



## Transforming Bassendean's Town centre

On Wednesday 18 November, alongside Mayor John Gangell and Swan Districts Football Club CEO Tom Bottrell, Planning Minister John Day announced Bassendean is set to undergo a makeover.

About 11 hectares of land is proposed to be redeveloped into a mix of new residential dwellings and community facilities.

Planning Minister John Day said two key sites have been selected within the redevelopment area—the land around Bassendean Oval and a parcel of land to the north of the town centre.

“Both sites are within walking distance of the Bassendean and Success Hill train stations, town centre and Swan River foreshore which makes them well suited to accommodate a variety of housing options, retail, commercial and community facilities,” Mr Day said.

The proposed redevelopment aligns with the State Government’s Activity Centre policy and will contribute to the delivery of appropriate density along major transport corridors and infrastructure.

### Have your say!

A community engagement program has commenced that will help shape planning for the Town Centre and Bassendean Oval.

Running from November through to mid 2016, a series of activities will be designed to engage with the community to help identify local requirements for recreational, sporting, residential, and commercial opportunities.

All of the community can participate and have their say, with the initial phase via a community survey which closes on Friday 22 January 2016.

Once all feedback has been collated, LandCorp, the Town of Bassendean, and Swan Districts Football Club will share the results with key stakeholders including local organisations/groups, businesses, other areas of Government and residents.

This feedback will then be used to help inform the development of a number of concept plans, which will be presented for further community input.

Following the development of these concepts, a preferred concept plan will be proposed and will form the basis to secure necessary statutory approvals.

Throughout the engagement process, all members of the community will be able to continue to be engaged through registering their interest in the project as well as participating in the current on-line forum.



# Two sites

It is envisaged that **site one (yellow border)** will be developed for housing, with Bassendean Oval and some portions of the developable area opened up to the community for public open space and the Oval also continuing as an active sporting facility managed by the Swan Districts Football Club, with any redevelopment plans assisting the ongoing financial sustainability of the club.



**Site two (red border)** covers land within the northern portion of the Bassendean town centre and includes a public car park, a section of recreation reserve including the Bassendean Tennis Club.

The development will be delivered in partnership with the Town of Bassendean and the Swan Districts Football Club, with LandCorp, the State Government's land development agency responsible for the project's implementation.

Before concept plans for the two sites are developed in early 2016, and as part of the initial phase of the stakeholder and community engagement program, we are interested to learn what is important to you about Bassendean via a community survey.

Please visit [www.landcorp.com.au/bassendean](http://www.landcorp.com.au/bassendean) to complete the survey or complete a hardcopy of the survey in one the following places:

- Town of Bassendean Customer Service Centre, 35 Old Perth Road, Bassendean
- Bassendean Memorial Library, 46 Old Perth Road, Bassendean
- Swan Districts Football Club, Old Perth Road, Bassendean

The survey will take approximately 10 minutes to complete. You can choose for your responses to remain anonymous or provide your details if you would like to stay informed about the progress of the project. If you do provide your details, they will be kept confidential.

The survey closes Friday 22 January 2016.

## Frequently asked questions

### What land is included in the Bassendean Activity Centre?

Approximately 11 ha of land has been identified for development to meet the future population growth within the Town of Bassendean. The project area comprises land split over two sites at the eastern and western entrances to the town centre, connected by Old Perth Road.

Site 1 is referred to as the Bassendean Oval and is the current home to the Swan Districts Football Club. Site 1 includes land around the southern half of the oval, with the oval itself to remain for sporting and recreational purposes.

Site 2 is referred to as the Bassendean Town Centre and covers land within the northern portion of the Bassendean town centre and includes a public car park and a section of recreation reserve including the Bassendean Tennis Club. Both sites are within walking distance of the Bassendean and Success Hill train stations, town centre and Swan River foreshore.

The State Government's *Directions 2031 and Beyond* policy identified Bassendean as a District Centre.

### What is the vision for the Activity Centre?

The project vision will be enhanced through community consultation and a collaborative partnership between members of the Stakeholder Reference Group.

The Activity Centre development will be the catalyst for the Town to realise its vision for redevelopment of the town centre as outlined in the Town Centre Strategy. Council endorsement of the Strategy has been received following extensive community input.

## Why has this project taken so long to announce?

Since the development of the Bassendean Town Centre Strategy, the key partners being the Town of Bassendean and the Swan Districts Football Club, with LandCorp have been working together to collectively coordinate clear objectives, leadership and strategic direction for the delivery of the project. During this time, the partners have established collective leadership and oversight of the project, that with strategic, cross-agency guidance and advice ensure that the project is developed in accordance within an agreed scope, time, cost and quality parameters, including the realisation of agreed project benefits. This is an important first step in any complex land delivery and revitalisation project.

## What planning approvals are required?

There is still a long way to go before the redevelopment of the Activity Centre and transformation of the two sites. State Government approval through the Department of Lands will be required to endorse the complex land assembly agreements required to facilitate redevelopment. Statutory planning approvals will be required to inform details of future roads, land uses and residential densities and will need to be supported by both the Town of Bassendean, through community engagement, and the Western Australian Planning Commission.

## How will the community be consulted?

An extensive consultation program to help shape the future redevelopment will initially commence with an online survey, giving users of the two sites, surrounding residents and the broader Bassendean community the chance to provide feedback to inform the planning.

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**The online survey will run from Wednesday 18 November 2015 to Friday 22 January 2016 and can be accessed via [www.landcorp.com.au/bassendean](http://www.landcorp.com.au/bassendean)**  
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The survey represents just one element of a series of activities to facilitate community engagement and gather feedback. All planning approvals for the two sites will involve further community engagement through advertised public comment periods.

## Why are there no plans for the community to see?

Before draft concept plans are developed, the project partners would like to ask the community and key stakeholders for their input.

Initially, feedback from the online community survey will help shape the development of a number of concept plan options for the two sites. The project partners will also take into consideration technical requirements; project objectives; and Government policy; including the Town of Bassendean's Town Centre Strategy.

## How will the Town of Bassendean be involved?

The Town of Bassendean is a key partner to successfully achieve the vision and redevelopment of the Bassendean Activity Centre project.

The Town has a statutory approval role as the Local Government Authority responsible for the area, and in addition to this is represented on the project Stakeholder Reference Group (SRG) along with the Swan Districts Football Club, Department of Lands, Western Australian Football Commission, the Department of Planning, Department of Sport and Recreation and LandCorp.

The SRG is a stakeholder forum with the purpose of sharing relevant project information and facilitating the co-ordination and resolution of common issues associated with the timely implementation of the Bassendean Oval redevelopment project. The SRG is coordinated alongside the statutory approvals process.

## What is LandCorp's role in the redevelopment?

LandCorp is the State Government's land development agency. They will lead the statutory planning, community engagement, construction and sales of the Activity Centre project.

## Will the proposed plans impact existing community facilities such as the tennis club and bowling club?

The community engagement phase of the project will largely inform this. However, there is the expectation that the tennis club could potentially be relocated to new facilities at the Oval and that the bowling club will remain where it exists today. The finer details surrounding the ongoing operation and opportunities for these important community facilities will continue to be explored. A key focus of the community engagement process is to identify ways for them to grow and maintain themselves as successful community assets in the future. Initial discussions with the tennis club, bowling club, local schools and child care centre are being led by the Town of Bassendean.

## Will the Swan Districts Football Club remain where they are?

The Swan Districts Football Club will remain in their present location. The club will continue as a focal community organisation within the Town of Bassendean. The redevelopment plans will assist in ensuring the ongoing financial sustainability of this important Bassendean institution, through a financial contribution being made to the Club of \$3 million for their Board to strategically reinvest in its long term sustainable future.



## Will the project include affordable housing?

The redevelopment will endeavour to meet an estimated target of 15–20% of affordable housing in line with the State Government's Affordable Housing Strategy 2010-2020. This will be achieved through a diverse mix of affordable housing options, including smaller dwellings and potential partnerships with the community housing sector and the Department of Housing.

In addition, the location of both sites close to public transport, amenities and employment, enables affordable living options. This supports the Town of Bassendean's Town Centre Strategy that states 15% of dwellings in any development should be affordable.

## When will development commence and how long will it take?

It is envisaged that the development of the Bassendean Activity Centre will be delivered over approximately a five year period.

The Town Centre Strategy led by the Town of Bassendean will be implemented in stages over the next 15 to 20 years.

## How will the heritage of the Town be retained?

The Town of Bassendean has a Municipal Heritage Inventory in place. Although not as comprehensive as the Heritage Council's Register, it does earmark several notable sites within the Town Centre, such as some sections of the BIC Reserve, Bassendean Oval, Bassendean Post Office, the Padbury Buildings, Bassendean Railway Station, and the Bassendean War Memorial for varying levels of protection.

Bassendean is a place with history and the heritage buildings in the town are important. Good quality contemporary architecture sympathetic to this heritage will be considered in any future plans.

The Town of Bassendean is carrying out a review of its Municipal Heritage Inventory which is expected to be completed by June 2016. It is expected that the reviewed Inventory will be a source document for the Bassendean Activity Centre.

## What impact will there be on parking?

Any redevelopment will support the Town Centre Strategy by encouraging the reduction of car dependency, with residents encouraged to utilise pedestrian and cycle pathways and accessing the public transport networks close by.

Both sites are within walking distance of the Bassendean and Success Hill train stations.

## How will traffic be impacted?

It is envisaged that Traffic Movement Plans will be developed as the project progresses.

## What density limits will be in place and how many dwellings are planned?

**Details relating to height and dwelling yield will be determined following the development of concept plans, which will be shaped through engagement with the community and key stakeholders.**

Design Guidelines will be developed in consultation with the Town of Bassendean, setting a standard for all built-form across the development. They will be prepared to ensure the highest quality architecture and landscaping is delivered. The Design Guidelines will be available for public comment as the project progresses.

**Below are some examples of the type of built-form that could feature within the Bassendean Activity Centre.**





## Cr John Gangell

Mayor of the Town of Bassendean

**"The Town of Bassendean is proud to be in partnership with the Swan Districts Football Club and Landcorp with the aim of delivering an exciting Town Centre redevelopment.**

For nearly two decades there have been ongoing community discussions in relation to redevelopment occurring around Bassendean Oval, the home of the Swan Districts Football Club, and the Town Centre.

Our community's passion to have a first-class redevelopment occurring in our Town Centre has never dwindled and the energy and excitement that has been generated by the recent rejuvenation occurring in our Town Centre is a great testament to our community.

To continue this energy and excitement, we would like to hear from you in relation to how you would like to see your Town Centre into the future.

Please take the time to provide feedback and get involved in your Town's bright future."



## Frank Marra

CEO, LandCorp

**"The proposed redevelopment will revitalise the town centre and provide the local community with improved and new facilities.**

As the State Government's land development agency we will work in partnership with the Town of Bassendean and the Swan Districts Football Club to progress opportunities for community engagement and lead this project through the statutory planning processes.

LandCorp has an excellent track record in working with local communities in delivering Activity Centre developments such as Claremont on the Park, Cockburn Central Town Centre, Springs Rivervale and Joondalup.

LandCorp also has a successful track record of redeveloping surplus government sites such as the former Carine, Craigie and Hollywood education sites as well as the highly successful urban infill development at Perry Lakes.

To deliver this exciting project LandCorp will work closely with the developers and builders and most importantly the community."



## Tom Bottrell

CEO, Swan Districts Football Club

**"The Swan Districts Football Club Board of Management is excited about the joint redevelopment project with the State Government and Town of Bassendean.**

There are two key sites that have been selected within the redevelopment area—the land around Steel Blue Oval and a parcel of land to the north of the town centre.

Within this development we are pleased to report that the State Government has approved a \$3 million contribution towards refurbishment or redevelopment of the Club facilities. The Club will also receive conditional freehold of the existing Clubrooms plus 6200m<sup>2</sup> of land (incorporating the car park area and 1200m<sup>2</sup> of land behind the Bassendean end goals). This represents a benefit of more than \$7.5 million to the Club and is the first step in a major redevelopment of the land surrounding the oval.

The balance of the land bordering West Road and the southern bank are scheduled for a major residential and mixed use development which, including our V Swans community programs, will underpin the Club's off-field income streams.

It should be noted that the heritage-listed grandstands and oval maintenance will remain the responsibility of the Town of Bassendean.

I look forward to updating our members on the progress of this exciting project and seeing you at Steel Blue Oval in 2016!"

# Timeline

It is envisaged that the development of the Bassendean Activity Centre will be delivered over approximately a five year period.

Below is a diagram showing the proposed timeline of development.

Further communications will be delivered to the community about this important project as it progresses.



## Stakeholder Reference Group

- LANDCORP
- TOWN OF BASSENDEAN
- SWAN DISTRICTS FOOTBALL CLUB
- DEPARTMENT OF LANDS
- DEPARTMENT OF PLANNING
- DEPARTMENT OF SPORT AND RECREATION
- WA FOOTBALL COMMISSION

