Your Last Chance to Revive Bayswater!

Future Bayswater
Blog Post, 23 August 2021

You are the key to Bayswater's renaissance.

If you seriously want to revive and resuscitate the Bayswater Town Centre, then you must read this and take action. NOW!

Comments must be received by Development WA by 5pm Wednesday 25 August

The positive things about the Guidelines:-

- All the proposed new development is focused around key amenities, being the train station and busy roads
- Offers diverse commercial and residential land uses
- There will be more shops and housing proposed further along King William Street to create a true high street
- Heritage retention, character preservation and pedestrian scale ground floor development is required.
- Roof gardens are encouraged
- There are incentives for high quality development. All new developments must be designed by architects.

Concerns to Raise

- This is a plan to develop only one side of the town centre – the north side. (Beechboro/Railway). The south side is being left to wither (King William/Whatley).

  The **imbalance** between the proposed 8-18 storeys to the north and 6 storeys to the south of the train station will likely result in a new town centre heart being created to the north and the **original heart of the town centre to the south dying** due to it lacking comparative investment appeal and the challenges of developing on sloping blocks.
- The plan proposes a maximum height of 19 metres for the shops in King William Street/ Whatley precinct when 20 metres has been allowed since 2012 and resulted in NO INVESTMENT. If it hasn't been viable for the last decade, then it still won't be viable in the future. **With no investment the original town centre will decay further.**
- The increased setbacks and requirement for amalgamation in the King William/ Whatley precinct will further fend off any investment. **Heritage properties will be left to degrade even further.**
- **18 storey development i**s permissible on the Government's site, which is way above the height of other areas in the Bayswater Town Centre
- Little detail is provided in relation to **sustainability initiatives**, streetscape requirements or greening ideas.
- **Poor pedestrian access** – narrow footpaths remain in King William Street making for a poor pedestrian experience

Request the following changes:-

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- Address the imbalance of imbalance between the north side (Whatley Crescent and King William Street side) and the south side of the train station (Railway Parade and Beechboro Rd side) by reducing the 18 storeys on the government site and increasing heights in King William Street
- Heights in the main high street of King William Street should match or exceed what is proposed in Railway Parade and Beechboro Road to provide a balanced outcome
- Greater incentives to invest (not less) in King William Street to stop the south side becoming the poor cousin to the north.
- Remove the requirement to almagamate blocks in Whatley Crescent and King William Street side as to protect the small shop frontages, rhythm and character of the street.
- Provide more requirements for new developments to be sustainable
- Improve pedestrian access – with wider footpaths. Don’t leave this to the City of Bayswater to do.

If you seriously want to **revive and resuscitate** the Bayswater Town Centre, then you must **take action**!

Let Development WA hear from **you**.

Either

1. Fill in the "*Comments Form*" at DevWA comments **HERE**

OR

2. Email direct to DevWA at bayswaterproject@developmentwa.com.au

Metronet East Bayswater Draft Design Guidelines can be found in full **HERE**