What are METRONET station precincts?

METRONET station precincts are broadly defined as the area within one kilometre (a 10 to 15-minute walk) from the station.

Station precincts are great locations for future developments of housing, jobs and community services as they make the best use of the State Government’s investment in transport infrastructure. Over time these areas will become higher-density active urban places, offering a range of living, employment, entertainment and recreation opportunities while the surrounding suburbs will remain largely “low-density residential” in character.

Not all station precincts will be the same. Some are in new growth areas and will be planned and developed from scratch, while others are in existing urban areas with established local communities and infrastructure in place.

To help guide the type of place each precinct will become, METRONET has identified the following station precinct types:

**City Centre**
Perth central business district (CBD) has the highest concentration of jobs and services in the metropolitan railway stations region, and is served by three major railway stations to cater for the high volume of commuter traffic.

**Strategic Centre**
The metropolitan region has a number of existing and planned strategic centres which are key locations for jobs, services and higher density housing outside of the Perth CBD.

**Town Centre**
Town centre precincts have increased density and a diversity of housing types, along with a retail and service centre that supports its district catchment and local employment.

**Neighbourhood Centre**
Neighbourhood centre precincts are predominantly medium to higher density residential in character with retail and services that meet the daily needs of the local community.

**Specialised Centre**
These precincts have a predominant focus on a specific activity, such as education, health, sport, science and innovation, or regional transport.

**Transit Node**
These precincts perform a primary transport interchange function, and generally include bus to rail transfer, station parking and drop off facilities.

By adding more than 70 km of rail and up to 18 new stations to Perth’s passenger rail network, people will have more opportunity to leave their car at home and catch the train to work, to go shopping, to watch their favourite team play on the weekend, to catch a flight from the airport, or to meet up with friends.

METRONET is the catalyst to turn over 5000 hectares of land around new stations to desirable places for investment in housing, jobs and services.
When will the station precincts be delivered?

Planning and delivering transport infrastructure typically takes around five years from project initiation to completion. This will provide the framework around which a community with accessible connections, mixed uses, diverse housing options and opportunities for business can grow.

Current phase
The current phase of METRONET involves the planning, design, funding, procurement and construction of METRONET transport infrastructure.
METRONET is working with local governments, local communities, state government agencies and the private sector to establish the planning and development frameworks to enable the development of METRONET station precincts.

0 - 5 years
After the new stations are operational, the focus will transfer to building local infrastructure needed to support the station precinct’s development.
During this phase, METRONET will work with affected local governments, state government agencies and the private sector to identify early development and activation opportunities.
This phase will also see the early stages of investment in public spaces to improve the comfort, amenity and attractiveness of METRONET’s station precincts.

5 - 15 years
Growing private sector interest will drive increasing development investment in METRONET station precincts.
This phase will see the start of greater housing product diversity catering for different family and lifecycle needs.
With the local community growing, an increase in population-driven employment and community services will occur. Continued investment in public spaces will give the precinct an identifiable character and sense of place, making it more attractive for investment in strategic employment.

15 - 30 years+
The property market in METRONET station precincts has matured to the point of second-generation investment in residential and commercial development.
This phase will see a continued consolidation of housing, jobs and services in close proximity to high quality public transport infrastructure. METRONET station precincts will be the focus for sustainable growth of the metropolitan region.

Benefits of station precincts include:
- Reduced CO₂ emissions
- Increased housing diversity
- Improved accessibility via (non-car) transport modes
- Access to improved public open space
- Reduced travel times and costs
- Reduced environmental impact (urban water/biodiversity)
- Improved health outcomes (from increased physical activity and available leisure time)
- Reduced infrastructure provision cost (per capita)
- More efficient use of urban land

Who will deliver the station precincts?
The METRONET Office will plan transport infrastructure to the point of funding decision by Government. Once the project has funding approval, the Public Transport Authority (PTA) is responsible for building the transport infrastructure.
The transition from transport infrastructure planning to delivery is clearly defined, with the entire process typically taking up to five years.
The process for planning and delivery of the wider station precincts is less straightforward, with limited development typically occurring in the short term and full build out only achieved in the long term (30+ years).
Development responsibility will be shared across multiple State Government agencies, local governments and the private sector, which will require a high level of coordination to achieve successful outcomes.

How to get involved?
We welcome the community’s input and throughout the various projects there will be formal opportunities to feed into the planning. You can also provide feedback at any stage through our dedicated info@metronet.wa.gov.au email or by calling us on 9326 3666. For more information and to register for project updates, visit us online at metronet.wa.gov.au.