

PERTH WATERFRONT PROJECT — PLANS

4678. Mr W.J. Johnston to the Minister for Planning

I refer to the recent Government announcement regarding the Perth Waterfront Project, and I ask:

- (a) when is it expected that the first cafe will be open and trading to the public in the Perth Waterfront Project;
- (b) is it still planned to have 156,000 square metres of office space in the Perth Waterfront Project;
- (c) when is it expected that the construction of 156,000 square metres (or other planned quantity) of office space as part of the Perth Waterfront Project will be finished;
- (d) why has reference to the amount of office space been removed from the Department of Planning's website;
- (e) what is the expected price per square metre of the land that is intended for sale to the private sector for office construction in the Perth Waterfront Project;
- (f) what is the planned date of sale of each parcel of land allocated for office space as part of the Perth Waterfront Project;
- (g) is the income from these land sales part of the funding for the Perth Waterfront Project;
- (h) noting that, in accordance with the Department of Planning website, the Perth Waterfront Project is planned on the basis that the built environment will be completed in 2022, what contingencies are there for either a slower than expected sale of land for office space or an inability to sell land for office space; and
- (i) as part of the business case for the Perth Waterfront Project, have there been any studies on the requirement for office space in the Perth Central Business District, which would need to include the Northbridge Link Project, the Perth Waterfront Project and the amount of vacant and underdeveloped land in the Perth Central Business District; and
 - (i) if yes, what is the name of this study; and
 - (ii) if yes, will the Minister table this study?

Mr J.H.D. DAY replied:

- (a) Site works for the Waterfront Project will commence after CHOGM and construction will begin next year. Cafes could trade as early as 2016.
- (b) It is estimated that the project could accommodate up to 150,000m² of office floorspace. The ultimate area of office floorspace will be determined by the design and use-mix within individual buildings delivered by the private sector.
- (c) Depending on market conditions, it is estimated that building construction will be completed by 2022.
- (d) The website has recently been updated and information on land use mix will be uploaded shortly.
- (e) The price per square metre will be determined through a competitive market process. It would not be appropriate to speculate at this stage.
- (f) It is intended that development sites will be released to the market progressively from late 2011 to 2018, depending on market conditions.
- (g) Yes.
- (h) Projects such as this are always subject to changing market conditions. The timeframe for project build-out is based on professional market advice and forecast market conditions.
- (i) Yes.
 - (i) Feasibility Report, Perth Waterfront.
 - (ii) No.