



BASSENDEIAN OVAL PRECINCT REDEVELOPMENT COMMUNITY WORKSHOP

6th November 2024

PAATSCH
GROUP
carabiner



Acknowledgement to Country



We acknowledge the Whadjuk People as the traditional owners of the land on which we gather to conduct this meeting.

We pay our respects to their Elders Past and Present and honour their ongoing culture and connections to the land and waters of WA

Agenda

- Introduction by Town of Bassendean CEO, Cameron Woods
- Project Methodology by Paatsch Group
- Questions and discussion facilitated by Paatsch Group
- Close at 8pm Monday / 4pm, Wednesday.

Meeting Principles for the workshop

- Questions re the Concept Plan and Redevelopment will be taken post the presentation by the Paatsch Group.
- The expectation is that people will communicate and conduct themselves respectfully, treat others as they would like to be treated.
- The assumption is that the attendees have reviewed the preamble, background, FAQ's and the concept plan details on the website.
- When asking a question please state:
 - Your name and address
 - Your relationship to the Oval (eg Bassendean Resident, SDFC member, neighbouring council)

Meeting Principles for the workshop

- Persons will be allocated up to 3 minutes 'on the floor' to ask their questions and may ask others after everyone else has had an opportunity.
- This forum is for questions, not statements.
- Questions that have been responded to previously will not be responded to again.
- If further questions remain following the workshop, please email them to info@paatschgroup.com.au

Note: The workshop is being audio recorded for the purposes of minute taking and to confirm the meeting outcomes. The audio recording will not become a public document.

Introduction & Background



Cameron Woods
CEO - Town of Bassendean

Why redevelop?

The development proposal has three main objectives.

- 1.** Creation of a community hub that delivers greater community benefit, whilst enabling the SDFC to remain on the site and to be sustainable. The sustainability of the precinct is underpinned by commercial tenancies.
- 2.** Improve the Town's community facilities – for seniors, children, library and events (sporting, arts, cultural) and the provision of meeting rooms to contemporary standards. This frees up 35, 48 and 50 Old Perth Rd for mixed use development and revitalises the Town.
- 3.** Address the Town's requirement to meet State Government infill targets and generate increased rates so that the Town remains sustainable.
Previous consultations (BassenDream / Town Centre Masterplan) supported a residential component on the site, while more recent consultations (Local Planning Strategy / Local Planning Scheme) further endorsed residential intensification within the Town Centre and near the three train stations.

Catalyst Project:

This redevelopment is an opportunity for positive change; a catalyst for mixed use development within the CBD. It creates vibrancy and prevents leakage of income from our community, making Bassendean a dormitory suburb. The Town and SDFC as the current land managers have control over this site.

Cost:

The cost of the project is unknown until the completion of the next stage - detailed design, scheduled for 2025. The cost to the Town and its rate payers is limited to the ability of the Town to fund and repay.

Currently the limitation of cost to the Town is estimated to be a maximum of \$10M.

Future Residential.

The proposed future residential footprint on the eastern side is subject to the State Government re-zoning the site and requesting additional residential. The Guildford Rd (northeast corner) building is envisaged as 8-10 storeys whilst the other footprints are currently envisaged as 5 storeys, subject to need and further consultation.

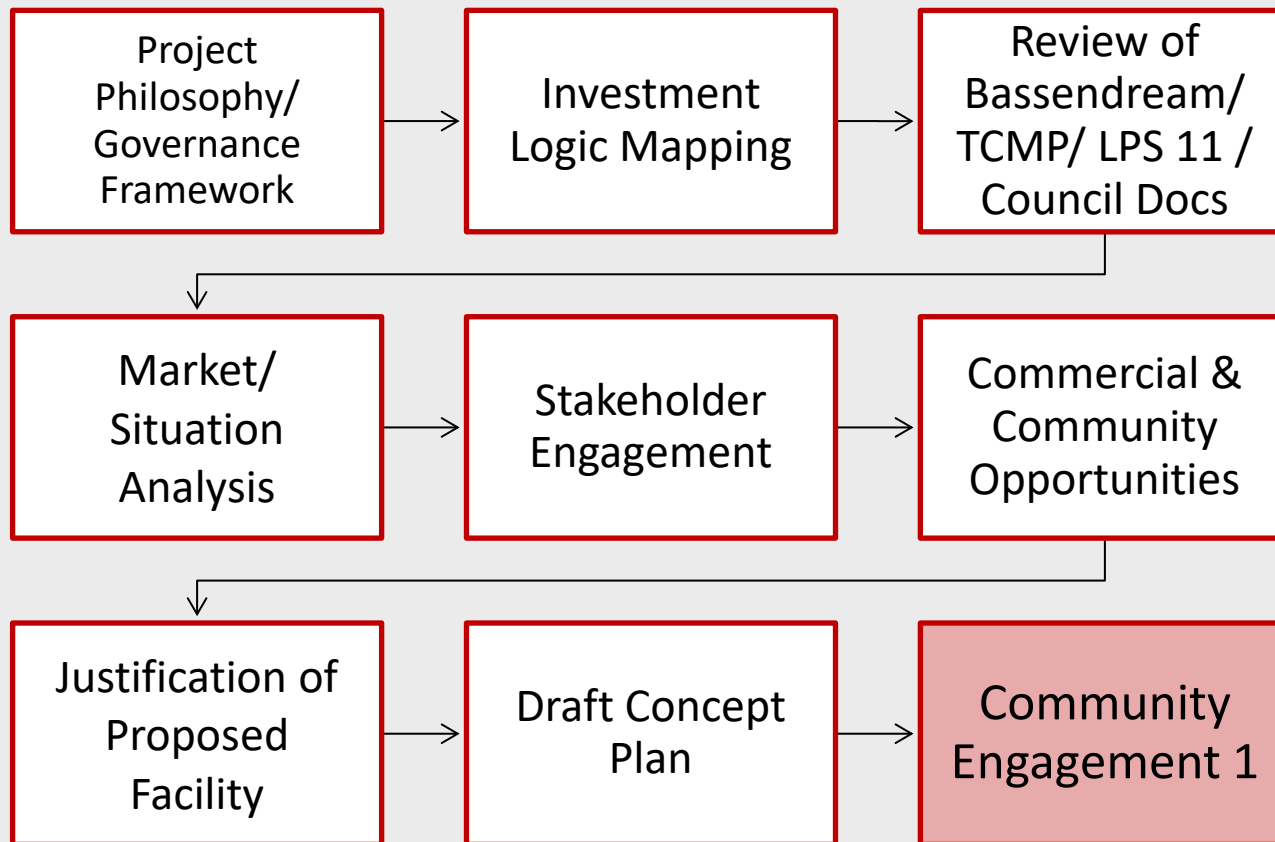
Project Methodology



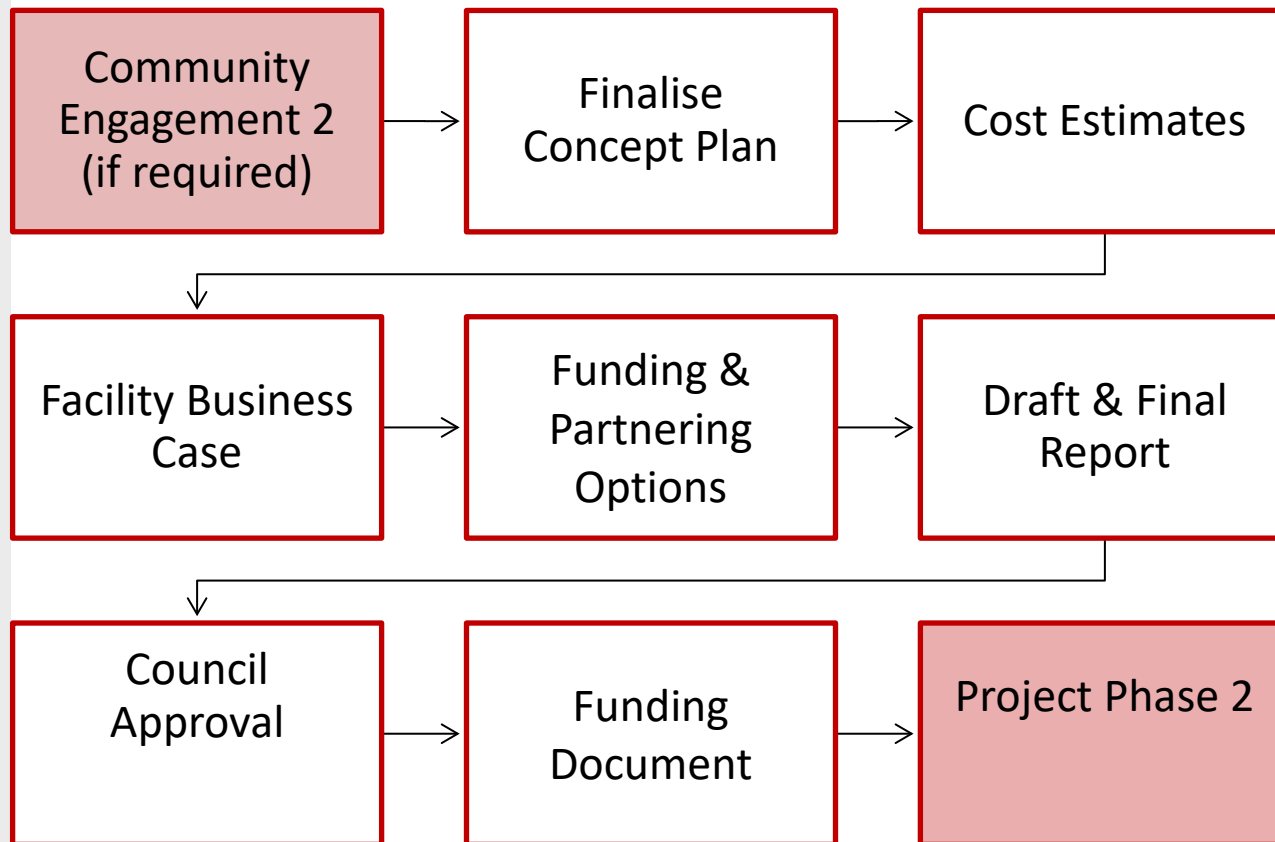
Brad Paatsch
Managing Director – Paatsch Group



Project Progress



Project Completion



Design Update



Design Update



Areas Comparison Diagram



Existing Condition

Description	Area (m ²)
Site Area	59,302
Nature Strip / Buffer	9,176
New Nature Landscape	0
Improved Public Open Space	1,900
Unimproved Public Open Space	27,066
Oval	22,617
Building Footprint	4,278
Potential Development Site	0
Carpark	3,441



Concept Master Plan

Description	Area (m ²)
Site Area	63,272
Nature Strip / Buffer	5,164
New Nature Landscape	5,216
Improved Public Open Space	24,000
Oval	19,500
Building Footprint	4,777
Potential Development Site	7,183
Carpark	6,654