

METRONET East Bayswater frequently asked questions

WHY WAS METRONET EAST CREATED?

In June 2019, the Minister for Planning announced that the Midland Redevelopment Area would be extended to also encompass precincts surrounding the new Bayswater and High Wycombe train stations, creating METRONET East. This expansion is intended to maximise opportunities arising from the new stations and to create well designed and connected community centres.

HOW WAS THE BAYSWATER PROJECT AREA BOUNDARY DETERMINED?

The Bayswater project area was formally established in March 2020, in consultation with the City of Bayswater. The Bayswater Project Area boundary is consistent with the Bayswater Town Centre Structure Plan area.

WHY WAS BAYSWATER SELECTED TO BECOME A METRONET EAST PROJECT AREA?

Due to the new Bayswater station, the area was identified as having the potential to become a vibrant place for the future with more housing, leisure and employment opportunities. Bringing the station precinct under the METRONET East banner will help attract private investment to support the transformation of the town centre into a community where people want to live, work and visit.

WHAT IS DEVELOPMENTWA'S ROLE?

DevelopmentWA is the State Government's central development agency operating across Western Australia with a diverse portfolio of industrial, commercial and residential projects. It was launched in 2019 as a result of the merger of the Metropolitan Redevelopment Authority and LandCorp. We are responsible for developing and administering

the new planning framework – which includes a Redevelopment Scheme, Development Policies and Design Guidelines – and assessing and determining Development Applications.

We will officially become the planning authority for the Bayswater Project Areas following gazettal of the METRONET East Redevelopment Scheme in late 2020.

WHAT IS A REDEVELOPMENT SCHEME?

The Redevelopment Scheme is a legal document which provides guidance on future development within the METRONET East Scheme Area which includes Bayswater, High Wycombe and Midland. Some of the key elements of the Scheme include:

- The vision for the overall Scheme Area and the individual Project Areas;
- How the vision will be delivered and the principles that will guide future development and decision making;
- The Development Application process and guidance on how we will determine applications;
- Provisions guiding the use of land, identifying preferred activities for which a site could be used while also allowing for a flexible approach to encourage mixed land use; and
- Provisions for the identification and development of heritage places and precincts.

WHAT ARE DESIGN GUIDELINES?

Design Guidelines set out the requirements for building design and other development standards for land within a project area. Design Guidelines provide detailed guidance for assessing private sector development proposals and include standards such as building design and materials, building height, setbacks and car parking.

WHAT IS THE OVERARCHING VISION FOR THE SCHEME AREA?

The vision for the Scheme area has been based on visioning work completed to date for the local areas and aims to deliver high quality, vibrant mixed-use station precincts that complement the surrounding areas and provide greater housing and economic opportunities.

DevelopmentWA will continue to work with the local communities, local governments and other stakeholders to further define and implement the vision for each project area during the development of Design Guidelines.

HOW DOES THE METRONET EAST REDEVELOPMENT SCHEME RELATE TO LOCAL GOVERNMENT PLANNING DOCUMENTS LIKE STRUCTURE PLANS AND ACTIVITY CENTRE PLANS?

DevelopmentWA is working with local governments to build on the planning work completed to date.

Following gazettal of the METRONET East Redevelopment Scheme, DevelopmentWA will administer the Bayswater Town Centre Structure Plan and will develop Design Guidelines for the Core Precinct identified within this document to outline detailed planning requirements.

WILL DEVELOPMENTWA BE DEVELOPING ANY LAND IN THE PROJECT AREA?

DevelopmentWA's current role in Bayswater is as planning authority. Once the planning framework is in place, we will use it to assess and determine Development Applications submitted within the Project Area.

WHERE DO I LODGE A DEVELOPMENT APPLICATION?

Development applications for properties inside the Project Area will continue to be assessed by the City of Bayswater until the METRONET East Redevelopment Scheme is gazetted, expected to be late 2020. Once the Scheme is gazetted, applications should be lodged with DevelopmentWA.

HOW TALL WILL THE BUILDINGS BE IN THE REDEVELOPMENT AREAS?

Details around the built form elements including heights, setbacks and preferred uses will be finalised during the preparation of Design Guidelines for each project area. This process will involve consultation with stakeholders and the community, and will be undertaken over the coming months.

HOW IS THE COMMUNITY BEING ENGAGED?

The community will be consulted at different stages over the next 12 months as we develop the new planning framework, including by providing input into detailed design guidance and comments on draft statutory planning documents, including the scheme. We are also taking into consideration all of the feedback received from previous consultations run by local governments and METRONET.

WHY ARE YOU DOING MORE COMMUNITY ENGAGEMENT FOR THIS AREA? I HAVE ALREADY PARTICIPATED IN OTHER CONSULTATION EXERCISES RUN BY THE CITY OF BAYSWATER AND METRONET.

DevelopmentWA has and will continue to take all of the previous community consultation outcomes into consideration as we prepare the Bayswater Project Area planning framework. It is important that we continue to engage with the community to ensure that we receive feedback on areas that DevelopmentWA is responsible for. DevelopmentWA is not responsible for the planning or design of the new Bayswater Station.

The purpose of the current community consultation process (including the survey) is to:

- Confirm our interpretation and understanding of the results from previous community consultation undertaken by the City of Bayswater and METRONET; and
- Identify any gaps from previous work, and provide the opportunity for the community to input their ideas and priorities on various planning directions.