

7th May 2008

Mr James Trail
Chief Executive Officer
Augusta Margaret River Shire Council
PO Box 61
Margaret River WA 6285

Dear James

Re: Margaret River Townsite Strategy Consultation

UDIA (WA) is pleased to have the opportunity to comment on the draft Margaret River Townsite Strategy. Council is to be commended for its strategic approach to shaping the future of Margaret River, a difficult undertaking given the complexity of issues and interests in the town. However, recognition now of the inevitable growth of Margaret River is germane to a sustainable future for the town.

UDIA is the peak industry body for the land development industry in Western Australia with members drawn from the land development, planning, engineering, architecture and urban design professions. A number of our corporate developer members operate in the Shire of Augusta Margaret River and it is our understanding that individual developers are making their own responses to the strategy. UDIA's comments are therefore brief and representative of the wider industry view.

Comments

UDIA makes the following comments in response to the strategy:

1. The 20 year timeframe to allow for long term strategic planning is supported
2. The flexible approach to the potential expansion of the town to 'hamlet development investigation areas' depending on the level of growth that occurs is supported
3. The aim for the strategy to enhance the character and unique qualities of the townsite is supported
4. The population and dwelling forecasts for both infill and greenfield development should be clearly established prior to adoption of the strategy
5. The strategy must ensure that sufficient suitably zoned land is available for future growth scenarios to avoid shortage of supply and to ensure housing affordability in the townsite
6. The requirement for contiguous development or for development to have direct linkages to existing development is supported
7. Developer contribution plans will be developed in accordance with the draft State Planning Policy and toolkit for development contributions for infrastructure

8. Potential environmental issues should be identified early in the planning process and resolved so as to avoid delays in development resulting in land supply shortages and increased costs to purchasers

UDIA commends the Shire of August Margaret River on the draft strategy and trust that you will give due consideration to these comments.

Yours sincerely

A handwritten signature in black ink, appearing to read "D. Goostrey". The signature is stylized with a large initial 'D' and a trailing flourish.

Debra Goostrey
Chief Executive Officer