

30 January 2018

Westport Taskforce Project Office
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To whom it may concern

Westport: Preparing for the Strategy

Thank you for the opportunity to provide feedback in relation to *Westport: Preparing for the Strategy*. The Urban Development Institute of Australia (UDIA) WA is the peak body representing the property development industry in Western Australia. UDIA is a membership organisation with members drawn from the residential, commercial and industrial property development sectors. UDIA members include both private and public sector organisations. Our industry represents approximately 12.3% of Western Australia's Gross State Product, contributing \$30.45 billion annually to the Western Australian economy and \$251.7 billion nationally. As well as helping to create sustainable and liveable communities, the industry employs a total of 228,500 Western Australians and over 2 million Australians across the country.

UDIA welcomes the Government's commitment to ensuring that our future trade needs are met through efficient port operations, by planning for the Outer Harbour at Kwinana. The appointment of a Westport Taskforce to oversee the development of the strategy is supported by the Institute. However, the Institute is concerned that whilst the Taskforce's Reference Group includes a diverse range of organisations, it does not include representation from the property development industry. To strengthen the Taskforce's range of expertise and ensure that a fully collaborative approach is undertaken, the Institute would welcome the opportunity to be involved in the Taskforce and the 'work streams' relevant to the development industry.

UDIA acknowledges the comprehensive nature of the Taskforce's report, *Westport: Preparing for the Strategy*, which examines a wide range of issues. However, UDIA is concerned that the process for determining future uses for the Port of Fremantle is not clear, particularly in terms of how development proposals within and in the vicinity of the port will be managed in both the interim and transition periods leading to the establishment of the outer harbour. The report states that in relation to the existing port, "any future use will need to consider the safety buffers around the port and the long term future of the Inner Harbour." This implies that the intention is to retain the existing port operations into the long term rather than maximising re-development opportunities for the port and the lands surrounding it. This should be clarified.

The Institute is also concerned that despite the early stage of the Westport strategy, Figure 12 in the document indicates that a masterplan for the region appears to have already been pre-determined, and this is not supported. It is important the identification of land for specific purposes should be evidence based, with

decisions founded upon orderly and proper land use planning principles with appropriate levels of public consultation.

In addition, any land uses identified in the document should be consistent with adopted land use planning instruments. It is therefore concerning that Figure 12 includes a significant area of land to the east of Alcoa's residue areas in Mandogalup as identified for industrial purposes. This is contrary to the existing WAPC approved Jandakot Structure Plan which identifies this land for future residential use. UDIA strongly recommends that that Figure 12 be modified to accurately reflect the Jandakot Structure Plan.

UDIA looks forward to engaging with the Taskforce as the Strategy progresses. Should any further information be required in relation to the comments above, please contact Chris Green, Director Policy and Research at cgreen@udiawa.com.au or 9215 3400.

Yours sincerely



Allison Hailes
Chief Executive Officer