

ADOPTION OF THE BAYSWATER DESIGN GUIDELINES

The DevelopmentWA Board accepted the recommendation of the METRONET East Land Redevelopment Committee (LRC) and adopted the final Design Guidelines at its meeting on Monday 21 March 2022.

WHAT WAS THE METRONET EAST LAND REDEVELOPMENT COMMITTEE (LRC) DECISION?

The LRC considered the draft Bayswater Design Guidelines at its meeting on Monday, 7 February 2022. The members considered feedback from the community obtained through the consultation process, which included over 400 submissions, and deputations (presentations) were also made by 15 submitters. At this meeting, the LRC requested additional information be provided, particularly relating to development potential in the King William Street sub-precinct and preservation of character and amenity.

The LRC then reconvened on Wednesday, 9 March 2022 and recommended to the Metropolitan Redevelopment Authority Board that it approve adoption of the Design Guidelines, subject to amendments (as outlined below).

WHAT AMENDMENTS WERE MADE TO THE DRAFT DESIGN GUIDELINES THAT WERE PRESENTED TO THE BOARD?

Amendments to the Draft Design Guidelines that were presented to the Board are highlighted in red in the copy dated March 2022 available at <https://yoursay.developmentwa.com.au/metronet-east-bayswater>

The key changes included:

- Revision to proposed heights in the King William Street sub-precinct, allowing for eight storey development with the potential for 10 storeys on identified landmark sites
- Amendments to street front and rear laneway boundary setbacks for the 'tower' levels along King William Street from nine to six metres to allow appropriate building form and privacy
- Amendments to balcony setback requirements to improve open space quality

- Revision of sub-precinct 'Character Statements' to provide prescriptive requirements for building envelope typology, good design outcomes and character preservation
- Refinement of the Discretionary Clause to clarify the requirement for development to achieve the relevant Character Statement and Design Excellence requirements (at Appendix 2), particularly regarding retention of character and heritage components
- Encouragement of design of rooftops, including lower base roofs to create attractive, landscaped and usable spaces.
- Encouragement of other car parking solutions within the proposed residential car parking requirements, allowing for flexible car bay allocation to dwellings, including shared parking
- Review of provisions to mitigate overshadowing of public open space.

A summary of the changes is also available to view at <https://yoursay.developmentwa.com.au/metronet-east-bayswater>

WHAT HAPPENS NOW?

The adopted Design Guidelines, together with the METRONET East Redevelopment Scheme and Planning Policies, will be used by DevelopmentWA to assess development applications for land within the Bayswater Project Area.



METRONET EAST-BAYSWATER DESIGN GUIDELINES

FREQUENTLY ASKED QUESTIONS - Updated March 2022

Page 2

WHAT IS THE PROCESS FOR FUTURE DEVELOPMENT IN THE BAYSWATER PROJECT AREA?

To undertake a new development or redevelopment within the project area, a developer or landowner will need to submit a Development Application to DevelopmentWA's Planning Team for assessment and approval.

Details on the Development Application process is available at <https://developmentwa.com.au/planning-and-approvals/development-application-process>

Here you can find the step-by-step process, as well as links to the relevant planning documents, forms and frequently asked questions.

To discuss your proposal or the development potential of your land, please contact a member of DevelopmentWA's Planning Team on (08) 9482 7499.

WILL THE COMMUNITY HAVE ANY FURTHER OPPORTUNITIES TO HAVE THEIR SAY ON DEVELOPMENT WITHIN THE AREA?

The adoption of the Bayswater Design Guidelines concludes the public consultation process for DevelopmentWA's planning framework.

There may be future opportunities for the community to comment on individual development proposals and planning items. Development proposals received by DevelopmentWA from private landowners and developers may be advertised for public comment, depending on the size or nature of the development, as part of the process of obtaining development approval.

WHAT DEVELOPMENT APPLICATIONS ARE RELEASED FOR PUBLIC COMMENT?

The METRONET East Redevelopment Scheme sets out which development applications are advertised for public comment. An application would be advertised if it proposes a significant variation to the planning framework, for example.

Not all development applications are advertised for public comment.

Where public comment is invited, submitted comments are assessed by the DevelopmentWA Planning Team when assessing a planning item.

HOW DO I KNOW WHEN PUBLIC COMMENT IS OPEN?

Immediate neighbours will be contacted directly by DevelopmentWA. Items open for public comment are also listed on the DevelopmentWA website on the Current Planning Items page under the 'Planning & Approvals' page at <https://developmentwa.com.au/planning-and-approvals/current-planning-items>

Advertised development applications are open for comment for 21 days and the comment periods for statutory planning documents vary.

We may also advertise in the newspaper and notify locals and relevant stakeholders by mail or email (where applicable).



METRONET EAST-BAYSWATER DESIGN GUIDELINES

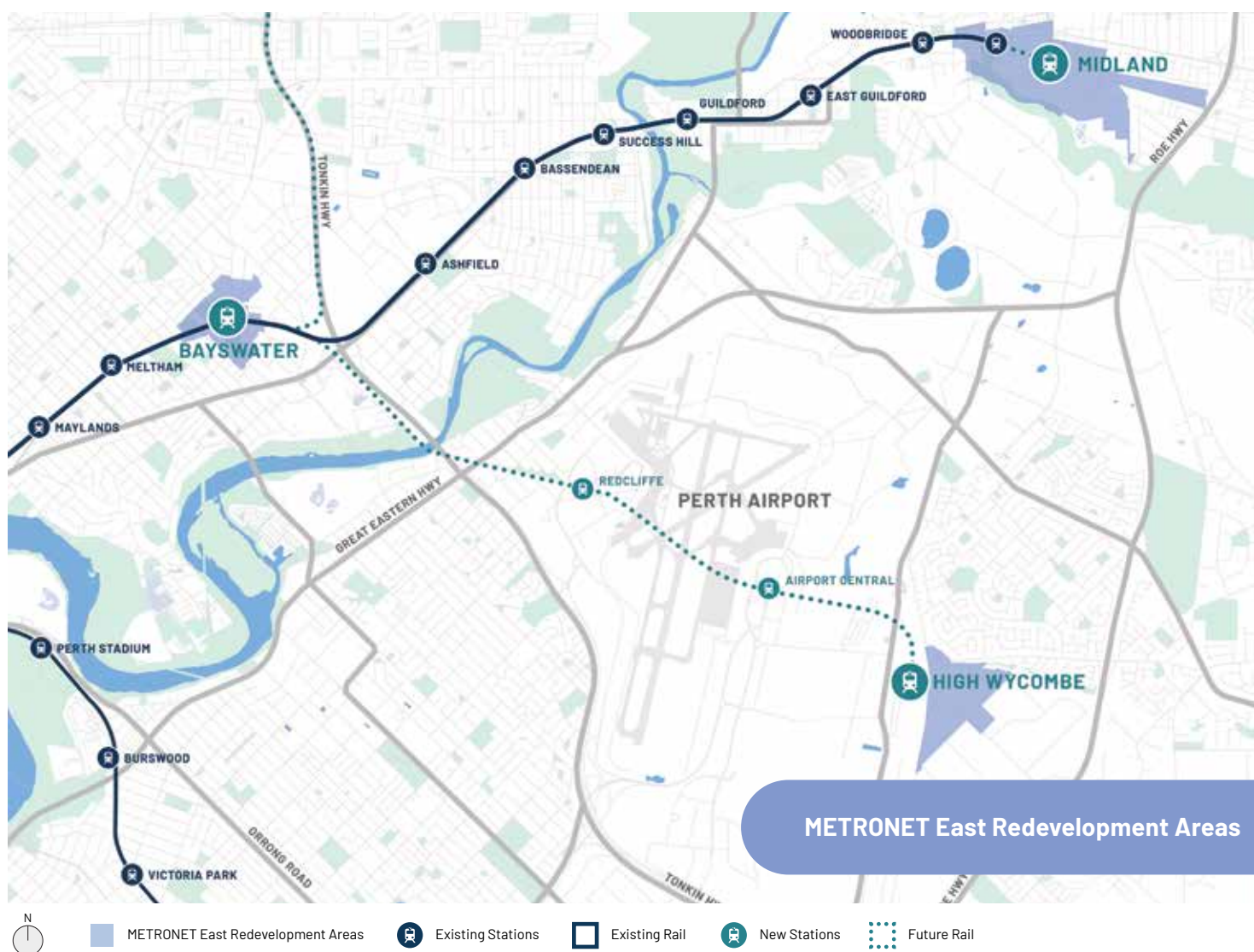
FREQUENTLY ASKED QUESTIONS - Updated March 2022

Page 3

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.



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.

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



METRONET EAST-BAYSWATER DESIGN GUIDELINES

FREQUENTLY ASKED QUESTIONS - Updated March 2022

Page 5

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>).

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.**

METRONET EAST-BAYSWATER DESIGN GUIDELINES

FREQUENTLY ASKED QUESTIONS - Updated March 2022

Page 6

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



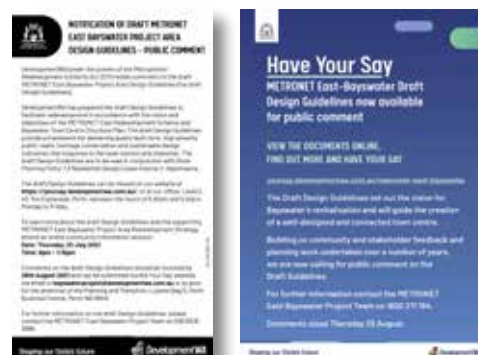
METRONET Community Advisory Group briefing
 14 July 2021

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



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>

WHAT CHANGES WERE MADE TO THE DRAFT DESIGN GUIDELINES FOLLOWING THE PUBLIC COMMENT PERIOD?

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.

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.

METRONET EAST-BAYSWATER DESIGN GUIDELINES

FREQUENTLY ASKED QUESTIONS - Updated March 2022

Page 8

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 Transitional 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.

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.



METRONET EAST-BAYSWATER DESIGN GUIDELINES

FREQUENTLY ASKED QUESTIONS - Updated March 2022

Page 9

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

