

LEGISLATIVE COUNCIL
Question on notice

Tuesday, 1 April 2014

990. Hon Robin Chapple to the Parliamentary Secretary representing the Minister for Lands.

According to the *Australian Business Journal* of 21 January 2014, Finbar is now finalising documentation with LandCorp to acquire the former hospital site in Port Hedland with a view to seek development approval for the first stage of the project, consisting of 138 residential apartments and 800sqm of commercial space, and I ask:

- (a) what proportion of the former Port Hedland Hospital Site of 3.15ha is planned to be used for this development;
- (b) if the answer to (a) is not 100 per cent, please explain why not;
- (c) what is the current market value of the property;
- (d) who currently owns the site;
- (e) please provide details about any transfers of land ownership that have taken place since the hospital closure;
- (f) is it proposed to transfer the ownership of the land to Finbar Group Limited;
- (g) if yes to (f), what is the agreed or discussed price for the property;
- (h) if no to (f), is the Department for Lands or Landcorp involved in any sales negotiations;
- (i) if yes to (h), please provide details about the parties involved in the negotiations;
- (j) if the answer to (g) is different from the answer to (c), please explain why;
- (k) what environmental concerns have been raised regarding the future development of the site and by whom; and
- (l) how are the concerns under (k) addressed in the amended proposal?

Answer

- (a) Finbar plan to develop 100 percent of the site over multiple stages depending on market conditions.
- (b) Not applicable.
- (c) LandCorp instructed CBRE to complete a market valuation of the property in January 2014, however because Finbar and LandCorp are still in the process of finalising the sale contract for execution, this market valuation figure should remain confidential until contract execution.
- (d) The site is Crown land under a Management Order to the Department of Health.
- (e) There have been no transfers of land ownership since closure of the hospital.

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- (f) Assuming execution of the sale contract between Finbar and LandCorp and successful completion of the conditions precedent it is proposed for the land to be transferred to LandCorp, and from LandCorp to Finbar.
- (g) As Finbar and LandCorp are still in the process of finalising the sale contract for execution, the agreed purchase price should remain confidential until contract execution.
- (h - i) Not applicable.
- (j) As Finbar and LandCorp are still in the process of finalising the sale contract for execution the contract commercial terms should remain confidential until contract execution.
- (k) The environmental concerns raised are:
- Industry Dust - raised by the Department of State Development, Department of Health and BHPBIO.
 - Noise - raised by BHPBIO.
 - Contamination – the site is classified as a Contaminated Site by the Department of Environmental Regulation with a Memorial on Title. The potential contamination is in reference to a large proportion of the existing hospital buildings being constructed using asbestos cement boarding.
- (l) Proposal for demolition and construction will need to comply with relevant statutory requirements.

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991. Hon Robin Chapple to the Minister for Mental Health representing the Minister for Planning.

According to the *Australian Business Journal* of 21 January 2014, Finbar is now finalising documentation with LandCorp to acquire the former hospital site in Port Hedland with a view to seek development approval for the first stage of the project, consisting of 138 residential apartments and 800sqm of commercial space, and I ask:

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- (g) if yes to (f), what is the agreed or discussed price for the property;
- (h) if no to (f), is the Department for Planning or Landcorp involved in any sales negotiations;
- (i) if yes to (h), please provide details about the parties involved in the negotiations;
- (j) if the answer to (g) is different from the answer to (c), please explain why;
- (k) what environmental concerns have been raised regarding the future development of the site and by whom; and
- (l) how are the concerns under (k) addressed in the amended proposal?

Answer

- (a) – (l) Please refer to Legislative Council Question on Notice 990

