

**ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE  
ANNUAL REPORT HEARINGS 2015-16**

**Western Australian Planning Commission**

**Hon Sue Ellery asked:**

- (1) I refer to page 27 of the 2015-16 WAPC annual report and the administration of the Metropolitan Region Improvement Fund:
- (a) Can the agency outline each individual land purchase undertaken in 2015-16 including the location of the land, the purchase price, the valuation of each piece of land and the purpose for the acquisition?

Answer: Please refer to Attachment 1, which reflects the individual land purchases undertaken in 2015-16, including the location, purchase price and purpose of each acquisition.

- (2) I refer to page 27 of the 2015-16 WAPC annual report and the administration of the Metropolitan Region Improvement Fund:
- (a) Can the agency outline the proposed budgeted expenditure of the fund in 2016-17 and each year of the forward estimates?

Answer:

2016-17 (\$ million) Estimate	2017-18 (\$ million) Estimate	2018-19 (\$ million) Estimate	2019-20 (\$ million) Estimate
64.5	60.8	59.4	115.5 *

\* The Asset Investment Program Efficiency Measures have not been applied to 2019-20 Estimates.

- (3) I refer to page 27 of the 2015-16 WAPC annual report and the buildings owned by the WAPC and ask:
- (a) Can the agency outline each of the buildings owned by the WAPC and the rental return received by the agency for each building?

Answer: Please refer to Attachment 2, which lists the buildings owned by the WAPC and the rental return received for each building.

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*26/10/16 MJS*

- (4) I refer to page 27 of the 2015-16 WAPC annual report and the administration of the Metropolitan Region Improvement Fund:
- (a) Can the agency provide a breakdown of expenditure under this fund for 2015-16, by expenditure type?

Answer:

Expenditure	2015-16 (\$ million) Actual
Service Delivery Agreement with Department of Planning	22.7
Grant	5.9
Purchase of land and buildings	91.1
Infrastructure and works in progress	1.0
Settlement of costs associated with Arbitration Award Claim	1.8
Other	1.0
TOTAL	123.5

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26 Nov 16 [Signature]

**ATTACHMENT 1 - ANNUAL REPORT HEARINGS 2015-16**

**Western Australian Planning Commission**

**Acquisition Program 2015-16**

<b>Land Location</b>	<b>Purchase Price</b>	<b>Valuation Range Lower</b>	<b>Valuation Range Upper</b>	<b>Purpose for which acquired</b>
Lot 78, 79, 80 William Street, Mount Lawley	\$121,000			Other Regional Roads
Lot 31 Postans Road, Hope Valley	\$1,500,000			Planning Control Area
Lot 50 Spectacles Drive, The Spectacles	\$720,000			Parks and Recreation
Lot 3 Lilydale Road, Gidgegannup	\$560,000			Primary Regional Roads
Lot 12 Breeze Road, Gidgegannup	\$940,500			Primary Regional Roads
Lot 4 Mahlberg Avenue, Woodlands	\$670,000			Other Regional Roads
Lot 336 West Road, Bassendean	\$150,000			Parks and Recreation
Lot 2 Shepperton Road, Victoria Park	\$70,000			Primary Regional Roads
Lot 4 Stirling Highway, Cottesloe	\$1,000,000			Primary Regional Roads
Lot 1 Canning Highway, Como	\$1,020,000			Primary Regional Roads
Lot 6 Guildford Road, Bayswater	\$430,000			Primary Regional Roads
Lot 42 Lord Street, Bassendean	\$589,000			Other Regional Roads
Lot 3 Portside Promenade, Alkimos	\$430,000			Parks and Recreation
Lot 64 Canning Highway, South Perth	\$725,000			Primary Regional Roads
Lot 1 Canning Highway, South Perth	\$785,000			Primary Regional Roads
Lot 950 Prinsep Road, Melville	\$625,000			Primary Regional Roads
Lots 1 & 2 Charles Street, North Perth	\$100,000			Primary Regional Road
Lot 3 Main Street, Balcatta	\$88,470			Other Regional Roads
Lot 12 Main Street, Balcatta	\$81,900			Other Regional Roads
Lot 201 Wright Road, Forrestdale	\$19,750,000			Parks and Recreation
Lot 100 Palmero Cove, Secret Harbour	\$140,000			Parks and Recreation
Lot 2 Furley Road, Southern River	\$2,425,000			Parks and Recreation
Lot 100 Wanneroo/Windsor Road	\$1,738,000			Primary Regional Roads
Lot 808 Canning Highway, Como	\$407,000			Primary Regional Roads
Lot 135 Fourth Road, Armadale	\$350,000			Primary Regional Roads

Lot 63 Guildford Road, Mount Lawley	\$70,000			Primary Regional Roads
Lot 401 Main Street, Balcatta	\$55,000			Other Regional Roads
Lots 21 & 100-103 Lord/Windsor Street, East Perth	\$572,000			Other Regional Roads
Lot 453 Neville Road, Bayswater	\$620,000			Parks and Recreation
Lot 1297 Southern River Road, Gosnells	\$768,000			Parks and Recreation
Part lot 90 Beaufort Street, Inglewood	\$816,000			Parks and Recreation
Lot 284 Commercial Road, Forrestdale	\$990,000			Parks and Recreation
Various Lots - Alkimos/Neerabup	\$46,050,000			Parks and Recreation
Lot 9004 Marmion Avenue, Alkimos	\$5,750,000			Parks and Recreation
<b>Metropolitan Region Improvement Fund (MRIF)</b>	<b>\$91,106,870</b>	<b>\$84,735,170</b>	<b>\$93,099,122</b>	
Other non-MRIF acquisitions and court awarded compensation payments	\$26,153,130			
<b>Total land acquisition</b>	<b>\$117,260,000</b>			

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26/10/16 *[Signature]*

**ATTACHMENT 2 - ANNUAL REPORT HEARINGS 2015-16**

**Western Australian Planning Commission**

**WAPC 2015-16 Rental Return per Building**

Property Address	Suburb	Annual Rent (\$)
<b>Residential</b>		
11/ 5 Fourth Road	ARMADALE	13,000.00
4 Fourth Road	ARMADALE	14,040.00
478 Main Street	BALCATTA	24,440.00
1194 Old Mandurah Road	BALDIVIS	11,700.00
13 Sabrina Road	BALDIVIS	28,600.00
136 Greenham Place	BALDIVIS	19,240.00
1635 (Lot 760) Old Mandurah Road	BALDIVIS	21,840.00
861 Eighty Road	BALDIVIS	19,760.00
Lot 1 & 2 Karnup Road	BALDIVIS	19,240.00
16 Lord Street	BASSENDEAN	21,320.00
2 Lord Street	BASSENDEAN	0.00
10 Lord Street	BASSENDEAN	0.00
22 Lord Street	BASSENDEAN	15,600.00
40 Anzac Terrace	BASSENDEAN	18,200.00
41 Anzac Terrace	BASSENDEAN	19,240.00
8 Lord Street	BASSENDEAN	21,840.00
322 Guildford Road	BAYSWATER	15,600.00
338 Guildford Road	BAYSWATER	21,320.00
356 Guildford Road	BAYSWATER	0.00
362 Guildford Road	BAYSWATER	15,600.00
364 Guildford Road	BAYSWATER	18,720.00
409 Guildford Road	BAYSWATER	18,720.00
417 Guildford Road	BAYSWATER	19,240.00
140 South Street	BEACONSFIELD	16,640.00
197 South Street	BEACONSFIELD	19,760.00
221 South Street	BEACONSFIELD	17,680.00
92 Dulwich Street	BENNETT SPRINGS	11,960.00
451 Hopkinson Road	BYFORD	16,640.00
1059 Wellard Road	CALISTA	0.00
106 Hamilton Street	CANNINGTON	16,640.00
1 Paltridge Street	CARLISLE	20,800.00
1 Weston Street	CARLISLE	19,760.00
10 Roberts Road	CARLISLE	17,160.00
2 Mars Street	CARLISLE	18,200.00
8 Roberts Road	CARLISLE	16,900.00
15 Harris Road	CAVERSHAM	21,840.00
152 Benara Road	CAVERSHAM	20,800.00
1/452 Canning Highway	COMO	19,240.00
26 Manning Road	COMO	20,800.00
324 Canning Highway	COMO	22,880.00
362 Canning Highway	COMO	23,400.00

416 Canning Highway	COMO	22,100.00
418 Canning Highway	COMO	8,400.00
424 Canning Highway	COMO	21,840.00
444 Canning Highway	COMO	10,320.00
446 Canning Highway	COMO	22,880.00
83 Edgecumbe Street	COMO	18,200.00
A/454 Canning Highway	COMO	16,640.00
B/454 Canning Highway	COMO	16,120.00
C/454 Canning Highway	COMO	17,160.00
483 Stirling Highway	COTTESLOE	28,600.00
82 Eric Street	COTTESLOE	30,160.00
84 Eric Street	COTTESLOE	20,280.00
86 Eric Street	COTTESLOE	11,520.00
15 Canning Highway	EAST FREMANTLE	21,320.00
19 Canning Highway	EAST FREMANTLE	26,520.00
6 Dalgety Street	EAST FREMANTLE	7,680.00
372 Lord Street	EAST PERTH	20,280.00
99 Zebina Street	EAST PERTH	22,880.00
18 Miller Street	EAST VICTORIA PARK	14,040.00
199 Shepperton Road	EAST VICTORIA PARK	16,640.00
2 Hubert Street	EAST VICTORIA PARK	18,200.00
20 Miller Street	EAST VICTORIA PARK	19,240.00
36 Kent Street	EAST VICTORIA PARK	18,200.00
57 Kent Street	EAST VICTORIA PARK	16,900.00
61 Kent Street	EAST VICTORIA PARK	0.00
101 Collier Road	EMBLETON	19,500.00
103 Collier Road	EMBLETON	18,720.00
1/290 High Street	FREMANTLE	0.00
280 High Street	FREMANTLE	0.00
3 Breeze Street	GIDGEGANNUP	0.00
607 Gnangara Road	GNANGARA	20,800.00
781 Gnangara Road	GNANGARA	19,760.00
4 Lissiman Street	GOSNELLS	17,420.00
6 Lissiman Street	GOSNELLS	16,120.00
Lot 2 Margaret Street	GOSNELLS	21,840.00
17 Starling Street	HAMILTON HILL	16,640.00
18 Cardigan Street	HAMILTON HILL	18,200.00
20 Healy Road	HAMILTON HILL	16,640.00
25 Healy Road	HAMILTON HILL	14,560.00
25 Starling Street	HAMILTON HILL	16,120.00
29 Healy Road	HAMILTON HILL	17,680.00
31 Healy Road	HAMILTON HILL	17,160.00
35 Healy Road	HAMILTON HILL	16,120.00
403 Carrington Street	HAMILTON HILL	20,280.00
405 Carrington Street	HAMILTON HILL	20,800.00
43 Healy Road	HAMILTON HILL	18,720.00
62 Rockingham Road	HAMILTON HILL	19,500.00
94 Rockingham Road	HAMILTON HILL	18,200.00
99B Lakes Road	HAZELMERE	0.00
332 South Street	HILTON	16,120.00

15 Lussky Road	HOPE VALLEY	20,800.00
52 Sayer Road	HOPE VALLEY	20,800.00
9 Lussky Road	HOPE VALLEY	21,320.00
2255 Mandurah Road	KARNUP	15,600.00
2259 (Lot 15) Mandurah Road	KARNUP	19,760.00
138-139 Turner Road	KELMSCOTT	4,940.04
617 Gnangara Road	LEXIA	23,400.00
643 Gnangara Road	LEXIA	0.00
683 Gnangara Road	LEXIA	15,080.00
112 Altone Road	LOCKRIDGE	16,640.00
124 Altone Road	LOCKRIDGE	17,680.00
92 Altone Road	LOCKRIDGE	15,600.00
199 Kelvin Road	MADDINGTON	17,160.00
2035 Albany Highway	MADDINGTON	17,680.00
28 Rowley Place	MARIGINIUP	23,920.00
310 Guildford Road	MAYLANDS	22,880.00
40 Clarkson Road	MAYLANDS	15,080.00
44 Clarkson Road	MAYLANDS	18,720.00
2 McLean Street	MELVILLE	19,760.00
212 Stock Road	MELVILLE	18,200.00
Lot 51 Orchard Avenue	MIDVALE	17,160.00
1/593 William Street	MOUNT LAWLEY	20,280.00
2/593 William Street	MOUNT LAWLEY	19,240.00
222 East Parade	MOUNT LAWLEY	20,800.00
24 Harold Street	MOUNT LAWLEY	23,920.00
3/593 William Street	MOUNT LAWLEY	18,200.00
35 Stanley Street	MOUNT LAWLEY	17,680.00
37 Stanley Street	MOUNT LAWLEY	21,320.00
39 Stanley Street	MOUNT LAWLEY	17,160.00
4/593 William Street	MOUNT LAWLEY	19,240.00
406 Lord Street	MOUNT LAWLEY	24,440.00
408 Lord Street	MOUNT LAWLEY	27,040.00
410 Lord Street	MOUNT LAWLEY	23,400.00
416 Lord Street	MOUNT LAWLEY	18,200.00
99 Guildford Road	MOUNT LAWLEY	26,520.00
1305 Mundijong Road	MUNDIJONG	15,600.00
8 (Lot 812) Fawcett Road	MUNSTER	18,720.00
1505 Wanneroo Road	NEERABUP	52,953.16
1531 Wanneroo Road	NEERABUP	17,680.00
135 Stirling Highway	NORTH FREMANTLE	17,680.00
83 Stirling Highway	NORTH FREMANTLE	17,160.00
240 Vincent Street	NORTH PERTH	21,840.00
276 Main Street	OSBORNE PARK	21,320.00
100 Brookside Lane	PARKERVILLE	16,640.00
106 Bulwer Street	PERTH	20,280.00
108 Bulwer Street	PERTH	20,280.00
344 Bulwer Street	PERTH	18,720.00
(51) 1747 Anderson Road	PINJAR	10,400.00
14 Nisa Road	PINJAR	24,440.00
146 Ziatas Road	PINJAR	19,760.00

181 Perry Road	PINJAR	19,760.00
27 Perry Road	PINJAR	18,200.00
521 Perry Road	PINJAR	15,080.00
625 Perry Road	PINJAR	19,240.00
683 Perry Road	PINJAR	15,080.00
707 Perry Road	PINJAR	18,200.00
831 Perry Road	PINJAR	17,160.00
849 Perry Road	PINJAR	17,680.00
86 Nisa Road	PINJAR	19,760.00
H1 895 Perry Road	PINJAR	15,080.00
H2 895 Perry Road	PINJAR	14,040.00
126 Hamilton Street	QUEENS PARK	16,640.00
64 Hay Road	REDCLIFFE	19,240.00
553 (124) Brookton Highway	ROLEYSTONE	17,160.00
142 Aberdare Road	SHENTON PARK	19,240.00
27 Harvey Road	SHENTON PARK	32,760.00
49 Smyth Road	SHENTON PARK	24,960.00
8 John Street	SHENTON PARK	24,960.00
276 Hampton Road	SOUTH FREMANTLE	17,160.00
10 Bridge Street	SOUTH GUILDFORD	25,480.00
2 Bridge Street	SOUTH GUILDFORD	16,640.00
4 Bridge Street	SOUTH GUILDFORD	17,160.00
6 Bridge Street	SOUTH GUILDFORD	21,320.00
8 Bridge Street	SOUTH GUILDFORD	31,200.00
1 Lansdowne Road	SOUTH PERTH	23,400.00
1/284 Canning Highway	SOUTH PERTH	15,600.00
102 Canning Highway	SOUTH PERTH	22,360.00
106 Canning Highway	SOUTH PERTH	23,920.00
110 Canning Highway	SOUTH PERTH	20,280.00
112 Canning Highway	SOUTH PERTH	20,280.00
114 Canning Highway	SOUTH PERTH	24,960.00
120 Canning Highway	SOUTH PERTH	21,312.00
148 Canning Highway	SOUTH PERTH	20,280.00
152 Canning Highway	SOUTH PERTH	20,280.00
160 Canning Highway	SOUTH PERTH	19,760.00
172 Canning Highway	SOUTH PERTH	20,800.00
176 Canning Highway	SOUTH PERTH	21,320.00
188 Canning Highway	SOUTH PERTH	20,540.00
198 Canning Highway	SOUTH PERTH	21,320.00
2/284 Canning Highway	SOUTH PERTH	13,520.00
204 Canning Highway	SOUTH PERTH	15,600.00
210 Canning Highway	SOUTH PERTH	18,720.00
212 Canning Highway	SOUTH PERTH	20,280.00
232 Canning Highway	SOUTH PERTH	21,840.00
286 Canning Highway	SOUTH PERTH	16,640.00
288 Canning Highway	SOUTH PERTH	22,880.00
3/284 Canning Highway	SOUTH PERTH	13,520.00
24 Canning Highway	SOUTH PERTH	0.00
34 Canning Highway	SOUTH PERTH	16,120.00
36 Canning Highway	SOUTH PERTH	18,720.00



4/284 Canning Highway	SOUTH PERTH	15,600.00
424 Canning Highway	SOUTH PERTH	21,840.00
44 Canning Highway	SOUTH PERTH	17,680.00
50 Canning Highway	SOUTH PERTH	0.00
52 Canning Highway	SOUTH PERTH	18,720.00
54 Canning Highway	SOUTH PERTH	19,760.00
86 Canning Highway	SOUTH PERTH	20,280.00
92 Canning Highway	SOUTH PERTH	21,840.00
96 Canning Highway	SOUTH PERTH	16,640.00
306 Canning Highway	SOUTH PERTH	0.00
Lot 1548 Leslie Street	SOUTHERN RIVER	22,880.00
1/74 Thomas Street	WEST PERTH	18,200.00
1/80 Thomas Street	WEST PERTH	15,600.00
2/74 Thomas Street	WEST PERTH	18,200.00
2/80 Thomas Street	WEST PERTH	16,640.00
3/74 Thomas Street	WEST PERTH	19,760.00
3/80 Thomas Street	WEST PERTH	13,520.00
4/74 Thomas Street	WEST PERTH	18,720.00
4/80 Thomas Street	WEST PERTH	17,680.00
4121 West Swan Road	WEST SWAN	19,240.00
4301 West Swan Road	WEST SWAN	23,400.00
49 Repton Road	WEST SWAN	18,200.00
Lot 4 Gnangara Road	WHITEMAN	17,160.00
13 Yangebup Road	YANGEBUP	16,120.00
219 Beeliar Drive	YANGEBUP	19,760.00
		<b>3,893,365.20</b>
<b>Commercial</b>		
Lot 10 Wollaston Ave	ARMADALE	12,851.40
Lot 10 Canns Road	ARMADALE	15,230.30
Lot 11 Mandurah Road	BALDIVIS	22,406.28
Lot 11 Beechboro Road	BALLAJURA	2,268.24
Lot 104 Villiers Street	BASSENDEN	385.88
445 Guildford Road	BAYSWATER	15,337.08
77 Manning Road	BENTLEY	63,585.00
3 & 4 Great Northern Highway	BULLSBROOK	3,685.92
312 Stirling Highway	CLAREMONT	116,640.00
57A Bay View Terrace	CLAREMONT	18,769.56
57A Bay View Terrace	CLAREMONT	0.00
S 2, 57A Bay View Terrace	CLAREMONT	30,000.00
15 Riverside Road	EAST FREMANTLE	422,000.00
264 Lord Street	EAST PERTH	0.00
689 Albany Highway	EAST VICTORIA PARK	8,307.84
687 Albany Highway	EAST VICTORIA PARK	31,658.64
Lot 107 Bilgomen Road	GLEN FORREST	20,361.20
SHP 2 427-429 Carrington Street	HAMILTON HILL	17,158.44
SHP 5A 427-429 Carrington Street	HAMILTON HILL	0.00
SHP 5 427-429 Carrington Street	HAMILTON HILL	26,349.72
SHP 3 427-429 Carrington Street	HAMILTON HILL	17,255.76

SHP 4 427-429 Carrington Street	HAMILTON HILL	7,200.00
SHP 5A 427-429 Carrington Street	HAMILTON HILL	25,849.92
SHP 5A 427-429 Carrington Street	HAMILTON HILL	25,849.92
SHP 7A 427-429 Carrington Street	HAMILTON HILL	14,000.04
SHP 2 427-429 Carrington Street	HAMILTON HILL	17,158.44
SHP 6 427-429 Carrington Street	HAMILTON HILL	9,999.96
Lot 9 Cockburn Road	HAMILTON HILL	23,462.50
253 Cockburn Road	HAMILTON HILL	0.00
SHP 7 427-429 Carrington Street	HAMILTON HILL	10,260.00
253 Cockburn Road	HAMILTON HILL	10,720.68
LT 2 Wattleup Road	HAMMOND PARK	0.00
Russell Road	HENDERSON	36,600.00
340 Beaufort Street	PERTH	44,386.92
695 Gnangara Road	LEXIA	18,930.84
Lot 566 Hardey Road	MAYLANDS	30,000.00
Lot 822 Great Eastern Highway	MIDLAND	3,646.20
Lot 11 & 12 Scarborough Beach Road	MT HAWTHORN	34,369.00
178 Stirling Highway	NEDLANDS	10,144.82
178a Stirling Highway	NEDLANDS	16,096.56
Lt 801 Wanneroo Road	NEERABUP	52,920.00
69 Stirling Highway	NORTH FREMANTLE	0.00
338 Beaufort Street	PERTH	36,158.00
312 Stock Road	O'CONNOR	46,089.48
331 Canning Highway	PALMYRA	11,608.68
324 Bulwer Street	PERTH	17,055.12
328 Bulwer Street	PERTH	18,318.96
318 - 320 Bulwer Street	PERTH	65,262.48
326 Bulwer Street	PERTH	14,222.52
330 Bulwer Street	PERTH	22,989.44
284 Hampton/Rockingham Roads	SOUTH FREMANTLE	42,500.28
82 Canning Highway	SOUTH PERTH	24,469.44
66-68 Canning Highway	VICTORIA PARK	14,199.96
66-68 Canning Highway	VICTORIA PARK	30,000.00
66-68 Canning Highway	VICTORIA PARK	14,249.88
Lot 91 Anketell Road	WANDI	20,420.50
61-63 Welshpool Road	WELSHPOOL	39,272.80
61-63 Welshpool Road	WELSHPOOL	19,636.40
76 Thomas Street	WEST PERTH	35,347.92
Lot 12 Kings Park Road	WEST PERTH	57,000.00
56 Thomas Street	WEST PERTH	33,129.60
		<b>1,797,778.52</b>
<b>Regional</b>		
<b>Residential*</b>		
Lot 10 South West Highway	COOLUP	
Lot 9 Coronation Road	WAROONA	
Lot 10 Coronation Road	WAROONA	

Lot 10 Coronation Road	WAROONA	
Lot 17 Drake Street	WAROONA	
Lots 1, 2 & 3 South West Highway	BENGER	
Lots 1, 2 & 3 Grand Entrance	TREENDALE	
Lot 9 Minniup Road	STRATHEM	
Lot 15 McTaggart R	CAPEL	
Lot 601 Picton Boyanup Road	EAST PICTON	
Lot 34 Lincoln Street	BOYANUP	
Lot G Henry Street	PINJARRA	
		<b>183,805.98</b>
<b>Commercial</b>		
Lot 630 Pinjarra Road	BARRAGUP	41,533.30
		<b>41,533.30</b>
<b>Total:</b>		<b>5,916,483.00</b>

\* The WAPC is unable to split out the rental per individual residential property in regional WA, so an aggregated number is provided.

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26 (10/16/17)