D. DAY (Kalamunda — Minister for Planning) [11.24 am]: I move —

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That the bill be now read a third time.

MR J.C. KOBELKE (Balcatta) [11.24 am]: I would like to make a small contribution following on from some of things that the Minister for Planning said in closing the second reading debate. This is a project that I had involvement in as Minister for Sport and Recreation in the previous government. In this bill we are really just transferring back to the Town of Cambridge the ability to make decisions on building licences and development approvals. That is something that, as we indicated, we support. The reason that we need to do this was founded on the basis of the special legislation that was required to have this major project go ahead.

I will briefly put on record that the proposal to redevelop the old Perry Lakes athletics stadium and basketball stadium so that the residential development could take place there has been around for a decade or more. Money derived from the sale of the land would be used to build new facilities. The Perry Lakes athletics stadium was past its use-by date, it was obsolete, it was not up to standard and it would have required a lot of money if it was going to be maintained. A similar comment can be made about the basketball stadium. The issue then was how to put that package together.

As the minister himself suggested a few minutes ago, it turned out to be a very contentious issue because the Town of Cambridge, without entering into all the internal problems that it had, was not judged as having the capability to deliver on it. It, however, saw the possibility of getting extra revenue from the profits that would be made on this project. As the minister said, the deal that was struck promised that the excess funds would go back to the Town of Cambridge; and, more than that, there is a legal obligation on the state to make sure that that excess is at least \$50 million. I am therefore concerned that the minister sees the current state of the land market as being such that money taken from the consolidated fund may be needed to top up whatever surplus there is to be able to pay the Town of Cambridge that \$50 million. Of course, the \$50 million has to be paid at the termination date. It will be up to the minister to determine when the project is completed, the land sold and therefore when that \$50 million payment is made.

As the Minister for Sport and Recreation when putting the Perry Lakes package together, I was always bumping up against Treasury and also my colleague Alannah MacTiernan, who was the minister then responsible for the land developed. Minister MacTiernan, in the role that the current Minister for Planning has, was interested in getting good quality planning and in meeting the same objectives that the current minister has for creating more residential lots, and being able to see quality developments go on to those lots. The amount of money that would be captured from that became an issue for me as the Minister for Sport and Recreation, because I had control of building the new sports stadiums and therefore the budget that went with that.

The minister's comments about a blow-out in those costs prompted me to speak. The extent of the blow-out depends on which timelines are put into place. When the costs of building the new athletics stadium, basketball stadium and the facility for RugbyWA were costed at the time of the introduction of the Perry Lakes Redevelopment Bill, they were clearly below what they finally turned out to be. Once we set the budget—from memory, it was \$93 million for all those projects—that was factored into the cost of projects and the potential for gaining value on the land. Of course, knowing what the future value was that could be captured on the lots that the minister is now talking about, which this legislation goes to, was a bit of crystal-ball gazing. I then had to, with very strong professional advice from Ron Alexander and his people in the Department of Sport and Recreation, make sure that the design and the costing of those facilities met the envelope that was provided as the anticipated return on the land and allowed for that \$50 million to go back to the council. I congratulate the people in the Department of Sport and Recreation who did a brilliant job in producing world-class facilities to a quite tight budget.

I cannot speak for RugbyWA because that has been carried through by this government. The plans that the former government had have since changed, and for good reasons; there were problems with those plans. Therefore, I have no idea how well the RugbyWA facility will keep to the budget that has been set for it.

Mr T.G. Stephens: Was it budget economising that necessitated one of the grandstands to be looking straight into the western sun at Perry Lakes?

Mr J.C. KOBELKE: That is diverging a bit, but I will comment briefly on that with the permission of the house. WA Athletics was very keen to ensure that the home straight faced in a direction that would provide the runners with a tailwind sea breeze. That was one of its priorities and necessitated the grandstand facing in a westerly or north westerly direction and the afternoon sun shining into the grandstand. I was concerned about that. However, the state athletics facility needed to meet the requirements of WA Athletics, which argued very strongly on that point. The former government acceded to that request and the grandstand was built in that alignment. I required the architects to do much more intensive work on sun tables and shadows and I also asked for more shaded areas to be made available on the other side of the ground so that the amount of shade was maximised. We also put more money into extending the roofline to maximise the amount of shade because we

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realised that that would be a problem. Members must keep in mind that the stadium is generally attended by large crowds for Little Athletics and school athletics carnivals, and that they begin in the morning when the sun is in the east and does not cause a problem. Those carnivals usually finish by two or two-thirty in the afternoon, by which time there is substantial shade. That was a concern of the former government and we put a lot of effort into addressing the matter to the extent that it could be addressed.

To return to the third reading of the bill, obviously the minister will exercise his mind on ensuring that the value of land covers the cost of the sporting projects and will put in place development and sales strategies to try to achieve that. The minister must perform a balancing act. I am sure that he wants to achieve a quality development, and a quality development generally means better value for the land. However, sometimes those two principles are in conflict. That is a matter that the minister will have to resolve. I understand that he has changed the plans so that there is now more high-density housing than was originally proposed. I think that has been done to meet the targets the minister has set for providing more residences in the growing city and to achieve a greater density in various parts of the metropolitan area. When he closes the debate in a few minutes, the minister might like to comment on what changes he has made. The minister said that that might necessitate the involvement of the development approval panels because the cost to construct a multistorey residence will be above the threshold at which a DAP rather than the local council would become involved in the approvals process. Wearing his planning hat, the minister must balance issues such as housing density and the target he has set for the number of new residences to be developed. He must also ensure that this is a high-quality development, and capture good value for the land. Getting a good return for the land may go beyond those issues. The return could depend on when the developments are brought onto the market. The minister must deal also with the holding costs and interest costs if the project is delayed for too long, and with the flat market. The Perry Lakes land sales would be competing with the nearby Edith Cowan University land sales in Churchlands. I am sure the minister has turned his attention to the marketing strategy of this development.

The legislation we are about to pass deals with the transfer of powers back to the Town of Cambridge to consider and approve the building licences that are required for the development of these sites. This has taken place because there are no longer any contentious issues involved. It does not further the interests of either the Town of Cambridge or the individual players to not approve the development of buildings on the land. That was not the situation when the package was being put together when the relationship between the players was antagonistic and there was concern that the Town of Cambridge could thwart the project regarding the planning approvals for the land, the development approvals and the building licences. All that is done and dusted and therefore it is right and proper for the Town of Cambridge to resume its role in that area. Another reason that the powers can be passed back to the Town of Cambridge is that the government does not have an agency that deals with these approvals and would have to set up a bureaucratic department to deal with them, which would be an extra cost and a waste of money. It makes sense to pass back the power to the authority that is appropriately resourced and has the people and procedures to deal with approvals and building licences.

We support this legislation. This is another step in what has been a longwinded and contentious project but which has led to the development of an athletics stadium that this state can be proud of. I have spoken to the people involved with it and it appears that the stadium is living up to its expectations. The only issue I am aware of is that the disabled accesses could be better. However, the design, architecture and development are right, by and large. Prior to committing to building the stadium, I visited the stadium in South Australia that is a similar style to ours and some of the deficiencies of that stadium were pointed out to me. For example, that stadium does not have enough changing rooms for all the athletes when a major carnival is held. I made sure that the people who built our stadium were aware of a range of things like that. The basketball stadium is architecturally fantastic from the outside. I am yet to hear a report about how it is functioning internally, although it seems to be going well. There were some issues with the stadium's leasing arrangement, although I will not enter into a debate on those matters now. We now have some fantastic facilities. Returning these powers to the Town of Cambridge tidies up what has been a difficult project throughout its life, but it has delivered fantastic facilities and we have an opportunity to build a wonderful residential area on the old Perry Lakes stadium site.

MR J.H.D. DAY (Kalamunda — Minister for Planning) [11.37 am] — in reply: I thank the member for Balcatta for his contribution. He has had a much longer involvement than I with the earlier stages of this project and the development of the sporting facilities. This project has a long history, and in 2004 there was some contentious debate on it, as I said earlier. The final financial outcome will not be known until the project is completed. I would like to think that it will be positive overall, but there is a prospect that the state will be required to make a net contribution to the Town of Cambridge, although I suspect that will not be known for some years.

I do not recall any changes being made to the planning arrangements since we have been in government. However, a provision has been put in place for a range of low-density, medium-density and even high-density

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housing in this whole development, particularly on the southern side where the apartment precinct will provide for higher density accommodation than was the case with the first stage of the development. The value of the land, essentially, will initially be determined by the auction that will be held on 4 December. Not all the lots in stage 1 are being put on the market through that auction; as I understand it, after the auction, which will have the role of determining the initial value of the land, the remaining lots will be put up for sale by private treaty. As members have referred to, it is very well located land in a high-value area, generally, and, up until this point, in excess of 1 000 people have registered an interest. I expect there to be very strong interest and demand when the auction is held on 4 December. Hopefully, that will result in a good financial outcome for this project, which is being undertaken by LandCorp of course. From my observations, briefings earlier on, and my observation when I went out to the area and had a brief look around the other day, it is certainly going to be a very high-standard development. I thank members for their support of this bill, which will have a fairly simple outcome but which is an important part of the process.

Question put and passed.

Bill read a third time and transmitted to the Council.