

To: Mr Kieran Kinsella  
Chief Executive Officer  
Metropolitan Redevelopment Authority  
GPO Building, Level 1  
3 Forrest Place, Perth WA 6000

3<sup>rd</sup> March 2015

Dear Mr Kinsella

### **DRAFT SCARBOROUGH MASTER PLAN**

The Property Council of Australia is the leading advocate for Australia's property industry and the built environment. Our members represent the broad spectrum of businesses that own property, property developers, building managers and property industry service providers.

We wish to commend the MRA on your Draft Scarborough Master Plan and address one or two areas that would enable the positives of the plan to be better realised.

Scarborough has the potential to be a major tourist destination in Western Australia, as well as a significant metropolitan economic centre. The implementation of the MRA's master plan will serve as a catalyst for the redevelopment and revitalisation of the area, drawing in new residents, visitors and businesses.

The Property Council supports the substantial increases to density and height provisions in the Master Plan. We also support further increases to density and height for developments that meet the prescribed community benefit test. It is also important that the Master Plan provides 'as of right' approval for developments that conform to the maximum height provisions.

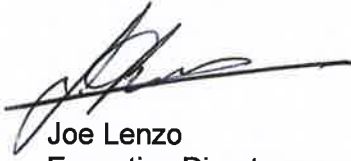
A redeveloped Scarborough would serve as a key activity centre for Perth and, as such, needs to be positioned to best serve the city's growing population. The redevelopment presents an opportunity to provide for major infill development in Perth – consistent with the aims of the State Government's *Directions 2031* policy.

In order for the new Scarborough to serve as a prominent destination, it is essential that the necessary public transport infrastructure is outlined in the Master Plan, including a plan for public transit. The necessary end-of-trip facilities for cyclists and beachgoers also need to be included in the Master Plan.

The Property Council looks forward to the implementation of this important step for Scarborough. Should you wish to discuss these

matters further, please contact Rebecca Douthwaite (Policy Advisor) at 9426 1200.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joe Lenzo', with a long horizontal flourish extending to the right.

Joe Lenzo  
Executive Director

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