



Bassendean Town Centre Draft Masterplan

Community Survey Engagement Report

October 2021

**Creating
Communities**

Report Details

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1. Introduction

1.1. Project Background

The Bassendean Town Centre Masterplan project will create an overarching land use plan that sets the conditions to attract investment and enhance the vibrancy and liveability of the town centre precinct for the next 20 years.

The masterplan is being progressed in response to extensive community input from the BassenDream Our Future project, which is clear: the community wants a more vibrant, inviting and connected town centre that is easy to access, has a diversity of local goods and services, and is an attractive place to live, shop, relax and spend time. Above all the majority of the community wants a town centre that is sustainable and supports and serves people from all walks of life.

This initial feedback from the BassenDream Our Future project informed the Town's leading plan, the Strategic Community Plan, which prioritised future planning and revitalisation of the Bassendean Town Centre as a key project.

The previous engagement found what the community wants for the Bassendean town centre, but not how to make this happen – which is where the masterplan comes in. It also emphasised the need for the Council and Town staff to take the lead on revitalising the town centre.

The BassenDream the Town Centre project is the next step in the BassenDream Our Future process. Following the development of early masterplan concepts in early 2021, in partnership with Creating Communities the Town of Bassendean hosted two Design Workshops to present and receive feedback on the early concept versions. The feedback from the Design Workshops informed the development of a single Draft Masterplan, which was then advertised for public comment through a community survey.

1.2. About this Report

This report presents the feedback from the community survey on the Draft Masterplan that was open across August – September 2021. The key findings and insight from this feedback will inform a final Masterplan Concept to be presented to the Town of Bassendean Council prior to submission to the Western Australia Planning Commission (WAPC) for endorsement.

2. Purpose of the Masterplan

The masterplan represents a strategic vision for the Bassendean Town Centre over the next 20 years and beyond, with a focus on delivering vibrant places for people to live, work and play. The principles and key features of the masterplan provide the tools and guidance to manage the redevelopment and change in the town centre over time.

Its purpose is to:

- Set the conditions needed to attract investment and enhance the vibrancy and liveability of the town centre precinct for the next 20 years
- Create a more thriving, inviting and connected town centre that is easy to access, has a diversity of local goods and services, is an attractive place to live, shop, relax and spend time
- Develop a town centre that is sustainable and supports and serves people from all walks of life into the future

2.1. Key Principles

The following key principles were developed through engagement with the community and guide the masterplanning process:

- A liveable, green and shaded town centre
- An accessible town centre that is open for business
- A mix of old and new – preserving the character of Bassendean whilst embracing new opportunities for improved amenity

2.2. Difference to other Town of Bassendean planning documents

Unlike the Local Planning Strategy and Scheme the masterplan is not a detailed statutory plan that sets and enforces planning rules. It is a vision and strategy specific to the town centre that will guide future revitalisation and inspire investment and future development. It will help to inform updates to the Local Planning Strategy and Local Planning Scheme which set out the planning rules that must be followed.

3. Comparison to LandCorp Plan

The Bassendean Town Centre Draft Masterplan is not a new version of the LandCorp project. The current process has been led by the Town of Bassendean, covers a broader area, is informed by the principles from *Bassendream Our Future* (the community engagement project in 2019) and the new Strategic Community Plan. Additionally, there is a commitment to preserving, enhancing, and improving the total area of open space in the town centre – not reducing it. Key local town centre assets such as Bassendean Oval have been included in the boundary as the connection between these key sites is important from an integrated planning approach.

3.1. Differences to LandCorp Plan

The focus of the LandCorp Plan was on where new development would go. The new Draft Masterplan concept considers all elements of the town centre including public amenity, public open space, transport, connection, and heritage in addition to where new development might occur.

Outside of the process being led by the Town of Bassendean and more comprehensive community engagement, there are several significant differences which are listed below.

3.1.1. Project Process Differences

- Covers the whole town centre as one plan – not just selected elements
- Develops multi-use community spaces
- Broader engagement with landowners and community
- Guarantee of no net loss of open space
- Identifies options for enhanced amenity
- Identification of improved transport connections and upgrades

3.1.2. Features of LandCorp Plan not in the Masterplan

- Residential development surrounding the Western and Southern boundary of Bassendean Oval
- Larger property developments on BIC reserve
- Identification of a large area of BIC reserve for development
- Identification of large area of Bassendean Oval for development to the South

4. Engagement Process

4.1. Previous Engagement Initiatives and Participation

- Extensive engagement from the BassenDream our Future process including stakeholder meetings; workshops; drop-in sessions; survey and other engagement activities
- Masterplan specific - one-on-one meetings with key stakeholder organisations including:
 - Town of Bassendean Elected Members and Executive
 - State Government departments and agencies (Department of Planning, Lands and Heritage; Western Australian Planning Commission; Department of Communities; Department of Transport; Public Transport Authority; Main Roads WA)
 - Key strategic landowners (e.g. Hawaiian; Swan Districts Football Club; Bassendean Hotel; private landowners)
- Masterplan specific - five (5) focus groups targeted at different stakeholder groups:
 - Local business owners, operators and owners of commercial land within the town centre boundary.
 - Owners and tenants of residential land within the town centre boundary.
 - Representatives of local community organisations operating in or with a strong connection to the town centre.
 - Representatives of the land development investment industry.
 - Community members who previously registered their interest in the BassenDream Our Future project.
- Two (2) community design workshops promoted to landowners, stakeholders, community groups, and residents which presented three (3) masterplan concepts:
 - Session 1: Saturday 17 April 9am – 11:30am. This session was attended by 38 individuals
 - Session 2: Tuesday 20 April 6:30pm – 9:00pm. This session was attended by 64 individuals

4.2. Draft Masterplan Engagement (Findings in this report)

- Four (4) drop-in information sessions promoted to the whole community via flyer, posters, social media, and direct email.
 - Session 1: Saturday 7 August 9am – 1pm at the Bassendean Community Hall
 - Session 2: Thursday 12 August 1pm – 4pm at Hawaiian Shopping Centre
 - Session 3: Thursday 19 August 9am – 12pm at Hawaiian Shopping Centre
 - Session 4: Sunday 29 August 9am – 1:30pm at Old Perth Markets
- Community survey promoted to the whole community via flyer, posters, social media, and direct email. The survey was available to complete online or via hardcopy submissions provided at locations throughout the Town.
 - The community survey received 669 responses

4.3. Reporting Considerations

In the analysis of the survey responses, it was noted that a number of respondents provided identical comments on multiple items. Of these responses:

- At least eight (8) provided identical comments in relation to the Swan Districts Football Club and Bassendean Oval
- At least six (6) provided identical comments in relation to Casa Mia and future considerations for this site.

4.4. Additional Feedback Submissions

Several submissions were received from residents and stakeholders which provided feedback outside the framework of the community survey. These submissions have been provided in full to the Town of Bassendean for their consideration along with this report.

5. Overview of Findings

The following section provides an overview of the findings from the Community Survey. A detailed breakdown of respondent demographics, survey responses, and further feedback is provided in Section 5.

5.1. Overall Level of Support

Question 18 of the survey asked respondents to indicate their overall level of support for the Draft Masterplan. Each response was given a weighting, from -5 (Very Opposed) through to +5 (Very Supportive). The average of these weights provides an overall level of support across all respondents.

OVERALL WEIGHTED AVERAGE:	+2.02 (Supportive)
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The final weighted average is +2.02 which indicates an average response of “Supportive” for the Draft Masterplan.

5.2. Level of Support for Draft Masterplan Elements

The table below provides an overview of feedback for Questions 6 to 13 of the community survey. The percentage of those Supportive (indicating “Very Supportive” or “Supportive”) and those Opposed (indicating “Opposed” or “Very Opposed”) is provided.

The level of support (supportive/opposed) with the majority has been highlighted.

QUESTION: INDICATE LEVEL OF SUPPORT FOR	SUPPORTIVE	NEITHER	OPPOSED
Proposed provision of Public Open Space	83.6%	10.5%	6%
Proposed provision of Trees and Greenery	83.8%	11.1%	5.2%
Proposed Community, Recreation, and Sporting Facilities	82.2%	11.9%	5.8%
Proposed Pedestrian and Cyclist Movement Networks	75.8%	16%	8.3%
Proposed Vehicle Movement Networks	63.1%	22.7%	14.3%
Proposed Location of New Developments	64.6%	13.1%	22.3%
Heritage Retention and Considerations	84.1%	11.5%	4.5%
Proposed Heights	59.4%	15.4%	25.2%

5.3. Pedestrian Only Zone

The table below provides an overview of feedback for Question 14 of the community survey. The percentage of those Supportive (indicating “Very Supportive” or “Supportive”) and those Opposed (indicating “Opposed” or “Very Opposed”) is provided.

The level of support (support/opposed) with the majority has been highlighted.

NOTE: Only respondents that indicated a level of support or opposition have been included in the table below (those that indicated “Very Supportive”, “Supportive”, “Opposed”, or “Very Opposed”). Those that indicated “Neither Supportive nor Opposed” have not been included, therefore percentages do not add up to 100% in the tables provided below.

QUESTION: INDICATE LEVEL OF SUPPORT FOR	SUPPORTIVE	OPPOSED
The Pedestrian Only Zone proposed in the Draft Masterplan	77.3%	13.8%

5.4. Bassendean Oval Elements

The table below provides an overview of feedback for Questions 15 to 17 of the community survey. The percentage of those Supportive (indicating “Very Supportive” or “Supportive”) and those Opposed (indicating “Opposed” or “Very Opposed”) is provided.

The level of support (support/opposed) with the majority has been highlighted.

NOTE: Only respondents that indicated a level of support or opposition have been included in the table below (those that indicated “Very Supportive”, “Supportive”, “Opposed”, or “Very Opposed”). Those that indicated “Neither Supportive nor Opposed” have not been included, therefore percentages do not add up to 100% in the tables provided below.

QUESTION: INDICATE LEVEL OF SUPPORT FOR	SUPPORTIVE	OPPOSED
Changing the fence line to create access to a greater external area of the oval	73.7%	12.2%
Removing the fence line and making the Bassendean Oval Reserve an open access area	30.6%	52%
The built form development on the Bassendean Oval Reserve	55.9%	26.2%

5.5. Draft Masterplan Positives & Concerns

The table below provides an overview of the top comments provided in the community survey. Respondents were asked to provide feedback on the aspects of the Draft Masterplan they found “positive” or had “concerns” around. Each response has been analysed and themed according to its content, under the following categories:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General & Other Comments

The top three (3) themes for each category have been listed in descending order of frequency. Only themes that occurred more than once have been included. The number in brackets (X) indicated the frequency of this theme.

The full list of responses is available in Sections 7.6 & 7.7

CATEGORY	POSITIVES	CONCERNS
COMMUNITY & PUBLIC REALM	<ul style="list-style-type: none"> • Public Open Space/Green Space (96) • Cultural & Heritage Considerations (36) • Community/Recreation Facilities (31) 	<ul style="list-style-type: none"> • Lack of Heritage/Cultural Considerations (28) • Trees & Vegetation (3)
MOVEMENT & TRANSPORT	<ul style="list-style-type: none"> • Pedestrian Only Zone (74) • Pedestrian/Cyclist Movement (35) • Overpass/Crossings (28) 	<ul style="list-style-type: none"> • Traffic Management & Access (33) • Pedestrian Only Zone (31) • Lack of Parking (29)
BUILT FORM & DEVELOPMENT	<ul style="list-style-type: none"> • Increased Residential/Density (46) • Better Land Use/Development Potential (24) • Density around Train Stations (12) 	<ul style="list-style-type: none"> • Building Heights (101) • Impact on Schools (27) • Concerns of Development Locations (24)
BASSENDEAN OVAL RESERVE	<ul style="list-style-type: none"> • Redevelopment of Bassendean Oval (59) • Upgraded SDFC Facilities (32) • Changes to the Oval Fence (15) 	<ul style="list-style-type: none"> • Removing the Oval Fence (58) • Redevelopment of SDFC Facilities (42) • Opposed to Bassendean Oval Proposal (25)
GENERAL & OTHER COMMENTS	<ul style="list-style-type: none"> • General Support (45) • Nothing/Negative Comment* (14) • More People (13) 	<ul style="list-style-type: none"> • No concerns/Positive Comment* (43) • Everything (15) • Project Implementation/Process Concerns (6)

*Note – some respondents provided negative comments in the “positives” section, or positive comments in the “concerns” section. To maintain consistency throughout the reporting these comments have been analysed according to the section they were submitted in.

5.6. Draft Masterplan Suggestions & Additional Comments

The table below provides an overview of the top comments provided in the community survey. Respondents were asked to provide feedback on any “suggestions” or “additional comments” they had on the Draft Masterplan. Each response has been analysed and themed according to its content, under the following categories:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- Engagement Process
- General & Other Comments

The top three (3) themes for each category have been listed in descending order of frequency. Only themes that occurred more than once have been included.

The full list of responses is available in Sections 7.8 & 7.9

CATEGORY	SUGGESTIONS	ADDITIONAL COMMENTS
COMMUNITY & PUBLIC REALM	<ul style="list-style-type: none"> • Greater Focus on Heritage/Culture (21) • Suggestion on Playgrounds/POS (14) • Suggestion on Trees/Vegetation (12) 	<ul style="list-style-type: none"> • Suggestion on Schools (17) • Greater Focus on Heritage/Culture (10) • Upgrades to Old Perth Road (7)
MOVEMENT & TRANSPORT	<ul style="list-style-type: none"> • Traffic Movement & Access (24) • Parking Considerations (23) • Pedestrian Crossings/Access (14) 	<ul style="list-style-type: none"> • Parking Considerations (10) • Pedestrian Crossings/Access (5) • Traffic Movement & Access (4)
BUILT FORM & DEVELOPMENT	<ul style="list-style-type: none"> • Suggestion on Heights (42) • Location of Development/s (17) • Less Density/Buildings (12) 	<ul style="list-style-type: none"> • Suggestion on Heights (11) • Location of Development/s (7) • Pursue Modern/Progressive Developments (4)
BASSENDEAN OVAL RESERVE	<ul style="list-style-type: none"> • Considerations for Football Club Facilities (34) • Minimal Intervention to Oval (20) • Upgrades to Bassendean Oval (17) 	<ul style="list-style-type: none"> • Considerations for Football Club Facilities (16) • Upgrades to Bassendean Oval (8) • Minimal Intervention to Oval (7)
ENGAGEMENT PROCESS	<ul style="list-style-type: none"> • Negative Comment on Engagement (6) • Comment on Council/Town (5) 	<ul style="list-style-type: none"> • Positive Comment on Engagement (8) • Comment on Council/Town (6) • Negative Comment on Engagement (4)
GENERAL & OTHER COMMENTS	<ul style="list-style-type: none"> • General Positive Comment (11) • Comment on Presentation/Document (6) • General Negative Comment (5) 	<ul style="list-style-type: none"> • Unsure/No Comment (128) • General Positive Comment (37) • Make it Happen (23)

6. Recommendations

The following recommendations are made to propose changes to the Draft Masterplan to inform the development of a final Bassendean Town Centre Masterplan. These changes have been informed by stakeholder and community feedback. All elements of the Draft Masterplan will be retained in the final Bassendean Town Centre Masterplan - unless stated below.

6.1. Pedestrian Only Zone

While overall there was a high level of support for the proposed pedestrian only zone on the east side of Old Perth Road, between Guildford Road and Wilson Street location (site # 20 on the Draft Masterplan), as a means to activate this area of the town centre, some community members raised concerns that by prioritising pedestrians and creating an alfresco area that will replace some car bays this might impact businesses and the town centre. It was also noted by some community members that this area of Old Perth Road had been closed previously without success.

Recommendation:

That a trial of the pedestrian only zone be undertaken using temporary measures to close the area and permit alfresco dining, street activation and other uses. This trial should include pre-measurement of the level of community use, as well as measuring community use of the area during the trial. Engagement should be undertaken with businesses and property owners to plan the trial. The trial process should also review how this pedestrian focussed initiative impacts on car parking in the town centre.

6.2. Swan District Football Club Facilities

Extensive engagement through a series of meetings with the CEO and Board of the Swan Districts Football Club, plus through their involvement in the focus groups and design workshops the proposed site for the new club facilities was to the Western End of the ground, with a future renegotiated lease transfer from the clubs existing premises to new premises. It was discussed at the time that while this is not totally ideal from a spectator point of view in being at one end of the ground, it was felt that other benefits could potentially outweigh this issue. Swan Districts Football Club also advised that they had discussions with Hawaiian to connect this new development with Hawaiian's shopping centre to the West. This site was therefore identified as part of the draft Masterplan as potential mixed-use development to the western end of the oval for the following reasons:

1. It reflected and expanded upon the previous design concepts prepared by Swan Districts Football Club that were presented to the Bassendean Town Centre Masterplan project team
2. Enabled the provision of "air rights" to be sold for residential development that would help fund the development of club facilities

3. Would enable the integration of other community facilities and civic spaces that would create mutual benefit
4. The proposed new land parcel is more attractive and more valuable land than the club's existing location which is on the heavy traffic artery of Guildford Road, and therefore would attract greater investor interest
5. Would enable a closer connection of the club, its community development functions and operations with the core of the town centre and the neighbouring shopping centre
6. Would prevent the club from having to relocate until a new facility is built – whereas redeveloping the existing facility on the current club site will displace the club for 2-3 years without alternative accommodation.

However, in a submission made by the Club's Board as part of the final round of consultation the Club requested that the club remain in its existing location unless the oval can be realigned (i.e. shifted more diagonally) to place the new facility more towards the flank of the ground to the north west.

Unfortunately, if an appropriately sized WAFL ground was to be maintained the realignment of the ground would require the removal of a section of the bund/bank to the south of the ground. Clear direction was provided by Town of Bassendean Council that this bund/bank should not be impacted in anyway in the masterplanning process due to its reported cultural significance.

The Bassendean Oval Reserve is comprised of two sites; one small parcel is owned by the Swan Districts Football Club with a conditional title and the other being a Crown Reserve managed by the Town. Both sites are reserved as Parks and Recreation under the Metropolitan Region Scheme and therefore, any residential development would need to be supported by an amendment to that scheme, as well as to the local scheme. Such amendments would need to be progressed by the relevant development proponent and would be subject to separate public consultation and decision-making processes.

Recommendation A:

That Swan Districts Football Club remain in its current location (site #7 on the Draft Masterplan) applying the proposed site boundary from the Draft Masterplan for these facilities. The opportunity to develop air rights above their facility (pending a Metropolitan Scheme Amendment) could be pursued to enable the club to attract investment options to fund the renewal of their club facilities.

As proposed new developments in the Draft Masterplan received majority support in the final community engagement due mainly due to being located away from other existing residential development, the proposed future maximum height of the building/s should be retained.

Note: The proposed footprint of the site is not fully congruent with the Swan Districts Football Club's conditional title boundary, but we are advised that discussions between

the Town of Bassendean and Swan Districts Football Club have reached agreement on this approach.

The pursual of a Metropolitan Scheme Amendment and local Planning Scheme Amendment would then be the responsibility of Swan Districts Football Club.

Recommendation B:

The proposed development at the Western End of the ground location (site #6 on the Draft Masterplan) that previously proposed to how the Swan Districts Football Club facilities should be retained but amended to remove reference to the inclusion of Swan Districts Football Club facilities and will be changed to reference the opportunity to provide other community / civic facilities within the future development of the site.

The opportunity to sell air rights above the facility (pending a Metropolitan Scheme Amendment) can be pursued by the Town of Bassendean to fund the provision of community and civic facilities.

As proposed new developments received majority support in the final community engagement due, mainly due to being located away from other existing residential development, the proposed future maximum height of the building will be retained, but within the footprint of the existing lease area.

The pursual of a Metropolitan Scheme Amendment and local Planning Scheme Amendment would then be the responsibility of the Town of Bassendean.

6.3. Bassendean Oval Fence Line

There was a high degree of support for retaining a fence around Bassendean Oval with most of the community and stakeholder support being for the new fence line proposed in the masterplan. This new fence line concept location (site # 35 on the Draft Masterplan) was devised from previous community engagement and proposes moving the fence boundary inwards to create greater community access to large exterior areas of the oval reserve and to create better community access to the ground and surrounds during the week and on non-game days. This approach also enables managed access for WAFL game days or other special events to ensure ticketing and entrance fees can be charged for such events.

There was little support for removing the fence completely.

Recommendation:

That the recommended new fence line and operation of access to the ground for the community to be finalised as per the masterplan. The proposed fence line needs to take into account the recommended changes to the Draft Masterplan regarding Swan Districts Football Club now to remain on their current site. The final design of the fence line should be done in consultation with Swan Districts Football Club to ensure both

community needs and club operational needs are considered in the planning of the fences and gates.

6.4. Development Sites in proximity to St Michael's School

Concerns were raised by some members of the St Michael's School Community regarding the proximity of proposed future development sites within proximity to the school – particularly to the north. The key concerns were in relation to overlooking and overshadowing of areas of the school's grounds.

Recommendation:

That any future potential developments adjoining or within proximity of St Michael's School have specific guidelines developed through the Precinct Structure Planning process that prevents overlooking and over shadowing of the school grounds. this approach should be consistent with State Planning Policy 7.3 - Residential Design Codes Volume 2 for Apartments, which addresses such issues.

6.5. Bowls Club Fence Line

While not raised a key issue by stakeholders within the Draft Masterplan engagement, a recent Council resolution was to change the fence line of the Bowls Club to provide better access between the Bowls Club, the Tennis Club and Guildford Road.

Recommendation:

This change to the fence line should be reflected in the Final Masterplan to ensure consistency across all planning documents.

6.6. Casa Mia School Site

The site occupied by Casa Mia School is owned by the Town of Bassendean and is already zoned residential use under the local scheme. The site is currently used for educational purposes by Casa Mia Montessori, with the school having a lease agreement with the Town until 2027.

Previous council deliberations on this matter indicate that the Town of Bassendean Council will consider its options for the future use of the site after 2027, which include the continuation of the school or redevelopment for medium/high density residential purposes.

This site (#39 on the Draft Masterplan) was labelled with the following text "The site currently accommodates a community school with a lease from the Town until December 2027. After that time, the matter will be further considered by Council, including determining the future preferred use of the site."

However issues were raised by some community members in the Draft Masterplan feedback regarding the future of Casa Mia School with some indicating confusion in relation to the status of the site.

Recommendation:

The Town continue to provide community and stakeholders clear information as to the status of the site and any decision that is made regarding the any intended future use of the site before the Casa Mia lease expires in 2027.

6.7. Upgrades along Old Perth Road

A high degree of support was provided to the proposed upgrades to Wilson St, Hamilton St, and Old Perth Rd - to include landscaping, street trees, and improved pedestrian amenity (site #23 on the Draft Masterplan),

Additionally there was a high level of support for Old Perth Rd to be improved to include a heritage walk (site #24 on the Draft Masterplan), with points of interest on cultural and historical elements, extending from the RSL through to the new public open space (site #16 on the Draft Masterplan) and Swan River.

Recommendation:

That these two elements be combined into an integrated approach and that the proposed upgrades are extended further along Old Perth Road to the River.

6.8. Hawaiian Shopping Centre Development

A proposal for two development parcels on the Hawaiian Shopping Centre site was initially included in the draft masterplan concepts presented to the community. These parcels indicated the potential for additional development on the site, with the location and heights reflecting feedback from consultation with community and stakeholders. The indicated parcels did not represent a particular plan for development by the Town of Bassendean, or intention to develop the site, but merely a reflection of the feedback and what could be possible.

As the site is privately owned, the Town of Bassendean has no power to initiate development on this site, with any development being subject to a development application process. This would in turn require its own consultation and public advertising process.

This was reflected in the updated draft masterplan, which highlights the whole Hawaiian Shopping Centre site and notes that any further development would require an additional development application and process, entirely separate to the Town Centre Masterplan.

Recommendation:

That the Hawaiian Shopping Centre site remains as indicated in the draft masterplan, with future development requiring a submission through the appropriate planning frameworks and the development of a Local Development Plan (LDP). A LDP is a specific plan for a lot which supplements the local planning scheme and design guidelines, and addresses site specific opportunities or constraints to achieve a higher quality design outcome and more streamlined application process.

7. Detailed Findings

The following section provides the detailed findings of the community survey. A total of 669 responses were received to the survey, which was available to be completed online and via hardcopy submissions.

A copy of the full survey is provided in the Appendix.

The detailed findings are provided under the following headings:

- Respondent Demographics
- Overall Level of Support
- Level of Support on Draft Masterplan Elements
- Pedestrian Only Zone
- Bassendean Oval Elements
- Draft Masterplan Positives
- Draft Masterplan Concerns
- Draft Masterplan Suggestions
- Additional Comments

7.1. Respondent Demographics

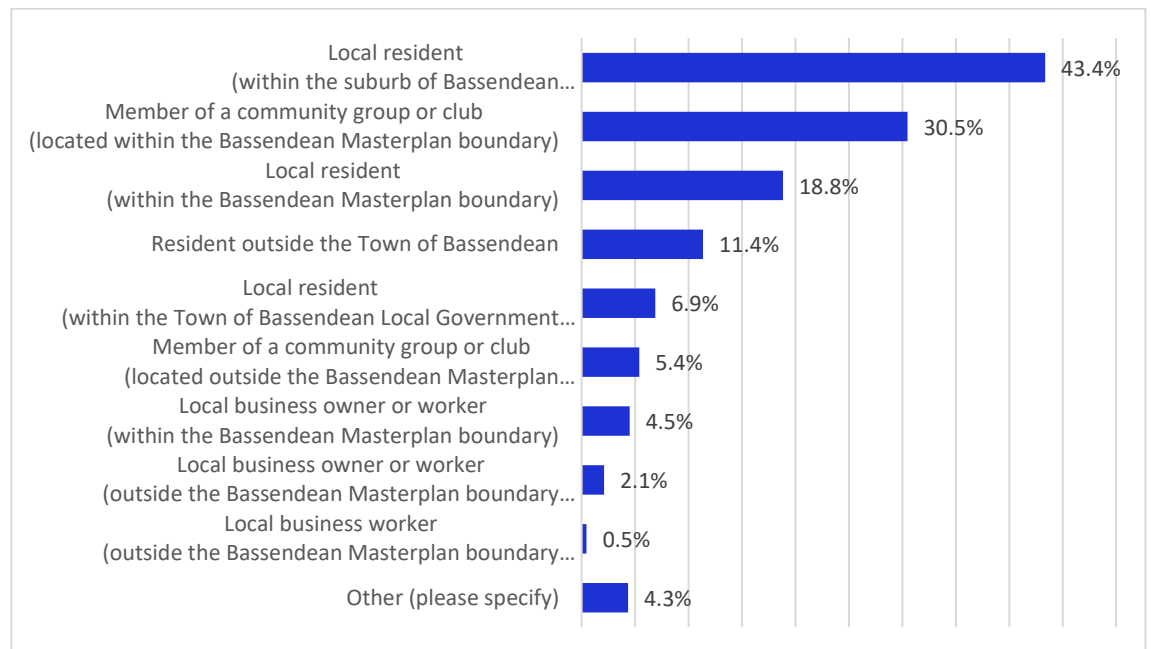
The following section provides the detailed findings of Question 1 to Question 5 in the community survey. These questions asked respondents about their demographic information and connection to the Town of Bassendean.

Respondents were required to answer these questions, with 669 responses provided to each question.

7.1.1. Connection to the Bassendean Town Centre

In this question respondents were asked to indicate their connection with the Bassendean Town Centre.

FIGURE 1: RESPONDENT DEMOGRAPHICS - CONNECTION TO TOWN CENTRE



- 69.1% of respondents were 'Local Residents' and among them 43.4% were from within the suburb of Bassendean, but outside the Bassendean Masterplan Boundary; 18.8% were within the Bassendean Masterplan boundary; and 6.9% were within the Town of Bassendean Local Government Area,
- 35.9% were a 'Member of a community group or club' and among them 30.5% were located within the Bassendean Masterplan boundary, and 5.4% were located outside the Bassendean Masterplan boundary but within the Town of Bassendean Local Government Area,
- 11.4% were Residents outside of the Town of Bassendean, and
- 7.0% were Local Business Owner or Worker and among them 4.5% were within the Bassendean Masterplan boundary, 2.1% were outside the Bassendean Masterplan boundary, but within the Town of Bassendean Local Government Area, and 0.5% were outside the Bassendean Masterplan boundary but within the Town of Bassendean Local Government Area.

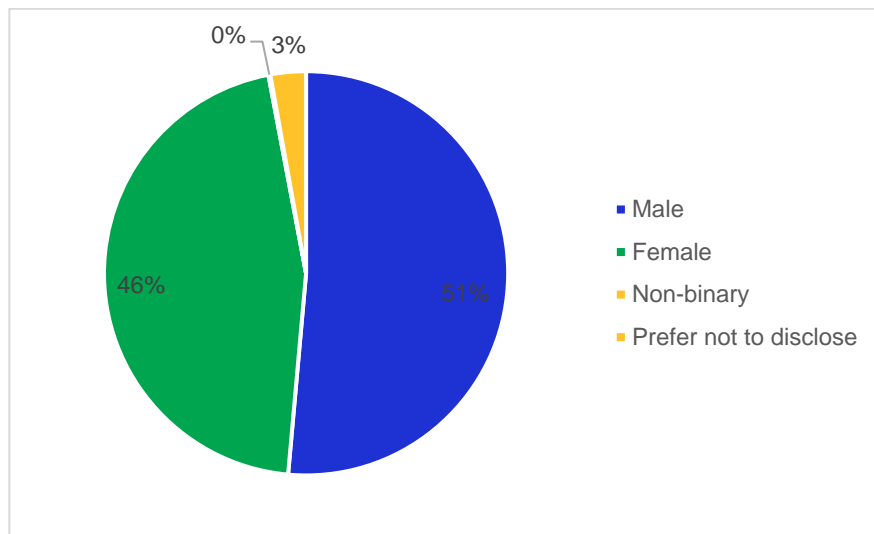
7.1.2. Name and Address

The responses to this question have not been disclosed to protect the anonymity of respondents.

7.1.3. Gender

In this question, respondents were asked to provide their gender. Respondents were given the chance to select male, female or non-binary or decline to disclose their gender.

FIGURE 2: RESPONDENT DEMOGRAPHICS - GENDER OF RESPONDENTS

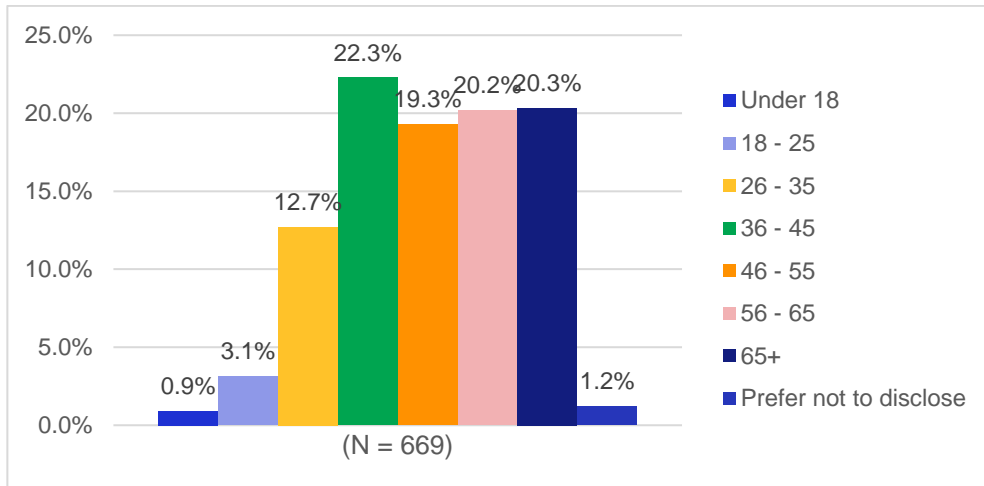


- 51.4% of respondents were male
- 45.6% of respondents were female

7.1.4. Age

In this question, respondents were asked for their age.

FIGURE 3: RESPONDENT DEMOGRAPHICS - AGE OF RESPONDENTS

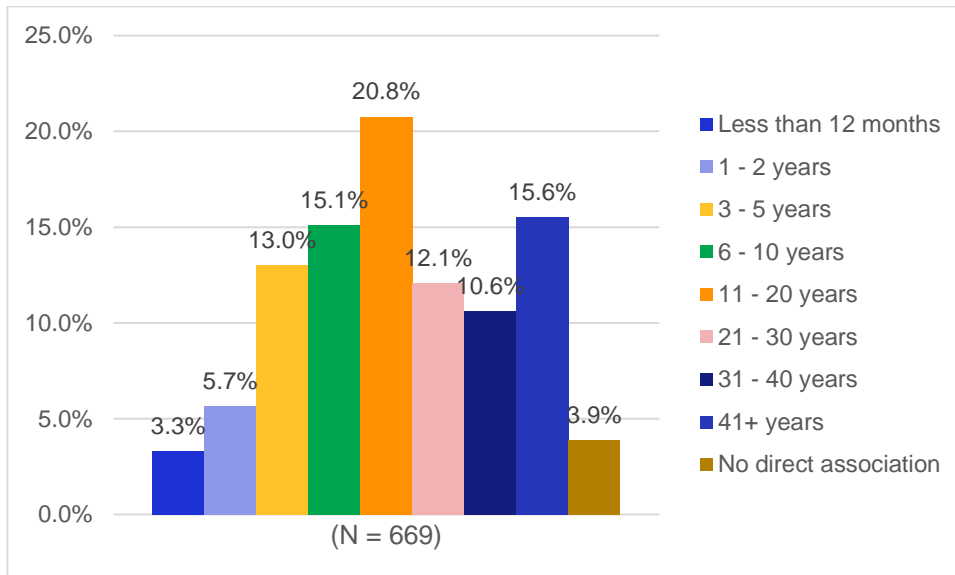


- 22.3% of respondents were from the age group 36 - 45 years,
- 20.3% of respondents were from the age group 65+ years,

7.1.5. Length of Association with the Town of Bassendean

In this question, respondents were asked the length of time they have been associated (lived, worked, etc.) with the Town of Bassendean.

FIGURE 4: RESPONDENT DEMOGRAPHICS - LENGTH OF ASSOCIATION WITH TOWN OF BASSENDEAN



- The most common response was an association with the Town of Bassendean for 11 -20 years (20.8% of respondents),
- 15.6% of respondents had an association with the Town of Bassendean for 41+ years, and
- 15.1% of respondents were in association with the Town of Bassendean for 6 - 10 years.

7.2. Overall Level of Support

The following section provides the detailed findings of Question 18 in the community survey. This question asked respondents about their overall level of support for the Draft Masterplan.

The number of responses to this question was 569.

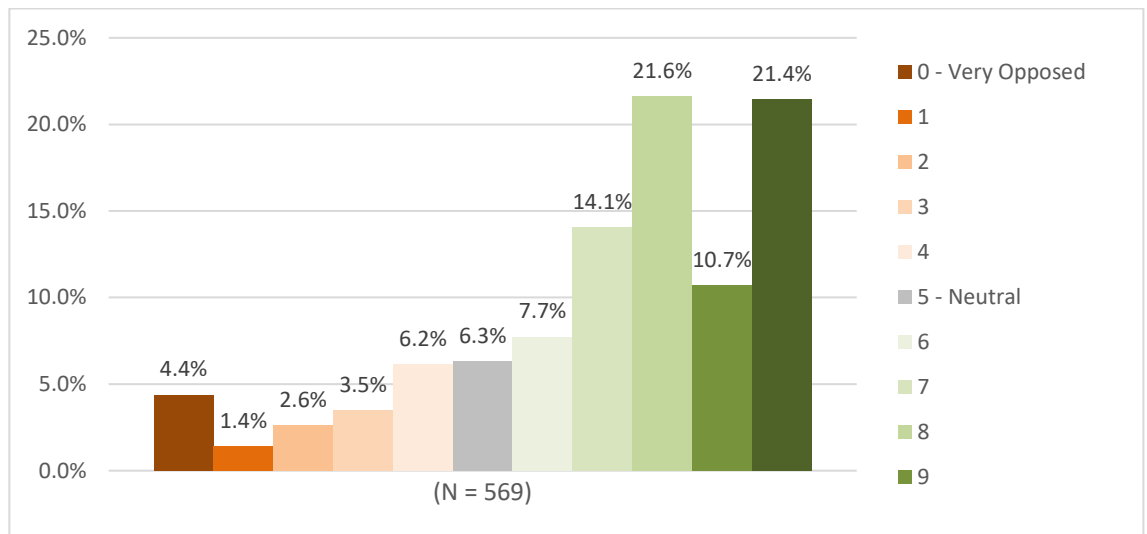
Respondents were able to indicate their level of support from a range of 0-10, with 0 being “Very Opposed” and 10 being “Very Supportive”. Each response was allocated a weighting according to the below:

- 0 – Very Unsupportive (-5)
- 1 (-4)
- 2 (-3)
- 3 (-2)
- 4 (-1)
- 5 – Neither Supportive nor Opposed (0)
- 6 (+1)
- 7 (+2)
- 8 (+3)
- 9 (+4)
- 10 – Very Supportive (+5)

The sum of the response weightings has been divided by the total number of responses to provide an overall weighted average.

OVERALL WEIGHTED AVERAGE :	+2.02 (Supportive)
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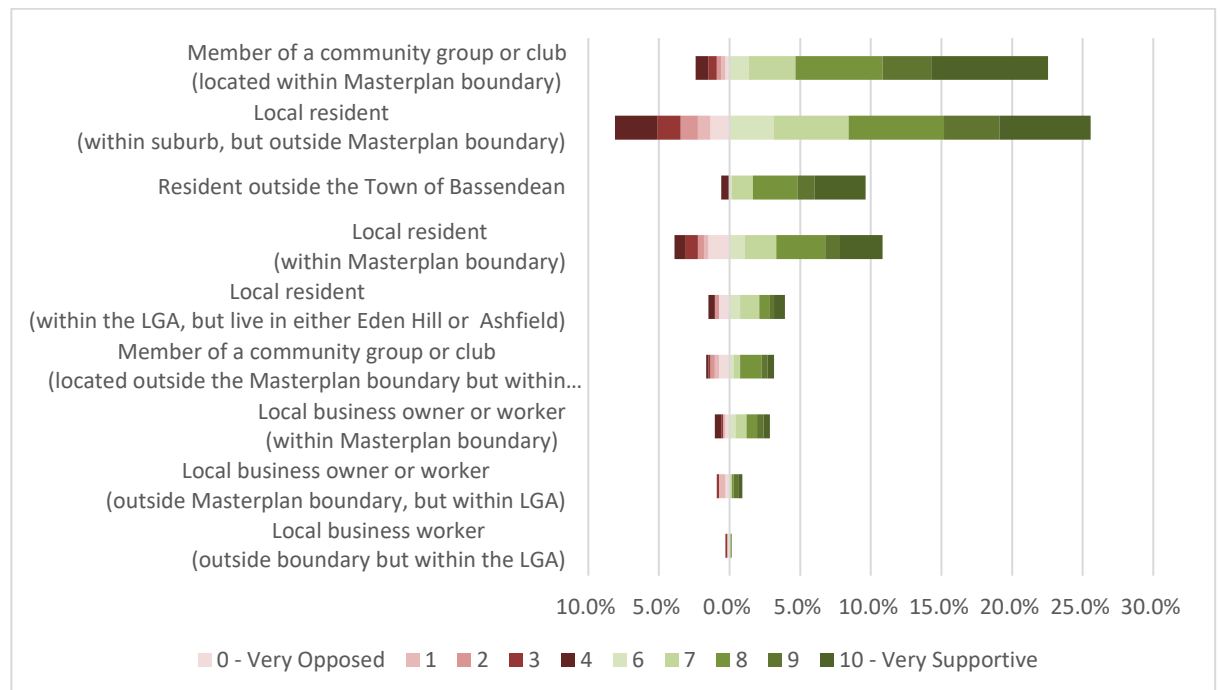
FIGURE 5: OVERALL LEVEL OF SUPPORT FOR THE DRAFT MASTERPLAN



- The majority of respondents (75.6%) were supportive of the Draft Masterplan overall,
- 6.3% were Neutral, and
- 18.1% were opposed to the Draft Masterplan overall.

When the data was disaggregated according to respondents' association with the town, the breakdown of those opposed versus unopposed did not change markedly. The majority of respondents (79.5%) were Supportive and 20.5% were Opposed to the Draft Masterplan.

FIGURE 6: OVERALL LEVEL OF SUPPORT FOR THE DRAFT MASTERPLAN BY ASSOCIATION WITH THE TOWN



- Of those who were supportive of the Draft Masterplan overall:
 - 25.6% were local residents (within suburb, but outside Masterplan boundary)
 - 22.6% were members of a community group or club (located within Masterplan boundary)
 - 10.8% were local residents (within Masterplan boundary)
- Of the respondents who were opposed of the Draft Masterplan overall:
 - 8.1% were local residents (within suburb, but outside of Masterplan boundary)
 - 3.9% - Local resident (within Masterplan boundary)
 - 1.7% - Member of a community group or club (located outside and Masterplan boundary but within the LGA)

7.3. Level of Support on Draft Masterplan Elements

The following section provides the detailed findings of Question 6 to Question 13 in the community survey. These questions asked respondents to indicate their level of support for various aspects of the Draft Masterplan.

The available options were Very Supportive, Supportive, Neither Supportive or Opposed, Opposed, or Very Opposed.

Each response was allocated a weighting according to the below:

- Very Supportive (+2)
- Supportive (+1)
- Neither Supportive or Opposed (0)
- Opposed (-1)
- Very Opposed (-2)

The sum of the response weightings has been divided by the total number of responses for each question to provide an overall weighted average.

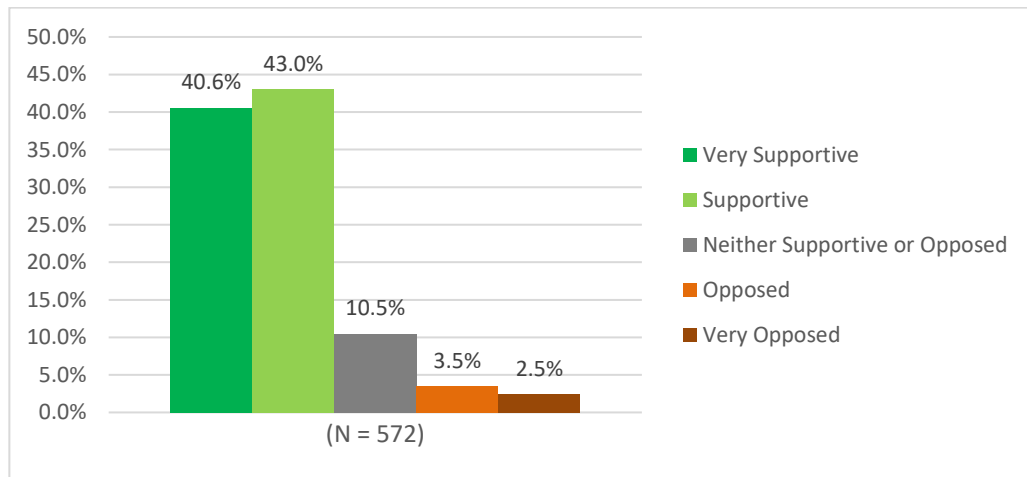
7.3.1. Provision of Public Open Space

Respondents were asked to indicate their level of support for the “proposed provision of public open space in the Draft Masterplan”.

The number of responses to this question was 572.

OVERALL WEIGHTED AVERAGE :	+1.16 (Supportive - Very Supportive)
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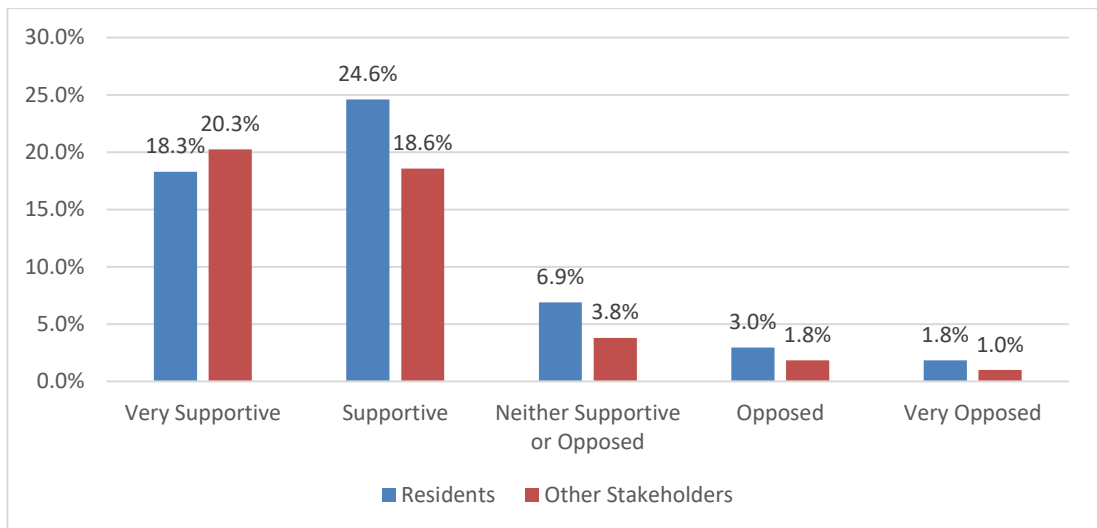
FIGURE 7: LEVEL OF SUPPORT FOR PROPOSED PROVISION OF PUBLIC OPEN SPACE



- The majority of respondents (83.6%) were supportive of the provision of public open space as proposed in the Draft Masterplan (40.6% were Very Supportive and 43.0% were Supportive),
- 10.5% of respondents were Neither Supportive nor Opposed, and
- Only a few (6.0%) were opposed to the provision of public open space (3.5% were Opposed and 2.5% were Very Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the provision of public open space was then analysed and is presented in the graph below.

FIGURE 8: LEVEL OF SUPPORT FOR PROVISION OF PUBLIC OPEN SPACE ACCORDING TO TOWN ASSOCIATION



- For all data points, Residents were more supportive of the provision of public open space than Other Stakeholders.

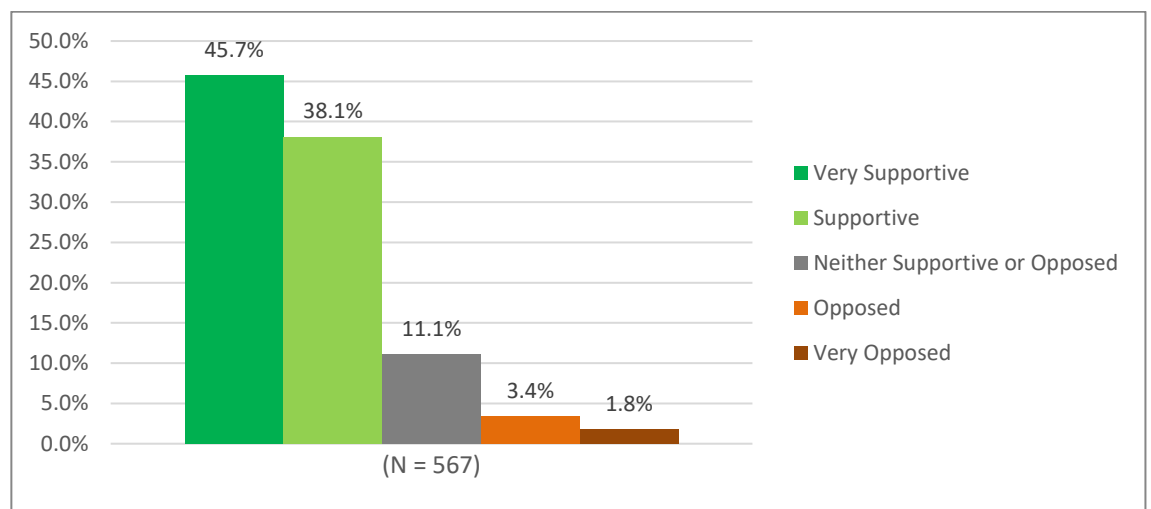
7.3.2. Provision of Trees and Greenery

Respondents were asked to indicate their level of support for the “proposed provision of trees and greenery in the Draft Masterplan”.

The number of responses to this question was 567.

OVERALL WEIGHTED AVERAGE :	+1.23 (Supportive – Very Supportive)
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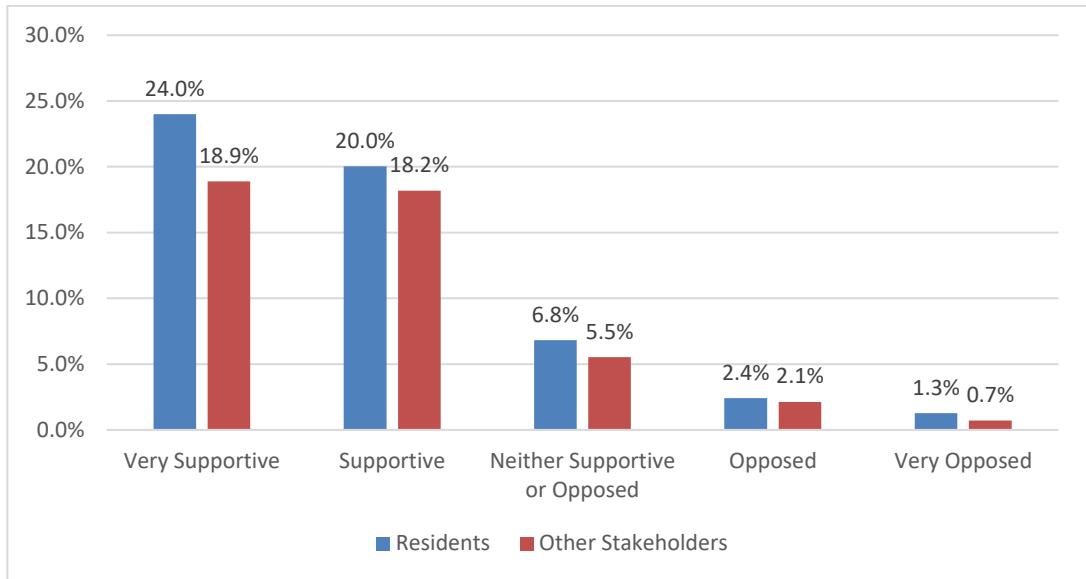
FIGURE 9: LEVEL OF SUPPORT FOR PROPOSED PROVISION OF TREES AND GREENERY IN THE DRAFT MASTERPLAN



- The majority of respondents (83.8%) were supportive of the proposed provision of trees and greenery in the draft masterplan (45.7% were Very Supportive and 38.1% were Supportive),
- 11.1% of respondents were Neither Supportive nor Opposed, and
- Only 5.1% of respondents were opposed to the proposed provision of trees and greenery (1.8% were Very Opposed and 3.4% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed provision of trees and greenery was then analysed and is presented in the graph below.

FIGURE 10: LEVEL OF SUPPORT TO PROPOSED PROVISION OF TREES AND GREENERY BY TOWN ASSOCIATION



- For all data points, Residents were more supportive of the proposed provision of trees and greenery than Other Stakeholders.

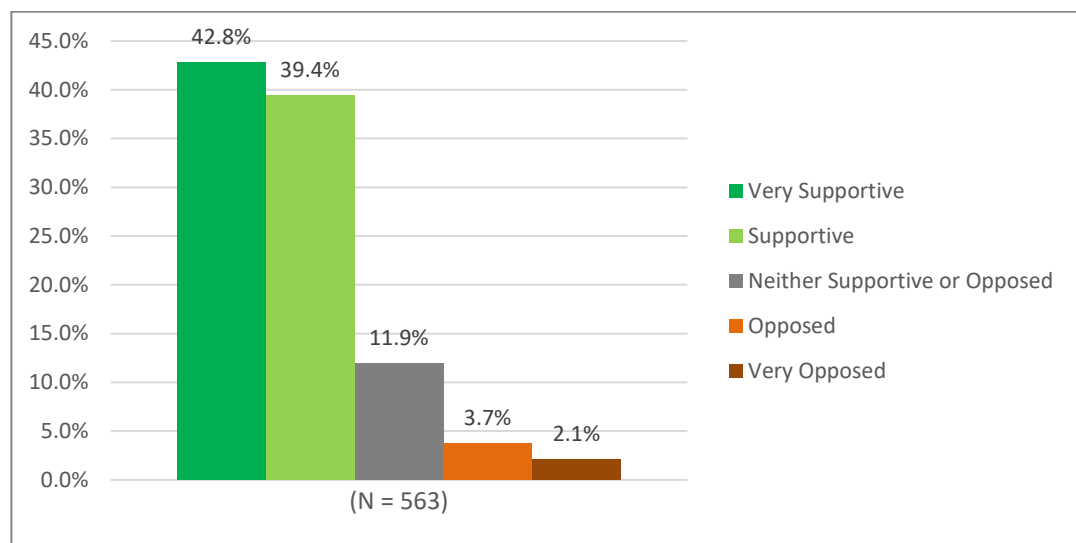
7.3.3. Proposed Community, Recreation, and Sporting Facilities

Respondents were asked to indicate their level of support for the “proposed community, recreation and sporting facilities in the Draft Masterplan”.

The number of responses to this question was 563.

OVERALL WEIGHTED AVERAGE :	+1.17 (Supportive – Very Supportive)
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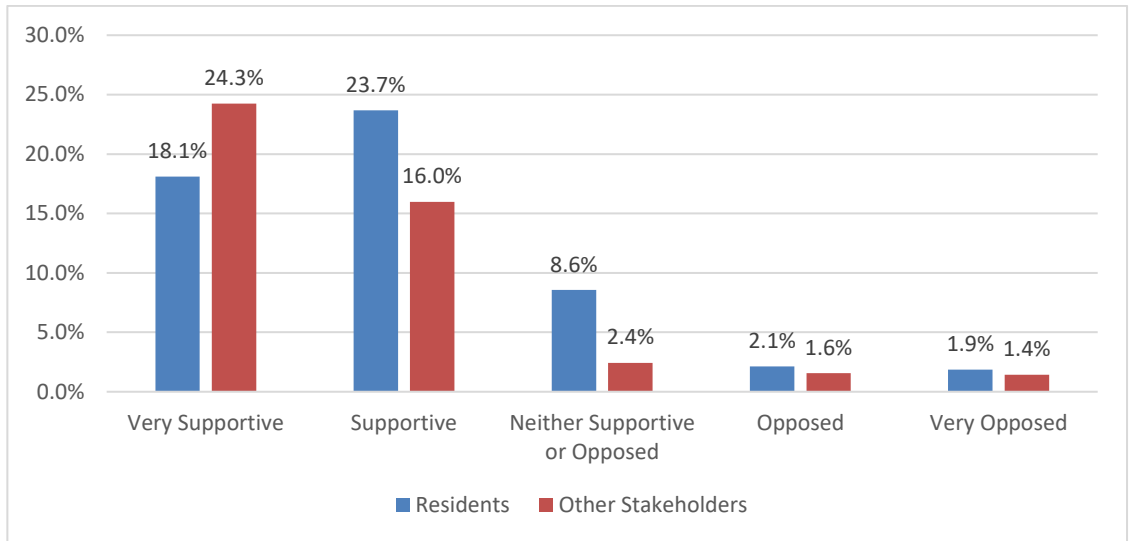
FIGURE 11: LEVEL OF SUPPORT FOR PROPOSED COMMUNITY, RECREATION, AND SPORTING FACILITIES



- The majority of respondents (82.2%) were supportive of the proposed community, recreation, and sporting facilities (42.8% were Very Supportive and 39.4% were Supportive),
- 11.9% were Neither Supportive nor Opposed, and
- Only 5.9% of respondents were opposed to the proposed community, recreation, and sporting facilities (2.1% were Very Opposed and 3.7% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed provision of community, recreation and sporting facilities was then analysed and is presented in the graph below.

FIGURE 12: LEVEL OF SUPPORT FOR PROPOSED COMMUNITY, RECREATION AND SPORTING FACILITIES BY TOWN ASSOCIATION



- More of those respondents who said they were 'Very Supportive' of the proposed provision of community, recreational and sporting facilities were Other Stakeholders than Residents. This indicates that there is strong support from other Stakeholders about the proposed community, recreation and sporting facilities in the Draft Masterplan.

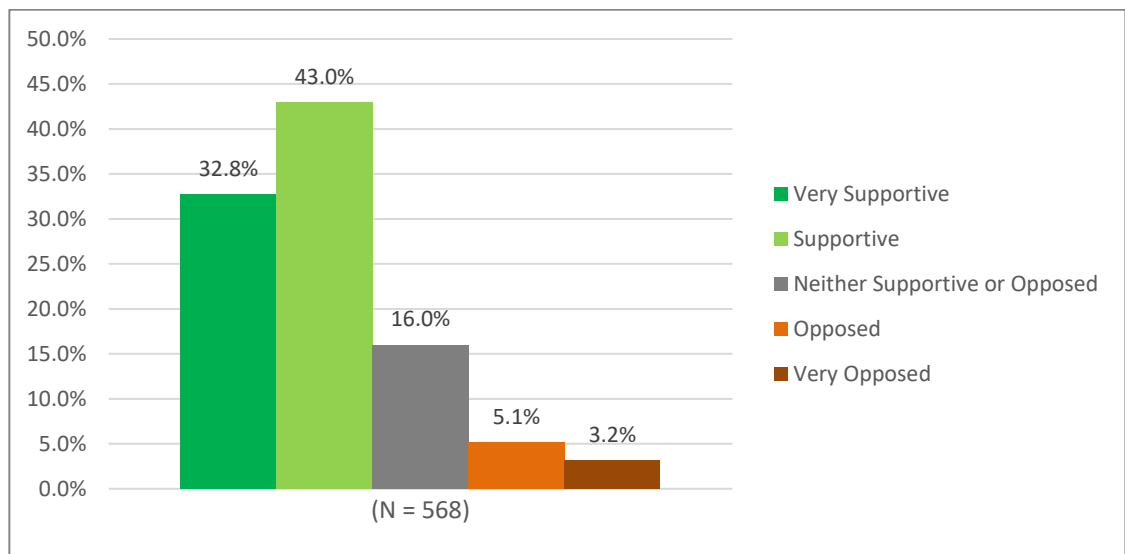
7.3.4. Proposed Pedestrian and Cyclist Movement Networks

Respondents were asked to indicate their level of support for the “proposed pedestrian and cyclist movement networks in the Draft Masterplan”.

The number of responses to this question was 568.



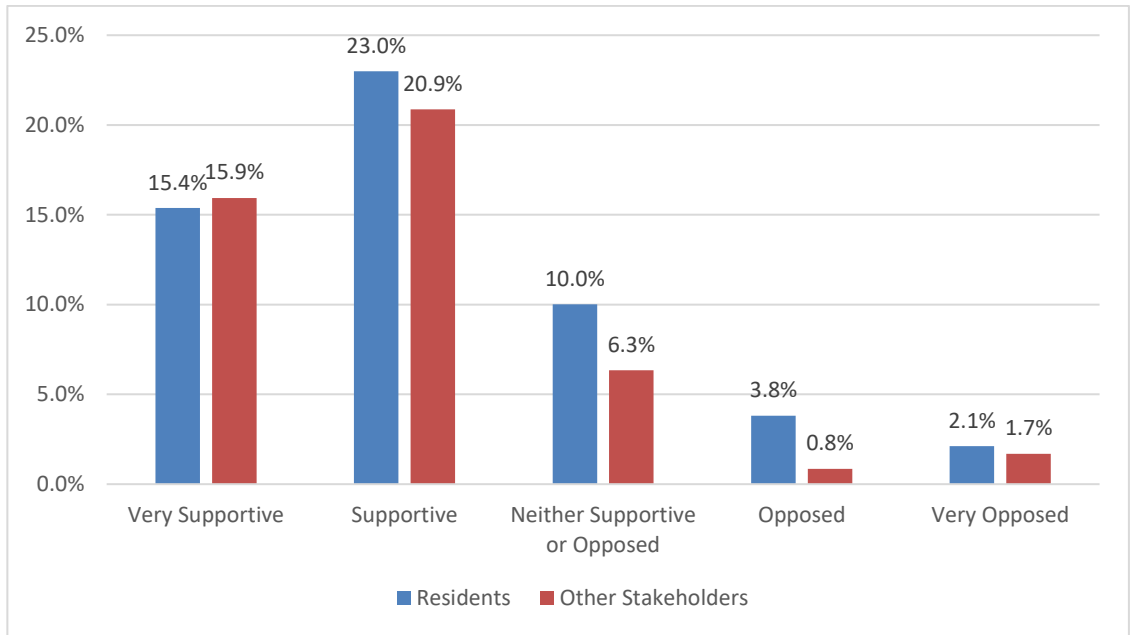
FIGURE 13: LEVEL OF SUPPORT FOR PROPOSED PEDESTRIAN AND CYCLIST MOVEMENT NETWORKS



- The majority of respondents (75.7%) were supportive of the proposed pedestrian and cyclist movement networks (32.8% were Very Supportive and 43.0% were Supportive),
- 16.0% of respondents were Neither Supportive nor Opposed, and
- Only 8.3% of respondents were opposed to the proposed pedestrian and cyclist movement networks (3.2% were Very Opposed and 5.1% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed pedestrian and cyclist movement networks was then analysed and is presented in the graph below.

FIGURE 14: LEVEL OF SUPPORT FOR PROPOSED PEDESTRIAN AND CYCLIST MOVEMENT NETWORKS BY TOWN ASSOCIATION



- The most common response from both Residents and Other Stakeholders was that they were Supportive of the proposed pedestrian and cyclist movement networks outlined in the Draft Masterplan. A further 15% of both Residents and Other Stakeholders said they were Very Supportive.

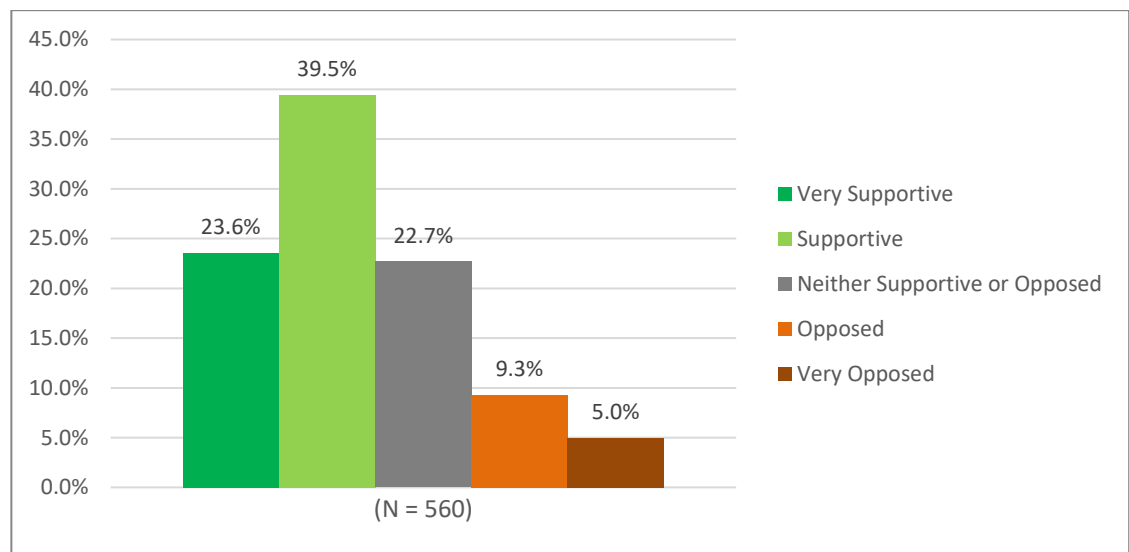
7.3.5. Proposed Vehicle Movement Networks

Respondents were asked to indicate their level of support for the “vehicle movement networks of the Draft Masterplan”

The number of responses to this question was 560.

OVERALL WEIGHTED AVERAGE :	+0.67 (Supportive)
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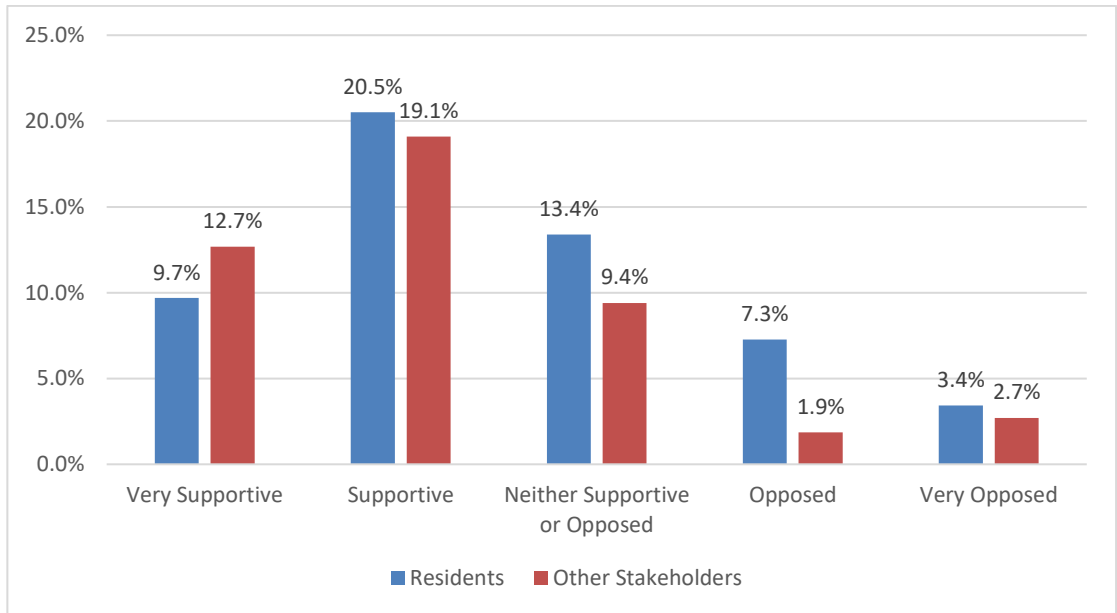
FIGURE 15: LEVEL OF SUPPORT FOR VEHICLE MOVEMENT NETWORKS



- The majority of respondents (63.0%) were supportive of the proposed vehicle movement networks in the Draft Masterplan (23.6% were Very Supportive and 39.5% were Supportive),
- Almost a quarter (22.7%) of respondents were Neither Supportive nor Opposed, and
- 14.3% of respondents were opposed to the proposed vehicle movement networks (5.0% were Very Opposed and 9.3% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed vehicle movement networks was then analysed and is presented in the graph below.

FIGURE 16: LEVEL OF SUPPORT FOR VEHICLE MOVEMENT NETWORKS BY TOWN ASSOCIATION



- There was strong support for the proposed vehicle movement networks by both Residents and Other Stakeholders. Those Opposed were more likely to be Residents, with 10.7% saying they were either Opposed or Very Opposed (as compared to 4.6% of Other Stakeholders).

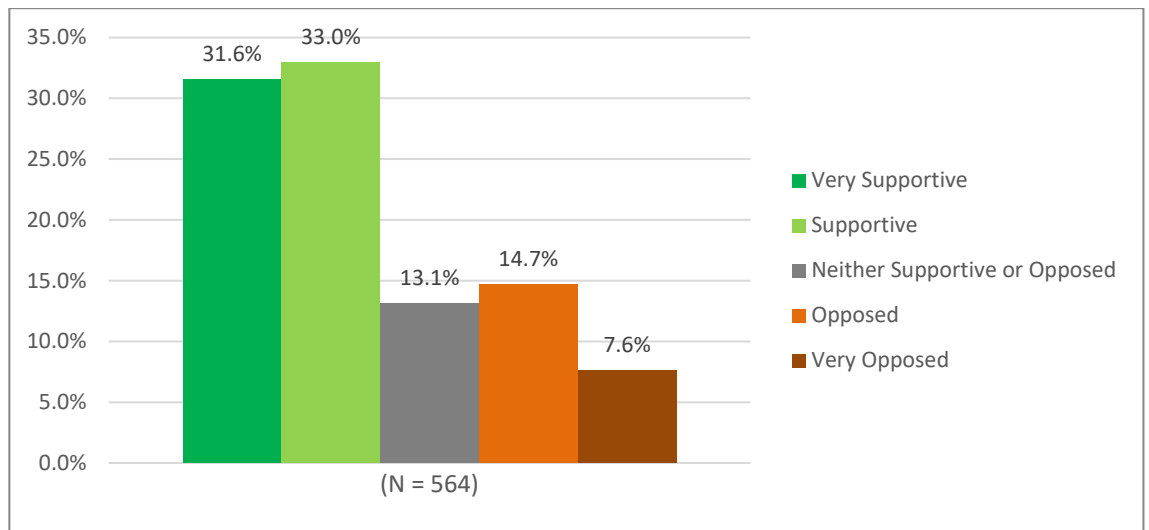
7.3.6. Proposed Location of New Developments

Respondents were asked to indicate their level of support for the “location of new developments in the Draft Masterplan”.

The number of responses to this question was 564.

OVERALL WEIGHTED AVERAGE :	+0.66 (Supportive)
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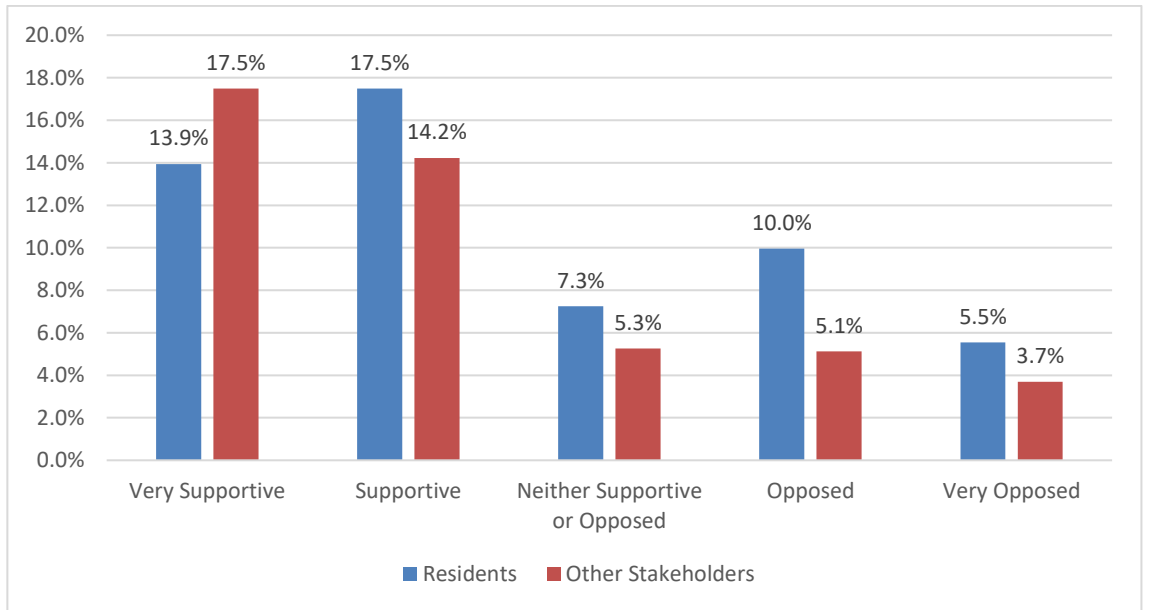
FIGURE 17: LEVEL OF SUPPORT FOR THE LOCATION OF NEW DEVELOPMENTS



- The majority of respondents (64.5%) were supportive of the location of new development in the Draft Masterplan (31.6% were Very Supportive and 33.0% were Supportive),
- 13.1% were Neither Supportive or Opposed, and
- 22.3% were opposed to the location of new developments (7.6% were Very Opposed and 14.7% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed location of new developments was then analysed and is presented in the graph below.

FIGURE 18: LEVEL OF SUPPORT FOR LOCATION OF NEW DEVELOPMENTS BY TOWN ASSOCIATION



- More of those respondents who said they were ‘Very Supportive’ of the proposed location of new developments were Other Stakeholders than Residents. This indicates that there is particularly strong support from Other Stakeholders about the location of new developments in the Draft Masterplan.

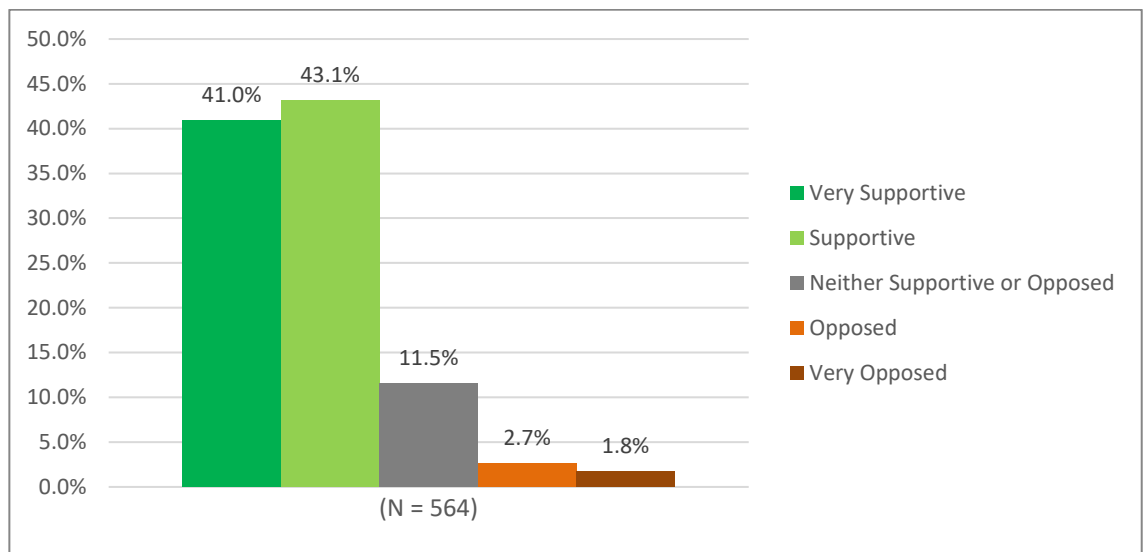
7.3.7. Heritage Retention and Considerations

Respondents were asked to indicate their level of support for the “heritage retention and considerations in the Draft Masterplan”.

The number of responses to this question was 564.

OVERALL WEIGHTED AVERAGE :	+1.19 (Supportive – Very Supportive)
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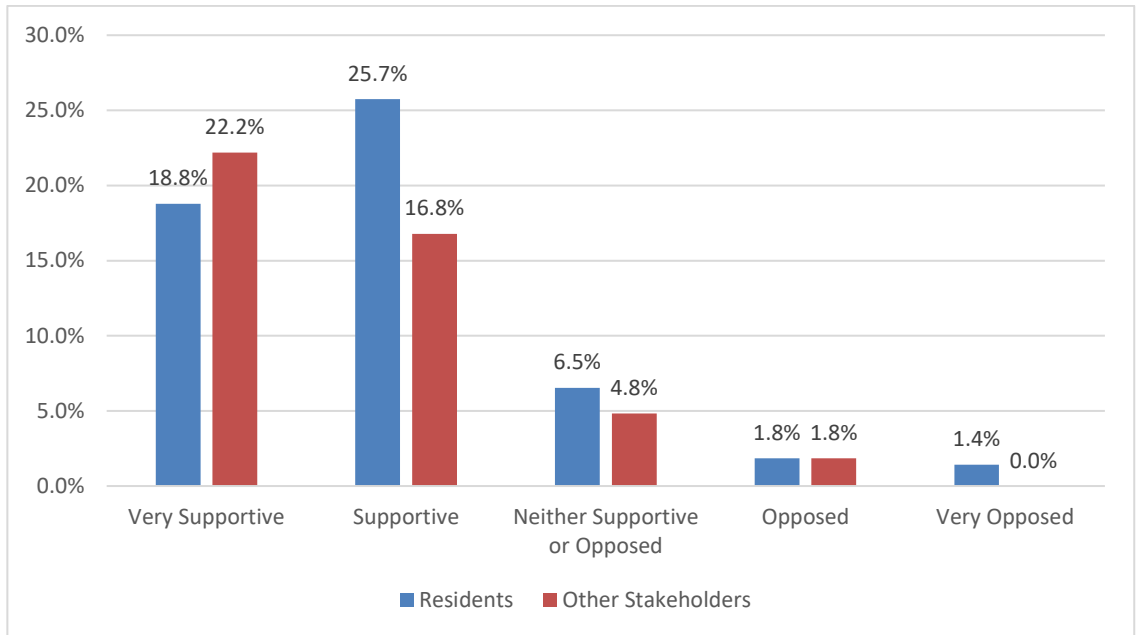
FIGURE 19: LEVEL OF SUPPORT FOR THE HERITAGE RETENTION AND CONSIDERATIONS



- The majority of respondents (84.1%) were supportive of the heritage retention and considerations in the Draft Masterplan (41.0% were Very Supportive and 43.1% were Supportive),
- 11.5% were Neither Supportive nor Opposed, and
- Only 4.4% were Opposed to the heritage retention and considerations (1.8% were Very Opposed and 2.7% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the heritage retention and considerations in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 20: LEVEL OF SUPPORT FOR HERITAGE RETENTION AND CONSIDERATIONS BY TOWN ASSOCIATION



- There were 0 Other Stakeholders who said they were Very Opposed and only 1.8% who said they were Opposed.
- Just 3.2% of Residents were either Opposed or Very Opposed to the proposed heritage retention outlined in the Draft Masterplan.

7.3.8. Proposed Heights

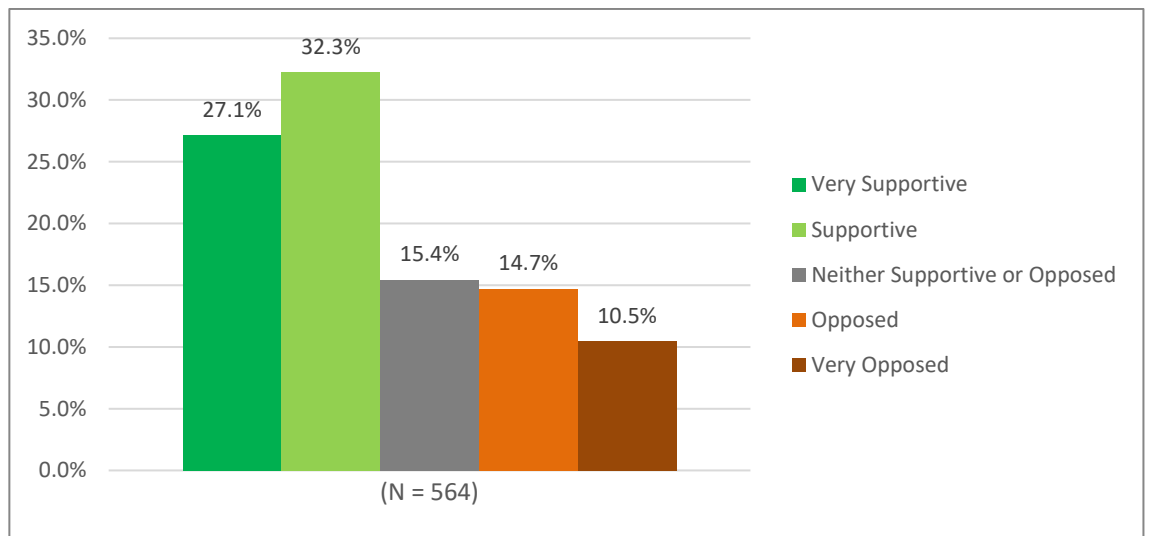
Respondents were asked to indicate their level of support for the “proposed heights of the Draft Masterplan”.

NOTE: The proposed heights were designed to align with the proposed Town Planning Scheme.

The number of responses to this question was 564.

OVERALL WEIGHTED AVERAGE :	+0.51 (Supportive)
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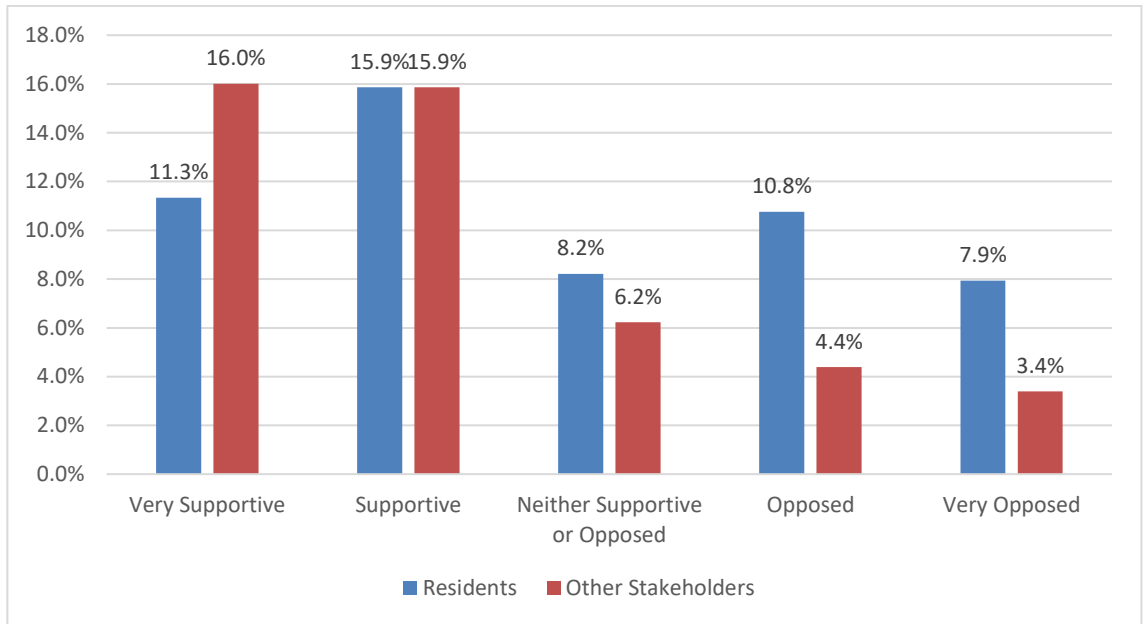
FIGURE 21: LEVEL OF SUPPORT FOR PROPOSED HEIGHTS



- More than half (59.4%) of respondents were supportive of the proposed heights in the Draft Masterplan (27.1% were Very Supportive and 32.3% were Supportive),
- 15.4% were Neither Supportive nor Opposed, and
- A quarter (25.2%) of respondents were opposed to the proposed heights of the draft masterplan (10.5% were Very Opposed and 14.7% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the heights outlined in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 22: LEVEL OF SUPPORT FOR THE PROPOSED HEIGHTS BY TOWN ASSOCIATION



- Of all the questions asked of survey respondents, this was one of the few that a large proportion of Residents said they were Opposed.
- There was a significant disparity in responses between Residents and Other Stakeholders. Overall, 28.7% of Residents said they were either Opposed or Very Opposed compared to just 7.8% of Other Stakeholders.

7.4. Pedestrian Only Zone

The following section provides the detailed findings of Question 14 in the community survey. This question asked respondents to indicate their level of support for the proposed Pedestrian Only Zone in the Draft Masterplan.

The available options were Very Supportive, Supportive, Neither Supportive or Opposed, Opposed, or Very Opposed.

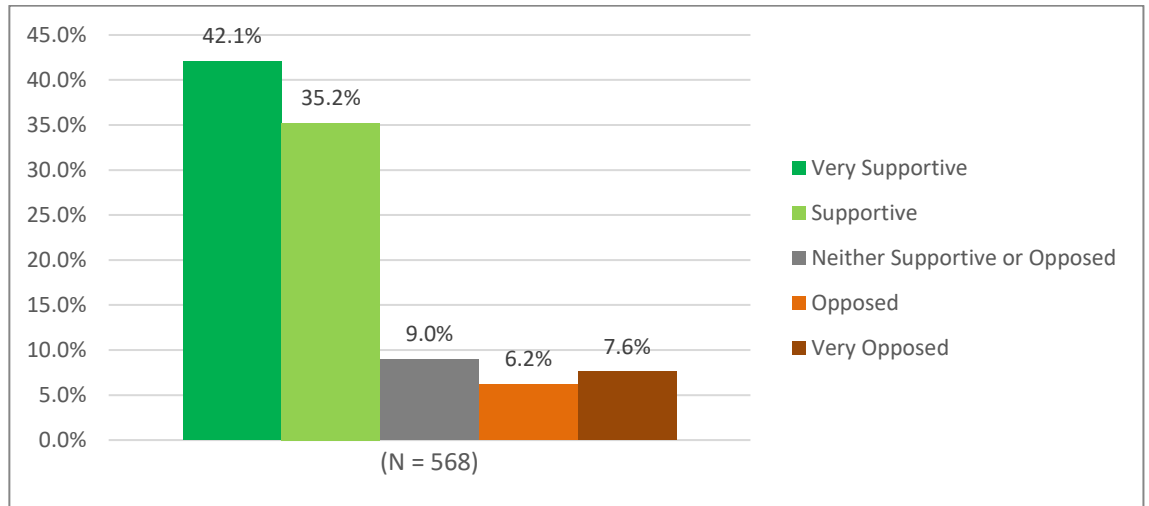
Each response was allocated a weighting according to the below:

- Very Supportive (+2)
- Supportive (+1)
- Neither Supportive or Opposed (0)
- Opposed (-1)
- Very Opposed (-2)

The sum of the response weightings has been divided by the total number of responses for each question to provide an overall weighted average. The number of responses to this question was 568.

OVERALL WEIGHTED AVERAGE :	+0.98 (Supportive)
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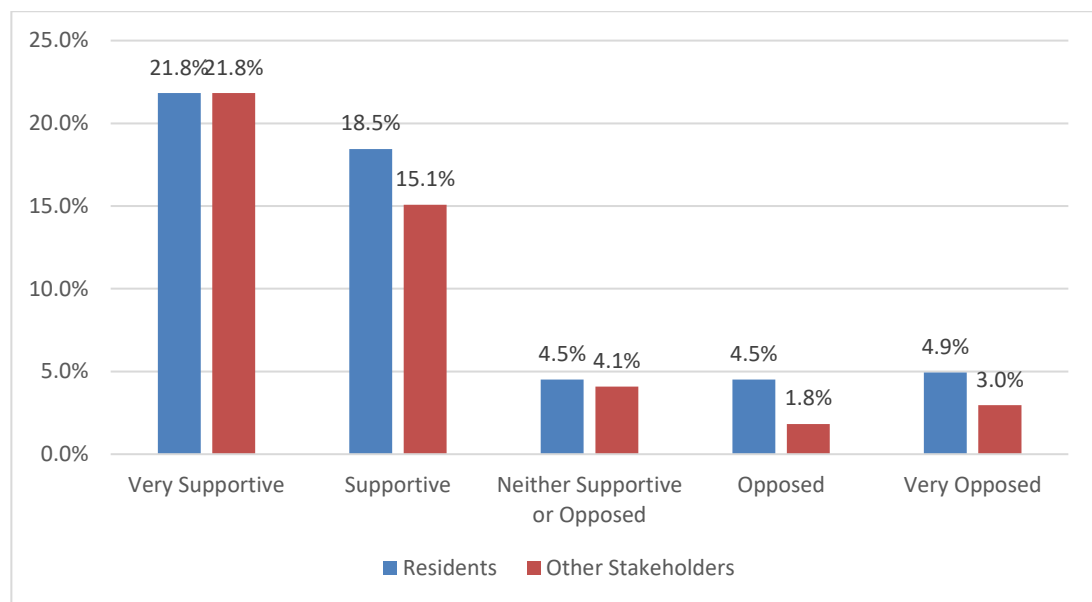
FIGURE 23: LEVEL OF SUPPORT FOR THE PEDESTRIAN ONLY ZONE



- The majority of respondents (77.3%) were supportive of the proposed Pedestrian Only Zone in the Draft Masterplan (42.1% were Very Supportive and 35.2% were Supportive),
- 9.0% were Neither Supportive nor Opposed, and
- 13.7% of respondents were opposed to the proposed Pedestrian Only Zone (7.6% were Very Opposed and 6.2% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as 'Local Residents', while Other Stakeholders were respondents who identified themselves as either a 'Local business owner or worker', 'Local business worker', 'Member of a community group or club', or 'Resident Outside of the Town of Bassendean'. Their support for the pedestrian only zone outlined in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 24: LEVEL OF SUPPORT FOR PEDESTRIAN ONLY ZONE BY TOWN ASSOCIATION



- Of those that were Very Supportive of the pedestrian only zone, exactly half were Residents and half were Other Stakeholders. A further 18.5% of Residents and 15.1% of Other Stakeholders were Supportive.

7.5. Bassendean Oval Elements

The following section provides the detailed findings of Question 15 to Question 17 in the community survey. These questions asked respondents to indicate their level of support for various elements of the Draft Masterplan relating to the Bassendean Oval Reserve.

The available options were Very Supportive, Supportive, Neither Supportive or Opposed, Opposed, or Very Opposed.

Each response was allocated a weighting according to the below:

- Very Supportive (+2)
- Supportive (+1)
- Neither Supportive or Opposed (0)
- Opposed (-1)
- Very Opposed (-2)

The sum of the response weightings has been divided by the total number of responses for each question to provide an overall weighted average.

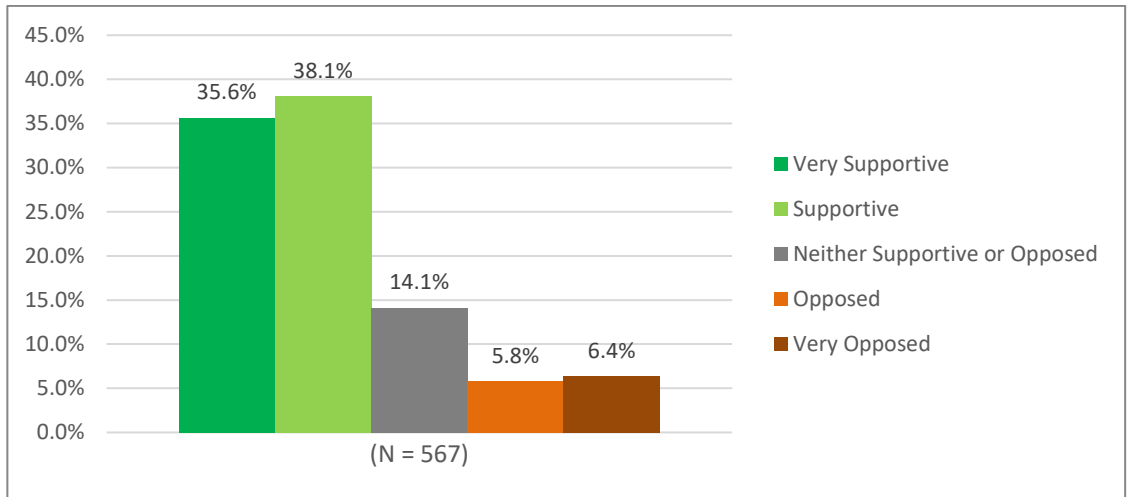
7.5.1. Changing the Oval Fence Line

Respondents were asked to indicate their level of support for “changing the fence line to create access to a greater external area of the oval and provide large entry points for people to access the oval during times when not being used for WAFL football games – while also enabling gates to be closed during WAFL games and events”.

The number of responses to this question was 567.



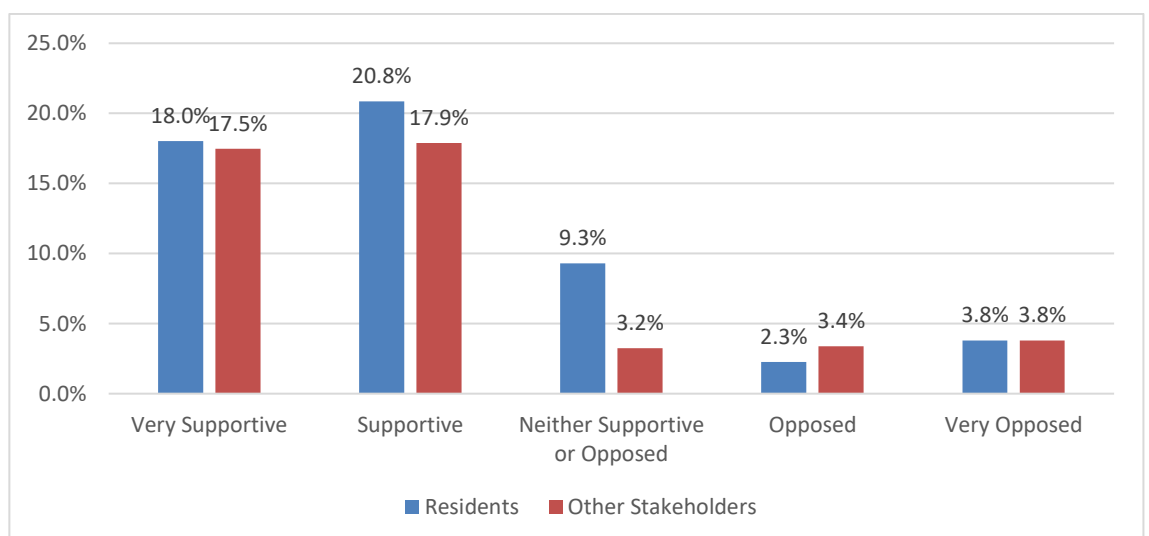
FIGURE 25: LEVEL OF SUPPORT FOR CHANGING OF THE FENCE LINE



- A majority of respondents (73.7%) were supportive of the proposed changes to the fence line in the Draft Masterplan (35.6% were Very Supportive and 38.1% were Supportive),
- 14.1% were Neither Supportive nor Opposed, and
- 12.2% were opposed to the proposed changing of the fence line (6.4% were Very Opposed and 5.8% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as 'Local Residents', while Other Stakeholders were respondents who identified themselves as either a 'Local business owner or worker', 'Local business worker', 'Member of a community group or club', or 'Resident Outside of the Town of Bassendean'. Their level of support for changing the fence line as outlined in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 26: LEVEL OF SUPPORT FOR CHANGING THE FENCE LINE BY TOWN ASSOCIATION



- 38.8% of Residents and 35.4% of Other Stakeholders were either Supportive or Very Supportive of the proposed change.
- The level of support from both groups is higher than those who were unsupportive, with 6.1% of Residents and 7.2% of Other Stakeholders saying they were either Opposed or Very Opposed.

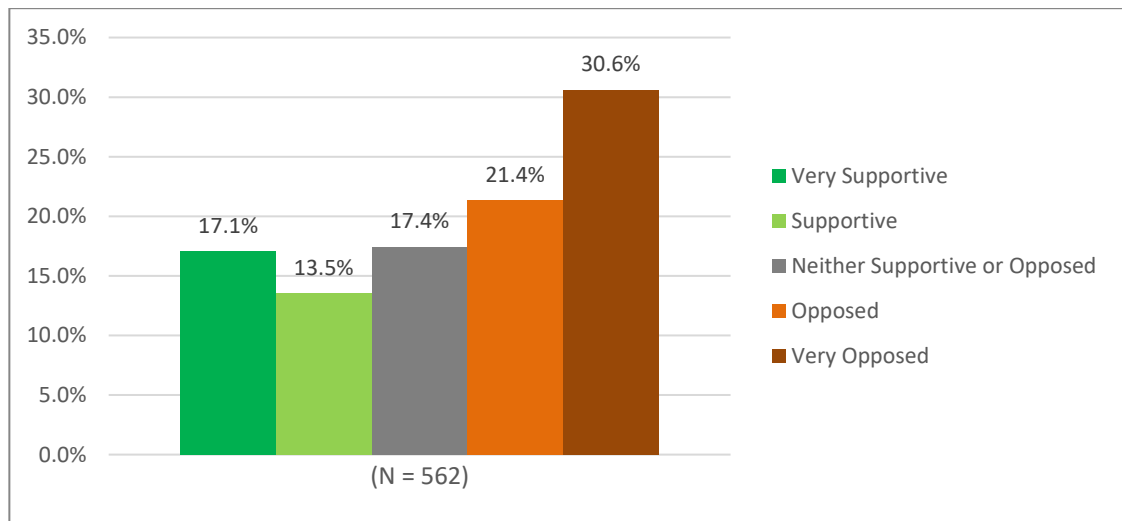
7.5.2. Removing the Oval Fence Line

Respondents were asked to indicate their level of support for “removing the fence line and making the Bassendean Oval Reserve an open access area at all times”.

The number of responses to this question was 562.

OVERALL WEIGHTED AVERAGE :	-0.35 (Opposed)
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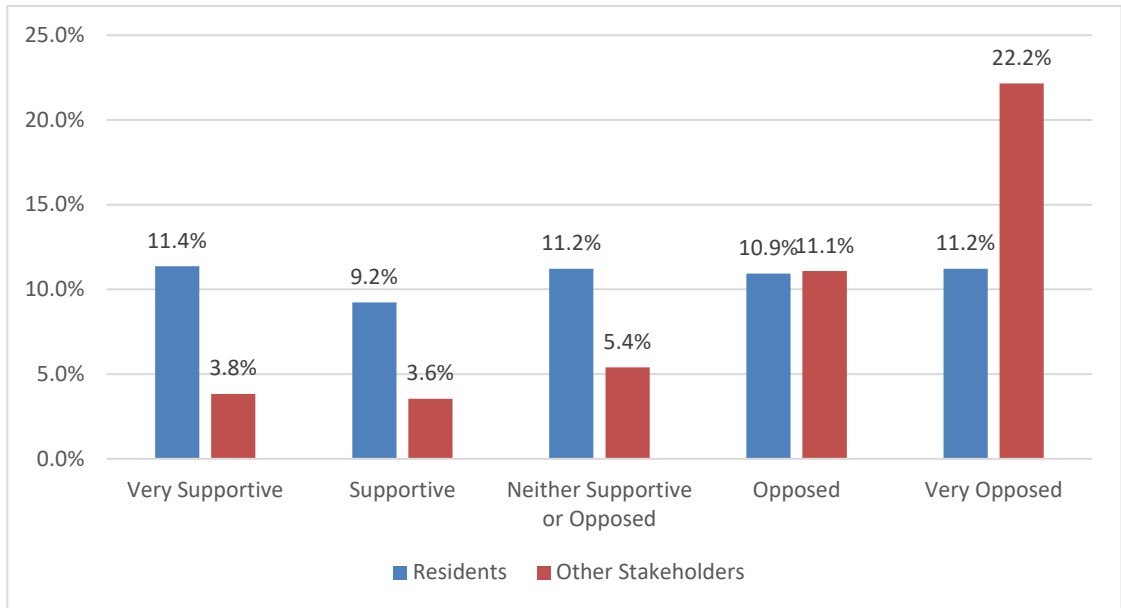
FIGURE 27: LEVEL OF SUPPORT FOR REMOVING THE FENCE LINE



- Less than a third (30.6%) of respondents were supportive of the alternative proposal to remove the fence and make the Bassendean Oval reserve open access area at all times (17.1% were Very Supportive and 13.5% were Supportive),
- 17.4% were Neither Supportive nor Opposed, and
- A majority (52.0%) of respondents were opposed to the alternative proposal of removing the fence (30.6% were Very Opposed and 21.4% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their level of support for changing the fence line as outlined in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 28: LEVEL OF SUPPORT FOR REMOVING THE FENCE LINE AT THE BASSENDEAN OVAL RESERVE BY TOWN ASSOCIATION



- The most opposed group to this proposed change were Other Stakeholders, with Residents being notably more supportive. 22.2% of Other Stakeholders described themselves as Very Opposed to this alternative plan. This is perhaps unsurprising given members of community groups and organisations (including the SDFC) fall into this category.

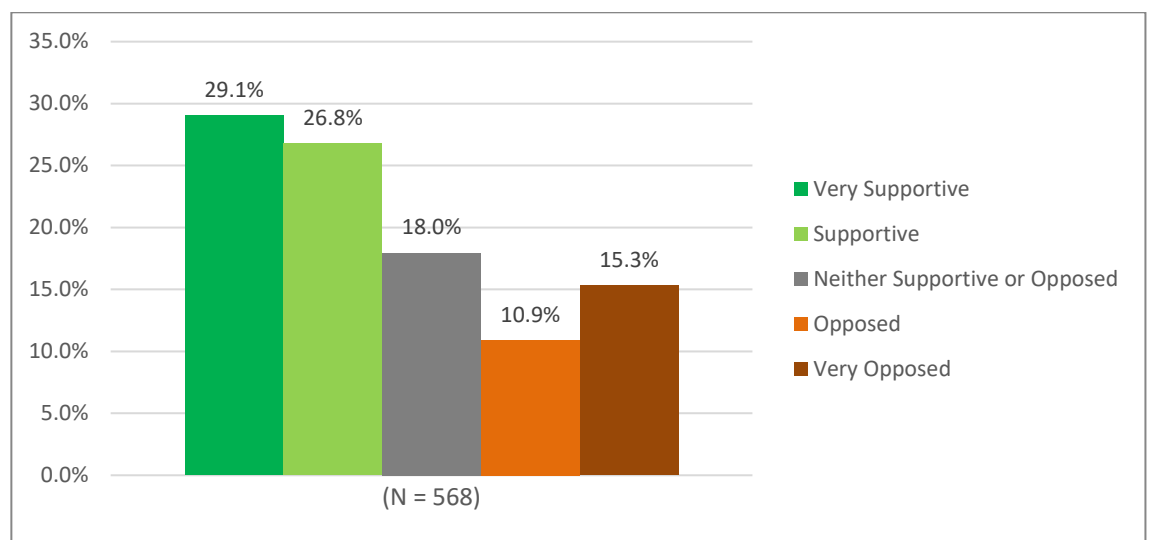
7.5.3. Proposed Developments on Bassendean Oval Reserve

Respondents were asked to indicate their level of support for “the built form development on the Bassendean Oval Reserve proposed in the Draft Masterplan”. The two development parcels proposed are situated on the existing Swan Districts Football Club facilities and to the western side of the reserve.

The number of responses to this question was 568.

OVERALL WEIGHTED AVERAGE :	+0.43 (Supportive)
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FIGURE 29: LEVEL OF SUPPORT FOR THE BUILT FORM DEVELOPMENT ON THE BASSENDEAN OVAL RESERVE



- The majority of respondents (55.8%) were supportive of the proposed built form development on the Bassendean Oval Reserve (29.1% were Very Supportive and 26.8% were Supportive),
- 18.0% were Neither Supportive nor Opposed, and
- Around a quarter (26.2%) of respondents were opposed to the proposed built form development on the Bassendean Oval Reserve (15.3% were Very Opposed and 10.9% were Opposed).

7.6. Draft Masterplan Positives

The following section provides the detailed findings of Question 19 in the community survey. This question asked respondents to provide feedback on the aspects of the Draft Masterplan that they most like.

A total of 429 responses were received for this question. Each response has been analysed and themed according to its content.

Themes have been grouped and listed below under the broad categories of:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General Comments

The table below provides the list of themes and the responses that have been grouped under this theme. The number in brackets (X) indicated the frequency of this theme or comment. Items have been listed in descending order of frequency.

Where comments mention a specific numbered item from the Draft Masterplan, this has been indicated by a “#” displayed before the number.

NOTE: The total number of comments may not equal the total number of responses as some responses contained multiple ideas or themes and so have been analysed accordingly. All efforts have been made to include responses exactly as submitted, however some edits have been made to improve spelling and readability where appropriate.

7.6.1. Community & Public Realm

TABLE 1: DRAFT MASTERPLAN POSITIVES - COMMUNITY AND PUBLIC REALM

KEY THEMES	RESPONSES
Public Open Space/Green Space (96)	<ul style="list-style-type: none"> • The green spaces • Green space, sport/community hub • Greener more vibrant Bassendean • Public open space, cultural considerations • The pedestrian and green elements • Creation of an open space next to the library and in front of the oval • Green space • Focus on green spaces, shade/trees and pedestrian friendly • Open spaces and greenery • The green space • Expansion of open space provided the older buildings are upgraded. • Adding more play spaces and greenery. • More open space • Green space • Retention of open spaces • Trees, open spaces and town walkway • Retention of POS and trees

KEY THEMES

RESPONSES

- Green space
- Open spaces and trees
- I like the open spaces. They look like some the football clubs in Victoria
- Public open space
- Green space and pedestrian access.
- Greenery retention and upgraded facilities
- Public open space
- Public spaces
- Green spaces, thoughtful design
- Smarter use of public space,
- Open space and greenery
- POS and community elements
- Public open space, development scale is suitable
- Open space and redeveloped areas
- Open spaces and trees
- Public open spaces (especially play spaces in the BIC reserve)
- The open space
- Public open space and greenery
- I like retention of open spaces
- Consideration to open space, tree canopy retention/improvement
- Open space
- Extra green open space
- Green space
- Creating public spaces and parks
- Open space and tree planting
- Public open space
- Plans for outdoor spaces
- The Public open Space
- Increased greening and making areas pedestrian friendly
- I like the inclusion of more open public space
- Greening the town and access to open spaces
- I like the inclusion of more trees and community access,
- Increase in access to the area and opening up more public space
- Open spaces, trees
- Green space
- The retention of parks and heritage structures.
- Added green spaces, walkway, multifunctional event space
- Provision of green space
- The changes to BIC reserve
- Greenery and upgrades to BIC reserve
- The reconfiguration of the park near St Michael's school
- Focus on parks
- More access to the green space around the oval. Botanic Loop on BIC.
- The majority of the plan is fine with respect to public open spaces
- Open spaces, greenery - that's why I moved to Bassendean
- The public open space near the RSL to be turned into a garden memorial because I think it would be great for children to visit and learn
- Green space
- Keeping public open space, trees,
- Community space being accessed.
- I like the green areas for play

KEY THEMES

RESPONSES

- The perception of open space goes some of the way to balance the proposed built infill in the town centre
- Greenspaces
- Public open spaces
- I like the consideration of green open spaces.
- More open space
- Greater green space to encourage families to spend time outside in the town
- Improvement of the BIC reserve and formally developing the piazza
- That green public open space and tree lines are respected.
- Increase in pedestrian and family friendly areas around BIC reserve and Wilson St/Old Perth Rd.
- Open spaces and pedestrian access. We don't all own cars, and also walk slower than we used to!
- Improving the BIC Reserve
- Open spaces and lots of trees. Lets keep our birds happy too + dogs. I walk the Town and River everyday
- I like how the masterplan has been designed to keep as much of the parks as possible
- A good balance of uses that has included parks and recreational alongside commercial development and residential properties.
- I like the public open spaces and greenery
- The new intersection proposed for these 2 roads which frees up more tree'd public space.
- Preservation of open public space
- Retention of open space and trees - mature trees are of great value on every level - shade, (sic), bird life, carbon storage, heritage - many are hundreds of years old.
- Botanic garden
- General accommodation for outdoor space
- Street trees, opening up areas, increase in some high rise
- I like that there is more consideration for green spaces
- I like how the green spaces will stay and the BIC will receive some updates.
- Preserving green space
- Effective retention of green.
- Green spaces and trees
- Preservation of green space
- Retention of green space
- Open walking space
-

Cultural & Heritage Considerations (36)

- The heritage considerations
- Maintaining the heritage of Bassendean.
- The historical walk through to Bassendean RSL and a military landmark placed in public open space at the corner of Kenny St and Guildford Rd to tie in with RSL.
- Allowing more diverse solar passive housing designs, whilst retaining heritage
- Protection of heritage buildings.
- Consideration of heritage elements generally good.
- New historical and cultural space.
- Heritage retained
- Retaining heritage sites
- I like retention of heritage
- Incorporating more history and culture

KEY THEMES

RESPONSES

- I would like to see Old Perth Rd looking smarter but still keeping a heritage feel
- Heritage and historical items stay.
- Consideration paid to heritage aspects of the area.
- Heritage retention
- Retention of Basso heritage and "feel"
- The retention of heritage structures.
- More recognition of Aboriginal heritage
- Retain heritage
- Keeping the heritage
- This masterplan seems to try to find a balance between retaining the history of the area, while making the space a liveable area for the community. It is encouraging to see that the site of the Casa Mia Montessori school is not listed for potential development, reflecting the community value it brings to Bassendean, contributing to the educational precinct and the community as a whole
- Heritage
- This plan has shown a willingness to accommodate most options taking into consideration heights and locations while still protecting the towns heritage.
- That it supports growth while still maintaining heritage and culture
- Balance of old and new
- Community Walk with historical places
- I like the historic walk ending at the RSL
- Retention of heritage buildings and increased density of housing to promote a more vibrant town centre.
- Keeping the heritage look of the suburb
- Mix of heritage and use of interesting, controlled design elements for new
- Retention of heritage sites.
- Let's keep the village feel of Bassendean. Keep the apartments fitting in with the beautiful old houses.
- I also greatly value the retention and maintenance of our towns history (i.e. buildings, landmarks etc).
- Preservation of heritage
- Balance of heritage and innovation in design.
- The retention of the historic buildings and facades at the west end of Old Perth Rd as it highlights their significance as the entry point to Bassendean past present and future (not just by foot or bike, mind you)

Community/Recreation Facilities (31)

- Expanded community/recreational facilities around the oval.
- Better amenity, community connection
- New BBQ & family area #12 near BIC,
- Sporting facilities
- Upgrades to toilet facilities
- Opening the location to be a safe, pleasant ,community orientated area.
- Community space, playgrounds,
- Community activity space
- Community areas
- Development of Child Health Centre and Bic reserve
- It will be great to make this a more family friendly space.
- Promoting a family friendly centre
- The emphasis on community and longer term planning
- Recreational areas
- Community amenities
- Social gathering, family play space. some developments

KEY THEMES

RESPONSES

- The inclusion of the RSL as a community veterans memorial garden
- Extension of peppercorn lease and development of memorial, historical walk ending at RSL
- Extension of the pepper corn lease for a memorial park at the Bassendean RSL
- #12, #14 and #16
- #12,#14,#15,#16
- Update of family/play spaces but would be good see incorporation of a dynamic all ages playground to attract families into town,
- Sports, community development
- Events/market space next to gates and use of council buildings for redevelopment
- Removing of the Council/Town Offices and upgrade the BIC Reserve with trees, walkway and BBQ
- The move towards being more family friendly
- Sculptures and walk trail along Old Perth Rd and Surrey St.
- Utilizing Council buildings for development.
- Development of football cycling walking and public areas for community activity and getting out in safety and healthy environments
- Its forward thinking vision and making the area more user-friendly and inviting for people to come to the Bassendean centre.
- The plan to have a more aesthetic entry to the town from the east.

Vegetation and Greenery (28)

- More greenery
- Greenery and vehicle management
- Increased greenery and canopies
- Increasing greenery.
- Greenery, paths,
- More trees
- Greenery, safer spaces
- Increased tree cover.
- Greening the town
- Addition of greenery
- Retain trees, pedestrian friendly, modern, less traffic
- Tree canopy
- Trees
- New trees on Old Perth Road Median Strips with Canopies needed
- Consideration for greenery
- Increased greenery, vibrancy,
- Greening
- The trees being added,
- Increase in natural landscapes / treescape,
- Importance of trees and vegetation in many areas
- The reflection of trees and green space being important to residents is good to see.
- Retention of existing trees and addition of more shading.
- Maintaining and increasing green space and trees
- Prioritizing keeping and enhancing the tree coverage and green spaces is great to see.
- Addressing the need for enough high-rise residential accommodation near the railway stations to save and/or plant trees to Keep Bassendean green and shady
- Planting trees.
- More trees.

KEY THEMES	RESPONSES
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- I fully support any efforts to GREEN our town and the ongoing care of our natural assets.

7.6.2. Movement & Transport

TABLE 2: DRAFT MASTERPLAN POSITIVES - MOVEMENT AND TRANSPORT

KEY THEMES	RESPONSES
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Pedestrian Only Zone (74)	<ul style="list-style-type: none"> • The development of Old Perth Rd especially the pedestrian only area near Guildford rd. • Pedestrian only on Old Perth Road and pedestrian overpass to train station • Improved emphasis on people instead of cars • Pedestrian freely access on Old Perth Road • Pedestrian access on Old Perth Road • Pedestrian lane on OPR, • Pedestrianised streets near the station is great • Community and public protection (pedestrian access only on Old Perth Road) • Pedestrian zones • Pedestrian zone • All the pedestrian friendly areas • Pedestrian only places • I really like the pedestrian only area for Old Perth Road • Alfresco dining • Pedestrian access areas • Pedestrian only zone on Old Perth Road, • Pedestrian mall on west end of Old Perth Rd • Pedestrianised OPR • Old Perth Road pedestrian area • The walking zone to the train station. • Closing Old Perth Road to vehicles • Pedestrian only zones • Pedestrian only zone on Old Perth Road, • Pedestrian only street • Part pedestrianised Old Perth Road • The use of the road reserves for cafes etc. • The closure of part of Old Perth Road • Pedestrianisation of OPR • I like the proposal to close one side of Old Perth Road to create a pedestrian only area. • Keeping places of interest and making it more pedestrian Friendly • Pedestrianisation of Old Perth Road • Old Perth road pedestrianizing • The pedestrian only zone • The pedestrian only section of Old Perth Road and making the train station overpass link to that. • Pedestrian only zone • Inclusion of pedestrian only area • Pedestrian only area on Old Perth Rd, • Walkway on Old Perth Road
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KEY THEMES

RESPONSES

- Pedestrian zone
- Closure of one lane of old Perth road to increase dining.
- Pedestrian area at end of old Perth road
- Pedestrian only zone with overpass
- The pedestrian zone
- The pedestrian mall on Old Perth Rd
- Pedestrian Old Perth Road
- Extending the pedestrian area and creating a more fun space
- Pedestrian only zone for half of Old Perth Road
- pedestrian access
- The closure of Old Perth Road to increase dining opportunities
- The pedestrian only area should be extended to include both sides of Old Perth Road. Having ANY traffic running through this piazza style creation will be problematic and counter productive
- The Pedestrian only patio type area also looks attractive however this could be further enhanced by including both sides of Old Perth Road between Wilson St and Guildford Road.
- The pedestrian only area between Guildford Road and Wilson Street is particularly appealing as it creates a community interaction area. This could be further enhanced by including both sides of Old Perth Road to maintain a vehicle free zone. Another alternative could be to close both sides from 5pm Thursday to Sunday?
- The pedestrian only zone on Old Perth Road.
- Pedestrian mall
- Pedestrian section of Old Perth Road,
- The pedestrian area at the top of Old Perth Road
- POS and community elements
- The pedestrian only area on Old Perth Road.
- Pedestrian area on Old Perth Road
- Pedestrian only zone.
- Creation of a place that feels calm to shop, dine, socialise
- Pedestrian zone on Old Perth Rd
- Can see merit in the pedestrian section of OPR but concerned about businesses that already have a lack of foot traffic.
- Love the shared zone on Old Perth Rd
- Pedestrian only paths on Old Perth Road.
- Pedestrian walkway
- The pedestrian-only focus/connection space on Old Perth Road is great.
- Pedestrian only areas.
- Pedestrian access only
- Pedestrian Zone on Old Perth Road
- I loved the idea of Old Perth Road being pedestrian only
- Pedestrian area
- The pedestrian zone at the top of Old Perth Rd.
- The pedestrian only section of Old Perth Road and making the train station overpass link to that.

Pedestrian/Cyclist Movement
(35)

- Increase in pedestrian/cycling areas.
- Movement and the spaces in between
- Walkways
- More pedestrian friendly
- Jetties/ facilities for improved water transport access to Bassendean from the river which links into old Perth Road.

KEY THEMES

RESPONSES

- More bike paths and walkways
- Making the Bassendean precinct more accessible to community
- Pedestrian and cycling provisions
- Increased access to facilities and for pedestrians
- The connecting pathways
- Street scape and movement network
- Pedestrian/cycle provision/priority
- Consideration for pedestrians
- Not much. Pedestrian access areas are a slight improvement.
- Pedestrian and cycling zones
- Integration of public transport, pedestrian spaces and cycling
- Pedestrian walk from train.
- Path upgrades
- Cycle access
- The pedestrian and cycling aspects
- Improved streetscaping with the intent to create better pedestrian flow and access
- Cycleways etc.
- Streetscape and movement networks
- Pedestrian access
- Pedestrian and bicycle improvements
- The public access areas - intersection of Old Perth Rd and Surrey St
- Pedestrian and cyclist access
- Alternative pedestrian entries for the oval to encourage fans to take public transport rather than creating significant traffic and parking issues for residence on Old Perth Road, West Road, Rosetta Street.
- Upgrades for cyclists
- Cycle paths.
- I like how it is more based around pedestrians and not just the motor vehicle.
- Greener streets as be cycling improvement
- Increasing accessibility of the city centre
- Better safe accessibility for pedestrians
- An attempt to improve active transport connections

Overpass/Crossings (28)

- The overpass (never should have taken the old one away)
- Railway overpass
- Footbridge over Guildford Road.
- Overpass
- Footbridge from train station to Old Perth Rd.
- The proposed underpass connecting the Eden Hill/Northern Bassendean side with the shops and cafes on the other side of Guildford Road
- Access across Guildford Road
- Pedestrian link from Old Perth Rd to the railway station
- Connection of rail station into Old Perth Road
- Bassendean Station overpass, and Second Ave Underpass underneath Guildford Rd
- Pedestrian overpass from the station
- Overpass to Old Perth Rd
- The train access
- The pedestrian bridge from the station
- Pedestrian overpass,
- Overpass to Old Perth Road

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Increased pedestrian connections, especially across Guildford road through the overpass at the train station and at the tunnel near the library, as well as from Hamilton street over along Guildford Road to the shopping centre • Improved access for all and better pedestrian link between train station and Old Perth Road. • I also like the upgrade of the underpass to be safer. It really needs to go across Guildford Road as well. • As a CBD train commuter, the idea of an overpass and easier crossing from the train. • The overpass is a great idea. • The pedestrian overpass north of the oval. • Upgrading the underpass to go under both the train line AND Guildford Road is fantastic for accessibility and safety and walkability/connection. • The pedestrian footbridge over Guildford Rd. • Reinstating the overpass from the station across Guildford Rd but the end point at OPR needs to be addressed – the rear of the Padbury building should be considered. It is shorter, could provide good access to shops/cafes through existing arcade and not necessitate closing off half the width of OPR. • Proposed train station overpass • Train overpass connecting into old Perth Road • The possibility for connection by foot from the north side of the train line to the OPR side
Planning for Old Perth Road (14)	<ul style="list-style-type: none"> • Planning around Old Perth Road • The upgrade of Old Perth Road, realignment of Old Perth Rd and Surrey St • Development of Old Perth Road. • Revitalisation of the Guildford Rd end of Old Perth Rd • Old Perth Road needs revitalising to become attractive. It's old and ugly at the moment. • Realignment of Old Perth Rd around the oval. • The development of Old Perth Road is long overdue. • The changes around the railway station and the top end of Old Perth Rd. • Any development of Old Perth Road would be welcome to make it a more vibrant and interesting space to walk to and through. • Further development of the dead spaces (empty shops/offices) on Old Perth Rd • Refurbishment of the heritage of OPR is vital and we like that this has been considered. • Strong focus on the main street • Hopefully that it will revitalise Old Perth Road. • Improvements to street scape Old Perth Road integration with station.
Increased Parking (5)	<ul style="list-style-type: none"> • New carpark at the train station • More parking for train line. • Improved parking and accessibility • More carparks • Increased parking on Bassendean Old Perth Road side to enable passengers to park on Old Perth Road side

7.6.3. Built Form & Development

TABLE 3: DRAFT MASTERPLAN POSITIVES - BUILT FORM AND DEVELOPMENT

KEY THEMES

RESPONSES

Increased Residential/Density
(46)

- Increased density
- More housing available,
- The increase in housing stock centred in the town centre
- Also increased housing density
- More development along Old Perth Road, please bring in the shops and restaurants! I think the apartments will attract and retain people and businesses.
- Provision of multi-story development in key areas including along OPR
- Density on West and Guildford Rd.
- Hopefully will create a more vibrant town centre by the introduction of new residents close to the train and Old Perth Road.
- Increase density to improve services
- Medium to High density dwellings will bring vibrancy to the city centre.
- Good to see densities increasing however considering the transit links, local facilities and housing shortage in Perth you could push much higher densities.
- I like the residential plan and support the building of apartments similar to what has happened at Claremont oval
- High density on vacant blocks on main transport routes
- I like the action on increasing density around the town centre.
- I like the build of 8 – 10 residential stories.
- An acknowledgement that density is a requirement of a suburb less than 20 minutes out of Perth and that it allows for younger adults to stay in the suburb without having to move a long way out in search of affordable housing.
- Greater density of the development in the centre (though could have been a bit more).
- Supportive of more high density housing but not 8-10 stories
- The new apartment building locations - centred around the town centre.
- Thought process around higher density development including mixed use
- High density living
- Increase in build heights to increase population density to support more restaurants.
- The rise of the height to increase population density to support additional restaurants and cafes. Giving the community greater options for dining and cafes.
- A great mix of locations and heights for potential residential developments
- The increased residential developments are mostly well thought through.
- #7
- That the high rises are clustered around the town centre not spread out into the suburb to become slum like.
- Focusing the urban infill at the heart of the town with a variety of heights makes a lot of sense and strikes a great balance.
- Allowing the building developments that Bassendean needs to get more people walking around, particularly at night.
- Higher density around Old Perth Rd.
- High rise developments 5-10 storeys
- Increased density of living
- High rises which hopefully mean some of the bigger blocks in Bassendean and Ashfield won't be rezoned so we can avoid developers sub dividing and building awful little cheap housing that detracts from the heritage feel of our suburbs
- Increasing density of the city centre
- More high density development
- Increase in some high rise

KEY THEMES

RESPONSES

	<ul style="list-style-type: none"> • The proposed heights throughout are reasonable. Only two development parcels on the oval. • Increased density and development around Old Perth Road • Mixed residential opportunities. • Proposed heights • Aspirational building heights • 3-5 storey/low mixed use. No high rise buildings around the oval. • Future high rise max at 10 storeys is my preferred option for a forward thinking city (Town of Bassendean). I look forward to seeing the plan come to fruition. • Lower height buildings • limiting the height of any buildings in keeping with existing buildings in the vicinity • Excellent consideration of heights and densities landing on an exciting compromise.
Better Land Use/Development Potential (24)	<ul style="list-style-type: none"> • Better land use • Integrated focus between built form, • Increased development opportunities • I feel the need to rejuvenate a very tired business precinct and city centre is long overdue. • Focus of infill development within the town centre away from most existing residential areas so long as further aggressive infill is reduced in rest of town. • Increased development potential within the Town Centre. The key to a revitalised Town is a revitalised core. • The creative use to create more community areas but also more housing and parking • Making better use of space so we can have more people living in Bassendean to bring more businesses • The Masterplan is creating better spaces for businesses and our community. • I generally support change in the area and modernize the spaces to become more user friendly. • New development sites are in locations that mean that existing houses are not overshadowed or look into by high rise apartments. • Business growth • Mixed use developments, • Using the space to build up the areas which have been neglected for too long. The apartments that have been built thus far have been very impressive. Traffic on Lord Street needs some attention e.g. round snouts etc • Finally some real progress to encourage development and rejuvenation of Bassendean. I like the way the density has been spread out. • An opportunity to generate interest in some private investment into Bassendean to increase rateable properties reducing pressure on future rates rises. Also like the idea of getting something done prior to the next takeover attempt within the LGA system • That the new residential developments planned are of similar height to those already in place along OPR. • Development locations • I like the concept of “above the shops” development in the Town Centre which will hopefully not detract from the uniqueness of the Bassendean Town Centre • #6, #7 • Using the dead space in the town centre • Within a growing community, maintaining ALL of the schooling options will become more and more important, so it's great to see the Montessori school

KEY THEMES	RESPONSES
	<p>site (site 39) excluded from 'development' opportunity - maintaining this site for long term schooling is great.</p> <ul style="list-style-type: none"> • A growing up of the area is always a plus. • Strongly supportive of opportunities to increase the vibrancy and activation of the town centre through greater levels of mixed use and a strong focus on the public domain.
Density Around Train Stations (12)	<ul style="list-style-type: none"> • As residents in a potential rezoned area, we support limiting to 2-3 story in the area and Category 3 ratings for character homes which will help keep the Bassendean charm. I like trying to increase dwellings near the hub of the train stations and shopping centre. 8-10 stories seems too high for Bassendean though. • The train stations • Transit oriented development, more variety of development options • Citing of residential developments good near Bassendean station and railway, although 4-6 levels is preferable • I like the idea of upgrading Success Hill train station • Developments in close proximity of the Bassendean Train station. • Location of high rise near train station to revitalise that end of OPR • Increased density around key facilities • I think life has to be brought to OPR. The introduction of 4-8 story dwellings south of the trainline will re-invigorate the town centre. • TODs and redevelopment of carparks. • Increased density at transport hubs; • Higher density development near train stations (particularly Success Hill Station) • I support high density housing and commercial close to the train station and town centre. This will activate the town centre.

7.6.4. Bassendean Oval Reserve

TABLE 4: DRAFT MASTERPLAN POSITIVES - BASSENDEAN OVAL RESERVE

KEY THEMES	RESPONSES
Redevelopment of Bassendean Oval (59)	<ul style="list-style-type: none"> • The development opportunities on Bassendean Oval. • Redevelopment of the oval, and • The oval • Building around Swans oval • Development on Bassendean oval • Bassendean oval amendments • Develop Bassendean Oval facilities • Get Bassendean oval into the 21st century • Opening up the oval • Retention of sporting facilities • Better use of Bassendean Oval including development • Bassendean oval upgrades • Utilising the available space (i.e. Claremont oval) • Upgrade of Bassendean Oval facilities • How it will modernise the oval and help the community with more facilities • Redevelopment of Bassendean oval

KEY THEMES

RESPONSES

- Redevelopment of the Bassendean oval
- Multi-functional events/market space behind heritage gates on either side of Bassendean Oval entry boulevard.
- Changing height restrictions around Bassendean Oval
- Increasing residential density across masterplan area but particularly Bassendean Oval.
- Utilising the land within the current oval fence boundaries to enhance dwelling options for all
- Like that Bassendean oval will be a vibrant meeting place into the future for residents to enjoy.
- Development of Bassendean Oval
- Redevelopment of Bassendean oval
- General improvements to the general area and making Bassendean oval accessible to all when games are not been played.
- Redevelopment of Bassendean's Oval site
- I am very happy that the proposed units are not getting built on the southern side of the football oval. I am very happy with all the extra heritage walking areas
- Increased in height density, particularly around Bassendean Oval.
- Development of the area around Swan Districts Football Club,
- Better amenities at Bassendean oval
- Re development of club rooms and new residential areas
- I have been a member of the swan districts football club on and off for the past 60 years and love to see the proposed redevelopment to the oval take place
- The upgrade to the development on Bassendean Oval
- Development of Bassendean oval for community and residential.
- Bassendean oval redevelopment
- The redevelopment of Bassendean Oval to allow more community facilities and residential development is great idea. We need more people to access community based organisations like Swan Districts football club which is ultimately is serving our community and creating a positive outcome for future generations.
- I support amending the plan to zone both developments on Bassendean Oval 'C & R'.
- Market spaces around the wasted oval space
- Bassendean Oval redevelopment
- Better use of Bassendean Oval
- Residential and new club at oval for our future children
- The development of Bassendean oval
- The redevelopment of the football oval to move the club rooms and build apartments.
- Development on Bassendean Oval
- Bassendean oval street realignment,
- Bassendean Oval upgrades
- Considering the amount of times we have had the opportunity to evolve we may finally achieve something. The heights within the town centre seem appropriate and the change to Bassendean Oval entrances look inviting.
- The Bassendean oval access
- The oval developments seem to be all good ones.
- Building developments on Bassendean Oval
- I think the development around the oval is the right place for it.
- The oval development.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • The "green" aspect at the town centre with the retention of the Bassendean Oval. • Creation of market space behind the heritage gates at the Oval • Access to the oval • Encourage higher usage of existing oval • No unit construction on the Old Perth Road side of Bassendean oval • Development heights - with some exceptions, especially those on Bassendean Oval • Development on western side of Bassendean oval only
Upgraded SDFC Facilities (32)	<ul style="list-style-type: none"> • Developing swan districts home ground • Upgraded football club facilities • Better facilities at SDFC at and above existing site (not behind goals) • Upgrades to facility at Bassendean oval • Redevelopment of the swan districts FC • That it will help the town of Basso and the Swannies footy club to match it with other suburbs and the richer clubs • To enable the redevelopment of the football club facilities • Development of SDFC • Retention of Football facilities • The building of new clubrooms with additional residential storeys above. • To keep the mighty Swans lucrative for all time • Choice to keep sporting facilities as they are • Redevelopment of Swan Districts football ground and clubrooms. • New club rooms for SDFC • Development of the Swan Districts clubrooms and facilities • Allowing the SDFC Club to move into the 21st Century and provide long-term social and economic benefits to the people who continue to support the club. • Great design aspects, Swan Districts deserve new club rooms • New club facilities at Bassendean Oval. Well overdue • The upgrade to the SDFC • provides the correct building development zoning on Bassendean Oval so the SDFC can build new facilities • Redevelopment of swans building • Retention of sports facilities • Keeping Swan Districts in Bassendean. • New facilities for Swan Districts Football Club • Upgraded facilities for Swan Districts • New footy buildings • The two parcels described in #17 particularly the one situated on the existing Swan Districts Football Club facilities. • New SDFC amenities. • The potential for badly needed upgrades to the aged facilities of the SDFC. • #8 #9 • Also support the opportunity for Swan Districts to have a new and more contemporary facility combined with residential development. • New Swans clubrooms and more public access
Changes to the Oval Fence (15)	<ul style="list-style-type: none"> • Bassendean oval fence move • Removal of the fence line around Bassendean oval. • Relocating the Bassendean fence line. Additional entry point to Bassendean Oval • Fencing

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Re-aligning fence of Steel Blue Oval • Fence repositioning or removal and not developing the south east ends of the oval • Fence repositioning • Opening up the oval and moving it towards the skate park. • Keeping the fence around the oval • Removing oval fence • Bassendean Oval fence line • Relocation or removal of the oval fence • Increased public access to football oval • Removal of the fence around Bassendean Oval • More access to oval reserve is a great idea. It is a great site for people to sit outside with shade, trees etc. great spot

7.6.5. General Comments

TABLE 5: DRAFT MASTERPLAN POSITIVES - GENERAL COMMENTS

KEY THEMES	RESPONSES
General Support (45)	<ul style="list-style-type: none"> • It puts people at the centre of planning • Finally getting something done in the Town that would benefit the whole town. • Innovation • All of it. Lets get on and implement it and stop procrastinating • More development • All of it • Majority of it • Bassendean has been losing the country feel for years now that we were known for. • Keeping our old trees, making more family safe space, bike paths, building parking at the train station, making Bassendean centre more lively places for us locals to go after hours so the town comes alive like they did in Maylands. • I support the redevelopment of Bassendean oval and larger entry points on non match days • Modern facility for a historical community • Refreshment and enlivenment • Progress • Rejuvenation of a tired area • An integrated approach to community development over multiple areas of the town. • All • The Development of this area is long overdue and it looks great • reactivation of the area • Most • Making Bassendean more accessible and developing in a future focussed way • Updates to the area • Forward thinking • Opportunity for our Town to finally grow to support the ratepayers. More rates equals more investment in other areas of Bassendean, Ashfield and Eden Hill. • All positive steps to improve the town area ONLY

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Provides for the orderly growth of the Town Centre and adjoining parts. • I like it in general • Bassendean its a friendly community with the community in mind with its development • They are fine • Mostly all aspects • All • All of it • The vision • Change and improvement • A positive move forward considering the many stalled proposed advancement of Bassendean over the years. • Good community involvement in the consultation process. • Modern and a comprise. The future has to be considered in a sustainable manner, which this plan does • All • Upgrading and modernisation of OPR and oval • Most of it • Focus on community engagement opportunities, • Lots of community consultation and imagination • General development opportunity • That it will benefit Bassendean • I think it's overall a great plan. I love the emphasis on better maintenance and use of business tenancies (the lack of maintenance along OPR has been a concern over the almost 10 years since we moved into the area). Support for remote/from home work and microbusinesses is an essential part of the masterplan given the change to many of our working lives over the past two years. And retention and expansion of green spaces and tree cover is what will make us stay in Bassendean for the long term.
More People (13)	<ul style="list-style-type: none"> • Generate more local business and interest in area. • Lots of people are opposed, but the only way to invigorate the centre is to have more residents. It also helps solve our density issues. • Getting shops filled on OPR • A more vibrant and populated town centre • I think this will be well suited to the town and will create more foot traffic for local businesses. • The potential vibrance invited to the township • Also building up I think that would bring more people and make it more lively. • Finally an opportunity to grow to support local businesses and events, We need more people in the town to share the load. • The main principle of making the town centre vibrant • Vibrancy in town efforts • The opportunity to bring more people to live in Bassendean. • Bringing more life to Bassendean • Explicit reference to population growth
Nothing/Negative Comment (14)	<ul style="list-style-type: none"> • it is a very badly planned master that was reflected in the way it was originally presented • Residential developments near the oval is a terrible idea- refer to complaints by tenants of Claremont oval development. Old Perth Road needs more passive surveillance towards the oval, would benefit from more on road green space/parklets with cafe or similar.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • None • Nothing • Nothing • Dislike being so built up in the town centre and around the oval • Nothing really • The lack of parking around the oval and the impact it has on local residents. • Nothing at all • None. It's a joke • Not much • None!! • The TOB has been seduced with the idea of gathering many new rate payers. Multi storey and a massive increase in residential dwellings seems a sure way to achieve this. Developers always strip every bit of greenery from work sites. The past TOB proposal packs are the new developments so likely there will be no more to replace the greenery. • Nothing
<p>Casa Mia Not Potential Development (8)</p>	<ul style="list-style-type: none"> • Casa Mia Montessori School has been taken off the list of potential development sites for the time being (4) • That the land Casa Mia Montessori School is on is not being considered for development at the moment. • The Casa Mia school sites has not been listed as a potential development site. • The Casa Mia Montessori Community School is located on site 39, which has been taken off the list of potential development sites. This provides further opportunity for the school to assist the Town of Bassendean to recognise the privilege and benefits that accord with having such a school available to residents of the Town of Bassendean and other areas. • The Casa Mia Montessori School has been taken off the list of potential development sites for the time being which gives us time to let the town of Bassendean know what an important part of the community our school is.

7.7. Draft Masterplan Concerns

The following section provides the detailed findings of Question 20 in the community survey. This question asked respondents to provide feedback on the aspects of the Draft Masterplan that they had concerns about.

A total of 444 responses were received for this question. Each response has been analysed and themed according to its content.

Themes have been grouped and listed below under the broad categories of:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General Comments

The tables below provide the list of themes and the responses that have been grouped under this theme. The number in brackets (X) indicated the frequency of this theme or comment. Items have been listed in descending order of frequency.

Where comments mention a specific numbered item from the Draft Masterplan, this has been indicated by a “#” displayed before the number.

NOTE: The total number of comments may not equal the total number of responses as some responses contained multiple ideas or themes and so have been analysed accordingly. All efforts have been made to include responses exactly as submitted, however some edits have been made to improve spelling and readability where appropriate.

7.7.1. Community & Public Realm

TABLE 6: DRAFT MASTERPLAN CONCERNS - COMMUNITY AND PUBLIC REALM

KEY THEMES	RESPONSES
Lack of Heritage/Cultural Considerations (28)	<ul style="list-style-type: none"> • Not enough explicit discussion of connection to Noongar country and culture • Any removal of any heritage listings/character of the area, I am supportive but don't like the houses being knocked over and rebuilt with apartments. • Heritage retention, overdevelopment, character of the town being ruined by commercial developers. • Interfering with heritage listed structures, we need history, lets preserve as much as possible whilst enhancing the area in a blended plan • Getting rid of heritage buildings • Changing the current heritage look of Bassendean • Development (potentially) not in keeping with any character of the area. A lack of infrastructure funding to ensure road and drainage assets are adequately maintained and upgraded, particularly given the state of the roads and the existence of clay soils along Old Perth Road. • Will lose the charm and feel of Bassendean • That heritage of the area must be maintained • Building height is out of keeping with the historical vibe of Bassendean. 8-10 stories is beyond necessary. Also extremely concerned that new developments

KEY THEMES

RESPONSES

will extend all round the oval (eventually). Again, completely ruins the historical vibe of the oval in a very historical town. High rise development needs to stay closer to Bassendean train station.

- The continued retention of colonial heritage on stolen land.
- Proposal #16. The removal of the oval fence which has been a great feature of the history of Bassendean not far short for 100 years.
- There are a number of questions I have about the use of Category 3 Moderate Heritage Significance placed on seemingly random residential properties around the Bassendean area. Many of these do not seem to serve any heritage value. Clarity needs to be given on why these residential properties are listed as being of heritage value.
- Losing too much of the "old" Bassendean feel
- What's happening to the war memorial?
- Loss of space used by the RSL for the members and community
- I'm supportive of increased density around the city centre, but worry the housing will lack any character features and may detract from the current feel of Bassendean.
- Turning the RSL into a multi-storey building deeply concerns me as it is a historic building which is used by our community and veterans
- Ensuring that the range of heritage and careful design elements does not alter with change to councillors and that further consultation occurs regarding the use of Success Hill station- awareness of the small community next to the station on the master plan side being catered for in terms of heritage areas being retained and the character is not lost by denser development. This is a welcoming area for many train travellers who go to the oval-ensure that continues.
- We love the village feel of Bassendean and are very fearful this will be lost with the high density allowances that will be made with these changes.
- We are not a District Centre. We have heritage buildings which seem to not have been given full consideration from a bulk and scale perspective (only a design perspective).
- Lack of respect for heritage buildings near the Bassendean station
- Don't like the look of too many town (sic) and apartments. Are there any designated parking areas? Big problem (sic)
- That there will be too many developments and they will take over the village feel.
- Let keep the character of our town not fill it with flats and high density living for the short term gain and short term profit
- High rise developments. They spoil the vibe and feel of the charm Bassendean town has. Building high rise along and around Old Perth won't automatically bring life to that area. It's a proven mistake countless times. Would hate to see Bassendean suffer the same fate
- Heritage
- Not supporting retention of heritage buildings (encouraging development rather than retention)

Trees & Vegetation (3)

- Removal of the large tree at the eastern end of Bassendean Oval to make space for oval shift
- Love the extra trees but concerned they will keep planting more gums, which have been falling and aren't maintained in long term
- Excess trees on roadways.

7.7.2. Movement & Transport

TABLE 7: DRAFT MASTERPLAN CONCERNS - MOVEMENT AND TRANSPORT

KEY THEMES	RESPONSES
Traffic Management & Access (33)	<ul style="list-style-type: none"> • No consideration of Lord St entry into the town centre. This connection and encouraging pedestrians to walk instead of driving short distances into the town centre is paramount. The current road and environment needs to be significantly improved. I'm aware that this section is owned by Main Roads but would like to see the Town advocate harder to get this particular entry into the town redesigned and cleaned up. • Traffic and parking concerns • I would prefer more reduction of vehicular traffic • Possible impact of traffic on other access roads, of which there are few, on other residential streets. • The Whitfield Street and Old Perth Road corner is very busy due to the volume of traffic entering the shopping centre, apartment block and childcare centre. This needs to be improved and a lot of no parking rules installed. • Congestion • How traffic will flow with increased residences etc and street closures/restrictions • Traffic management on West Rd between Old Perth Rd and Guildford Rd especially if development is increased on oval. This area is already congested at times. The potential for the town to 'have its cake and eat it too' when it comes to further infill in areas outside of the masterplan area. Bassendean has already been carved up and causing increased traffic in 'quiet' streets, excessive street parking and major loss of tree canopy. • The traffic flow into Bassendean with higher density particularly cars turning into Palmerston St. too busy for a narrow road. • Access and Movement Networks plan. Prioritisation of green/tree projects. • Traffic issues on west road to get onto Guildford Rd, too many apartments, • Traffic and pedestrian access on West Rd alongside the shopping centre. It is already difficult for vehicle and pedestrian access without the added development at the oval. • Turning the centre of Bassendean into high density living with no consideration to traffic flows, increased crime, anti social behaviour and lack of parking • Too many residents in the TOB increasing traffic • Traffic movement on the new developments at the oval and at the Old Perth Road area. • West Rd congestion • It would be great to eventually have the train line sunk so that both sides of the train line can be connected at Old Perth Road. This should be on the agenda to get actioned in the future. • Traffic but I hope most residents only have one car per household • Traffic plan will not work as north road and other small side streets will become heavily congested with increase traffic flow. Guildford Road which is already heavily congested will add to vehicles using the smaller quieter side streets. • Need to narrow the streets and intersections through the centre as they are wide. Get rid of on street parking. Not needed in town centre. Should be even higher density of development near station. • Traffic flow and parking will potentially not be able to be manage. • Changes to Traffic management in the town centre. • Access for items #10 and #30 • Vehicle access North Road/Brook Street already a rat run.

KEY THEMES

RESPONSES

- I was told by one of the staff at the shopping centre meeting that access to that building would mainly be Brook Street. We already have a rat run occurring here and the extra traffic would make our lives HELL.
- Parking and traffic management, currently Whitfield St is a car park from 6.15am until 6.30pm with staff from the shopping centre. Additionally the speed bump installed is insufficient as vehicles heading south doth see it until they are on top of it due to the crest of the hill.
- Only one access in and out of the pocket of residential development south of Success Station is already a dangerous intersection. Increasing building heights and densities around the train station is great, but I have huge concerns about what that means for access for residents and emergency services.
- Traffic management on the western part of Old Perth Rd if a residential development of the size proposed is built.
- Traffic movement at the intersection of Guildford Rd and Thompson Rd (opposite the sports ground), especially in light of higher density housing.
- Reduced traffic access and parking.
- No safety upgrades for Hyde Retirement Village. A crossing from the village into the Bassendean Shopping Centre would be much appreciated. Increased signage to alter drivers along James Street. A reduction in speed limits
- Traffic congestion is just one major problem that we can for see. What do you propose to do with parking for all the proposed residents of the giant high rises? This plan saddens me and I would like to be involved in future meetings regarding these plans. Thank you for considering your locals.
- Increased congestion of pedestrians and traffic

Pedestrian Only Zone (31)

- Not sure if impact on business if OPR section made pedestrian only. Also query ability to make things happen where privately owned - things will just stay the same
- Would like to see end of OPR Guildford to Wilson as pedestrians only in both lanes.
- Old Perth road
- Pedestrian only on Old Perth Rd
- The pedestrian only zones
- Closure of Old Perth Road to 2-way vehicle access. The town centre is dead. Vehicles cannot turn right onto Old Perth Road from the traffic lights on Guildford Road so people bypass the town centre. Out of sight out of mind.
- Creating pedestrian Only zone on Old Perth Road.
- Pedestrian Only zone and removal of vehicular access. Has been tried before and failed as evidenced by the low number of active trading businesses in that area.
- Blocking lane of Old Perth Road. This road was totally blocked then Re-opened years ago because of lack of parking, don't need a repeat of the same costly mistake.
- Maybe cutting off that road completely
- Limiting the pedestrian only section to one part of the road. This makes no sense. Either a complete pedestrian only zone on Old Perth Road between Wilson and Guildford road or none.
- Having a combined vehicle and pedestrian zone between Wilson Street and Guildford Road. It would be preferable to create a total pedestrian zone and open up the roadway to restaurants/pub to create a European type Piazza.
- Having old Perth Rd as a pedestrian street only
- Old Perth road closing off east bound lane and utilise for pedestrians. Old Perth Road was closed once before and re opened roads for vets, bikes, and footpaths for pedestrians

KEY THEMES

RESPONSES

- Pedestrian path on Old Perth Road
- I disagree with closing one lane in Old Perth Road. Places like Guildford, Leederville and Fremantle manage to coexist with far busier traffic and remain very useable for the general public. Closing the road in any way will affect businesses.
- DO NOT touch or restrict the roads for pedestrians only.
- Closing of OPR to vehicles
- Old Perth Rd changing to one lane
- Closing the end of Old Perth Road
- Making Old Perth Road a single lane is stupid, counter productive, not good!!
- Closing, narrowing and obstructing old Perth Road
- Closing Old Perth Road, even one side.
- Closing one part of the OPR off for cars. People that want to support the local businesses (if some will survive) need car parking to do so.
- Pedestrian only zones.
- One way street on station end of Old Perth Road - not sure about business access.
- Partial closure of Old Perth Road for a pedestrian area. Malls or part-malls only work when the place is a significant destination (e.g. Hay / Murray St). Otherwise, vehicles are important to enable access and activation.
- Not opposed but one way of Old Perth Road , will the shops, facilities warrant this?
- The pedestrian only zone #20 is a backward step and discouraging of people entering this zone. It is unneeded because the footpaths here are very wide. See how in other parts of the metro area, pedestrians, restaurants and traffic are accommodated without the need for closing off roads.
- The pedestrian only zone on OPR. Suggest a dual use space similar to Bay View Terrace in Claremont. Especially between Parker St and Wilson St as cars can turn right into it for parking. I like the idea of a foot bridge access for the train station
- Pedestrian only access of Old Perth Road - where do we park?

Lack of Parking (29)

- No parking at oval and no ghettos to be built next to the west side of oval
- Parking with the town
- Less parking more people in Bassendean because of more units and business
- Parking
- Lack of parking on Match days or other Event Displays
- Lack of parking on football and events day
- The number of apartments on the oval. Parking/traffic issues may arise
- Parking on the new developments at the oval and at the Old Perth Road area.
- Reduction of parking spaces at the Bassendean Train station with a new development. It is almost impossible to get a car park after 9am as it is. We can't reduce parking and still expect people to use public transport. Also, all new developments must have their own sub level parking and visitor parking. The town centre already has a parking space issue. How will you accommodate the cars of all the new residents living on the oval? And their visitors? Do visitors have to pay entry to the oval on game days to see their friends and family who live there? Also reducing parking around the oval is problematic. Its already hard to go shopping on game days as the Hawaiian carpark is full.
- We lack vehicle parking now, nothing in the Plan shows more vehicle spaces only shows more vehicles.
- Works to Bassendean Station carpark- would like assurance that current parking availability won't be impacted during construction works

KEY THEMES

RESPONSES

- No parking - excess traffic will use side streets to park. Add all this with visitors coming to these places is anything going to be sustainable. In reality this will probably even effect housing prices negatively in the long term.
- Wilson car parking and multi-level parking
- Lack of sufficient parking - especially removal of car park at Development site #2. Also, the lack of information about proposed relocation of Council office, and the community centre.
- The development of the Wilson St carpark without proper parking considering the extra residence proposed for the area.
- Lack of parking.
- More parking will need to be allocated to OPR for those outside Town Centre to be able to visit Centre, so a further carpark somewhere needs to be considered. Also do not agree with trees being put down the centre of Guildford Road.
- Losing parking in the vicinity and the residential development on the perimeter of Swan Districts Oval.
- Loss of parking #2 on plan (Wilson/Guildford Rd). Important to keep this if you are losing parking on Old Perth Rd. It also encourages me to use Public Transport as I can park there to catch train.
- Loss of Wilson St Carpark and the scale of proposed residential development at all three locations with not clear provision for catering for increased vehicle traffic, let alone existing users and no clear path forward to developing the actual town centre other than residential development. In other words - hundreds of new residents with no provision for more than one vehicle per unit - and fewer options for existing users of the town centre or for passing traffic that could be attracted to potential development of the Town Centre - essentially it is a lite version of the LandCorp development that didn't thankfully go ahead
- Potentially reduced parking at and access to west end of OPR.
- Lack of parking to support new residential developments and existing businesses
- Too much high building development without proper parking can cause saturation in the area
- Lack of parking
- The amount of parking
- High rise being built on current parking area behind shops adjoining Guildford Rd. There is already problems with parking throughout shire. Off street parking is required especially around high density housing. When the current train station was upgraded in there wisdom they abolished the overpass so they could open up Old Perth Road. It's come the full circle. Get rid of half the old buildings and develop the area with commercial and residential (High rise buildings, more people
- PARKING big one
- Lack of parking
- Parking, there is not enough parking at shopping centre now and more ghettos being built on the oval where is everyone going to park game day

Pedestrian/Cyclist Movement
(11)

- Cyclists who do not consider pedestrians.
- No new walk way across Guildford road near success hill train station to Bassendean oval to much traffic it really need a high above walkway to get across Guildford road safer
- Less disabled access to shops etc
- The pedestrian and cycle links are also insufficient and do not do enough to make it clear that parking is not such a major issue as non-vehicle travel is possible and encouraged.

KEY THEMES

RESPONSES

- Large developments are often poorly engineered and heartlessly modern-looking. My partner has a mobility impairment and misguided attempts to eliminate car use/parking often affect her unfairly. ACROD parking spaces should still be plentiful.
- The town is still very disjointed under this plan, the pedestrian areas are still just on the main road, walking between one area and another is not facilitated, we need another access point behind the library. Rather than a dog leg narrow pedestrian path between the bowling club and the school linking the BIC oval and Hawaiian, the proposed green link #13 along Guildford Road from the train station is developed into a definitive walkway from the train station to Wilson Street, then to Hawaiian, the Swan Districts Oval and the Swan River. Once this is done the dog leg path can be removed.
- I would prefer railway parade become closed to traffic between 1st and Second Ave thus diverting traffic away from railway parade and Lord St intersection and making it safer for pedestrians around the underpass. Lots of cars speed along there, at least 70kph! I've witnessed a mobile scooter vs car accident at that spot.
- Cycling paths on roads and
- No seats for pensioners or Mums on main road routes,
- Lack of consideration about how the train stations interact or assist pedestrian access to the Town Centre.
- Unsure if the underpass will accommodate pedestrians + mobility scooters/wheelchairs etc. Same concerns for the two train stations - accessibility has been an issue with the current elevators and ramps not being ideal for easy accessibility for everyone in our community.

Old Perth Road & Surrey Street
Intersection (11)

- Old Perth Rd and Surrey St intersection. This will put a tee junction in front of our home making it unsafe.
- Straightening Old Perth Rd to Surrey St, causing speeding down the straight a round about situation would be better
- Changing the intersection of Old Perth Road and Surrey Street. I am concerned that it will increase the volume of traffic down our street
- Lack of understanding of how congested this part of Bassendean can get. Changing the road next to the oval from the curve to a corner.
- Agree that intersection of Surrey St and Old Perth Rd needs realigning, but concerned about speeding. Believe a roundabout would be a good option.
- The changes to the intersection of Old Perth Road & Surrey Street. My house will be opposite this change which will affect me negatively.
- Old Perth Road and Surrey street intersection re-alignment may result in high speed, high traffic combination effecting residents on these streets and adjoining streets such as Rosetta and Briggs. The plan seems to reduce traffic and speeds at the west end of Old Perth Road but increase both velocity and frequency of traffic at the east end of OPR.
- The proposal envisages removing the slight curvature in Surrey Street to align Old Perth Road and Surrey Street. Given the problems that have been encountered in the Town with motorists speeding down side streets to avoid the traffic lights on Guildford Road, is it intended to place traffic calming devices along this stretch of road?
- Realignment of OPR and Surrey Street intersection
- Realignment of a road next to the oval that may put my house at the end of a t junction.
- area #16. I think this corner of the oval is wasted and will barely be used. Rather spend the money at BIC reserve

7.7.3. Built Form & Development

TABLE 8: DRAFT MASTERPLAN CONCERNS - BUILT FORM DEVELOPMENT

KEY THEMES	RESPONSES
Building Height Considerations (101)	<ul style="list-style-type: none"> • 8-10 story height at Bassendean Oval. Agree with the building area at the oval, just not the height. • 4-10 storey developments are rarely well designed in this era • Over doing the high rise, not over 4 storeys • The proposed heights of some of the newly zoned areas. • Proposed height of developments and addition of so much parking?! • Proposed height of buildings • The Wilson carpark, and all the high rises that you are proposing I believe too many in the centre will take away the charter and charm of Bassendean • I'm not opposed to residential developments, but the height seems excessive for the area and neighbourhood character. Residential development near the oval is a terrible idea. • Mid/high rise development • As a heritage practitioner, my concerns relate to the affect six to eight storey structures will have on the town's skyline. Furthermore, I hope the Town has considered the preservation of the eucalypt at the east end of oval in the context of moving the oval's playing surface to the east. The tree that is heritage listed may be threatened by the planned realignment of the playing surface. The tree is an important icon of the oval precinct. • Height of dwellings • Building heights • Taking buildings up to 8 stories seems excessive. Six at most but would prefer no more than 5 • New development parcel on site of station car park, including basement car parking (3900m²). 4-6 Storeys • High rise over existing buildings • Heights of buildings • The height of development • The height of the proposed units that are being built opposite the shopping centre • Redevelopment height of proposed buildings • Proposed building heights • Building heights not fitting in with the overall area • Multi storey developments • I am opposed to the multi level development along Old Perth Road • The height of the townhouses etc and where they are located • Restriction on building levels on top of football building • Proposed building heights, I am not in favour of 10 storey buildings at all. • New developments at significant heights • Buildings no higher than 8 storeys • High rise buildings. • High rise living which creates high density living. Increase in crime, anti-social behaviour, • All the proposed additional buildings, especially around oval and all way too high • 8-10 story developments have the potential to block light and airflow to the town centre would prefer buildings to be capped at four stories to maintain light and also the residential suburban feel of Bassendean. • High density multi level buildings around the oval. I don't agree with this.

- Height of development at Success Hill train station
- The height of the high rise should be no more than 5 stories around the oval and private property on Old Perth Rd should not be more than double story as there will be too much shadow/loss of light on neighbouring properties.
- New development around the oval.
- Height of new developments at the oval
- High rise buildings around Bassendean oval
- A few of the proposed development heights are out of step with the character and surrounding areas in Bassendean, the design of the station overpass is a concern (hopefully the entrance to the overpass will be to the side of the road and not dominating the view along Old Perth Road, #17 a children's play space positioned a very short distance away from a significant telecoms mast (there is enough published research in existence that details the long term effects on the human body in regards to the radiations emitted from cell towers, especially in developing children).
- High rise building impinging on current residential areas, causing more traffic, parking problems, noise, and loss of privacy by being overlooked by high rise. Reduction in property values caused by building flats.
- Would prefer developments to be less than 5 storeys high
- Tall Building development
- Multi-story buildings around the oval and amongst single story dwellings.
- High rise buildings
- The height of the buildings being proposed in certain areas.
- Absolutely opposed to 4-6 storey dwelling, or actually any multi story dwelling being placed on the site of the station carpark. NO dwellings north of the trainline should exceed 2 storey. I really don't believe any buildings (Wilson St/Guildford or at SD Oval) should exceed 8 story for aesthetic reasons.
- No 10 storey to high maybe five at most
- Building heights and too much new development
- The height of some buildings. Old and new.
- Despite the statement that "Parish facilities remain in place" St Mark's church is coloured for area C - 2-3 Storey development. One or the other, please. Secondly - 13 Parker street is also labelled for 2 - 3 Storey development. 3 storey development would seriously impinge on the sunlight amenity of our house for 6 months of the year. Developments on Bassendean oval should be restricted to 5 or 6 storeys - 8 to 10 storeys is too high for this area.
- The 8-10 storey, lack of environmental (Nature) planning
- Amount of high density 8-10 story developments, the creation of dense 'flat' like built up areas near success hill
- High rise
- Height of some structures.
- Impact of high rise on Guildford Road above Swan Footy club - this seems ill considered
- The heights of the proposed developments (anything above 6 stories) that do not fit in with the character of Bassendean i.e.
- I DO NOT APPROVE the HEIGHT suggestions to #6, #7 or #2 on map. Keep to 4-6 storeys only. Where is all the extra parking for these developments plus what would be taken away?
- The height here could be reduced to a max of 4 - 5 stories to include 2 floors for football/Community and 3 floors of residential.
- Heights / shading needs to be managed
- Proposed heights, especially up to 10 storeys at the Wilson car park site, seems quite high, unless some of those storeys are under ground? Care must

- be taken that this building doesn't create an over towering feel over the BIC reserve, I have similar concerns for parcels #5, #6 and #7 in relation to surrounding roads and walkways.
- Too many high rises,
 - 8-10 storey buildings, R100 zone next to my house, increased density
 - Lifting on heights Near RSL
 - The height of buildings on eastern end of the plan, opposite the footy ground is a concern. The layout of the entrance statement sculpture and gardens/park land surrounding it is a major concern.
 - New development opportunities that propose buildings higher than 4-5 stories.
 - Location and height of buildings
 - High-rise around the oval & height of Wilson St carpark development.
 - Building height. 8 - 10 stories is too high. (NDOs #2, #6, #7) NDO #2 will deny private properties between OPR & Wilson St direct sunlight for most of the (all day for a significant proportion) connection to the environment is essential for a healthy connected community. Access to sunlight is an important part of this. I note that the Midland CBD redevelopment has an average building height of 4 stories. This should be applied to Bassendean.
 - Also too many high buildings on OPR will ruin its look and village feel.
 - The high rise development at the old swan districts club house end.
 - Multi storey residential, especially near success hill station
 - I do not support high rise above 5 stories. I feel the area along West Rd that runs beside the Shopping Centre will feel like a canyon.
 - Proposed 10 story building next to St Michael school
 - Heights of the multi story developments
 - I'm not sure that people fully understand and appreciate the bulk and scale of a 10 storey building... building height is not in keeping with Bassendean. A maximum of 6 storeys is appropriate .
 - Building heights around Bassendean oval. 10 storeys on north side of oval would shade the oval and aesthetically not be appealing. Would prefer 3-5 storeys.
 - High rise buildings
 - The height of some of the buildings.
 - Do not like the idea of 10 storey blocks. No apartment blocks should exceed 4 storeys.
 - Too high for proposed development
 - High rise storeys
 - Height of some apartments and number of them. Is MY home and other elderly residents. Safe and not on list for removal? I DO support progress. But - so many apartments?
 - I am concerned that this plan will go over the proposed 10 storey limit. I don't want Bassendean to turn into the next Gold Coast. 10 storey is the maximum height I will agree to!
 - The height of buildings. In my opinion no higher than that shown in the plan at 10 storey.
 - I don't think any buildings should be greater than 4 stories high. This is the standard across Europe in major cities.
 - Building heights overshadowing, particularly near oval where shade will kill grass
 - 10 storey buildings although I understand this contradicts supporting density of living.
 - Proposed height of 10 storeys in some areas.
 - Height of some of the redevelopments

KEY THEMES

RESPONSES

- Any high rise buildings ideally prefer to say some play equipment down on the BIC the land was left for recreation what a wonderful meeting place this can be and also bring business to old Perth road also for everyone weekdays and weekends. Bring back jetties to Point Reserve also ideally a pedestrian over bridge from point Reserve to the Guildford Reserve where the 2 rivers meet to connect Bassendean to Guildford and perhaps the jetty is under and give acknowledgement to the Aboriginals and their land.
- The height of new development.
- The high rise development. The previous high rise developments. In the town lack an effort in design some remind me of 1960-70s blocks of flats that were constructed in the UK and are in fact I believe an eyesore already. An opportunity lost and I strongly believe will be repeated if this new plan was implemented.
- Myself, all of my local friends and family are extremely concerned about the proposed heights of zones E and F. Bassendean is a close community, comprising of many young families and elderly who have loved in the area for years. High rise buildings will utterly destroy the integrity of our community. We love it here and the thought of high rise buildings makes us and our friends want to move.
- I'm extremely concerned with the high rise buildings for many reasons!!!
- 6 storeys is too high for the retention of Bassendean feel - 5 max.
- proposal for A, E and F types of developments and the heights they represent
- Will the high rise affect the houses behind e.g. decrease their sun ☀️, lighting into their space, no higher than 4
- Building heights, increased crime, increased strain on facilities
- The area in Thompson Rd, that has a 3/6 high rise building
- The height of apartments should be capped to 5 floors in all instances. I think 10 stories (even on Guildford road) will be extremely dominating on the landscape
- Suggestions of multi story greater than 3 stories is concerning. residence like that there isn't multi story high rise buildings, maintaining the charm and character of the town. it will resemble those high rise dwellings in midland where most of their charm is lost with proposed businesses (cafes/shops) not lasting greater than 18 months. in 20 years time these dwellings will resemble the eyesores of the Maylands/Bayswater regardless of how they are designed. people are drawn to Bassendean because of charm and character of Bassendean, the green spaces, connection to the river and community feel. understand that the high rise dwellings are proposed as to not sacrifice our parks/green space, however is there a possibility to extend where multiple dwellings are can be extended too?

Impact on Schools (27)

- Strongly opposed to the proposed development #3 & #5 around St Michaels school and Parish. This is a major safety concern of mine for the students - increased residents around the school concerns me for safety & privacy of the staff & students. Traffic & parking around the school is already difficult at drop off and pick up times so increased traffic is a safety concern of mine.
- Any development on the BIC. The BIC was purchased by the Town people, and given to the State Government under the agreement it would remain a recreation reserve forever. You are proposing to break this agreement. It is used daily by two schools, and you are proposing to impact on children. Part of the land purchased was done by one of those schools, and they chose to combine it with the other land rather than fence it off.
- The future of Casa Mia Montessori School

- Development of child health centre and adjustments to BIC Reserve impinge on the ability of St Michaels School to use it as their oval.
- Impact on Bic Reserve and the local schools that use it and too much units being built
- The future of our school. Casa Mia is a wonderful option for the families that are not doing well on mainstream schools, and for the families that need a strong community, which Casa Mia offers.
- Proposed Residential buildings near St Michael's Primary. Proposed Residential buildings near the proposed pedestrian only street (near Guildford road) Proposed R&C building near the skate park on the oval
- Area surrounding the two schools (St Michaels and Casa Mia - James and Hamilton Streets)
- Casa Mia Montessori school needs to be able to remain where it is and be allowed to move additional buildings onto their grounds
- The looming doom of Casa Mia Community School. It's a lovely little school with outstanding education, both my kids go there. If the bowling club and the tennis club can stay then surely you can accommodate those few acres the school occupies as well. It's a school area anyway, no point putting there another restaurant or so.
- The potential for the removal of the Casa Mia Montessori School site after the lease period
- Any proposed development to the Casa Mia School site
- Although I am concerned with Casa Mia Montessori School (where my kids study)
- The site currently accommodates a community school with a lease from the Town until December 2027. After that time, the matter will be further considered by Council, including determining the future preferred use of the site. I do not like the idea of a school closing down.
- The lack of commitment from the council for the community school listed under item #39. My son currently attends the school and it is the sole reason for us to purchase an apartment in Bassendean in 2018. Another independent school (Riverlands) not far from Bassendean recently closed down and the school has seen a recent influx of both local and out of town enrolments. Like myself, many parents are now looking to buy in the area or move closer to the school, but with the recent draft town planning document making the rounds it is creating uncertainty around what will happen after the 7 year lease concludes. The school is a large drawcard for the town of Bassendean itself and if I have to make the choice between sending my child to a religious or public school or moving out of town for a better choice of education I will have to choose the latter.
- Probable loss of land currently leased by Casa Mia Montessori Community School. The loss of this location would have grave effects for all students.
- There seems to be a lack of clear commitment around the retention of education options in the Town Centre. While the current tenancy for the community school is up to 2027, having education amenities secure for the long term will attract a younger family focused demographic that will be critical to the town's vibrancy and sustainability
- Would like to see Casa Mia community school given a greater degree of protection from being uprooted at the end of the lease period
- The short length of lease for the Casa Mia School
- That the Casa Mia School sites is listed as "to be reviewed on 2027". The presence of this school is one of the major draw cards for me and my family remaining in, and even moving closer to the Bassendean area. The school has a strong community focus and provides residents with a fantastic private

schooling option that is not associated with a religious denomination. This caters for the diverse needs of the community, and fosters increased community engagement and participation for a diverse range of people. Being involved in the school has helped me feel much more a part of the community and also brought me into the town centre for leisure and shopping more often, an impact which further enhances the community.

- Educational facilities have been recognised by the Bassendean masterplan for only a single school, excluding the value that the Casa Mia Montessori School brings. This omission is a concern and the plan should recognise all the education facilities that fall within the Bassendean centre.
- The site of Casa Mia Montessori Community School is planned for a development site. This is an amazing school, that integrates with the community. We drive from Henley Brook to Bassendean every day because of how amazing the school is. This school must be part of the master plan moving forward.
- Developments around St Michaels school
- Development near St Michael's School
- The location of multiple stories developments on either side of St Michael school and church on Hamilton Street. No consideration for privacy/ security of school, opportunity for school to expand, pedestrian and vehicle traffic on streets either side of school.
- The area where Casa Mia Montessori School is. I would like the school to remain there and for better parking facilities provided for school pick up and drop offs. Hamilton St needs to be improved for smooth traffic
- We are concerned about the heights of buildings surrounding St Michael's and around the oval. We are especially concerned with the heights of the buildings on the other side of Guildford Road, opposite the oval. We feel this could become "ghetto" like. We are concerned with the lack of space for the school to grow - St Michael's will become "land locked" with no opportunity to expand and grow as the area and demographic of families increases.

Concern of Development Locations (24)

- Large parcels of commercial properties along Old Perth Road including the commercial centre of BWS/Five four store (private land holdings) appear to be omitted from the plan. Although I appreciate this is private land, I think this land needs to be maintained to a higher standard and investment commensurate with the other developments need to be enforced as much as possible. These properties are run down and really bring down the town centre aesthetic.
 - Small concern that with the focus on this plan and the area it is concentrated on other areas of need within the town will be forgotten about.
 - Where would the council admin buildings be located can't work that out,
 - A comment - restaurant (like RSL) assume meaning this location, would be hard when the Bassendean Hotel is getting redeveloped and the existing restaurants and cafe's on Perth Rd are finding it difficult to stay in business. Disagree with Public open space at corner of Kenny st and Guildford road been removed and turned into multi storey zone B.
 - The high rise behind the goals at the Western end will create a large shadow over the playing field. Preference is to locate the multi story redevelopment on the existing clubroom site
 - Further developments, especially if it is cheap council housing like the flats that are springing up
 - There seems to be a lot of improvement on the 'good side' of Bassendean but it is the 'bad side' across the tracks that needs to be brought up to the same standard
-

KEY THEMES

RESPONSES

- Available amenity and traffic. With increased density doesn't appear to be any provision for schooling with likely increase in pupils. Would make sense to rezone areas adjoining existing schools such as Bassendean Primary & St Michael's to allow expansion of these areas. Also selling of council and land used for public use.
- The lack of higher densities on the immediate north side of the railway line. This is an excellent location for higher rise development as it does not overshadow property to the southern side of developments.
- Large scale developments having any negative impacts to existing residential properties (lack of privacy)
- Needs more attention to retail and restaurants on Old Perth Road. As well as a less vague direction for the Hawaiian Shopping Centre.
- Why can't the pedestrian area incorporate the business further down Old Perth Road up to the shopping centre
- That Ashfield (the poor cousin) is not included and seems to have little backing from the council
- The residential only zoning on the SDFC site. It would be far better to include community and residential zoning on both Bassendean oval sites to encourage community integration
- High rise in wrong place on highway impede view of cars traffic reduce to 6 storey and 8 inner precinct instead
- New development parcels close to the train station
- Old Perth Road - changes would significantly change the amenity of Bassendean and may create a ghetto-like culvert. Lack of consideration of Guildford Road being a main road.
- Very opposed to proposed zoning changes leading to R100 zoning on southern side of Old Perth Rd, east of West Rd intersection. This will impact enormously on my property which has a long boundary adjacent to this proposed rezoning. The rezoning would allow development of 3-5 stories on my northern boundary with effects, on light, privacy, and visual amenity from my property. To me it is bad planning to allow such a height differential between adjacent residential properties. I note that in most other cases of proposed R100 zoning in the town, there is typically a street or open space between what is to be R100 and what will be R20. Why is that kind of a buffer not applied in the case of my property?
- Both building developments on Bassendean Oval should be Community/Commercial and Residential.
- I am very opposed to the new development proposed at the current location of the Child Health Clinic.
- High rise carparks. Are they needed?
- I would be interested to see what the intended mixed development for the football oval is though. It doesn't seem like prime residential space. Also the high rise near the train line is just asking to become a tenement
- The proposed buildings on Bassendean Oval. They are bad locations for such buildings and appear to be there for corrupt reasons. Development sites 6 and 7 are examples or truly lazy and bad town planning.
- The complete lack of adherence to the State recommendations for density close to transport hubs

Future of Casa Mia (7)

- That the use of the land Casa Mia Montessori School is on, is to be reviewed in 2027. Casa Mia Montessori School offers choice to residents of Bassendean and surrounding suburbs for primary school and is a contributing Bassendean community member linking with the Bassendean Bowling Club, Bassendean Tennis Club, businesses of the town of Bassendean and a supporter of Town of Bassendean Events (7)

KEY THEMES	RESPONSES
Increase in Residential Units (5)	<ul style="list-style-type: none"> Increasing housing density Increased amount of multiple dwellings Parking, high density, we do not want to be another Subiaco Strongly opposed to large amounts of additional apartments and townhouses The amount of new residential buildings leads to a new socio-economic profile being introduced to Bassendean, more people more traffic, more traffic more accidents, more anti-social behaviour (I have lost count of the emergency services vehicles I have seen where I live and shop, not to mention the pedestrian fatality a few years ago) a few years.
Lack of Higher Density (1)	<ul style="list-style-type: none"> More than enough open space already in the town of Bassendean and not enough provision for high density housing, which without we will never get the population to finally get the suburb being interesting and exciting

7.7.4. Bassendean Oval Reserve

TABLE 9: DRAFT MASTERPLAN CONCERNS - BASSENDEAN OVAL RESERVE

KEY THEMES	RESPONSES
Removing the Oval Fence (58)	<ul style="list-style-type: none"> Removing the fence at Bassendean Oval Removing the fence around Bassendean oval Removal of the fence at Swan Districts would be a security issue. Oval fence Changing the fences at Bassendean Oval Any notion of making Steel Blue Oval public open space and removing the fence completely is not an option. There are a couple of entry points to the oval and the public has access 24/7 as it is. Open plan for Bassendean oval. The oval will get wrecked. Needs to stay gated. Open fencing could be suspect to vandalism Changing the fence line around the oval. Removing the fence around the oval I do not support removing the fence around Bassendean Oval on our match days. Mainly the removal of the fence around Basso oval Changes to fencing The possible removal of the fence that provides security for the football club facilities Removing the fence around Bassendean oval and The idea of removing all fencing from around Bassendean Oval. I do not support removing the fence around Bassendean Oval on match days. However, I support changing the fence line to provide large entry points during non game days. Fence constraints Removing the fence of Steel Blue Oval completely. Opening access to Basso oval Not having some form of fencing around Bassendean oval Open access to oval at all times Potential for entirely removing gate around SDFC - a gate should be maintained for WAFL events, yet open for public use, too much emphasis on 'trees', whilst

KEY THEMES

RESPONSES

being very important in our great community, we should be focused on developing the community to increase business & family engagement.

- Removal of Bassendean Oval fence
- Moving Bassendean oval easy as ground is less stable, removing the fence as pedestrians can damage the wafL ground
- Fences around oval
- Removal of the fence at steel blue oval
- Removing fence line on oval
- Taking the fence away from Bassendean Oval
- I do not support removing the fence around Bassendean Oval.
- Removing the traditional fence around the football oval
- Fence at Bassendean Oval
- Opening the fence line to the reserve. the Football club have, in the past been subject to numerous break-ins and this would be tempting fate for would be thieves.
- Fencing on oval!
- Removal of the fence around Bassendean Oval on match days
- Losing Bassendean Oval on Weekends.
- Proposed moving of fence lines
- Getting rid of the fence surrounding the oval so that access is even allowed during football or other events on the oval
- Removing the fence around the oval.
- Allowing public access at all times
- The removal of the fence
- The removal of the fence
- The removal of the fence. Lack of security around club facilities.
- Removing of fence around Bassendean Oval on match days
- I also would like the Bassendean Oval area to be free from dogs if possible, so would prefer a fence remain and there were some access restrictions.
- Removing the fence on Bassendean Oval!
- Removing the fence line
- Open gates at the Bassendean RSL
- I'm hoping that the picket fence is retained in the south side of the oval with its extension
- Don't move the fence
- Oval needs to have fence during football games
- The survival of swan districts football club. They need to their identity and independents as local WAFL club. To share the ground to public is great. But we need the control on game day.
- We do not support removing the fence around Bassendean Oval on our match days. However, we support changing the fence line to provide large entry points during non game days. (2)
- Steel blue oval should not be a public open space as that would not preserve the quality of the grounds
- Open reserve at Bassendean oval
- The impact to the oval by opening it to the general public full time
- Opening up Bassendean Oval completely

Redevelopment of SDFC Facilities (42)

- Relocation of the Football Club facility. This would significantly effect viewing areas for sports and other events. A central viewing area makes sense for future events.
- Squashing Football, Community and residential together at Western end

- Relocating Swan Districts to the Eastern End of the ground. The viewing of games and events from a comfortable position is critical to attracting significant events to our town and to expect Premium customers to sit in aged and cold grandstands will be a poor reflection on the town.
- SDFC development
- I do not support relocating the club's facility behind the goals.
- If it is not the swans football club infrastructure will need to be extensively repaired anyways
- Moving the Swans clubrooms behind the goals
- The intent to protect the Heritage Grandstands is noted but that meaningful and robust protection and preservation is a locked in commitment for budget and funds at both LGA and State Gov levels. The moving of the SDFC facilities to the western end of the oval are of concern and not acceptable
- The recommendation to move SDFC facilities behind the goals (western Side) and potential to open fence up on game days
- Moving the club's facility to behind the goals is a very big concern
- I do not support relocating SDFC's facility to the eastern end
- Relocating the swan districts facilities to behind the goals
- I do not support relocating the club's facility behind the goals. I would like it to remain where it is currently located while also being able to build 8 – 10 stories (more residential stories to help provide additional funding for the new facility).
- The thought of moving the SDFC facility to one end of the ground seems ridiculous. The prime position for viewing the ground is where the clubrooms are now.
- We do not support relocating the club's facility behind the goals. We would like it to remain where it is currently located while also being able to build 8 – 10 stories (more residential stories to help provide additional funding for our new facility). We support amending the plan to zone both developments on Bassendean Oval 'C & R (Community facilities AND residential development)' (3)
- Relocating Swan Districts FC club grounds and opening oval gates on WAFL and WAFLW game days
- SDFC clubrooms should remain on current site, for better viewing of games on match days.
- Potential for downgrading the importance of the Swan Districts Football Club within the precinct.
- Club Facilities should not be located behind the goals. The members of SDFC would prefer to keep facilities where they are currently located while also being able to build 8-10 stories residential to provide additional funding of the new facilities.
- Relocation of club facilities to eastern end of ground behind goals. Totally absurd.
- Don't support relocating SDFC facilities behind the goals
- Relocating club facilities behind goals is not a good idea and must remain where they are currently located. It is also essential that the oval drainage is upgraded to prevent ongoing oval flooding. This will vastly improve match day experience
- Moving the location of the Swans changerooms since unnecessary
- Changes to Swan Districts fencing and clubrooms
- I do not support relocating the club's facility behind the goals, however would like it to remain where it is currently located.
- Relocating the club's facility behind the goals

KEY THEMES

RESPONSES

- Moving the football club to behind the goals on the Western end. Poor visibility for patrons for any event including football. This parcel should be also zoned C & R
- The relocating the Swan Districts Football club facilities.
- Moving Swan Districts facilities away from current location,
- Relocating the swan districts football club facility behind the goals
- The moving of the club from existing site.
- Moving the swan districts clubrooms from their current location
- The new development on existing site of SDFC.
- I do not support the relocating of the Swan Districts Cub facilities to the Western end of the oval. I support that they remain in the current location.
- The viewing area for football games and event from Members of the Swans Football Club will be very poor for members if the clubrooms are behind the goals. The playing surface should be rotated so the goals run in line with the entry gates at each end as a minimum.
- The proposed relocation of the football club to the Western end without realigning the playing surface creates a very poor viewing platform. All premium sporting facilities in Perth (WAFL) club grounds are being developed to enhance the experience of members and supporters. There is an opportunity for one of the towns greatest assets to be a real attraction for our town bringing many people in to support local businesses and create a stronger community. If this was the only option the playing surface must be rotated to align with the heritage gates as a minimum.
- Moving the SDFC facility to the Western End of Bassendean Oval.
- The football clubrooms moving behind the Western Goals leaving a residential only development at the Eastern End.
- Moving the "club house" to the western side of the oval. as a resident of Old Perth Road I feel that will be problematic. there is a great deal of noise pollution during training, games and other activities whilst the club house is on the north east side.
- New Swans development on western end is not conducive to good football viewing.

 Opposed to Bassendean Oval Proposals (25)

- Very opposed to any buildings around the footy oval,
 - Bassendean oval
 - Bassendean oval.
 - Building location at Bassendean Oval
 - Development of Bassendean oval
 - 8-10 storey at the oval
 - Changing Bassendean oval
 - Excessive development at SD Oval
 - Development around Bassendean Oval
 - Multi-storey residential development bordering Bassendean Oval
 - The height and locations of proposed developments on Bassendean Oval
 - The residential buildings proposed for around the oval
 - Compromising of the quality of the oval, facilities and green spaces.
 - Damage to the oval, a concrete jungle
 - Upkeep of the oval.
 - The oval should be an open space with trees and lawn not residential area
 - The residential only building on the current football site. One would think a combination of football facility and residential here would be a better option. Better viewing for all events (not just football) and ensures a strong connection between the residents and the community aspects of the football club.
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KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Residential on Steel Blue oval is a NO GO! • Residential development around the oval. • The high rise site on Bassendean Oval. • Development on Steel Blue oval and the relocation of the council building (there is not enough detail here on cost and benefit etc). • The residential development around Bassendean oval is not in best interest of local residents and will detract from the ovals local amenities and charm • Development around Bassendean oval, once you sell off public open space, it is gone forever. • Residential at the oval will possibly limit community events as happened at Subiaco - this would be sad. • Steel Blue oval

7.7.5. General & Other Comments

TABLE 10: DRAFT MASTERPLAN CONCERNS - GENERAL AND OTHER COMMENTS

KEY THEMES	RESPONSES
No concerns/Positive Comment (43)	<ul style="list-style-type: none"> • None (20) • Nil (7) • Nothing (6) • Not much (2) • None, all suggested developments are positive • Unsure at this stage • None but would want consideration and works to be considered and professionally completed and maintained • Nothing particularly. I would love to see this plan implemented quickly so that we can really start to see strong growth and vibrancy in our beautiful town. Please only allow quality and sustainable apartments to be developed. • I have no concerns • No major concerns, although a strategy to encourage owner/developer buy in will be important. • It successfully being implemented • I am pleased to see that though increase to building heights are proposed, it seems to be moderate.
Everything (15)	<ul style="list-style-type: none"> • This master plan is exemplary of the town's avoidance to intensify development densities close to transportation hubs (i.e. the Bassendean, Success Hill, and Ashfield train stations). The council's position does not follow conventional planning principles of transit-orientated-development nor conforms with principles outlined in the Perth to Peel plan. • The lack of status of the Master Plan and its usefulness in the local planning framework. An activity centre precinct plan is expected for each activity centre under SPP7.2, which much more detailed analysis and planning 'weight' behind it. Similarly, mechanisms to deliver components of the master plan are not there. There is ability to obtain developer contributions, for example. Built form heights appear conservative; a developer is not going to build 4 storeys; it's either 3 or 6+ otherwise it can be cost prohibitive with fire regulations, lifts etc. • Everything • Too much change

- Still maintaining too low a density to prevent urban sprawl.
- Lack of vision by the council over the years to redevelop Bassendean oval, fuddy duddy's which hang on to the scene and don't want to move with the times in the 21 century
- All of it
- Everything
- Too commercially biased for words, Bassendean would be no more than any other built up urban area!
- All of it, you are destroying the town
- all of it
- Too many to respond fully & individually to here. Or anywhere or anytime within the Creative Communities consultancy, because too many choices have been based on assumptions, particularly values and attitudes, that have been shown pre-BassenDreaming to be held by the majority of residents of the Town, and nothing the consultants have achieved regarding their consultative processes appears to have countered those planning priorities of the residents. Basically, the apparent disregard for what the larger community fought so hard to achieve 5/6 years ago, which clearly indicated keeping the identity of Bassendean as a village-like community of low rise and harmonious residential & commercial developments within a physical environment that puts the natural assets of the town in top priority. This masterplan pays only tokenistic lip service to those expressed wishes & concerns of the community. I am embarrassed and insulted on behalf of the caring & passionate residents of Bassendean that the Councillors & Admin were so easily convinced by most of the same lobby interests as 6 years ago, and by a very experienced slick consultancy, to agree to a disempowering contract which has allowed, legitimately within the contracted terms, many very dishonouring and disrespectful actions by the consultants toward the residents. I believe the inexperienced and lay Councillors have done the best they were able. I believe the consultants took full commercial advantage of the corporately naïve Council & Admin and while fulfilling their brief, the consultants have consistently treated the residents as lacking the intelligence or acquired experience to fully comprehend even the most sophisticated of planning demands and processes. Ask the residents not officially associated with the process who attended any of the forums if the residents felt talked down to treated like errant unintelligent children not able to ask discerning questions. The community participation rate in BassenDreaming was lower than the participation rate in the community led information events held to adequately inform the community on what was being proposed by the Council & vested interest groups 6 years ago. The Councillors were elected on platforms of promising to adhere to the wishes expressed during that consultative campaign. Sadly for all concerned, the majority of Councillors have not fulfilled their promise to the electorate. The Town's CEO and Senior Executive were not associated with Bassendean 5 years ago; they appear to have not listened to what the majority of the community stated then, or are adequately listening now. What aspect of the masterplan most concerns me? The fact that every part of the proposal lacks integrity without adequate thorough community consultation. All the community consultative processes look good on paper; none have the strength or depth of genuine sincere gathering of truth. I forgive the Council for not knowing more than they do; I am ashamed that Creating Communities has not pursued a higher level of quality professionalism for which I once held the principals in great regard. I am willing to discourse on this disheartening proposal/process at any time. (Let's not pretend this survey is genuinely confidential).
- Virtually ALL of the 40 key moves have major or minor short comings.

KEY THEMES

RESPONSES

- Selling off land around Bassendean oval with little return to community, and potential for it to become like Claremont oval. Need for careful consideration of access and parking issues (On the basis that we have a legacy of failure on this). Potential for choking of West Rd between Oval and shopping centre. Potential for development of the Hawaiian centre to come to fruition ahead of development at the OPR end of the Town as this would effectively kill the rejuvenation of OPR. Concerns re unintended consequences of relocation of the Council offices
- I don't want multistorey development on the football oval. I don't want buildings to be constructed on the SDFC carpark without them providing carparking space elsewhere on their grounds. Its already a nightmare at footy time to get in and out from my house cos of all the cars parked out front and along my street. Getting rid of the SDFC carpark is a stupid idea.. Also I don't want 8-10 storey buildings or 6-8 storey buildings in Bassendean. It would ruin its natural feel and relaxed community lifestyle. Stick apartments in the city sure. But Basso aint the city!! Also blocking off Old Perth Rd west entrance is really dumb. It was like that many years ago before I moved here. And all the businesses down that end died. Don't kill local business. Don't confuse concrete pedestrian walkway areas with treed public green space! Also where are the big river gums going to be planted? We want big shady native trees for shading walkways and better street lighting. Not for public servants to get overpaid to create a chaotic nightmare for Basso residents. Stop trying to build out Bassendean with high rises. I moved here to get away from that s@#!

Project Implementation/
Process Concerns (7)

- I have some concerns about the 'category 2 - considerable significance' areas of the masterplan. There are a lot of venues in this category and I'd like to know how the Town intends to encourage/compel owners to maintain the significance of these sites.
- Delays and opposition to the plan by council members
- If the ongoing maintenance requirements of some of the changes have been properly accounted for
- Time delay
- The master plan needs to be coupled with a strong focus on implementation and place-making. The master plan provides a strong planning foundation to draw from, but the need to ensure high levels of design quality with future developments is paramount.
- Concern that this plan will not be implemented and Bassendean stagnate. We need to move forward to encourage younger people to make Bassendean their home.
- The fact that it's taken so long to get to this point and it wasn't done sooner.

Non-involvement of Property
Owners (4)

- The failure to block the proposed extension of the Aged Care facilities means that with the combination of that, the school and the lack of desire of the Rossi's to develop their site means that that part of the street remains impossible to activate and is a natural barrier to a properly activated Old Perth Road.
- Better off developing private land and maintaining the balance to provide amenity for community requirements
- No vision for the St Michaels site, or the Hawaiian Shopping centre, or the tennis and bowling club? I understand the bowling club and tennis clubs are squeaky wheels but they occupy significant landholdings in the town centre (town assets) there are significant efficiencies that can be made with these facilities and significant opportunities for the Town. Instead of focussing on a few narrow interest groups, could there be a greater public benefit with redevelopment of these sites? Given the Town operates on such a tiny capital

KEY THEMES	RESPONSES
	<p>and operating budget, I would like to see the town leveraging on their existing assets and putting value back into the community as a whole.</p> <ul style="list-style-type: none"> • Monopoly of ownership of Old Perth Road properties not allowing progression.
Too Focused on Bassendean (1)	<ul style="list-style-type: none"> • It only concerns the purple circle of the Bassendean shire. In the future, I hope the same amount is spent on the north side of the railway line

7.8. Draft Masterplan Suggestions

The following section provides the detailed findings of Question 21 in the community survey. This question asked respondents to provide feedback on any suggestions or improvements they had for the Draft Masterplan.

A total of 390 responses were received for this question. Each response has been analysed and themed according to its content.

Themes have been grouped and listed below under the broad categories of:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General Comments
- Engagement Process

The table below provides the list of themes and the responses that have been grouped under this theme. The number in brackets (X) indicated the frequency of this theme or comment. Items have been listed in descending order of frequency.

Where comments mention a specific numbered item from the Draft Masterplan, this has been indicated by a “#” displayed before the number.

NOTE: The total number of comments may not equal the total number of responses as some responses contained multiple ideas or themes and so have been analysed accordingly. All efforts have been made to include responses exactly as submitted, however some edits have been made to improve spelling and readability where appropriate.

7.8.1. Community & Public Realm

TABLE 11: DRAFT MASTERPLAN SUGGESTIONS - COMMUNITY AND PUBLIC REALM

KEY THEMES	RESPONSES
Greater Focus on Heritage/Culture (21)	<ul style="list-style-type: none"> • More information re cultural elements • Retain any and all heritage. • Unrelated but I am concerned that the pub renovation will result in a lack of identity and become a generic establishment. • Retain the integrity of Bassendean

KEY THEMES

RESPONSES

- Careful monitoring of heritage objects during work - trees, the picket fence around the oval, and care of the oval grandstands.
- Retain Bassendean's integrity
- Support and protect heritage buildings and features and not support high rise and high density living.
- Keep heritage stop spending so much in trees
- I would incorporate some way of acknowledging migrant populations past and present in such things as building design, street art, community buildings etc..
- Ensure Bassendean doesn't lose its authentic community feel
- Also better recognition of Padbury Building's heritage and awnings or similar for protection of pedestrians against the weather.
- Liked the idea of residences above shops, keep heritage feel, open traffic into old Perth road to increase access to shops ,thus reduce traffic smaller streets i.e. Palmerston etc e.g. Coles trucks. Artist co-op main street, providore local shops.. in feel with heritage rather than over modernise.
- There should be incentives for developers to retain or include features on buildings that give them some character unlike too many of the residential developments happening outside the master plan area on the non- town centre side of the tracks.
- Make no changes to Old Perth Road.
- I would also like to see more Aboriginal information about the area pre-settlement, also a QR Code system so that way you can do a private walk and still get the information, even to do with the plants - Noongar name, common name, science number, what the plant was used for by Noongar people
- I still want to see the further provision of the Bassendean community artists being platformed in the planned open spaces; continues acknowledgement of the history of the area- especially around the old post box and railway homes; plus acknowledgement of the First Nation cultural connection with the area.
- More space for performance and creative exhibitions
- Wish to ensure retention of older properties with architectural and visual value even if they aren't heritage listed would prefer retention of more older properties, even if they aren't heritage listed.
- It's great to see a little bit inclusion of Indigenous elements - but it seems to be limited to two spaces (sites 9 and 16), and limited to plants/landscaping. Some more cultural elements would be great to see - artworks, historical and cultural information. More support for community-oriented things like the Share Shed at the youth centre would be great. Ensuring that the new multi-level premises don't look like grey concrete blocks will be important to successfully making the spaces look and feel liveable and in keeping with the current Bassendean styles.
- Development is necessary but needs to be kept in character to the rest of Bassendean. Buildings need to be not predominant in an area with local houses

Suggestion on
Playgrounds/POS (14)

- There needs to be a proper playground around the oval as there is no decent playground nearby. I would like to see the tennis courts moved down to the oval area and this needs to be seriously worked into the planning.
- Path along the river! Sandy Beach Nature Playground.
- There's is a lack of big playgrounds with a variety of play equipment/areas. The ones currently around are dated/run down.
- I would like to see a playground and relaxation area at the existing SDFC for all to enjoy.
- I'd suggest to provide more spaces for community gatherings and parks.
- More or provision for more recreational facilities . Reasons to bring people that don't live in Bassendean to visit, not just the WAFL

KEY THEMES

RESPONSES

- The area that is currently housing the child health clinic should be a playground.
- More small play area for younger children
- Updating of some the existing green spaces for playgrounds that are suitable for smaller children. Update to Palmerston square playground is great, however the play equipment is not suitable for smaller children. swings can only be used by children 4+. Only other parks/playground suitable for toddlers is sandy beach or point reserve. Play grounds are important for children of all ages, however current updates have not considered that children as young as 12 months enjoy these spaces too.
- I love to see a water playground in a park area.
- Maybe I'm a dreamer but it would be nice to see the opening of a cinema and also a mini golf park etc. Also maybe a few tables with a built in chess etc. boards so people will be encouraged to come into town more. A built in table tennis table, so people can bring their paddles and ping pongs and play.
- Tables in town centre for old people to play checkers, chess site. Just a thought.
- Increase the size of the skatepark. It is an excellent park but could be bigger and there is space there to do so
- Increase parks quality areas like the new war memorial are great, well cared for to a high standard

Suggestion on Trees/
Vegetation (12)

- Community garden
- A community garden?
- More trees and native plants
- Can we include a community garden within the town centre? Those living in apartments, and the community in general would benefit from having a central edible and or therapeutic garden space to take part and pleasure in.
- Do not plant trees in the middle of the street as it gets too awkward when trying to get in and out of driveways especially with trailers etc
- Planting a variety of new trees, not more gums
- Embrace meant of technology more along the trees and art, the future needs it
- Open space and green walkways
- More green space
- Plant huge native trees and create Basso carbon sink.
- Retain ALL existing open green space and mature vegetation and all heritage buildings
- Where are our tall tree havens in the town centre? It would be good to allocate sites in the Masterplan (and the rest of the TPS) where tall trees – in particular Marris - can be allowed to grow to maturity. Put them on the map. Q.7 asks for support for areas that show trees on the plan with no degree of commitment given (whether they have long-term status as open space reserves.

Upgrades to Old Perth Road
(11)

- Make the family that owns most of the buildings in Old Perth Road upgrade their buildings.
- Make Old Perth Road beautiful with colour, hanging baskets and platters. Like lots of country towns and trendy suburbs in Melbourne.
- More opportunities for green space down Old Perth Road. Pocket parks, drop in garden cafe, tree-ed rest stop with seats.
- Some of the old cream brick buildings along Old Perth Rd are very unattractive. There is also such a mixture of buildings that don't necessarily work well together
- Make more of OPR pedestrianised, like Claremont quarter. Improve access across Guildford road at Bassendean and Success Hill stations and existing underpass.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Force the dilapidated old building in the pedestrian area to have a major facelift. They are not inviting • Replacing existing shopfronts and the under-used arcade with more modern mixed residential, shopfront high-rise buildings to a maximum of 5 stories. • Development on Old Perth Road - closer to the train station with retail/cafe below. • Big water feature somewhere along OPR • Bulldoze half the old shops. Think really hard about retaining insignificant old buildings that require huge sums of money to maintain. Clean up the Old Perth Rd, it is untidy unkept and dirty. Footpaths, uneven weeds growing everywhere • Being a previous business owner in OPR. It concerns me that there is still no real plan to support and encourage new business into the area and to support small business once it is there. Having offices on this part of the street does not encourage foot traffic in the area. The shop fronts need to be open and incentives/support given to new retail business.
Suggestion on Schools (11)	<ul style="list-style-type: none"> • Areas adjoining schools to be zoned only to allow education to allow expansion • Keep Casa Mia Montessori school where it is • I don't care as long as you leave the school alone • If Casa Mia Montessori School is to be replaced by a building, I strongly suggest that a new and more spacious area is made available for this great Primary School • Lock in the space leased by Casa Mia Montessori Community School for the future. The footprint of the school is such a small percentage of land held by the Town of Bassendean that means so much to all the students and their parents. • To allow the Casa Mia Montessori School to purchase the land it is currently on and the land that is behind the school on Whitfield Street. Especially if this is going to be a closed "Safe" street. • I would like to see a firm commitment to maintain the Casa Mia site in the future for the school. • Casa Mia Montessori Community School is part of the masterplan • To consider The Casa Mia Montessori School as a main community school for the town and support the school to expand in any way and improve the surrounding of the school. • Just review development near St Michael's School • I would also like to see Casa Mia Montessori School remain part of the Town of Bassendean past the 2027 lease review date.
Amenities for Dog Walkers (4)	<ul style="list-style-type: none"> • Fenced off leash dog area • A fenced dog park would be so good for the community • Fenced dog park • I would like to see a fenced dog area
More Options for Businesses (3)	<ul style="list-style-type: none"> • Collaborate working up and pop up spaced for businesses • Shops on the ground floor of apartments to be useful to the community • Mentioned above also bank teller machines be great
Comment Regarding Safety/Security (3)	<ul style="list-style-type: none"> • Security is paramount...deterrents for unruly behaviour • High density housing close to train stations is so very pre-Covid. Bassendean is a semi-rural suburb with low density population. How can the river be better utilised in this plan? • Add more lighting, parking and security cameras

KEY THEMES	RESPONSES
Beautification of Guildford Road (1)	Improve streetscapes along Guildford Rd in conjunction with Main Roads and upgrades to town hall facilities

7.8.2. Movement & Transport

TABLE 12: DRAFT MASTERPLAN SUGGESTIONS - MOVEMENT AND TRANSPORT

KEY THEMES	RESPONSES
Traffic Movement & Access (24)	<ul style="list-style-type: none"> Transport access to and parking in the Town Precinct is still an issue to the shopping centre. There is no easy access from the north of the railway line to the Town Centre? Traffic bottle necks for vehicles into and onto Lord Street from the station, entry to and from the Bassendean Shopping Centre and from Thompson Street all need to be addressed. I also have concerns about traffic movement into and out of the Town centre from the traffic lights and access to Old Perth Road. The secondary vehicle movement category must remain for this segment of West Road and Old Perth Road. The design of this aspect needs to satisfy residents and visitors especially those with families for short term access (i.e. 2 hour parking for appointments, meetings etc.) to the Shopping Centre, restaurants, Council community and health facilities) and to use the BIC Reserve and/or follow the heritage/way finding nodes and walking to the river. The current design of the vehicle movement for access from the northern sections of Bassendean do not encourage residents to use the Town Precinct any more than they absolutely have to. Ease of movement would encourage the use of many of the improvements and the return of visitors to the ToF B. Lord Street entry into the town centre (consideration of the connection with the other side of the train line to improve the pedestrian environment and reduce the number of short car trips into the town centre) Close the road between Old Perth Road and Guildford Rd how it used to be. The street was buzzing till it opened. Then it died Open up the town centre to passing traffic on Guildford Road. Make non-residents aware of the town centre. At the moment it is too inaccessible. Safe active street to follow to St Michaels Primary / BIC reserve For new development on east side of Bassendean oval, provide a right hand turning lane to access Bassendean oval. Provide a right-hand turning lane for trucks to turn into Coles shopping centre at Whitfield street. Remove access and movement networks plan from the masterplan Remove Access and Movement plan from the Masterplan. Remove Access and Movement Networks plan from Masterplan. More disabled friendly access and less making cyclists important Movement of traffic to entry and exit to Bassendean from Lord Street and Guildford Road especially on the peak times. New development should have their own basement and ground parking. You should be letting the current Bassendean residents know the estimated number of new vehicles being introduced (min of 1 per household), estimated number of new people, but to me the big one is what have Main Roads say to the changes, especially to the traffic on Guilford Road? What do the Police say to bringing in "X" new people into the Town - do they have enough current personnel to handle the new numbers?

KEY THEMES

RESPONSES

- Improve the linkage of cycle paths and pedestrian areas, improve traffic management schemes, further consider parklets down OPR and also the use of carparks within 3-5 minute walk of OPR to help mitigate traffic movements.
- Better and easier access across the railway to Success Hill from town centre
- Round about intersections put in along lord street to allow better flow of traffic and safer conditions for residents
- Roundabout on Surrey St/old Perth intersection.
- Add extra Guildford Rd access points to eastern side of oval, as well as addressing the lack of access to development proposal on the site here side of Guildford Road near success hill.
- Station street should be extended along the railway to the east, under Lord Street to connect to Thompson Street and the pedestrian bridge at Success Hill Station. This would allow people from the shops to only have to cross Guildford Road to access the station.
- Bring back the jetties at Point Reserve. West Rd outside Hawaiian shopping centre is busy enough so major traffic consideration HAS TO be made so it doesn't become a bigger bottle next .. check it out in the afternoon!
- Liked the idea of residences above shops, keep heritage feel, open traffic into Old Perth Road to increase access to shops, thus reduce traffic smaller streets i.e. Palmerston etc e.g. Coles trucks. Artist co-op main street, providore local shops.. in feel with heritage rather than over modernise.
- I would like to see better vehicle and pedestrian access to Hamilton Street during school hours, as this road services 2 primary schools and an Aged Care Facility. The intersection near Old Perth Road is often congested at these times with cars accessing these facilities, and sometimes large vehicles such as trucks contribute to the school pick up/drop off congestion and block street access.
- Concerned about the absence of recognition of drop-off/pick-up on south side of the station.

 Parking Considerations (23)

- More parking available alleviate congestion
 - When redoing the Bassendean shopping centre, the carpark is a joke and needs to be addressed.
 - More car parking at rear of businesses
 - If not developed the Rossi shopping centre building car park should be made to comply with current parking layouts as it is very dangerous
 - Better parking options
 - The Rossi shopping centre needs a good clean up and upgrade also the car park there is in very poor condition also the car parks there are in very poor
 - More carparks avail at shopping centre and Bassendean oval
 - Remove Wilson and multi storey car parking
 - Increase parking
 - Where is everyone going to park? There are always more cars than apartments in higher density dwellings.
 - The planning of 3 - 5 level apartments close to the BIC and two schools on James and Hamilton Streets is concerning. Traffic and parking is already at a premium on these streets so any new development would need to include its own parking e.g. under ground parking for any new high rise apartments.
 - Better clarity around car parking, especially on east side of Bassendean station. Also car parking at Success Hill station - currently there is none. And identification of a preferred location for Council offices and community centre.
 - Be very mindful in planning of traffic problems and provision of adequate parking, especially around oval.
-

KEY THEMES

RESPONSES

- Additional carpark for those outside Town Centre to park when attending, no trees down Guildford Rd, no multi-story north of trainline.
- Introduce herringbone parking along the train station end of Old Perth Road as existed previously.
- Improve street parking around oval. Restrict parking on Sat at Hawaiian shopping centre to shoppers as it's VERY difficult to find a park on footy days. Love the botanical loop and increased family areas on BIC but where are they going to park if you build on #2 - not thought through!! Similarly, new Bassendean hotel will increase patronage and need more parking in the area not less.
- More parking! Reduce traffic congestion. possibly have a set of lights at the intersection of West Road and Old Perth Road to help with traffic around football times
- Sort out existing carparks within this master plan. Bass Village shopping centre carpark is stupid. The carpark half way down OPR near Basso Pizza and BWS and 5 4 store is just a nightmare and its very busy for the great businesses that are there. I believe Bassendean Hotel is sorting out their car park situation with its renovations. Don't put the development too high where it's proposed for the Wilson St carpark. Keep OPR as it is, has great Village feel and is perfect for the OPR markets. Perhaps property owners could consider cheaper rent for the great businesses that are there, to keep OPR busy fully tenanted and vibrant.
- Timed parking and more speed mitigation for bikes and vehicles
- More shops, more parking, facilities
- Central angle parking all along Old Perth road and wide cross streets, like James and Wilson St, with cycling lanes adjacent to footpaths.
- 45 degree parking to get more parking spaces for cars
- Longer parking time around the side streets of Old Perth Road

 Pedestrian Crossings/Access
(14)

- Pedestrian access under train line to extend under or over Guildford Road
 - Review the plan in light of the needs of the residents who use prams, mobility devices etc. Asking Hawaiian to improve access from the Old Perth Road entry. Escalators are constantly out of order. Maybe a lift on the outside of the building near the glass doors.?
 - Improve pedestrian access to Success Hill station
 - Improvements to the pedestrian/bike crossing at the intersection of Collier Road and Guildford Road- currently very dangerous and may prevent people from active transport to the Town centre
 - Rather than a dog leg narrow pedestrian path between the bowling club and the school linking the BIC oval and Hawaiian, the proposed green link #13 along Guildford Road from the train station is developed into a definitive walkway from the train station to Wilson Street, then to Hawaiian, the Swan Districts Oval and the Swan River.. Once this is done the dog leg path can be removed. Think the walkway along the river in Brisbane. (Pity it is Guildford Road but the draw card could be the river)
 - Better accessibility for Old Perth Road as a hub
 - Improve access across Guildford Road at Bassendean and Success Hill stations and existing underpass.
 - There should be more thoroughfares, if you are young and fit and it's not 40deg or raining and you have time to spare this is fine, but we need to make Hawaiian accessible to those who don't drive, carrying shopping from Coles to Eden Hill is a chore as there is no bus service.
 - I would also like the proposed green link #13 to be developed into a definitive and safe walkway from the train station to Wilson Street and Hawaiians,
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KEY THEMES

RESPONSES

allowing the narrow path between the Casa Mia school and the bowels club to be removed.

- We need to have a vision similar, and channel the walkway along the river in Brisbane. As an alternative to the narrow pedestrian path between the Bowling Club and the School, linking the BIC Oval and the Shopping Centre, site #13 could be developed into a definitive walkway. It would run from the train station to Wilson Street, to the Shopping Centre, Steel Blue Oval and the Swan River. Once this is completed, the dog leg path could be removed.
- Plenty of access for people with disabilities
- I would welcome an improved footpath from the aged care facility on Hamilton Street to adjoining parks so that residents can be easier taken out to enjoy the beautiful open space provided. It would be good if these were wheelchair accessible and mostly free of slopes and hills - towards palmer square, including accessibility within the park. Creating places where elderly and children can connect or even just observe and inspire each other would help create not only diverse, but also more compassionate communities if done well.
- With an increase in residential development on West Rd I would like to see another pedestrian bridge from the shopping centre to the Oval. The bridge could be accessed from the upper level of the Shopping centre near Dome Cafe. Or included in any new development that might take place at the Shopping Centre.

Pedestrian Only Zone (13)

- End of OPR to be made pedestrian only in both lanes.
- Re-think pedestrian only access of Old Perth Road
- Leave Old Perth Road as is for entry into the parking area at the club and for traffic flow and parking
- I'd like to see the removal of the one way section proposed in Old Perth Road.
- I think that the proposed reduction of Old Perth Road for motor vehicle use will be too restrictive for access and hence viability of businesses.
- More pedestrianisation of Old Perth Road. Make Surrey St a Safe Active Street similar to Whitfield St down to Point Reserve
- No pedestrian zone. It will cause more congestion as it limits the exits and entries into the town centre.
- Include both sides of Old Perth Road as a pedestrian only area between Wilson Street and Guildford road.
- Leave both lanes of old Perth road open to vehicles
- Rethink the closure on Old Perth Road. Only two eateries on that side and this will kill all the other shops
- I support part of this proposal but not the full length of the one way – only as far as Parker St. 'A' is a lovely idea but there's not enough space to do it all. Suggest there be a roundabout at the corner of Parker St so that 'lost' traffic is not forced onto Guildford Rd. End of Parker St could be taxi point and Station drop-off/pick-up point too. Good for the Hotel too.

Public Transport Considerations (6)

- Public transport a major issue
- Sunken train line is my main hope for the masterplan.
- I would seek to have the pedestrian access to and through the Bassendean Station moved underground rather than overhead, as it is at Maylands station. This is more inclusive due to the addition of ramps, rather than relying on stairs and lifts (which are often out of order)
- Monorail or Tourist tram from station to library, shopping centre, Swan District Oval and back. USB and Electric Car ports, party street lights
- With upgrading the station, please try to get the lifts upgraded by Transperth to the newer ones that are seen at Perth station etc.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Sink the train line at Bassendean and Success Hill stations and sell the land for higher density development. Create a piazza above Bassendean station for people to walk from one side of the train line to the other through the piazza.
Amenities for Cyclists/ Electric Car Users (4)	<ul style="list-style-type: none"> • Does a masterplan include electric vehicle charging station areas? Or public charging points for e-bikes and scooters? • Electric vehicle integrated into new developments incl car parks and retail spaces. A recent government report shows that EV owners are overrepresented in 'old' suburbs like Bassendean. EV charging facilities encourages EV owners to patronise adjacent public areas and businesses. If this is a long-term plan, it's much easier to do this now, rather than retrofitting later. • I like it. A ramp on the north side of the train station to create a smooth cycle connection between Broadway/Ivanhoe St to Old Perth Road would be ideal. • Don't put cycling paths on roads as it's dangerous
Greater Connection to the River (1)	<ul style="list-style-type: none"> • Improve the connection to the river and develop much better facilities along the river.
Don't Allow Cyclists on Streets (1)	<ul style="list-style-type: none"> • Stop cyclists on street

7.8.3. Built Form & Development

TABLE 13: DRAFT MASTERPLAN SUGGESTIONS - BUILT FORM AND DEVELOPMENT

KEY THEMES	RESPONSES
Suggestion on Heights (42)	<ul style="list-style-type: none"> • 3 - 5 Storeys Low townhouses/apartments The designated residential sites as shown on the Development Locations and Heights map for areas B and A adjacent to Lord Street could be raised to a maximum of 5-8 storeys • Nothing above 4 storeys and to be designed as environmentally sustainable buildings • Change the heights on the Number #6 and #7 development opportunities at Bassendean Oval • 3 Storey limit • I'm quite pleased with the proposed plan but am concerned with potential overshadowing of future developments on to existing residential properties. Mind you, this is already a problem within the town but with such an increase in heights, existing residents should have the right to access to sunlight on their properties. If not, they should be compensated somehow. • Limit development heights to 6 levels where setbacks can be achieved. Buffet heritage buildings from impact of new developments, or really consider excellent design outcomes at heritage/new interface. • Other than the height, all is good. • Reduce number of storeys and apartments buildings • Increase residential stories to help provide additional funding • Maybe 2- 3 storey houses instead if 10 storeys • Minor reductions to the heights (capping at 8 rather than 10) • Reduce heights • Scrap the 8-10 stories. Ugly. Not opposed to development but needs to be true to Bassendean. We do not live in Bassendean for the high rise life. It's all about the country-like community feel. 8-10 stories is not that!

- Remove high rise apartments from the oval
- Remove high rise apartments
- Max development height - 5 storeys, relocated/upgraded youth facilities, higher focus on sustainability/green developments
- If you must have high rise put it opposite the shopping centre where it does not encroach on current housing areas.
- Allowed to build 8-10 stories on development
- No buildings over 8 story
- 5 storey maximum
- Lower the height of proposed development.
- Keep the heights 4-6 storeys high.
- Not to have too many high
- That new high rise developments have a capped story limit of 4-5 stories, and that it is only possible for developments to incorporate all the principles outlined around quality development, diverse, sustainable design that fits with the local character and feel of the town etc. A range of choices must be available, not a parcel of small pokey cold/hot one bedroom flats that limit residents quality of life, and look horrible! Great opportunity to do something really innovative which will enhance the centre of Bassendean while providing some high density living near the transport nodes in the area.
- Make a cap of 4 stories for the town.
- Reduce height limits to maximum 4 storeys with setbacks, or 3 storeys maximum.
- Reduce to height to 5 stories for all high rise development
- reduce the max height to 3 to 5 storeys
- Heights capped at 6 storeys. Location marked F (west of oval) capped at a height to match - or be only one storey higher - than the opposite Hawaiians Development to create a balanced entry into the town. Letters marked G over Cat 1 and 2 heritage buildings should be a maximum height of 2 storeys and stepped back. Clarify height bands and remove overlaps to eliminate confusion and to tighten controls on the built form. Make 'G' north west of Bassendean station 'H' and allow 6 storey to compensate for lower building heights over the heritage buildings on OPR. Reduce height at Success Station to maximum 4 storey height OR investigate access to and from this pocket to ensure such a building height is feasible. Lock in the green space being used as informal parking on game days for formal parking. (I can't find anywhere how parking would be managed if this area is built out as residential).
- No development greater than 6 storeys. Staggered heights on developments is one way to make tall buildings visually appealing (e.g. Whitfield development on Old Perth Road).
- The height of the existing apartments on Old Perth Rd should be maintained for the proposed mixed use developments and residential apartments apart from the one at the Wilson St carpark which would be buffered by the hill. This would provide for a cohesive eyeline throughout the town, without creating eyesores. The C height on the east side of the oval should be at D, to prevent lack of light to the houses behind them and to maintain the eyeline along and around this section of Old Perth Rd.
- Ensure sunlight not obscured by building heights at the top end of Old Perth Rd
- Hope this will be a few seats with backs to lean on. In a (s)c and just to sit and enjoy the sun. I dont want 8-10 storey developments in Bassendean i.e. anywhere in Bassendean masterplan. Its to see the sun and blue sky.
- Residential C Hyde Retirement Village 1 Level + Seniors Only. Residential Development 2 storeys. New and existing developments 4 storeys. Whitfield street to return to original and shopping centre.

- No building developments allowed above 3 storey. Full stop.
- Limit heights to 6 or 7 storeys
- We don't need high density block of flats we can build character homes with a little effort 2-3 stories where people would like to live and bring up a family that would enhance the area not detract from it. The old adage less is more comes to mind You only get one chance at things like this don't bugger it up for the sake of profits in the short term. You want blocks of flats move to Maylands you want warm and cosy with a family feel come to Basso.....
- Reduce the height of proposed high rise buildings by at least a minimum of half.
- Just don't have high rise buildings. If we'll degrade the values of Bassendean the dream town
- Extension of highest density to be extended throughout the planned areas but maintained heritage type designs. Not like the horrible 5 story one already built. The 3 story one is much more aesthetically pleasing.
- No high rise apartments

-
- Location of Development/s (17)
- Make section on Guildford opposite the oval east of Thompson which is currently vacant higher density
 - Redevelopment of Bassendean shopping centre (where BWS is) to join together E and W sides of OPR
 - Move the bike/skateboard park away from oval and more toward the public pedestrian zones.
 - Removal of the building developments
 - More focus on maintaining and improving the 'bad side' of Bassendean
 - Also suggest to concentrate more density towards Guildford road & old Perth road.
 - How can the river be better utilised in this plan?
 - Do you want Basso to feel more like Guildford or more like Bayswater Centre / Maylands? The interactions with the train line are key. If partial closure of Old Perth Road is to be considered, then the impact on Guildford Road should also be considered. No high rise on Guildford Road
 - Remove R100 proposed zoning on southern side of Old Perth Rd, to east of West Rd intersection
 - Reduce proposed new residential development in existing parking or open space provide parking both longer and short term for residents, train users and shoppers visitors and introduce rating and other strategies that encourage mixed residential commercial development of existing Old Perth Road properties
 - Build on other side of line near new development
 - If you want to build a high rise why not do it between the existing houses on Hamilton street and the tennis court. The location where the child health clinic is already a traffic snarl whereas a new development on Hamilton Street which includes parking would significantly help that area.
 - Considered the classification of residential areas either side of St Michael school. How is the masterplan attracting more families to the area when multi storey developments are considered in most locations, what is the plan bringing to the table for small business owners and attract people into the town in afternoons, evenings, weekends
 - Any new resident development so close to the schools is also of concern as historical experience suggests that the schools and the Town of Bassendean would potentially be left dealing with regular complaints from residents regarding the noise, traffic etc generated by the schools e.g. chiming of the school bell, sound of children playing at break times and PA system sounds during events. Both schools have been liaising with the Town of Bassendean
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KEY THEMES	RESPONSES
	<p>for a number of years regarding a playground on the BIC and indeed this has been requested by students in the St Michael's Strategic plan. It's disappointing that it doesn't appear to be included in the master plan so it would be good to see this inclusion</p> <ul style="list-style-type: none"> • #40. Seems to be scope for some 6-10 storeys here, close to Guildford Rd. Can this be foreshadowed?
Less Density/Buildings (12)	<ul style="list-style-type: none"> • I'm not opposed to further development, but I am concerned about the high density housing proposed and the increase in population in Bassendean. As I'm approaching retirement I would like to see Bassendean retain that sense of community, a safe place for everyone. I'm not sure that would remain with high density housing. • Less housing • The area that is being considered for all these new townhouses is crazy busy now imagine with more people. • Drop the high rise density living by 90 percent. Do not develop to the east side of the town towards the river. • Don't put the high rise in the 'older' part of Bassendean - the trees, green space and quiet are why most of chose to live here. • Remove building developments • Get rid of the whole thing, it's pretty appalling. We shouldn't have this kind of development in Bassendean. Put a few more of the high rises up Old Perth Rd if you must but don't build huge blocks of flats everywhere, there is no parking and the roads are already too congested. People in single story houses shouldn't have anything over 2 stories next to them, it's horrible. Please don't do this to our lovely suburb. • Stop selling land • If the goal of meeting the required number of new dwellings all within the town centre cannot be achieved without apartments with 10 stories then a compromise with new dwellings outside of current proposed masterplan area is needed • Less apartments. • remove A, E and F and make them one of the other proposed developments / heights that are lower in structure and density • Remove development on West Road side of the oval. Reduce development of Guildford Road side of oval to 6 storey.
More Density around Train Stations (5)	<ul style="list-style-type: none"> • Increase development densities close to the train stations. The highest housing densities should be earmarked here. • Higher density development around success hill train station. • Higher population centred around station especially old Hadfields land. • Revise proposed zones under 'Development Locations and Heights' - i.e upgrade 'B' sites to 'A' and 'C' sites to 'B', if they are within 1 km of the train stations. • Consider extending the curtilage of development opportunity to a wider are on the northern side of the station.
Development of RSL (4)	<ul style="list-style-type: none"> • Rezone the RSL and the public open space on the corner of Kenny St and Guildford Rd to community purpose. • Grant the RSL a peppercorn lease and provide water to it so they can continue to improve the land and provide a public space that will enhance the membership and community engagement of the RSL • Include the Green space next to RSL with the RSL to expand the community involvement

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> As above the peppercorn lease for the land not given to RSLWA,
Quality Development/s (2)	<ul style="list-style-type: none"> Include further evidence/research on how we are aiming to attract good design outcomes from potential developers The QUALITY of the architecture and landscaping through out the project is a major concern. Disappointed the overpass from the ground to the shopping centre has been dropped as I think it would have added a real interest point/difference point to the area. .
Update Tennis/Bowls Club (1)	<ul style="list-style-type: none"> The tennis and bowls club are in desperate need of revamp and upgrade to encourage more people to use the facilities. More focus on those upgrades rather than so much on parks and BBQs. We have a lot of those already. Those areas should be focussed more around the river and not the town centre. Stop it with the stupid safe active streets. No-one uses them and it just makes driving more difficult as no-one knows who has right of way. And for god's sake please stop wasting my money planting trees in the middle of the roads. We need parking spaces too, particularly if you're going to make it more difficult for people to catch the train because they can't park their cars there.
Upgrades to Telecoms Infrastructure (1)	<ul style="list-style-type: none"> Council needs to push NBNCo. into adding Bassendean to their upgrade plan or nobody who uses the internet for anything other than email will want to move into the NEW revitalised Bassendean.

7.8.4. Bassendean Oval Reserve

TABLE 14: DRAFT MASTERPLAN SUGGESTIONS - BASSENDEAN OVAL RESERVE

KEY THEMES	RESPONSES
Considerations for Football Club Facilities (34)	<ul style="list-style-type: none"> Leave the Football Club where it is and allow up to 8 stories above. Both development sites should be C & R The SDFC development should be where the current SDFC building is and be 10 stories and the residential building should be adjacent the shopping centre Larger facility at SDFC Don't move the pavilion just upgrade the clubrooms. build the apartments on the other side of the oval. I believe Swan Districts FC is a vital part of the Bassendean community. The football facilities and financial stability are crucial. It would be best to amend the plans to have SDFC facilities remain where they are and developing 8-10 additional residential stories. Give swan districts football club a chance to develop the ground for new club rooms and apartments. The club also holds a place in Bassendean heritage. My suggestions would be for the council to get in a room with Swan Districts to nut out the best for the ground Allow SDFC to build residential as well as Club facilities on its existing site. I have been a Swan Districts Member and supporter for many decades. I would hope considering the massive investment of the Club's volunteers to the social fabric of the community, that Councillors would give due respect to the concerns of the general membership. Redevelop Swan Districts Football Club premises on existing site. SDFC remaining at present location but more stories SDFC to be built on existing site

- Support the local WAFL club
- I SUPPORT the fence line proposal as outlined by Swan Districts football club and the NON RELOCATION of the football club facilities
- I would like to see the Swan Districts Football Club facility to remain where it is as opposed to being moved to behind the goal posts.
- Football clubrooms on western side of Bassendean Oval to better connect with the shopping centre with removal of current clubrooms to create more open space
- Consult with the Swan Districts Football club and work out a win - win scenario for the Town and the Club
- Generally, I support the Master Plan but would like to see the Football club remain on the current site with new facilities
- Redevelop the existing clubrooms in their current location and add more community based facilities. Add more residential high rise apartments around Bassendean oval
- Looking forward to seeing upgrades to the Swannies home ground!!
- I do not support relocating the Swan Districts club facility's behind the goals it needs to remain where it is currently located while also being able to build 8-10 more residential stories
- Would suggest the ability to build a 8-10 story residential building to provide the funding required to build the new club facilities. I support the amendment of the plan to enable this to happen
- If SDFC was to relocate to the western end rotate the oval to be aligned with the entry gates. This would enable a better viewing for patrons/members at football and other events. If this is not possible then zone the existing SDFC facility C&R
- The two development parcels on Bassendean Oval should both be zoned mixed use with residential and community aspects. This would create a closer connection between residents and the community they are part of. Having a residential only building where the current swans are will create a them and us scenario. We should be inclusive and attempt to co habitat at every opportunity.
- If the SDFC was to be relocated the oval should be rotated on its axis to enable better viewing from proposed clubhouse for what is a premier sporting/events facility. We should be planning to make Bassendean Oval a much sought after sporting venue to attract other events like the WAFL Grand Final etc.
- The biggest concerns with previous proposals was a fear created by some that 'FLATS were proposed everywhere. There should be a strong push to ensure a connection with community and residents in any development. By zoning the current football headquarters C&R would allow for the redevelopment of the clubhouse on the same site while at the same time including residential. This would build a strong connection with the residents and the community they are a part of
- Include the SDFC facility as part of the residential complex to ensure residents are connected to our oval and its uses. Rezone C&R at both locations on Bassendean Oval to accommodate both aspects of our community.
- Just an approachable for all supporters of swans and the opposition teams to join the club rooms
- Both development parcels on the oval should be a mix of residential and football club along with maybe some mixed use commercial opportunities.
- The Swans football club should remain where they are with an 8-10 story development.
- Keep footy club car park for carparking. Don't build anything more than 2 storeys on the oval and don't make them residential or business buildings else

KEY THEMES

RESPONSES

	<p>Swan Districts footy club will prob get told to f@#k off due to noise in close proximity to homes/business. Would be a shame to lose swannies club.</p> <ul style="list-style-type: none"> • Both development parcels on Bassendean Oval zoned C & R to marry the community to residential instead of creating a them and us situation. • Amending the plan to zone both developments on Bassendean Oval 'C & R'
<p>Minimal Intervention to Oval (20)</p>	<ul style="list-style-type: none"> • Stay away from the BIC • I don't believe the Bassendean oval needs high-rise building will completely destroy the charm of our oval. • Ensure SDFC facilities are where they currently are, ensure the birds that currently nest in existing trees are looked after • The fence line at the oval as it now stands has significant importance to the SDFC. • I believe the removal of the fence line completely should be removed from the plan. • Swapping the two development plans for Bassendean Oval. • Keeping existing fence line • The additional parking at the oval only can take the overflow during footy season and should not be used for the new development. • Don't remove fence around oval on match days and relocation of club facilities. • Leave fence • Leave fencing as is!!! • Ideally there would not be any developments on Bassendean Oval. If they are absolutely necessary they should be limited to 3 stories • Make it a family friendly location but still retain the oval area with fencing for football and other events such as music / concerts shows etc • There isn't enough green area, so leave our oval as is. • Do not adopt residential development around the oval. Should this first proposal be adopted then a precedent is in place for further development with the potential to look like Claremont oval. In future council may well be dealing with a range of problems mostly being to do with congestion and incompatibility between residents and the noise and activity that comes with a busy sporting venues that can start at around 7am and finish late in the evening if social events are held at the venue. Sirens, crowds cheering, hundreds of car doors slamming over the duration of the day, all available parking being taken etc are all issues that can be easily foreseen but not easily solved. Also a need to ensure parking at the west end of Old Perth road. That appears somewhat lacking. • Ditch the high rise development on the oval the residential one • Remove development on the oval and build on the good work already underway on OPR. There are so many pockets for development not considered here. I would also like to see an economic analysis of the new fit of the new playground at Palmerston Park on local businesses. This is the kind of activation that is effective and brings people to the area. • Definitely no housing on the oval. • The football oval current picket fence is historic! Don't change it for changes sake. Sure, provide more access entries for public • Support the presence of the built form for commercial and civic uses around the Oval. Disagree with having Residential use around the oval at any height as it is likely to compromise it's community value for large events into the future – in 50 years it will be great if Bassendean is the place where the oval can also be a performance/exhibition venue but having residents on-site will reduce the ability to hold concerts. I understand the need to find a place for residential towers but this location will compromise. community use.

KEY THEMES	RESPONSES
Upgrades to Bassendean Oval (17)	<ul style="list-style-type: none"> • Have both development sites on Bassendean Oval zoned C & R to not limit prospective development. • Realignment of oval to increase green space on eastern end • Upgrade the lights at Steel Blue oval • Oval boundaries • Ensure the zoning of both parcels at Bassendean Oval be C&R to create a stronger bond between residents and the community facilities and enable a premium viewing area for events at the oval • Protect space around Bassendean oval • Provide larger land portion for Bassendean oval facility improvements • It would be great to see more activation of the area around the oval. I can see the draft plans to alter the fence line as part of redevelopment, but I'd like to see this include more facilities or areas specifically designed for family/child use. The current skate park is a good example; something which incentivises older kids and teens to use that area more would be appreciated. • Buildings to remain in the same location at Bassendean Oval but improved, built on • Rebuild Swans clubrooms without the 8 to 10story residential • Better lights at steel blue oval • Bassendean Oval can be open non-match days but gates/closed fence needed on match days • Make both developments on Bassendean Oval zoned community and residential • Residential units built around Bassendean Oval as per Claremont Oval • Realign the football oval so goals line up with the heritage gates at both ends of the ground. This will create a far better viewing option from the proposed new SDFC clubhouse whilst maintaining the venue as a premium WAFL ground. By doing this it would ensure a positive selling point to have the WAFL grand final at Bassendean Oval increasing attendance and custom for the local businesses. • Certainly rezone the current Football building to C&R with even 'mixed' an option. If the football facility was going to move to the Western End the playing surface should rotate and align with the heritage gates to ensure a premium viewing platform is available for all events. If Bassendean Oval is going to be valued as a major town asset it should be utilised to it's full potential. • Around the oval - happy for 2-3 stories, but make it community ONLY. No residential. Could be functions rooms, kitchens, club rooms, meeting rooms etc. Residential will completely change how the oval is used. More useable green space for kids to run around without paths and garden beds in the way. Absolutely no more than 2 stories overlooking the school. This is a significant issue for the children's privacy. Change heights of OPR developments to only 2-3 stories (like Maylands). Change zoning to reduce overall density. We moved to Bassendean for the village feel. This will destroy it.
Improve Access to Oval (1)	<ul style="list-style-type: none"> • Greater access and provision of services to access Bassendean Oval on SDFC game days when attending games.
Retain Oval Heritage (1)	<ul style="list-style-type: none"> • The ensuring the picket fencing is not only retained but included in the heritage listing as my understanding it is the last fence existing at a WA Metropolitan Football Oval

7.8.5. General Comments

TABLE 15: DRAFT MASTERPLAN SUGGESTIONS - GENERAL COMMENTS

KEY THEMES	RESPONSES
General Positive Comment (11)	<ul style="list-style-type: none"> Looking forward to the upgrades of Bassendean Oval. I think the masterplan has many improvements to make Bassendean viable and into the future. I think it's good as is, as long as the projects that offset any downsides of the new developments are followed through Just ensure that you create a great place for the wonderfully diverse community that is there to continue well into the future. Other than in answer to Qu. 20 It look to be a good draft Everything is good, my only issue is the above Looks great. Can't wait for it to progress. No all good I am very supportive of the master plan and hope it can become reality sooner rather than later. Try to do less. Let the zonings be right and the market, properly guided and controlled, will produce good results.
Comment on Presentation/ Document (6)	<ul style="list-style-type: none"> More specific information about changes for households that will be directly impacted More information provided on development limits, proposing guidelines that ensure the character of the town remains. "Encourage the maintenance and most efficient use of business tenancies in the town centre" I would like more information on how the town plans to encourage this. Consistency, there appears to be a number of exclusions/exemptions being made to this masterplan that are not clearly articulated. For example the extra height allowance granted to the site of the Child Health Clinic that does not match to the restrictions on the surrounding sites. With a redevelopment of the existing council building, are there provisions for community mixed use spaces in the new masterplan, or new developments? Some wholesome ideas in the draft some as discussed above just cannot be permitted as it has been tried & failed the welfare of the Town Centre. Via the planning scheme / planning policies, keep opportunities for discretion to a minimum. Use firm height limits rather than density bonuses (as a general rule), as discretion seems to be the cause of much public angst about planning.
General Negative Comment (5)	<ul style="list-style-type: none"> Leave things as they are. What is wrong with you people. Why fix something when it does not need fixing. Make it fairer for the whole of Bassendean and its ratepayers I don't can't think of any I like what is suggested Rework it to truly reflect the wishes of the whole town's residents and not the vested interests of the SDFC or the implied pressures from the WA planning authorities. Revisit many of the assumptions within most decisions reflected by the masterplan, e.g., ask the State Govt what its new preferred - not legislated - residential development figures are in light of the Covid pandemic which makes mockery of the Perth to Peel statistical trends based on pre-pandemic growth projections - WA is in a negative population growth phase & as a professional futurist, I believe this non or low growth pattern may continue for many years. Set a budget and promote aspects that fit the budget & timeframe.
Make it Happen (4)	<ul style="list-style-type: none"> Just do something! Whole process taking too long Implementation as soon as possible please

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Should be done asap to keep Bassendean equal • Just get with it, it's been too long in the making
Unsure/No Comment (46)	<ul style="list-style-type: none"> • None (31) • Nil (6) • Nothing (3) • Not sure (2) • I don't know • Not qualified • No suggestions • Only what I have suggested

7.8.6. Engagement Process

TABLE 16: DRAFT MASTERPLAN SUGGESTIONS - ENGAGEMENT PROCESS

KEY THEMES	RESPONSES
Negative Comment on Engagement (6)	<ul style="list-style-type: none"> • At the moment its being driven by the Hawaiian group who seem to have a strong influence on Creative Communities • Work better with local businesses and community organisations rather than what seems to be 'ticking' boxes by local councillors. • I suggest more consultation with Swan Districts Football club • More information, plans and sketches, maybe it is communication lacking? • Lower your expectations on community acceptance on high rise developments. • These are OK as opportunities and constraints maps, but please provide some technical reporting showing feasibility of the ideas presented. Market testing and commercial needs analysis? Infrastructure and servicing? Movement network? Make sure that any and all of these ideas are justified with an appropriate level of reporting.
Comment on Council/Town (5)	<ul style="list-style-type: none"> • New councillors • Listen to the people and not the councillors • For the Town of Bassendean to advocate in support of the child health clinic to remain in the Town • Ensure maintenance requirements are considered and allowed for, e.g. increasing greening may require and increase in Town staffing levels • Indicate long-term commitment to providing and maintaining educational amenities in the town
Other Comment on Engagement (1)	<ul style="list-style-type: none"> • Keep residents informed, especially if any significant changes are made to the masterplan.

7.9. Additional Comments

The following section provides the detailed findings of Question 22 in the community survey. This question asked respondents to provide any further feedback regarding the Draft Masterplan.

A total of 356 responses were received for this question. Each response has been analysed and themed according to its content.

Themes have been grouped and listed below under the broad categories of:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General Comments
- Engagement Process

The table below provides the list of themes and the responses that have been grouped under this theme. The number in brackets (X) indicated the frequency of this theme or comment. Items have been listed in descending order of frequency.

Where comments mention a specific numbered item from the Draft Masterplan, this has been indicated by a “#” displayed before the number.

NOTE: The total number of comments may not equal the total number of responses as some responses contained multiple ideas or themes and so have been analysed accordingly. All efforts have been made to include responses exactly as submitted, however some edits have been made to improve spelling and readability where appropriate.

7.9.1. Community & Public Realm

TABLE 17: DRAFT MASTERPLAN ADDITIONAL COMMENTS - COMMUNITY AND PUBLIC REALM

KEY THEMES	RESPONSES
Suggestion on Schools (17)	<ul style="list-style-type: none"> • Casa Mia needs to stay permanently as a school • Stability for Casa Mia School. It is such a wonderful community! • Choice of residences, retailers, hospitality venues, entertainment venues and schools is vital to attract a cross section of the community who are not yet retirees. Reducing the choice of primary schools will impact the cross section of residents in the town. • Any plans close to the school need to consider impact on the school and student safety e.g. impact of additional traffic, use of the BIC oval space by both schools for lunchtime play, sports lessons etc (both short term impact during development/building phase and long term impact). We would welcome in person meetings to discuss and manage this as the masterplan progresses. • Yes, bloody leave the school alone. If anything extend its lease and give them more support • Casa Mia Montessori School is a great alternative with a history of providing great education. Based on the positive impact on society and locally in the Town of Bassendean this school must stay.

KEY THEMES

RESPONSES

- Casa Mia needs to be more central to the Town, it needs to be accessible and needs to be considered a long term fixture of the Town.
- Again, I am concerned with Casa Mia Montessori School (where my kids study)
- Please consider committing to the school for the long term. There are plenty of other areas available for development.
- Casa Mia Montessori school is a core part of Bassendean – we use the Town Library, hire the Bowls Club, play in the ovals and parks around town and parents contribute to Bassendean by living, shopping and working in the area. The school is part of the wonderful community vibe of Bassendean, and we want to continue being part of that and any future developments of the area.
- Having a Montessori School in the area, If properly supported by the local council, increases the value of the suburb and encourages diversity of people in the area. We have found it difficult to get support from the council instead feeling like money is more important than community.
- The Casa Mia school enriches the town centre and a commitment to retaining the school and further developing that area for beneficial outdoor use (such as the botanic walk) will contribute to the town catering for the diverse needs of the community and further develop the ties within the community. The commitment of the city to further greening and to reclaiming areas for pedestrian use is also fantastic to see and is part of what makes Bassendean such a great place to live.
- The Casa Mia Montessori Community School, and its community, is a core part of Bassendean. The School uses the Town Library, hires the Bowls and Tennis Clubs, and use the ovals and parks around the Town of Bassendean to play and for education. Students live in and around Bassendean, but are also drawn to Bassendean from other areas. Families shop and work in Bassendean. The School is a part of the wonderful community vibe of Bassendean, and seeks to continue being part of any future developments of the area.
- Having a vibrant diverse community is of great benefit to Bassendean. The Casa Mia Community Montessori School brings diversity to Bassendean's educational facilities, and the role that the parents, students, and staff play within the Bassendean community is great. Embrace the value of the community that exists and that which continually refreshes the vibrancy of Bassendean.
- I appreciate that the land use of site 39 will be reconsidered in 5 years time. In the meantime I want to highlight the importance of this schooling alternative. Several of our community members have moved into the area because of the non-religious, high quality schooling it provides, particularly to students who often have a difficult time with the streamlined complexity of regular and larger schools. This community school is a gem of an asset to diversity and education that is very worth keeping.
- Casa Mia Montessori school is a core part of Bassendean and we want to continue being part of that and any future developments of the area.
- Casa Mia Montessori School is a core part of the wonderful Bassendean community, and I would like to see it continue being part of that and any future developments of the area.

Greater Focus on Heritage/
Culture (10)

- We may not have any control over further development in Bassendean, but I would like for Bassendean's character to remain and above all the safety of the residents.
- Pass. You don't support heritage, tradition or anything
- Keep Bassendean diverse and exciting
- Look after our heritage and our heritage sights
- Be mindful not to destroy the charm of our town

KEY THEMES

RESPONSES

	<ul style="list-style-type: none"> • Bassendean and especially the town centre is a special and precious part of Perth. While planning for the future and creating tomorrows heritage places, be mindful of the special and heritage places that were created in the past and we enjoy and are custodians of now • Stop removing heritage buildings • Keep our heritage and pedestrian alfresco area would be good • I know advancement needs to take place but Bassendean has a long history attached to the early settlement of Perth and I would like to see that reflected in any development. If new buildings must take place then please keep them in line with the character of the area and don't incorporate too many modern elements. Please DON'T build higher than 4-6 storeys. Thank you for requesting comments. These changes will be long term so please consider the impact on the community. • Making the buildings have a heritage finished look
Upgrades to Old Perth Road (7)	<ul style="list-style-type: none"> • Can't really with so much of Old Perth Road not being developed or upgraded by owner than waste of rate payers money to spend on area • The outlook looks great but more needs to be done to encourage the family landholders to develop their hold on Old Perth Road tired, old and half vacant buildings • Believe town should make Old Perth Rd/Surrey a safe active street and in general when roads are resealed to reseat in the red/brown bitumen (as has been done in other parts of Bassendean) • We need more diversity in shops on Old Perth Road, fresh fruit and veg, kid friendly restaurants, refresh the horrible BWS building and carport near Leonards. Remove the unused car lot space • There could be a building facade plan, which shows where retail frontages should face Old Perth Road and the side streets, to ensure public interaction and activation, to ensure buildings don't end up with blank spaces to these streets. • Build at top of Old Perth Rd near station. • I feel that until appropriate focus is out into the upgrade of the shop fronts on OPR and the willingness to develop those properties, we are fighting a losing battle.
Suggestion on Trees/Vegetation (6)	<ul style="list-style-type: none"> • Maximise green space and the traditional elements of the Bassendean area. Development is welcomed in concentrated areas • I like the focus on increase tree coverage. I would love to see an increase in lower height bushes and shrubs on verges where trees might not work as well. For example, shrubs could fill in the gaps around the perimeter outside the fence line of Mary Crescent reserve other parkland/street areas where appropriate. • Can't wait to see it all unfold. More parks or improvements of existing ones would be great • I like the upgraded BIC Reserve, just wonder if it is enjoyable as Guildford Road is a main street. Additional trees would just keep the car exhaust close to the ground. • Parks and open spaces are healthy - and cheaper to visit. • The higher density in the town centre should then mean we can slow down or stop high density back block developments. Bassendean is a village small town place, with a country feel. But if we let all our big trees go, it will just be the same as other suburbs + lose a lot of its heart.

KEY THEMES	RESPONSES
Suggestion on Playground/POS (5)	<ul style="list-style-type: none"> No. Don't make playgrounds everywhere. I don't need to be surrounded by kids everywhere. There are enough playgrounds Also, a lot of focus on the town centre, but what about walking paths along the river? How about claiming back some of the land that actually belongs to all of us along the river, that the river front properties try to block off? More riding tracks and walking tracks along the river front should be a high priority. Try to retain our small town appeal and open up access to the river foreshore. No one deserves private access only The quality/design of the sculpture on Guildford will be a vital concern. Maintenance of the new work must be of a high standard. the building of a cafe/restaurant at point reserve would be great. A water playground at Sandy beach added to the new play ground would be a future great asset. I love the fact that so many trees and shrubs are being planted. Well done Just to present the idea of a water playground
Addition of New Community Amenities (3)	<ul style="list-style-type: none"> There are no modern or suitable facilities in the Town of Bassendean or in the neighbouring suburbs capable of holding a large function for over 450 people or indoor performances. The current Council Community Centre is small, and the Swan District Football Club rooms are generally not suitable or available for public gatherings, or staging performances. There are also no Swimming Recreation facilities in the Town of Bassendean. The Town Plan needs to include specific requirements for developments in each categorised area for street parking, off road parking and landscaping, such as suitable verge trees and retention of mature trees. A cafe or kiosk at Sandy Beach. Is the shopping centre big enough to support the envisaged community. Are there enough schools/medical services.
Addition of New Business/es (2)	<ul style="list-style-type: none"> Other than encouraging retail shops that offer a variety of goods especially now that the banks have deserted the area. I think we have enough food and drink venues. Let's try and give people a reason to come to Bassendean Shopping centre needs to be increased
Suggestion on Litter/Rubbish (1)	<ul style="list-style-type: none"> More consideration to litter and pollutants ending in the river
Support for Local Business (1)	<ul style="list-style-type: none"> Don't want to face all our local shops - not many around these days - being pushed on the supermarkets. I help the Bassendean businesses to keep going. No one manage places and then healthy (sic).
Comment Regarding Safety/ Security (1)	<ul style="list-style-type: none"> I feel it is very dark down North Rd and West Road towards sandy beach. I think either street lamps need to be replaced as globes have gone or more need to be installed. My high beams always turn on automatically when I drive down those streets and I don't feel safe when I'm walking at night

7.9.2. Movement & Transport

TABLE 18: DRAFT MASTERPLAN ADDITIONAL COMMENTS - MOVEMENT AND TRANSPORT

KEY THEMES	RESPONSES
Parking Considerations (10)	<ul style="list-style-type: none"> Parking and access to be user friendly.

KEY THEMES

RESPONSES

- It's a good starting point, improved parking will need to be looked at and considerations made to accommodate the change in flow of traffic around surrounding streets.
- Improvement to car park and shops at Bassendean Shopping Centre on Old Perth Road where the 5 Four and Basso Pizza are located.
- More free parking in and around the area. Better lighting for business to state they are open, nice and more freedom in business signage, encourage more cafes and wine bars, a green market on Sundays
- People still need somewhere to park in order to access businesses on OPR. Not all of us want to have to cross over the railway in order to park. While we are within walking distance of the area, it is not always possible to walk and people need incentives to visit.
- I am for development, BUT not the destroying our wonderful calm area with possibly of hundreds of cars. Also the possibility of low socioeconomic housing. Just look in Prowse Street the number of cars parking on the roads day in day due to infill housing.
- It appears to me that the Swan Districts clubrooms are to move to the area marked 6 (on West Rd). This is described as a redeveloped SDFC and community centre. I cannot see any parking associated with this facility. Training sessions at the club and community events will bring vehicles into the area and the proposed parking appears to be the partially retained bays on the far side oval. Does everyone just get used to walking further to their car?
- Mitigate vehicle speed and stop staff of commercial premises using parking that should be reserved for patrons of the area
- I don't agree with the views in the consultation report about there not being enough parking in the town centre. If parking is full it just means the town is doing well. Good job all round with mapping the ideas - would like to see this fleshed out with some rationale and supporting detail.
- It is disappointing to see closure of streets and no consideration given to parking despite land owners and business owners concerns about this being voiced many times throughout the consultation process.

Pedestrian Crossings/Access (5)

- Stop removing disabled access
- Needs more focus on the connection to the station. An overpass to the oval and another over or underpass connecting the station to residents on the western side. Unfortunately the current underpass is useless because it goes nowhere - into the park. Useful for drug dealers and homeless people but it is never going to be useful for commuters. Please remember also that there are a lot of families who drop of their kids and pick them up from the south side of Bassendean station, so providing more 5 minute parking spots adjacent to the new footbridge will be important.
- I have already mentioned the Second Ave underpass under Guildford Rd, but I find this incredibly important to link the north and south sections of Bassendean. Similar underpasses should be included further west of the station as well
- The lifts over the station are really quite small in an emergency, they hardly fit an ambulance stretcher trolley in.
- Increase accessibility to all Bassendean on the facility for food and physical activities

Traffic Movement & Access (4)

- The development on West Road point #6 - needs to have the access point well away from shopping entrance as it would become a traffic hazard. Possible limit the ability to turn right when coming out thus forcing traffic to go left down to the round about, to then exit Bassendean.
- Keeping the community relaxed and enjoyable is essential so increasing development and density and the flow on of increased traffic is a worry.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • I love the bridge connecting the train station to (over Guildford Road), Old Perth Road. Please keep this in the masterplan. Finally a tunnel extension (Second Avenue) going under Guildford Road and coming out at the war memorial would be great. • Living in 3rd Avenue, I would appreciate the tunnel extended to the Town Centre. I also like the walk bridge from the train station to over Guildford Road to Town.
More Density around Train Stations (1)	<ul style="list-style-type: none"> • It is bewildering why Ashfield station redevelopment opportunities have not been investigated or incorporated in this master plan. Most houses in Ashfield close to the train station are ripe for redevelopment as they are old and dilapidated, with a willingness from most owners to see change. However, over the past few years this opportunity for efficient redevelopment has dwindled with some of these houses being demolished and replaced with new builds. The more delays to evaluating and realising this opportunity, the further it will dwindle. An expert town planner who is familiar with transit orientated development should be engaged to assess and peer review the town's planning principles and plans to ensure efficient planning outcomes are realised for the municipality.

7.9.3. Built Form & Development

TABLE 19: DRAFT MASTERPLAN ADDITIONAL COMMENTS - BUILT FORM AND DEVELOPMENT

KEY THEMES	RESPONSES
Suggestion on Heights (11)	<ul style="list-style-type: none"> • But the heights need balancing, it isn't just a case of shove everyone into OPR so everyone else can keep living on 1000sqm. It is not sustainable and it forces people to move out of the LG for suitable housing. Some structure on forcing appropriate developments and facade maintenance also need to be tied into this masterplan to make it effective. • Don't add tall buildings • Great to see developments planned along Old Perth Rd, are concerned about developments higher than 5 storeys. • Please DON'T build higher than 4-6 storeys. Thank you for requesting comments. These changes will be long term so please consider the impact on the community. • I like it with the exception of the building height limits which are too high. • Too high! (in response to question 13) • I reiterate, I agree with the strategy of making the town centre vibrant however the cost of this goal, in particular 10 story apartments, one next to a school with no thought of traffic and privacy concerns is too high price to pay. • Generally a good plan and this is very exciting for my neighbourhood and community, but it needs to be a bit clearer in relation to the intended building height. It needs to know what it wants. This is a due regard document but will inform the subsequent due regard Precinct Structure Plan. Which will be considered through the assessment of future developments. Clarity around what built form we want is important now. If you say 3-5 storeys but prefer 3 storeys, cap it at 3 so that things don't get out of hand down the track. If you're keeping it flexible because you're not sure what you want yet, engage someone now to do 3D modelling of the scenario where the town centre is entirely developed at the highest storey development, and preview it from various points

KEY THEMES

RESPONSES

	<p>along Guildford Road, OPR, Lord Street etc. The modelling must be done as if it was at the average eye level and not from the sky. Consider the balance between new and existing buildings as well as whether or not heritage buildings are lost amongst it all.</p> <ul style="list-style-type: none"> • I am not anti development but very large high rise building will bring congestion and social problems. Please, please reconsider the height proposal plans. Please keep as much open space as possible, as this is what brought many locals to the area initially • No high rise! • No high rise apartments
Location of Development/s (7)	<ul style="list-style-type: none"> • I am concerned that the, rather ugly, shopping centre will become, if it isn't already, the focus of the Town, there needs to be more movement on the streets and ways to attract people onto those streets to support small retail outlets. • Please think of the other suburbs in the shire. It is well known that the area within the masterplan is the main focus of the shire to the detriment of other areas • High density developments should preferably be on Old Perth Rd, near where other apartments are located • I am not at all opposed to the plan but think there is plenty of under-utilised property with investors waiting for the opportunity to subdivide in Ashfield. Especially those in proximity to the train station. Why not re-zone those areas to a higher density and at least give the Ashfield community a chance to help revitalise these areas by including the whole of the local council area (not just those with a louder voice). I believe that this would be of little cost to the council and perhaps a windfall as it would attract more revenue from extra ratepayers. • Spoke to deputy mayor as she was door knocking at Hyde retirement village on 28/08/21 and she suggested putting over 55,s into empty units. Hyde retirement village is for retirees who want peace and quiet not younger people coming in and a cheaper bond than the thousands we had to pay and be run by a real estate agent as the deputy mayor suggested to me. My thoughts are to lower the entry fee down to half of what the entry fee that is being asked for now to get into Hyde village what the deputy mayor suggested was what was probably stopping people applying for to get in here as too dear. Also a retirement village is for retirees not to let anyone in at 55 and over. Also I noticed that on your grand plan that the Hyde retirement village area is zoned C which is for 2-3 story town houses. What happens to the residents living here now , as we thought we were covered for lease for life. • Christie Park is a small parcel of poorly utilised land within the perimeter of the draft master plan that's not been mentioned. Palmerston Square has also not been mentioned. Have any changes been put forward for these two locations? Where is the proposed new site for the current council buildings if redevelopment of that site goes ahead as proposed? The adjoining blocks at 5 & 7 Kenny street with 4 & 6 Parker street could also be amalgamated into a large lot for development. Has any proposal been considered for these sites? • Prepare a structure plan for developments between Kenny and Parker Streets
Pursue Modern/Progressive Developments (4)	<ul style="list-style-type: none"> • Get up to date and stop pandering to just older parents and older people in general • As Bassendean is already setting a trend in being progressive in it's local development considerations I would like to see this trend be extended even further towards ensuring Bassendean is a truly thriving locally focussed town of the future - such as regularly measuring and reporting on ecological and social KPIs and organising such programs as a library of things (such as tools), more

KEY THEMES	RESPONSES
	<p>green spaces adopting permaculture (self-sustaining) gardening methods, planning to turn more local waste (such as oil from restaurants) into energy, centre for socially conscious local business start ups, and training centre, the council retaining certain properties as not-for-profit and making available special licences for socially minded businesses to set up and run programs paying discounted rent to the council. We're already setting the trend and why not consider some of the initiatives other international locations are adopting to create truly thriving communities for the future?</p> <ul style="list-style-type: none"> • Greater nightlife zoning for small bars and alfresco dining. Cool street art would also be good with relevant development incentives. Also investigating any dual naming opportunities. Relevant infrastructure should also be built for major street events like a summer Street party. • We should design for a future with fewer cars and devote less space to car parking, car sheltering and roads. Success Hill train station precinct south cannot support high density.
Less Density/Buildings (1)	<ul style="list-style-type: none"> • Height increases need to be done tastefully, maintaining facades where possible and ensuring that tenements don't pop up. The one near the train line is particularly concerning, although I support the development of higher density living generally. Think in the direction of Subiaco
Comment About Mix of Residential/Commercial (1)	<ul style="list-style-type: none"> • It should encourage a greater mix in terms of housing and commercial activities. It should work towards a reconnection between the two sides of the railway.

7.9.4. Bassendean Oval Reserve

TABLE 20: DRAFT MASTERPLAN ADDITIONAL COMMENTS - BASSENDEAN OVAL RESERVE

KEY THEMES	RESPONSES
Considerations for Football Club Facilities (16)	<ul style="list-style-type: none"> • SDFC viewing areas to have cover from elements • Clubrooms remain where currently, but 8 – 10 stories. Amend the plan to zone both developments on Bassendean Oval 'C & R • We do not support removing the fence around Bassendean Oval on our match days. However, we support changing the fence line to provide large entry points during non game days. We do not support relocating the club's facility behind the goals. We would like it to remain where it is currently located while also being able to build 8 – 10 stories (more residential stories to help provide additional funding for our new facility). We support amending the plan to zone both developments on Bassendean Oval 'C & R (Community facilities AND residential development)'. (6) • Consider swan districts football clubs proposed plans to develop the ground • I believe sporting clubs and their facilities in the Town of Bassendean as one of the most important aspects we need to look after so we attract residents to live our town which would in turn increase businesses customer volume within the area and making it a strong community to live in. I have lived in the Town of Bassendean for some 40 years and been heavily involved the Football club/Bowling Club and support many businesses around the Town of Bassendean. • Not yet just don't close down Swan Districts footy club • If there are two development parcels on Bassendean Oval they should both be a combination of residential and community/commercial to better connect the

KEY THEMES

RESPONSES

residents to the community they live in. The SDFC current location should remain where it is and incorporate a residential and commercial partnership with the correct zoning ie: C & R & Comm

- I don't understand why the current SDFC clubhouse is proposed to be zoned only residential? Any development of this nature at a community facility must have a strong community connection to ensure the community comes together. By having this proposed development zoned C&R would attract many specifically interested residents that have a strong connection with the SDFC and it's history.
- The land at 260 Guildford Road (north east of the SDFC facilities and over Guildford Rd) road is a large area of undeveloped land capable of supporting development like that proposed for the SDFC site. Development of this site would achieve increased density while providing a buffer from the oval. This site is also very close to Success Hill railway station.
- Consider consolidation of sporting (tennis, bowling and football) facilities at the oval to leverage and optimise investment in facilities and enable redevelopment sites in close proximity to the train station. This will enable greater community use of the oval and amenities, address perceived concerns about the 'privatisation' of the space by development (refer to East Fremantle oval redevelopment)
- I commend the Town for its apparent commitment to working with Swan Districts FC in relation to the oval - I support more use of the reserve but the club's interests need to be prioritised.

 Upgrades to Bassendean Oval
(8)

- Commence Bassendean Oval facility improvements first
- East Fremantle oval is getting an upgrade, Claremont and Perth and West Perth have already been done. Please support your local football oval and club
- The gates around Bassendean oval - have them slide so that they can stay open most days, but on WAFL game day the openings slide shut so that gate earnings can be achieved.
- Would like to see Basso oval being available for general use, e.g. maybe outdoor fitness equipment
- Bassendean Oval facilities are in extremely poor condition and well overdue for further investment
- Not sure if possible but would a running track be possible at the oval. In this way we can use it and also the kids from surrounding primary schools will be able to use for the sports carnival.
- Just don't make the buildings an eyesore like Claremont oval! Looks dark and horrible when watching Claremont games on tv!
- If anything I think the oval should be developed more.

 Minimal Intervention to the Oval
(7)

- Thanks for the opportunity. No Buildings around the football oval and keep the trees there please.
 - I not support relocating the club's facility behind the goals
 - Protect Bassendean Oval - don't turn it into ugly flats like the Claremont development
 - Keep the fence
 - I do not support removing the fence around Bassendean Oval on match days and I do not support moving their club's facilities to behind the goals please keep it where it is currently situated
 - Do not remove the fence around Bassendean Oval. It's unfair to the football club business.
 - The density approach appears to be predicated on the arbitrary State Government infill targets. There seems to be little understanding of
-

KEY THEMES	RESPONSES
	overshadowing, the requirement for dealing with greatly increased traffic and parking at known squeeze points, and above all the whole nature of Bassendean's environment by imposing large multi-storey buildings. Under no circumstances should Bassendean allow the proposed 8-10 or 6-8 storeys around Bassendean oval. These would ensure the financial viability of Swans District Football, but that is not the concern of Bassendean residents who would pay for the loss of visual amenity. Bassendean residents must not be sacrificed on the altar of financial concerns of Football, nor the unrealistic whims of State Government planners. The heritage, pedestrian and greening aspects may be considered a 'smokescreen' for the same sort of over-development plans that caused so much anger in 2016.
Retain Oval Heritage (1)	<ul style="list-style-type: none"> • And don't remove the fence. It is the only remaining ground in Australia with a picket fence. My family donated to save the fence many years ago and it is still very important

7.9.5. General Comments

TABLE 21: DRAFT MASTERPLAN ADDITIONAL COMMENTS - GENERAL COMMENTS

KEY THEMES	RESPONSES
Unsure/No Comment (128)	<ul style="list-style-type: none"> • No/Nil/None (128)
General Positive Comment (37)	<ul style="list-style-type: none"> • Overall I support the plan and the effort to do the best for the community. I like the idea of utilising Bassendean Oval. I like the idea of higher buildings closer to the train station. I like the retention of green space and open space improvements. • Love it overall, can't wait to see some businesses join the strip • Look forward to seeing the town centre livened up a bit more to attract more people • Overall good • Really good plan overall. It's not easy to incorporate the needs and wishes of every resident but as a family we feel like this plan addresses many of the economic and environmental needs of the town as it progresses into the future. • I think the town has made a good balance of encouraging development in a focussed area which is already busy from train and major roads. It should make the town a busy and exciting place to be while leaving the surrounding areas for quieter residential needs. Good job! • Well done on looking at progressing the town • It looks like a great opportunity for the town. • Great to see Bassendean attempting to provide safe and beautiful space for all age groups to meet and enjoy • No, but thank you for the opportunity to comment. • Great to see the heritage specifically protected and the heritage walk in place. • I am full of approval for this plan to go ahead to revitalize the Town of Bassendean • I hope it gets approval and goes ahead. • Congratulations on getting this far! In 1998 we worked hard on a scheme like this at the Club and it's great to see elements of those ideas coming through in this plan!

KEY THEMES

RESPONSES

- The Plan generally looks great with a couple of considerations. It will certainly improve the community engagement and social fabric of Bassendean. I hope the Council approves the plan.
- Overall I am happy with the master plan I just have a couple of concerns as mentioned
- Well done, I love living in a progressive community that strives to improve our lifestyles both now and in the future
- A lot of great and positive ideas as we move forward
- A very good masterplan with my recommendations
- I am looking at moving back to Bassendean in the next few years. The residential properties are of particular interest to me. Especially with the improved pedestrian and public transport infrastructure.
- I really like the plan to keep high density/multi-storey development to around the Town centre. We moved to Eden Hill for the 'suburban family-friendly' lifestyle and I'm glad this plan protects us from having multi-storey units built in our area
- A good start, considering some of the previously expressed anti-development sentiments amongst Councillors.
- Draft masterplan appears to provide for all community groups and provides a much needed upgrade of facilities in the Bassendean area.
- It's good. I would rather density be put into accessible locations that reduce car dependency. If height limits could be flexible if property owners retain significant private trees that would be good.
- Overall very happy.
- It has been a far too long time coming and council finally has the opportunity to make a strong decision for the benefit of all and not just the environmentalists at all costs.
- Some good ideas, however increased density will see me move out of the area...thanks...hard to please everyone !!
- Good idea. This town needs some improvement
- Thank you.
- I think it is a great idea, I love Bassendean and my mum is looking at retiring and moving here, my dad loves the Bassendean RSL being able to sit next to the fire on a Friday night, and my dogs, cats (and children) love the community feel of the area.
- I am pleased to see the plan has development on two sides only of Bassendean oval which retains trees and green open spaces on the other two sides. I like the revised entries and designs for Bassendean Oval (it is at the end of my street so I will see this everyday). Higher storey development may work if the visual appeal of the building is high - I do not want to see quality a building like 85 Old Perth Road (the front is appealing, the back is absolutely ugly - looks like a Columbian prison! I feel sorry for residents of Wilson and Palmerston streets who are subjected to the site of it).
- So much depends upon the attention to detail in the approval process and the tools we have to uphold quality of the design and construction and attention to detail. Thankyou :)
- Be open minded about progress in a considered way.
- Hopefully it leads to a revitalisation of our town centre and a decentralisation of ownership by one family.
- Definitely support the redevelopment of the main Street and the oval areas.
- Overall good to see a face lift of Basso
- I spent my first 18 years in Bassendean and played football with the Bassendean Junior Football club at the BIC oval where the memorial is now situated

KEY THEMES

RESPONSES

Make it Happen (23)

- As above. Let's get this happening
- Get stuck in and make it happen! Way too much engagement, we as a community are fatigued
- Well this is the 3rd or 4th attempt at nearly a \$1m spent on consultants when we have fully qualified planners employed by the town
- Just get it done!
- Get it done!
- Action ASAP
- The Masterplan is in need of urgent implementation to rejuvenate Bassendean which has become tired and run down
- Commence development now
- No, just do it.
- Yes get on with it - enough consultation.
- There have been many plans with many consultation. It would be great to see a plan finalized, signed off and action taken.
- Get it done, it is a great plan with a few minor tweaks at the club.
- Start doing things. Always talk and plans but slow to act.
- Get it done and support owners and developers in making the vision a reality!
- These developments have been discussed in several forms for some time. I would like to see it happen ASAP.
- If this masterplan does not gain approval I have grave fears the state govt will act on their own and rezone to suit their own needs. Time to act!
- This development has in a planning stage (sic) for far too long. it is vital for the area in question and the Town of Bassendean that such an outstanding development occur as soon as is possible.
- When will plan start & building commence, will they be open public scrutiny and is there 2 year window for application approvals
- Please get this approved finally, we all love our Bassendean and value our trees and environment but every single time there is a concept plan the green minority threaten to chain themselves to something. It is time to move forward for the benefit of all.
- Please consider all groups as they all contribute so much to our town and finally make a strong decision to move forward.
- Get on with it! Can't wait to see it implemented!
- I would like to see it happen.
- Get on with it, allow the developers to go for it. The more the council interferes will warrant intervention from the State authorities

General Negative Comment (20)

- I will drive to Altona shopping to do my shopping and not Bassendean
- Bassendean is a unique, creative and sensible suburb. Generic/ dumbed down establishments are not welcome
- Love the town the way it is
- This plan will devalue the houses and businesses in Bassendean
- Stop wasting money
- What attracts people to Bassendean is its small town charm in a city, this will make it like Maylands which is too populated with people living on top of one another.
- I do not support it.
- Do not want to see such a level of development in the area
- Definitely not a 'BassenDream' - more like a nightmare.
- Opposed to #39
- Get rid of it.

KEY THEMES

RESPONSES

- Currently feel that the proposed rezoning next to my property will significantly impact on my property value and amenity. This is not acceptable in my view and there should be substantial buffer zones between high rise and low rise residential property throughout the town
- Yes. This proposed masterplan stinks of corruption between employees of local government and big business developers. The lack of urban planning competency is appalling. Whoever the staff members are who have put this masterplan together should be fired. Bassendean community don't want anymore high rise developments occurring - if ToB staff haven't noticed yet the Liberals are no longer in State Government and the Perth-Peel Region 2025/2030 Masterplan has NOT been ratified. And is not likely to be ratified by the current government. So please get out of the past and into the present in order to plan for the future. Bassendean community spirit is strong. We love nature. Not developments. So... Where are all the tall native trees going to be planted around Bassendean? River gums? Red gums? Ghost gums? I had understood that those were PROMISED to be in the masterplan. I'd like to know where they are on the maps? Given all the climate change SURELY ToB remembered to include a proportionately high carbon sink? No?
- It feels like a developer's dream and not actually the community's dream. It would be such a shame for families to move out of the area because of density issues. We applaud the Council trying to solve the issue of losing businesses along OPR. However we do not feel that this proposed plan will solve this We feel it will just add more issues about accessibility - particularly up the top end. Where do people "walk" to once they reach the end of the road??? Where does the road go? We love the idea, but the pedestrian walkway needs more work to ensure it actually achieves what your vision is.
- In 2007, in respect to the Hames Sharley similar offerings, a budget then of \$12 million was guesstimated as to what was needed to achieve the basics. I have NOT heard of a budget or timeframe for the Masterplan. Despite the suggestions, the Masterplan does NOT align with LPS 10 or the proposed replacement LPS 11 in many aspects. It also does NOT align with the recommendations (Section 4.2) of the BassenDREAM Report as accepted by Council in Nov 2019.
- Stop don't masterplan
- I think the masterplan are years to come, so more likely to turn Bassendean into an overcrowded slum, than a pleasant place to live.
- WTF don't you people remember Landcorp? We don't want high rise here. At all. And keep your hands off our oval. Seriously pissed off that Council officers even dared to put this s@#t out there! Go swallow your master plan cos I sure wont. Don't know anyone in Basso who will either
- What an appalling waste!
- Do not change Bassendean from what it is now to a drive through, where all you see is tall buildings with no souls

Comment on
Presentation/Document (3)

- Please evolve this into an actual planning framework with some grunt so developers have certainty to invest. Currently looks like a (lovely) glossy brochure.
- Would like to view the FINAL draft plan when it's approved
- Disappointed in lack of long term vision and diversity of plan. Limited open space around old Perth Road

7.9.6. Engagement Process

TABLE 22: DRAFT MASTERPLAN ADDITIONAL COMMENTS - ENGAGEMENT PROCESS

KEY THEMES	RESPONSES
Positive Comment on Engagement (8)	<ul style="list-style-type: none"> • It is wonderful that the community consultation process has been thorough. • Do what the people who live in the area want • I really appreciate the level of community involvement and consultation. • To be honest, literally anything to encourage appropriate development within the Town Centre. Keeping density in the Town Centre, leaves the suburbs alone and also provides incidental amenity for people living in the suburbs. Its a step in the right direction. • Being made aware earlier than later of what is happening. • Thanks for the opportunity to contribute • Keep up with the ongoing consultation as it has developed well since I saw it last in April. Good to see feedback being taken on board. • Thanks to everyone involved in collecting and collating community contributions and presenting everything in such a readable manner!
Comment on Council/Town (6)	<ul style="list-style-type: none"> • Hopefully considering the time and commitment of the community to provide significant input into the development of the Masterplan it will get supported by current councillors. Far too much of ratepayers funds have been spent for this to fail again. • Now all the town needs to happen is for the councillors to listen and act. Unfortunately individual pet projects and views have clouded the councillors decision making for the majority of residents. • It is well overdue. Cannot believe the poor level of support at Council level for new developments in ToB. • Ashfield precinct plan appears to have been moved away from. Made more sense to redevelop this area as needs rejuvenation and large amounts of public space and school infrastructure which is currently under utilised • Thank Kath Hamilton for sharing this on Facebook; I hope the concerns of the community are considered by council • After what seems to be forever it is pleasing the council has taken steps to finally put in place a structure to allow Bassendean to grow and flourish
Negative Comment on Engagement (4)	<ul style="list-style-type: none"> • More consultation required on the proposed plans for the Bassendean oval. • Would like to see younger generations in the area being engaged to get involved in this process. • As above it is a bit scary that we are being rehammered with a once rejected plan • I am very disappointed and greatly saddened that the draft masterplan appears to cater to the mostly financial interests of developers, the SDFC, and state agencies, and not reflecting the interests of the majority of the residents. Such a waste of opportunity, time, and ratepayers money.

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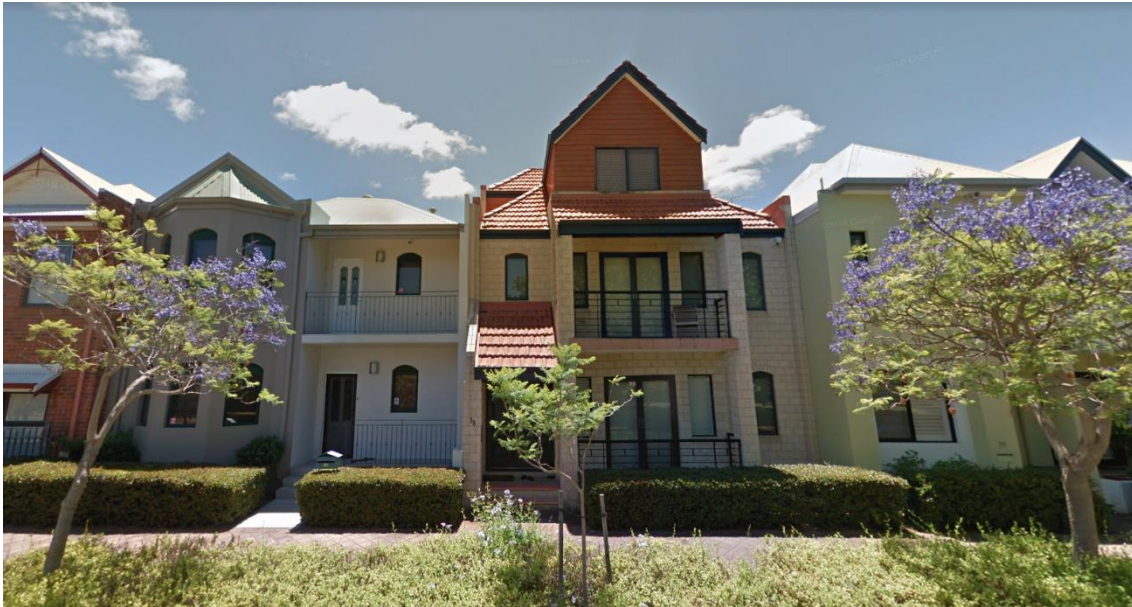
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Appendix B: Examples of Possible Built Form

The following images provide some examples of built form outcomes for each of the proposed heights in the Draft Masterplan. The examples provided focus specifically on high-quality residential development.

Townhouse Style Residential: 2-3 Storeys



Low-Rise Apartments: 3-5 Storeys



Medium-Rise Apartments: 6-8 Storeys



High-Rise Apartments: 8-10 Storeys



Appendix C: Draft Masterplan

A copy of the Draft Masterplan presented to the community is provided on the following pages.

Appendix D: Community Survey

A copy of the survey provided to the community is available on the following pages.

OUR PURPOSE

To transform communities by uniting the interests of people, industry and government, driving shared value.

**Creating
Communities**