



Proposed Outline Development Plan

Redevelopment of The Former Cresco Site
Lot 10 Railway Parade, Bayswater

Presentation to the Community
12 March 2008

Background

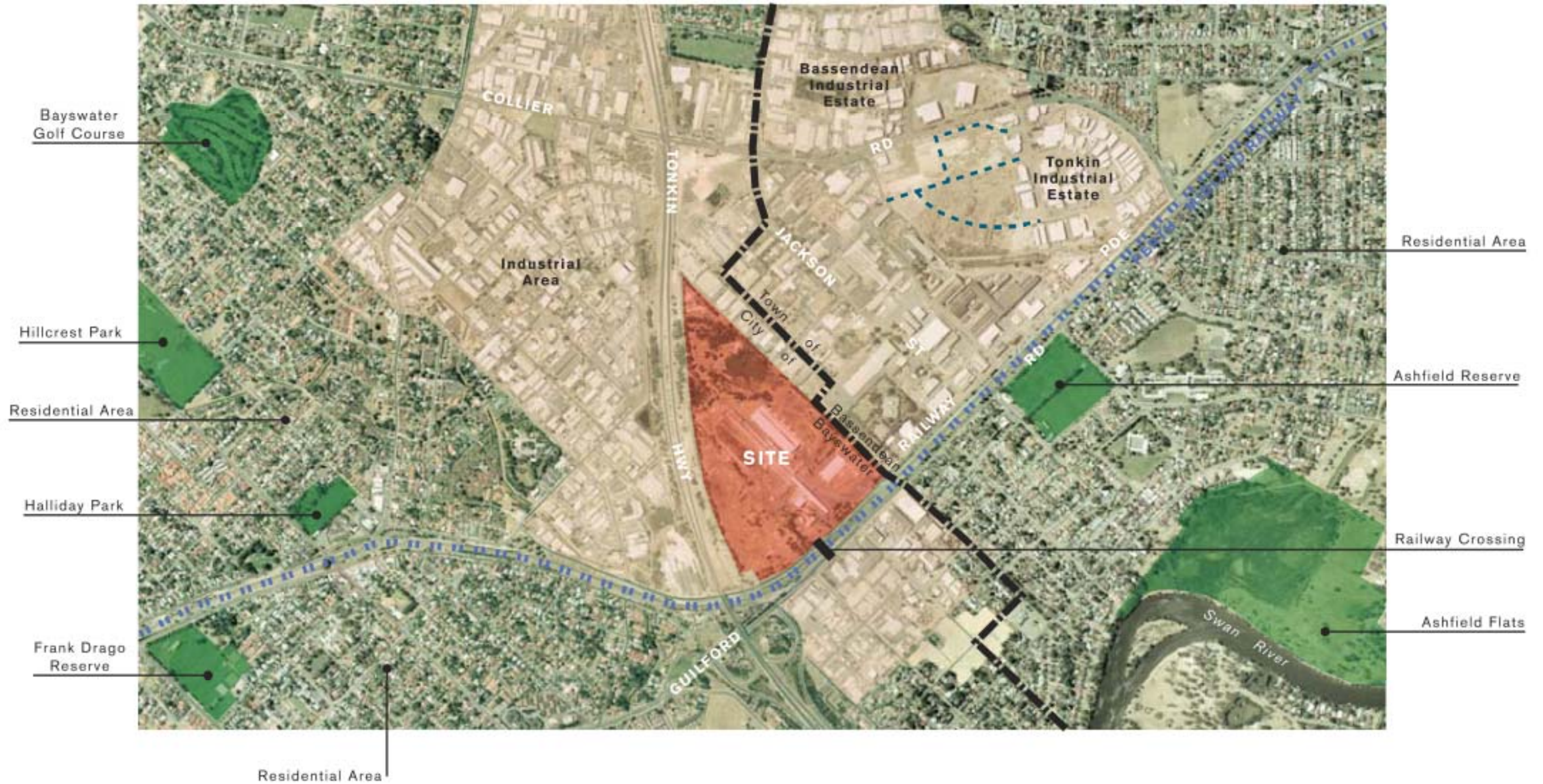


The Site:

- Located on the corner of Tonkin Highway and Railway Parade;
- Approximately 37 hectare site;
- Site remediation works underway.



Background



Consultant Team:

- CSBP Limited - Landowner
- TPG Town Planning & Urban Design - Town Planning Consultants
- Plan E - Landscape Architects;
- The Civil Group - Civil & Traffic Engineers;
- Transcore - Traffic Consultants;
- Parsons Brinckerhoff - Environmental Consultants;
- Burgess Rawson - Property Consultants.



Vision and Objectives



Vision



To design for a quality commercial industrial park which will:

- Encourage a variety of building forms;
- Integrate environmentally sustainable development principles to represent a strong commitment to incorporate social responsibility in relation to environmental initiatives;
- Have a unique identity;
- Positively contribute to the locality of Bayswater through urban form, economic generation and potentially influencing the regeneration of neighbouring industrial areas.



Achieving the vision:

- Provide a strong road network;
- Integration with existing estates;
- Implementation of quality Design Guidelines; and
- Incorporate 'best practices' in landscaping, planning and engineering.



Objectives



CSBP's objectives for eventual development:

- Remediate site above minimum regulatory standards;
- Facilitate development which adds value to surrounding area;
- Facilitate 'best practice' development;
- Link with and effectively integrate with surrounding industrial development;
- Facilitate the development of a high quality industrial/commercial estate which will serve as a catalyst for surrounding development; and
- Ensure there is no further liability for the future land uses post development





Site Remediation



Bayswater Remediation to date: Soil



- **Soil Remediation:**
 - Mar 06 - Apr 07
- **Dust Management Plan**
 - Monitoring equipment to manage dust
 - Actions required in dust events
- **Other Management Plans**
 - Traffic
 - Waste
 - Asbestos
 - Noise
- **Works on site are supervised**



Bayswater Remediation to date: Water



- **Groundwater Remediation:**

Feb 2004 - mid 2009

- **Ministerial Conditions for water quality:**

- Bayswater Main Drain
- Treated tail water
- Outcomes to date

- **Contaminated Site**

Auditor Role



Bayswater - Demolition



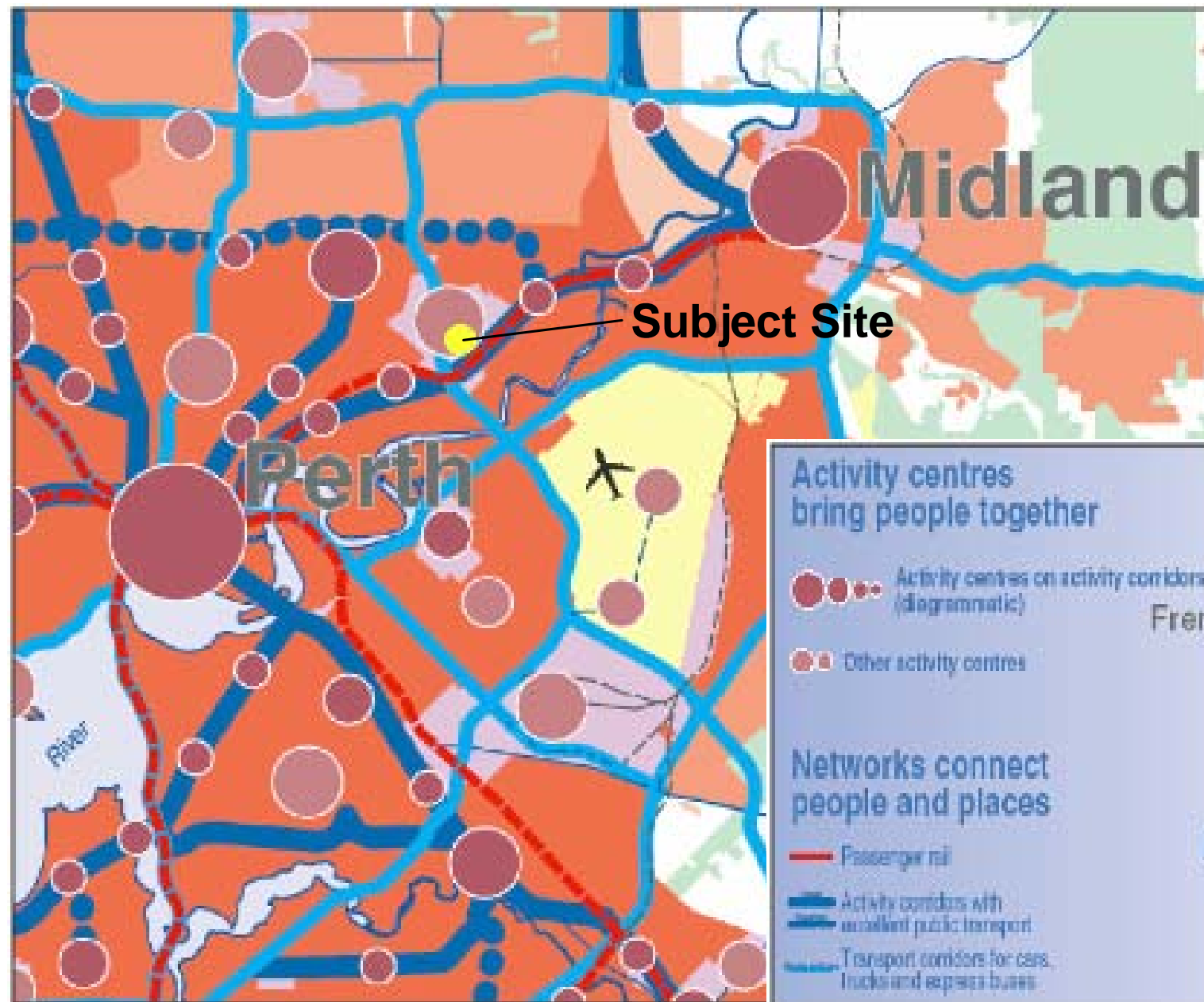
- **Demolition:**
 - 2004 onwards
 - Including urea shed, Number 2 shed, elevator building, SMP, weighbridge and lean to.
- **Number 1 Super Shed**
 - 700m long
 - Asbestos clad
 - Demolition scheduled to commence by April 2008
 - Fibre monitoring
 - Supervised demolition





State and Local Planning Framework





Network City:

- Identified under the Western Australian Planning Commission's Network City document as 'Other Activity Centre'.
- Adjacent to designated 'Transport Corridor' and 'Activity Corridor'.

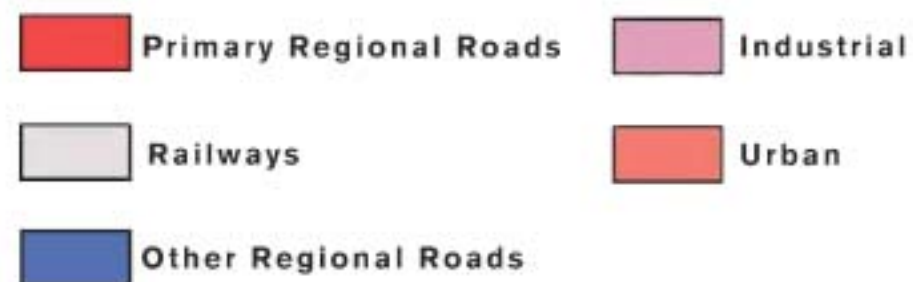
State and Local Planning Framework

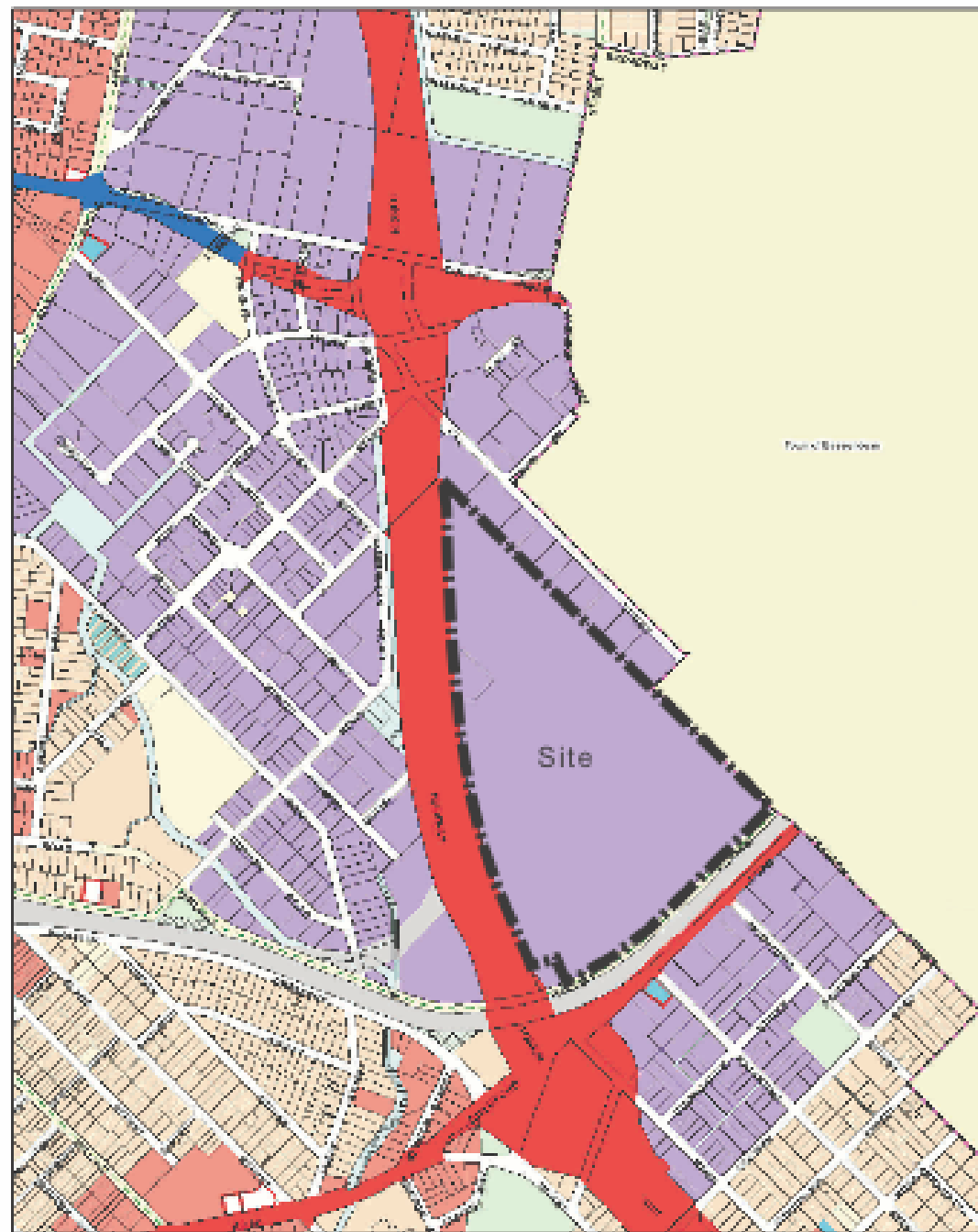


Metropolitan Region Scheme:

- Zoned 'Industrial' under the Metropolitan Region Scheme.
- Land south east of Railway Parade is zoned 'Urban'.

LEGEND



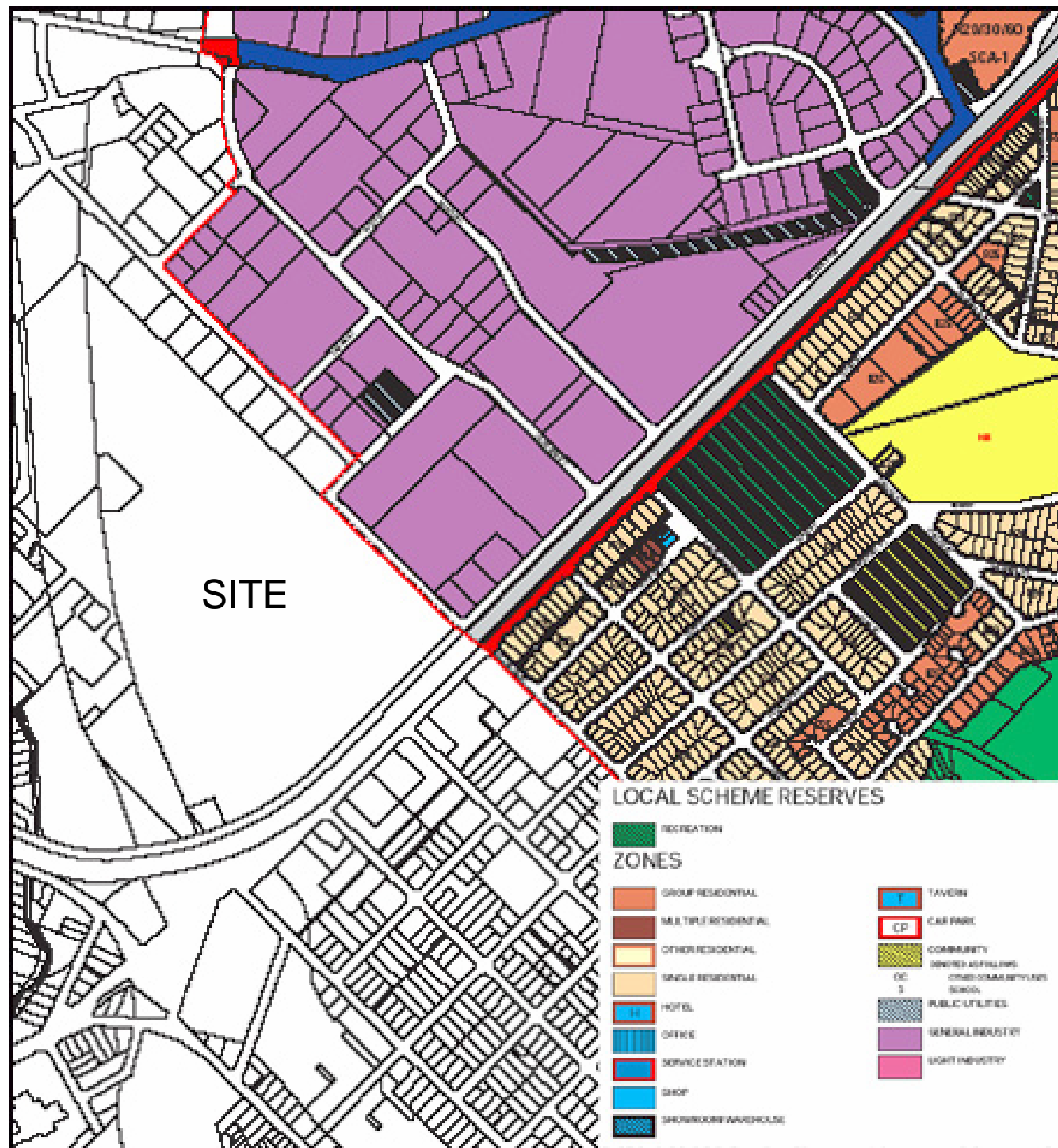


City of Bayswater Town Planning Scheme No. 24:

- Currently zoned 'General Industry'. This is defined as 'an industry other than a cottage, extractive, hazardous, light, noxious, rural or service industry'.
- The General Industry zone permits a range of light and general industrial uses. A number of peripheral commercial uses can also be considered such as fast food outlet, service station, car wash, consulting rooms, garden centre, convenience store, lunch bar, medical centre, tavern and veterinary hospital.
- Residential uses are prohibited and the retail of goods is restricted.

Town of Bassendean Town Planning Scheme No. 3:

- Subject site located on the border of Town of Bassendean boundary.
- Adjacent lands to the north east are zoned 'General Industry'.





Opportunities and Constraints



Opportunities and Constraints

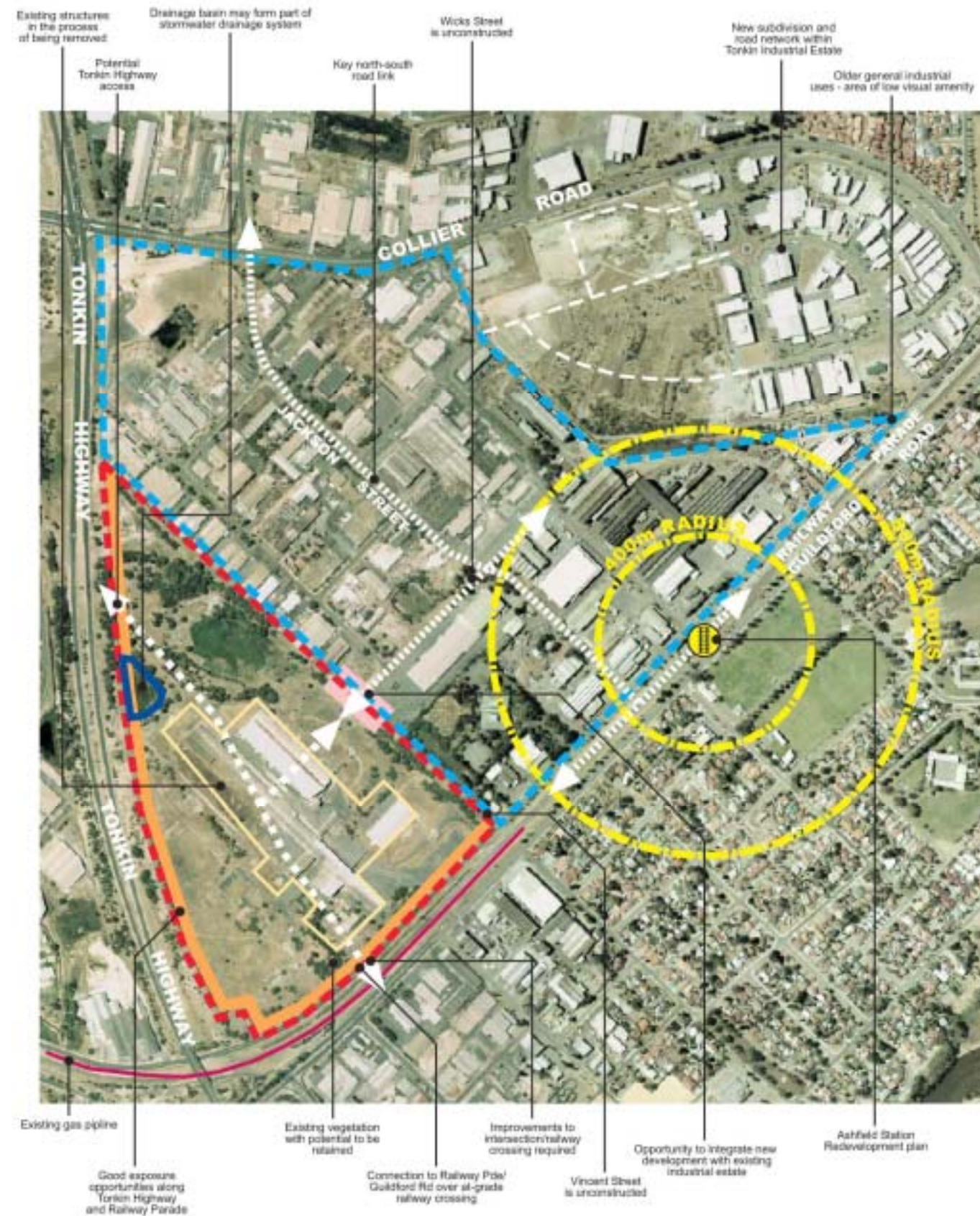


Opportunities:

- Strategic site;
- Good regional connections;
- High visibility & exposure;
- Integration with surrounding areas;
- Existing vegetation;
- Ashfield Train Station.

Constraints:

- Environmental remediation;
- Existing infrastructure;
- Existing access limited;
- Existing drainage areas.





Proposed Outline Development Plan



Proposed Outline Development Plan



Purpose:

- Facilitate the future subdivision, land use and development of the site.

Key Features:

- A highly legible and efficient street network providing good connections to the existing regional and local road network;
- A robust framework which can facilitate a range of lot sizes to occur in response to future market conditions;
- High quality built form controlled by design guidelines (to be prepared at a later date);
- High quality landscaped public open spaces to provide recreation opportunities for visitors and workers whilst providing a drainage function;
- Site responsive approach to urban water management comprising landscaped basins within open space areas and swales within selected streets.





Progress to date



Progress to date

Consultation with government agencies:

- Review of Tonkin Highway options with Main Roads WA.

Stage 1 - Short Term Design.

Stage 2 - Long Term Design.



Initiated Metropolitan Region Scheme (MRS) Amendment:

- Proposed MRS amendment supported by the City of Bayswater Council on 20 November 2007;
- Council supported vehicular access from Tonkin Highway (left-in, left-out) to the site;
- MRS amendment proposal has now been forwarded to the Western Australian Planning Commission by the City of Bayswater requesting its initiation.



Preparation of Outline Development Plan (ODP):

- Preparation of an ODP to guide future development of the site (in consultation with various government agencies over the last 18 months);
- ODP lodged with the City of Bayswater (December 2007);
- Advertising of the ODP initiated by the City of Bayswater (February - March 2008).





Next Steps



Next Steps



Initiate amendment to City of Bayswater Town Planning Scheme No. 24 :

- Identify the site within a Special Control Area;
- Identify and exclude land uses considered undesirable for reasons of noise, odour or smoke emissions;
- Reclassify a number of discretionary land uses under TPS 24 as permitted uses:-
 - Land uses to be in keeping with the 'General Industry' zoning under Town Planning Scheme No. 24.
 - Objective to place higher order land uses along spinal roads.
 - Exposure opportunities for some sites along Tonkin Highway side.
 - Allocation of land areas for water management and landscaping.



Next Steps



Indicative Land Use Table :

Permitted Uses	Discretionary	Proposed Uses Not To Be Permitted
<ul style="list-style-type: none"> - Automotive Panel Beating / Spray Painting - Automotive Repairs - Car Park - Car Wash - Convenience Store - Consulting Rooms (Medical) - Dry Cleaning / Laundry Premises - Factory - Factory Tenement Building - Garden Centre - Health Studio - Hire Service (Industrial) - Hire Service (Non-Industrial) - Industry (Light) - Kiosk - Lunch Bar - Medical Centre - Office - Public Utility - Radio Equipment - Radio & Television Installations - Service Industry - Showroom - Showroom / Warehouse - Trade Display - Transport Depot - Veterinary Consulting Rooms - Warehouse 	<ul style="list-style-type: none"> - Amusement Parlour - Automotive & Marine Sales & Repairs - Betting Agency - Cinema / Theatre - Civic Buildings - Club Premises - Educational Establishment - Fast Food Outlet - Funeral Parlour - Infant Health Clinic - Occasional Uses - Open Air Display - Public Amusement - Public Worship - Recreation Facility (Private & Public) - Service Station - Storage Yard - Tavern - Veterinary Hospital - General Industry 	<ul style="list-style-type: none"> - Automotive Wrecking - Builders Yard - Extractive Industry - Fuel Depot - Industry - Noxious Industry

CSBP Commitments:

- Complete the remediation to high standard;
- Involve all stakeholders in future land use discussion;
- Allow for a high quality commercial/industrial estate:
 - Mixed uses;
 - High standard road network with external connections;
 - Low water use environment and landscaping;
 - Prevention of water inflow into remediated areas;
 - Provision of some public open space;
 - Effective traffic and pedestrian/cycle management;
 - Water recycling in buildings;
- CSBP will continue to work effectively with planning authorities.



Where to from here?



Progressing the Project



1. Finalise MRS Amendment;
2. Finalise and adopt ODP;
3. Initiate an amendment to the City of Bayswater Town Planning Scheme No. 24:
For the refinement of land uses to be permitted on site;
4. Timing - Remediation approval to be sought mid 2009. On site development it is hoped will commence in second half 2009.

Further Questions?



Questions?

