

METRONET EAST-BAYSWATER MODIFIED DRAFT DESIGN GUIDELINES

FREQUENTLY ASKED QUESTIONS - Updated January 2022

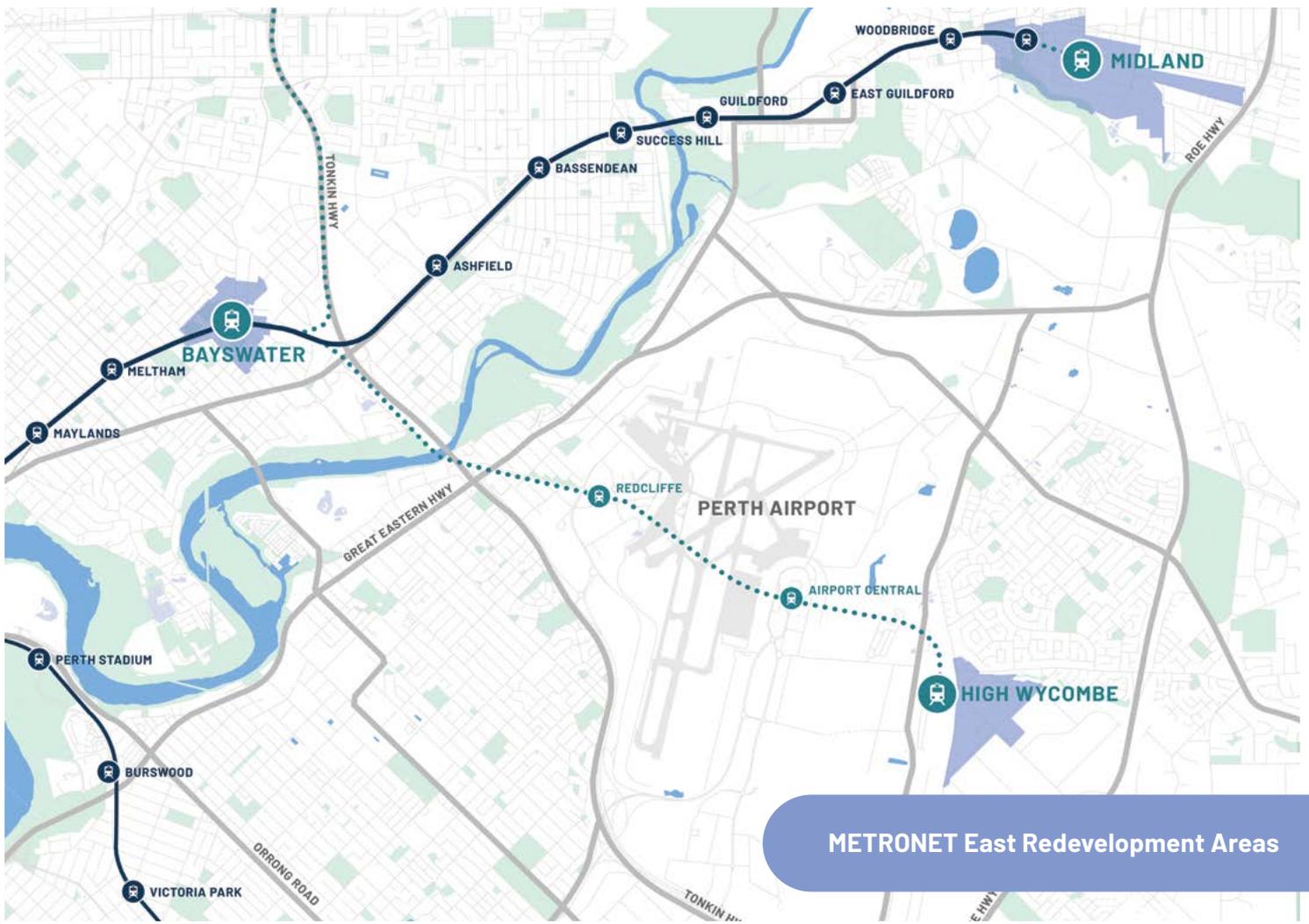
Modified Draft Design Guidelines to be considered by the Land Redevelopment Committee in February 2022

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WHAT IS THE METRONET EAST - BAYSWATER PROJECT?

In June 2019, the Minister for Planning announced that the Midland Redevelopment Area would be extended as part of Government’s METRONET project. Established in March 2020, the METRONET East-Bayswater Project is part of the METRONET East Redevelopment Area that is made up of land surrounding the soon-to-be-built Bayswater, High Wycombe and Midland train stations.

The investment within this redevelopment area represents the State Government’s commitment to the Perth community to create vibrant places around new stations to realise more transport, housing, leisure and employment opportunities.



METRONET East Redevelopment Areas

WHEN WAS THE METRONET EAST-BAYSWATER PROJECT AREA ESTABLISHED?

Building upon the existing planning work undertaken for the Bayswater Town Centre Structure Plan by the City of Bayswater, the METRONET East-Bayswater project area was formally established in March 2020 in consultation with the City and other stakeholders.

The Bayswater project area is consistent with the area defined by the approved Western Australian Planning Commission Bayswater Structure Plan area.

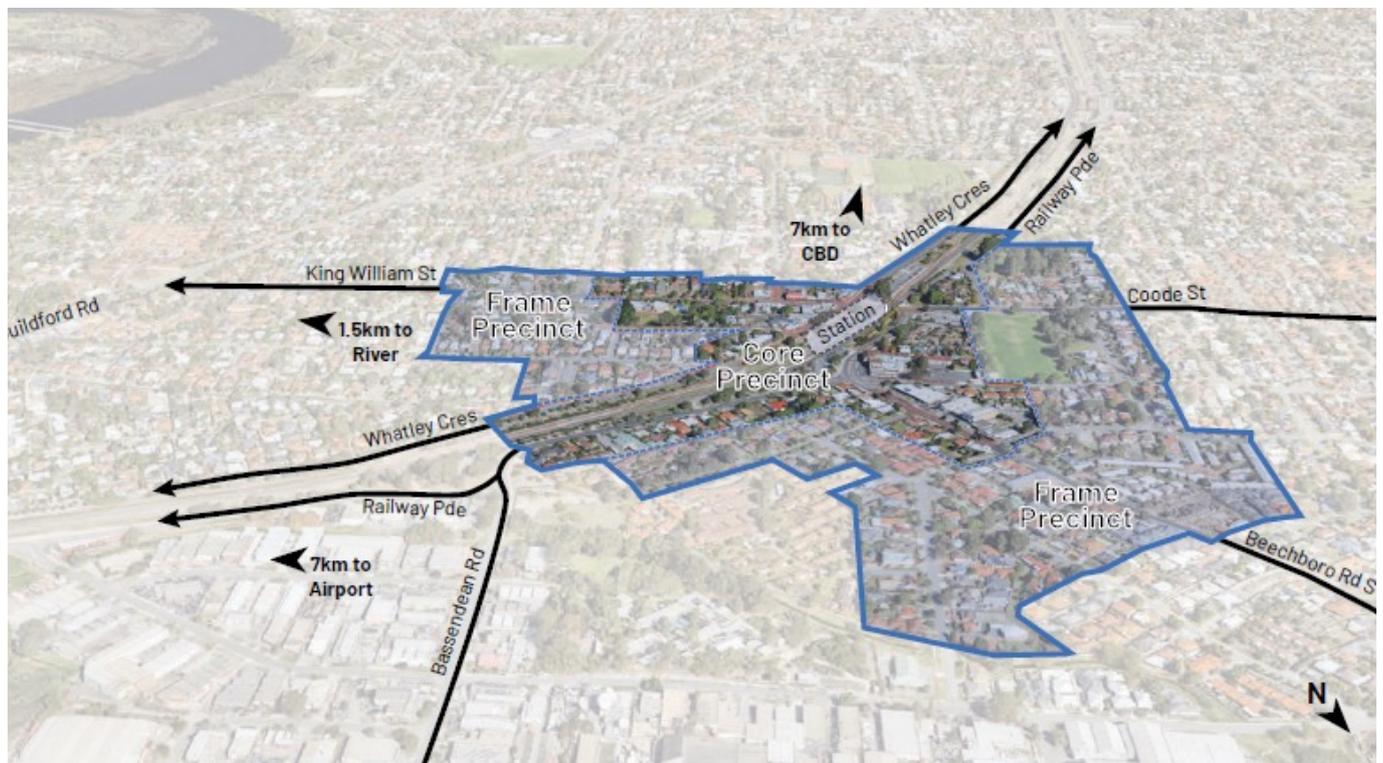
WHAT ARE DESIGN GUIDELINES AND WHAT IS THEIR PURPOSE?

Design Guidelines provide detailed guidance to developers, property owners and the general community about building standards for new developments and the redevelopment of existing buildings. They cover elements including building design and materials, building heights, setbacks, heritage considerations and car parking.

The METRONET East-Bayswater Design Guidelines apply to the Bayswater 'Core Precinct' and are aimed at delivering high quality design outcomes across all development.

The planning provisions in the City of Bayswater Activity Centre Structure Plan will apply to the Frame Precinct.

Once adopted, DevelopmentWA will use the METRONET East-Bayswater Design Guidelines to assess development applications received for land within the Bayswater Project Area (refer to map).



WHAT IS THE CURRENT STATUS OF THE DESIGN GUIDELINES?

In July 2021, the Draft METRONET East-Bayswater Design Guidelines were released for a 42-day public and stakeholder consultation period. Written submissions were invited via email and online comment form on the project's dedicated webpage (<https://yoursay.developmentwa.com.au/metronet-east-bayswater>). DevelopmentWA held meetings and briefings with a number of local community groups, landowners and key stakeholders, and hosted an online public information session (webinar) to share information and encourage feedback on the Draft Design Guidelines.

Since late August 2021, the project team have been analysing all comments in submissions, and making changes to the Design Guidelines based on feedback received.

The modified Design Guidelines were published on 28 January 2022 and remain in draft prior to consideration of the Land Redevelopment Committee in February 2022.

HOW HAS THE COMMUNITY BEEN CONSULTED?

Since 2016, a substantial amount of community consultation has been conducted by the City of Bayswater, METRONET and DevelopmentWA to plan for the station and town centre.

Community and stakeholder feedback has played a major role in the development of the Design Guidelines. We know that the best outcomes for the local community, key stakeholders and the development itself is achieved by listening to and actively considering the aspirations of those affected by the changes to come.

In 2020, DevelopmentWA conducted a community survey to confirm our interpretation and understanding previous consultation, identify any gaps and provide the opportunity for the community

to input their ideas and priorities. This included a door-to-door survey of properties in the Bayswater Project Area, as well as an online survey to capture feedback from the broader Bayswater community, visitors and workers. A total of 977 survey responses were received. A summary of the results is available in the document library on the project webpage (<https://yoursay.developmentwa.com.au/metronet-east-bayswater>).

Most recently, between 15 July 2021 and 26 August 2021, the Draft Design Guidelines were released for public comment. A comprehensive communication and engagement program was undertaken to inform the public on what was proposed in the Draft Design Guidelines, and encourage feedback through the formal submissions process.



**A TOTAL OF 409 SUBMISSIONS
WERE RECEIVED IN RESPONSE TO
THE DRAFT DESIGN GUIDELINES.**

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The key communication and engagement activities are summarised below:

HOW WE COMMUNICATED



4,400+ views of the project webpage
<https://yoursay.developmentwa.com.au/metronet-east-bayswater>



Design Guidelines, FAQs and Fact Sheets available on the webpage - 2,000+ downloads



Letters to key government agencies



Advertisements in the Eastern Reporter



Posters at Bayswater Library



490 letters to residents and landowners in the Bayswater project area



6000+ flyer drop to the broader Bayswater community



Email updates to subscribers



Social media posts (via METRONET channels)

HOW WE ENGAGED



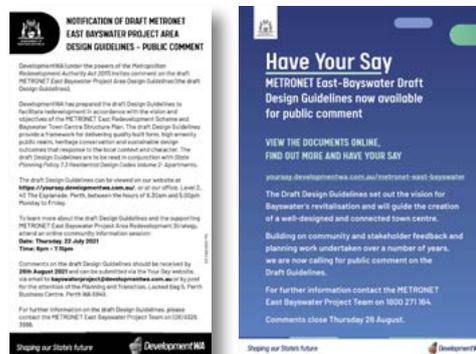
METRONET Community Advisory Group briefing
14 July 2021

Key stakeholders/community meetings
7 meetings, 33 attendees

Online information session (webinar)
27 July 2021, 130 registrations, 67 unique participants, 86 live comments/questions

Online submission form
Submissions also accepted via post/email

Email and phone calls
>50 enquiries



For more detail on what's changed in the Design Guidelines, view the 'Updated Design Guidelines Sub-Precinct Fact Sheets' and the 'Updated Design Guidelines Public Consultation Fact Sheet' available at <https://yoursay.developmentwa.com.au/metronet-east-bayswater>

WHAT WERE THE RESULTS OF THE DRAFT DESIGN GUIDELINES PUBLIC COMMENT PERIOD?

A total of 409 unique public submissions were received during the 42-day Draft Design Guidelines public comment period. Eight key themes emerged in submissions, with a number of comments divided in support of or challenging elements of the guidelines.

A summary of the key themes is available to view in the 'Public Consultation Fact Sheet' at <https://yoursay.developmentwa.com.au/metronet-east-bayswater>

A more detailed overview of key topics raised in submissions, and responses, is available to view at <https://developmentwa.com.au/planning-and-approvals/current-planning-items>

WHAT CHANGES HAVE BEEN MADE TO THE DRAFT DESIGN GUIDELINES?

Following the public consultation period, the Bayswater project team considered the wide range of views from the community and proposed changes to the Draft Design Guidelines.

The changes seek to provide a balanced representation of feedback received in the submissions, while also ensuring a viable long-term planning framework for the Bayswater area as a future major transit hub and activity centre.

The changes made to the Design Guidelines are marked in red in the copy available to view on the project webpage at <https://yoursay.developmentwa.com.au/metronet-east-bayswater> or <https://developmentwa.com.au/planning-and-approvals/current-planning-items>

Some of the key changes (amendments) made to the Design Guidelines include:

HEIGHT AND DENSITY

- Development within the Railway Parade Sub-Precinct (formerly Magnolia) has been reduced to ten storeys and additional provisions addressing interface with the adjacent development within the frame has been incorporated into the Design Guidelines. Selected lots are now recognised as 'Landmark sites.' Increased density to be considered on these sites (subject to conditions).
- The application of height discretion has been clarified. Proposals which seek significant variation will need to demonstrate clear delivery of design excellence and additional community and environmental benefits, subject to engagement with the community and City of Bayswater.

DESIGN QUALITY

- Additional provisions have been incorporated to guide the application of Good Design and Design Excellence criteria to further safeguard to the delivery of quality architectural design.

HERITAGE AND CHARACTER

- Development considerations and controls for Heritage Places and Contributory Places within the Bayswater Historic Commercial Town Centre have been defined.
- Application of Development Policy 2 - Heritage Places has been clarified.



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LANDSCAPING AND SUSTAINABILITY

- To align with the City of Bayswater's current tree canopy targets, private property tree retention/planting requirements has increased from one tree per 500m² of site area, to one tree per 350m².
- New buildings to incorporate opportunities for green buildings initiatives which reduced emissions and resource consumption.

CONNECTIVITY

- A new objective has been added to ensure universal access and effective pedestrian movement is maintained within public realm areas used for alfresco dining.

ECONOMIC GROWTH

- The Main Street and Transitionary Zone have been refined to focus on King William Street and Coode Street to provide activated retail, dining and entertainment uses, while Beechboro Road South is proposed to serve as a secondary zone, increasing serviceability to the growing population.

For more detail on what's changed in the Design Guidelines, view the 'Updated Design Guidelines Sub-Precinct Fact Sheets' and the 'Updated Design Guidelines Public Consultation Fact Sheet' available at <https://yoursay.developmentwa.com.au/metronet-east-bayswater>

HOW WERE MY COMMENTS ADDRESSED OR CONSIDERED IN THE CHANGES MADE TO THE DESIGN GUIDELINES?

The project team, including a team of qualified planners and professionals, considered all comments received during the 42-day comment period. There were mixed feedback perspectives from submitters on a number of key topics, including height and density.

Where possible, reasonable and technically viable, the project team has addressed comments raised in submissions and made appropriate amendments to the Design Guidelines.

A detailed overview of key topics raised in submissions, and relevant responses, is available to view at <https://developmentwa.com.au/planning-and-approvals/current-planning-items>

WHAT HAPPENS NOW?

In late January 2022, the modified Draft Design Guidelines were published. The document will be considered by the Land Redevelopment Committee at its meeting on Monday 7 February 2022. The LRC is comprised of a representative from the City of Bayswater and members with experience in planning and urban renewal.

A copy of the LRC Report and supporting documents are available to view at <https://developmentwa.com.au/planning-and-approvals/current-planning-items>



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HOW CAN I REGISTER TO MAKE A PRESENTATION AT THE LRC MEETING?

If you made a submission, DevelopmentWA will send you an invitation by email (or by letter if you made a submission by post) inviting you to register your interest to present to the LRC.

Submitters who wish to make a presentation must fill out the Deputation Request Form and submit it to DevelopmentWA no later than 5pm on Tuesday, 1 February 2022 (prior to the LRC meeting on Monday 7 February 2022).

Presenters will be advised of their presentation time, and a Zoom link, prior to the LRC meeting.

WHAT HAPPENS AFTER THE LRC MEETING AND THE PRESENTATIONS BY SUBMITTERS?

The modified Draft Design Guidelines will be presented to the Land Redevelopment Committee (LRC) for consideration. If the changes are accepted by the LRC, the modified Design Guidelines will be presented to the DevelopmentWA Board for consideration and adoption. Updates will be provided to the community and stakeholders on the outcome of the LRC meeting.

HOW CAN I FIND OUT MORE?

- Visit <https://yoursay.developmentwa.com.au/metronet-east-bayswater> and <https://developmentwa.com.au/planning-and-approvals/current-planning-items> to view the latest information on the Design Guidelines
- For general information on the METRONET East-Bayswater project, visit developmentwa.com.au/projects/redevelopment/metronet-east-bayswater/overview
- Contact the METRONET East-Bayswater Project Team by email at bayswaterproject@developmentwa.com.au or phone on 1800 271 164 (8.30am-5pm, Mon-Fri)
- For more information on the station works, visit the METRONET Bayswater Station webpage at www.metronet.wa.gov.au/projects/bayswater-station-upgrade

