

Mr Andrew Brien
CEO
City of Bayswater
PO Box 467
Morley WA 6943

Dear Mr Brien,

RE: Bayswater Town Centre Structure Plan

The Property Council of Australia welcomes the opportunity to comment on the Bayswater Town Centre Structure Plan.

The Property Council champions the interests of more than 2200 member companies that represent the full spectrum of the industry, including those who invest, own, manage and develop in all sectors of property, creating landmark projects and environments where people live, work, shop and play.

In preparing this submission we have canvassed the view of our members including our committee members. Overall industry supports a plan that will deliver much-needed town centre development as well as align with the McGowan government's plans for Metronet – in particular Metrohubs.

The area outlined in the structure plan is of significant interest to the property industry as the Bayswater Train Station Precinct is now one of the most strategically important transport hubs in the Perth metropolitan area. This transport hub will provide a connecting point for the Forrestfield, Midland and Ellenbrook lines as well as the Prospector and Indian Pacific tourist trains.

However, there is the broad view among our members that the Bayswater Town Centre Structure Plan does not address the development potential that should be accorded to a town centre and there is definite scope to increase the opportunities for development around this important transport hub.

It is also essential the Bayswater Town Centre Structure plan allow for the zone to be fully utilised to reach its social and economic potential.

Potential for more density in the design

Industry feedback on the Bayswater Town Centre Structure Plan highlighted the need for greater density around the Bayswater Train Station Precinct. To develop a revitalised and vibrant community hub, while also providing enough economic benefit to attract investment from developers, the Property Council recommends a minimum of 6-Storey zoning with a focus on 10-storey products where appropriate.

Currently the structure plan allows for a maximum of 6 storey including bonuses, however, if podium typology is introduced to minimise the height perception for pedestrians, there is no reason to inhibit density to 6 storeys. Enabling developers to build higher will ensure revenue will offset the increased construction costs, minimizing risk and encouraging investment.

The maximum height of 6-storeys will make Bayswater un-competitive with areas such as Murdoch, Vincent and Victoria Park.

In an area with challenging topography for it to be attractive or feasible to invest, developers must have certainty of greater height.

Also, the placing of high density encourages people away from the City Centre. The highest mixed use density should be on King William Street to create a high density shopping strip that will boost local trade and create jobs.

The density increases in the current town centre structure plan are modest at best, and will not optimise the revitalisation of the centre.

Better consultation with industry needed

In future drafts of the Bayswater Town Centre Structure Plan, more industry consultation is needed particularly with the investment and development industry who are of the view that the typography of the area and the current proposed height limits would make development unviable for many developers.

Align with State planning

The State Government has committed to the creation of vibrant Metro hubs, as part of METRONET. It is imperative that all local planning schemes align with the State Government's vision to deliver vibrant and liveable precincts. While we understand that the State Government's plans were revealed after the process of development the structure plan had begun, the City of Bayswater must ensure current plans are in line with state plans to avoid unnecessary and arduous amendments down the track.

Conclusion

The Property Council strongly urges the City of Bayswater to amend the Bayswater Town Centre Structure Plan to allow for greater density which will provide the residential population needed to ensure the sustainability of the commercial precinct, create local jobs and improve local amenity.

If you require further information please contact me at your convenience on athodes@propertycouncil.com.au or 0417 337 165.

Yours sincerely,



Alix Rhodes
A/g WA Executive Director

