



Minister for Transport; Planning

Our ref: 72-19296

Mr David Caddy
Chairman
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Mr Caddy

AMENDMENT OF THE METROPOLITAN REDEVELOPMENT AUTHORITY REGULATIONS 2011 – TO ADD BAYSWATER AND FORRESTFIELD PROJECT AREAS

I write to advise that I have approved commencement of an amendment to the Metropolitan Redevelopment Authority Regulations 2011 to incorporate new Bayswater and Forrestfield project areas into the existing Midland Redevelopment Area, to progress these key METRONET projects. As part of this process it is proposed to rename the extended area as the 'METRONET East' Redevelopment Area to reflect its broader scope.

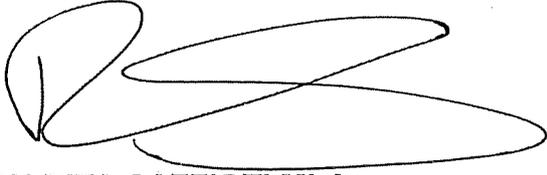
Addition of this land to the MRA's redevelopment area will enable the MRA to undertake its functions under Part 2 of the Metropolitan Redevelopment Authority Act 2011 (MRA Act), which includes subdividing and developing State owned land, amending its redevelopment scheme and determining development applications.

Plans identifying the proposed Bayswater and Forrestfield project areas to be added to the 'METRONET East' Redevelopment Area are enclosed for your consideration and comment, in accordance with section 29(2)(c) and (d) of the MRA Act.

Your written recommendations on the proposed amendment to the MRA Regulations would be appreciated within 30 days of receiving this letter.

If you have any queries regarding this matter please contact Sean Henriques, MRA
Chief Executive Officer on 6557 0700.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke, positioned above the typed name.

HON RITA SAFFIOTI MLA
MINISTER FOR TRANSPORT; PLANNING

31 MAY 2019

Att Extension of 'METRONET East' Redevelopment Area –Bayswater Project Area
 Map
 Extension of 'METRONET East' Redevelopment Area –Forrestfield Project
 Area Map



RECEIVED
20 JUN 2019

72-19992 DG (P/BoH)
BY:
Relate 72-19296

Your ref: 72-19296f
Our ref: 72-19296
Enquiries: Robert Cull 65519267

Hon Rita Saffioti MLA
Minister for Planning
Level 9, Dumas House
2 Havelock Street
WEST PERTH WA 6005

Dear Ms Saffioti

**AMENDMENT OF THE METROPOLITAN REDEVELOPMENT AUTHORITY
REGULATIONS 2011 TO ADD BAYSWATER AND FORRESTFIELD PROJECT AREAS**

Thank you for your letter dated 31 May 2019 regarding the above amendment to the Metropolitan Redevelopment Authority Regulations 2011. The Western Australian Planning Commission (WAPC) supports the creation of the new 'METRONET East' Redevelopment Area.

Inclusion of the Bayswater and Forrestfield project areas under the Metropolitan Redevelopment Authority's (MRA's) jurisdiction will assist in achieving the objectives of the WAPC's *Perth and Peel@3.5million* strategy, and maximise planning opportunities to respond to State Government investment in transport infrastructure via METRONET.

The Department of Planning, Lands and Heritage (the Department), has been assessing the Bayswater Town Centre Structure Plan, which was prepared by the City of Bayswater and submitted to the WAPC for approval. A modified structure plan is being prepared by the Department which provides for increased land use intensity, particularly within the Core area. Inclusion of Bayswater in a Redevelopment Area is consistent with the WAPC's intent for this locality, and will assist the delivery of good planning outcomes in this location.

Yours sincerely



David Caddy
Chairman
Western Australian Planning Commission

19 June 2019



Minister for Transport; Planning

Our ref: 72-19296

Mr Andrew Brien
Chief Executive Officer
City Of Bayswater
PO Box 467
MORLEY WA 6943

Dear Mr Brien

AMENDMENT OF THE METROPOLITAN REDEVELOPMENT AUTHORITY REGULATIONS 2011 – TO ADD BAYSWATER AND FORRESTFIELD PROJECT AREAS

I write to advise that I have approved commencement of an amendment to the Metropolitan Redevelopment Authority Regulations 2011 to incorporate new Bayswater and Forrestfield project areas into the existing Midland Redevelopment Area, to progress these key METRONET projects. As part of this process it is proposed to rename the extended area as the 'METRONET East' Redevelopment Area to reflect its broader scope.

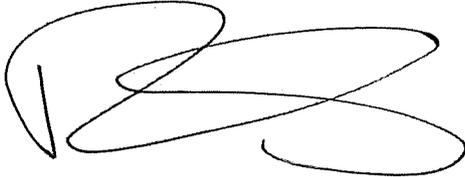
Addition of this land to the MRA's redevelopment area will enable the MRA to undertake its functions under Part 2 of the Metropolitan Redevelopment Authority Act 2011 (MRA Act), which includes subdividing and developing State owned land, amending its redevelopment scheme and determining development applications, all in consultation with the local government.

A plan identifying the proposed Bayswater project area to be added to the 'METRONET East' Redevelopment Area is enclosed for your consideration and comment, in accordance with section 29(2)(c) and (d) of the MRA Act.

Your written recommendations on the proposed amendment to the MRA Regulations would be appreciated within 30 days of receiving this letter.

If you have any queries regarding this matter please contact Sean Henriques, MRA
Chief Executive Officer on 6557 0700.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke on the left side.

**HON RITA SAFFIOTI MLA
MINISTER FOR TRANSPORT; PLANNING**

31 MAY 2019

Att Extension of 'METRONET East' Redevelopment Area –Bayswater Project Area
Map



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28 June 2019

Hon. Rita Saffioti MLA
Minister for Transport; Planning
Level 9, Dumas House
2 Havelock Street
WEST PERTH WA 6005

Dear Minister

AMENDMENT OF THE METROPOLITAN REDEVELOPMENT AUTHORITY REGULATIONS 2011 – TO ADD BAYSWATER AND FORRESTFIELD PROJECT AREAS

Thank you for the invitation in your letter, dated 31 May 2019, to provide recommendations on the amendment to the *Metropolitan Redevelopment Authority (MRA) Regulations 2011* to incorporate a new project area surrounding the Bayswater Station.

Council considered the matter at its meeting held on 25 June 2019 and is pleased to provide the below recommendation which was unanimously approved by Council.

Project Area Boundary

Recommendation:

That the boundary of the Bayswater project area be modified to reflect the draft Bayswater Town Centre Structure Plan (BTCSP) area, with the parks/public open space (POS) in the Bayswater town centre remaining under the control of the City and/or the Metropolitan Redevelopment Authority (MRA) implementing relevant measures to retain the parks/POS for such purpose to the satisfaction of the City.

The draft BTCSP covers a modified 400m radius from the train station and given the State Government's focus on creating vibrant station precincts with more housing, transport and jobs it is considered that the Bayswater project area boundary should be extended to include the entire draft BTCSP area. This will ensure that there is a consistent approach to development approvals, streetscape upgrades and place management across the whole precinct and that the impacts of any development on the area will be considered holistically.

Parks/POS is identified as a key aspect of the Bayswater town centre as it contributes to the amenity of the area. Accordingly, it is recommended that parks/POS remain under control of the City and/or that control mechanisms to retain the parks/POS for such purpose to the satisfaction of the City.

Consideration of City Strategic Framework

Recommendation:

The development of the redevelopment scheme and any associated statutory planning documents give significant consideration to the draft Bayswater Town Centre Structure Plan adopted by Council and associated engagement outcomes.

The MRA protects the places on the City's Heritage List through a similar mechanism and adopts any associated heritage policies.

The MRA follows and/or adopts (as applicable) various strategies, policies, consultation outcomes, and related instruments as part of its future planning and decision making process, including, but not limited to:

- (i) City of Bayswater Urban Forest Strategy;*
- (ii) Utilisation of a Design Review Panel;*
- (iii) Bayswater Town Centre soft activation report;*
- (iv) Car parking management plan;*
- (iv) Development of pedestrian friendly shared spaces; and*
- (v) Character Protection Area Policy.*

The City has undertaken significant work and community consultation on a range of strategies relevant to the proposed project area. Given the community engagement which occurred in the development of these documents, the MRA should use the outcomes from the City's community engagement to inform their preliminary documents to limit consultation fatigue in the area and ensure that the information already provided by the community is not dismissed.

MRA working with the City and community

Recommendation:

The MRA works collaboratively with the City to develop the redevelopment scheme and any associated planning documents.

The MRA works collaboratively with the City on place making initiatives to utilise and build on the City's current place making projects and networks.

The MRA works collaboratively with the City on any public realm upgrades.

The MRA writes to effected and potentially effected landowners as soon as possible advising them accordingly.

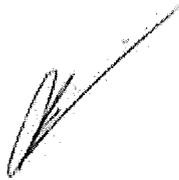
A working group is formed to consult with and support local businesses within the Bayswater Town Centre Structure Plan area.

The City looks forward to working in partnership with the MRA and METRONET/PTA on the development of the precinct to achieve the best outcomes for the local community. Early and clear communication with the community is considered critical to acceptance of the redevelopment objectives. It is also important that local businesses are supported through the disruption caused by the station and redevelopment works.

Further details relating to the above Council recommendations is included in the attached report.

If you have any queries regarding the above, please contact the City's Director Community and Development, Des Abel on 9272 0636, or myself on 9272 0620.

Yours faithfully



ANDREW BRIEN
CHIEF EXECUTIVE OFFICER

Attach: Report to the 25 June 2019 OCM

cc: *Mr Sean Henriques*
Chief Executive Officer
Metropolitan Redevelopment Authority
GPO Building
Level 3, 3 Forrest Place
Perth WA 6000