



30 July 2007

Attention: Sally Block
Gidgegannup Progress Association (Inc)
C/- 1137 Reen Road
GIDGEGANNUP WA 6083

Dear Ms Block,

GIDGEGANNUP TOWNSITE AND RURAL SPECIAL RESIDENTIAL DEVELOPMENT

Thank you for your letter dated 18 July 2007 introducing the Gidgegannup Progress Association to our Company.

Port Bouvard Limited's recent acquisition within Gidgegannup includes two separate proposals: Rural Residential lifestyle lots and Gidgegannup Town Site. In undertaking the extensive due diligence on such a large landholding, it was essential that we understood the existing character of both sites and expectations of Council and the local community. In doing this, Port Bouvard Limited clearly appreciates that the success of the development relies on a sustainable outcome that embraces the very unique rural amenity whilst delivering an attractive rural town site and essential services.

Our proposals for Gidgegannup are consistent with recommendations in the North Eastern Hills Settlement Pattern Plan published by the WAPC in 2002 which identified Gidgegannup as being a suitable location for development of an urban town site in the hills area. The obvious development constraints which include lack of mains water supply and sewerage infrastructure have been under detailed investigation by consultants working on behalf of the previous landowner and neighbouring projects in Stoneville and Parkerville in close liaison with Water Corporation and EMRC in order to achieve a sustainable outcome that also will maximise the re-use potential of treated wastewater.

As part of the Rural Residential development lot sizes may vary from 5,000m² to 11 hectares in size, subject to planning approvals. This proposal will allow for the long term protection of remnant bush land areas through the siting of strategically located building envelopes allowing protection of the remaining bush land. The three dimensional planning approach which embraces the existing builtform characteristics of an area to incorporate into the initial planning outcomes will be undertaken so that both the existing community and future residents expectations of amenity are maintained right through to the eventual build out stage of the project. A consulting architect who has completed some very innovative work consulting with the local community through a series of workshops in locations such as Denmark and Jurien Bay will be engaged for a similar process at Gidgegannup which will allow the community to clearly express themselves through both the planning and architectural design process, ensuring a high level of involvement with the proposal exists.

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The planning process which before our involvement has included an initial level of community meetings will continue to engage the local community and stakeholders in various stages. Port Bouvard Limited is proud of its hand on level of community engagement on other projects and will continue this charter at Gidgegannup. Community involvement and overall acceptance is an integral part of ensuring any development's success.

It is still only early days and as the planning process now begins, more detailed concept plans will be available for community review as the consultation strategy evolves. Two specific briefing papers have been prepared by our planning consultants that refer to the Gidgegannup Town Site and Rural Residential proposals. Please refer to these briefing papers when you receive further enquiry.

I look forward to meeting you and other committee members on Wednesday 1st August.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ross J Neumann', written in a cursive style.

ROSS J NEUMANN
Managing Director

cc: Greg Rowe & Associates
Jaye Radisich, Member for Swan Hills