

PORT KENNEDY RESORT DEVELOPMENT, FACILITIES, CONSULTATION AND RESIDENTIAL  
HOUSING

527. Hon Jim Scott to the Parliamentary Secretary representing the Minister for Planning and Infrastructure  
In relation to the Port Kennedy Resort -

- (1) Does the Government intend to permit a second golf course?
- (2) If the second golf course is not constructed does the Government intend to permit housing on the land?
- (3) What public facilities were to be provided by the developer?
- (4) What public facilities have been provided by the developer?
- (5) What public consultation does the Minister intend to have regarding the future development of the Port Kennedy Resort area?
- (6) How much permanent residential housing does the Government intend to allow at the Port Kennedy Resort?
- (7) Does the Government intend to complete the existing development area before allowing any extension to the Port Kennedy Resort?

Hon GRAHAM GIFFARD replied:

1. The Port Kennedy Development Agreement Act 1992 contemplates the construction of a second golf course at Port Kennedy. In April 1995, Port Kennedy Resorts Pty Ltd (PKR) obtained the consent of the then Minister for Planning, Hon Richard Lewis MLA, to commence implementation of Phases 1, 2 and 3 of the project, including construction of the second golf course. The Minister's consent was contingent on PKR obtaining all necessary approvals prior to the commencement of works, which it failed to achieve prior to liquidation.

As the new project developer, Western Australia Beach and Golf Resort Pty Ltd (WABGR) is bound by the Port Kennedy Development Agreement Act and any approvals granted pursuant to that Act. Therefore, the second golf course remains a project requirement and WABGR is now required to obtain all necessary approvals for its construction.

2. If WABGR is unable to obtain all necessary approvals for the second golf course, the ultimate use of that area of land will need to be reconsidered in the context of the entire project. It is premature to speculate at this stage on what uses may be appropriate.
3. In accordance with approvals granted pursuant to the Port Kennedy Development Agreement Act 1992, the following 'public facilities' are to be provided by the developer at Port Kennedy:

- Picnic areas and barbeques
- Cycleways and footpaths
- Changerooms and toilets
- 1044 public carparking bays
- 18 hole public golf course and clubhouse
- Golf practice area with driving range, chip and putt course, and putting greens
- Marina and associated boating facilities
- Town centre with full range of retail, entertainment and administrative functions
- Multipurpose cultural centre/public hall
- Surf lifesaving/sailing club
- Child minding facilities
- Conservation interpretation areas

In addition, the project approvals require the developer to provide the following as 'public assets' on Crown land:

- Services and infrastructure
- Entry road
- Beach kiosk/café
- 18 hole private golf course and clubhouse
- 180 self contained beach rental units
- 60 self contained harbour rental units

4. To date the following 'public facilities' have been provided by the developer:

- One picnic area (currently being upgraded by WABGR as a condition of assignment)
- Cycleways and footpaths (currently being constructed by WABGR as a condition of assignment)
- Changerooms and toilets
- Approximately 200 public car parking bays
- One 18 hole golf course and a temporary clubhouse
- Golf practice area with driving range

In addition the developer has provided the following 'public assets':

- Major services and infrastructure to the project area
  - Entry road
5. WABGR is currently undertaking initial community consultation to determine public views regarding the future of the project, as part of a review of the approved project proposals. Should WABGR subsequently seek the State's consent to modify or vary the approved proposals, depending on the extent of changes requested, those modifications or variations may be made the subject of further public consultation, and/or laid before both Houses of Parliament for consideration.
6. The Port Kennedy Development Agreement Act 1992 provides for the Port Kennedy project to be developed on both Crown land and on Crown land granted to the developer in freehold in return for implementing the project. The Act contemplates short-term occupation of rental units developed on Crown Land, however it contemplates no such restriction on freehold land granted to the developer. Moreover, the Act provides that in return for implementing the project, the State shall issue up to 25 hectares of freehold land to the developer 'free from encumbrances'.

For clarification, however, when Crown land is granted to the developer in freehold, the Act provides for the land to be subdivided into freehold lots and zoned 'Urban' under the Metropolitan Region Scheme and 'Development Zone' under the City of Rockingham Town Planning Scheme. From that point on the land is then subject to all normal planning and development approvals and procedures. To date, when considering development on freehold land, the City of Rockingham has imposed a short-term restriction on residential accommodation, limiting occupation to no longer than three consecutive months. Therefore, at present there exist local town planning scheme restrictions on freehold residential development at Port Kennedy.

However, WABGR has indicated that it intends to consider the issue of permanent residential development at Port Kennedy in its review of the approved project proposals, and may subsequently apply for the State's consent to a change to those restrictions. Should that eventuate, the Government will consider the application on its merits.

7. The Government has no intention of extending the Port Kennedy project area.