



Guiding principles of the Masterplan

The following principles have been developed through extensive community and stakeholder engagement and underpin the development of the Masterplan. This concept has been refined from previous concepts and responds to feedback provided by the community and stakeholders.



A liveable town centre:

- Increase the number of people living in the town centre
- Provide for diverse dwelling sizes



An accessible town centre:

- Transit-oriented development, with highest densities near the train station
- Improve accessibility for people with physical, sensory and intellectual disabilities, and people who are neurodiverse
- Improve visual surveillance of the public realm
- Ensure principles for parking are accounted for (there is a balance here, with many stakeholders desiring more convenient parking, and others desiring reduced reliance on parking)



A town centre that is open for business:

- Encourage the maintenance and most efficient use of business tenancies in the town centre
- A diversity of land uses and mixed uses in the town centre
- Provisions to unlock additional height (e.g. bonus height for providing additional public open space)
- A Town Centre that supports working remotely, working from home and microbusiness



A green and shaded town centre:

- No net loss of green space across the town centre
- Net increase in tree cover across the town centre



A mix of old and new:

- Balance heritage character with innovative design
- Design-led or sustainability-led building guidelines
- Provide incentives for developers to create higher quality developments

Informing the approach

The following processes provide the foundation for informing the development of the Masterplan

- Public realm drives built form planning
- Concepts are driven by major public realm alternatives
- Informed by engagement feedback
- Informed by government plans at a local and state level
- Informed by development industry input

TOWN OF BASSENDEAN MASTERPLAN

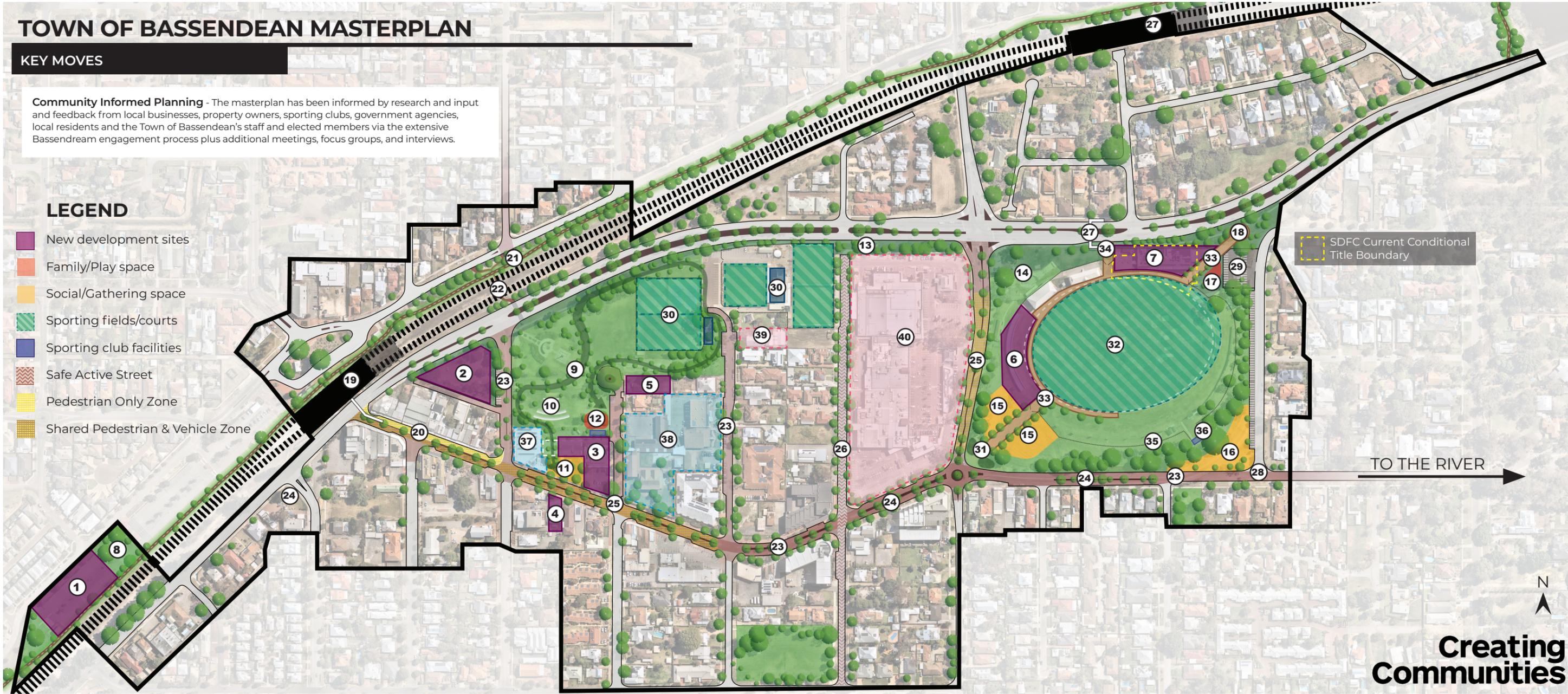
KEY MOVES

Community Informed Planning - The masterplan has been informed by research and input and feedback from local businesses, property owners, sporting clubs, government agencies, local residents and the Town of Bassendean's staff and elected members via the extensive Bassendean engagement process plus additional meetings, focus groups, and interviews.

LEGEND

- New development sites
- Family/Play space
- Social/Gathering space
- Sporting fields/courts
- Sporting club facilities
- Safe Active Street
- Pedestrian Only Zone
- Shared Pedestrian & Vehicle Zone

 SDFC Current Conditional Title Boundary



Creating Communities

New Development Opportunities

- ① New development parcel on site of station car park, including basement car parking (3900m²). 4-6 Storeys
- ② New development parcel on Wilson St car park site, including basement car parking (3350m²). 8-10 Storeys
- ③ New development parcel on Council building site (2080m²). Council building relocated to new location. 4-6 Storeys
- ④ New development parcel on Council site south of Old Perth Rd (460m²). 3-5 Storeys
- ⑤ New development parcel on site of Child Health Clinic (1070m²). Facilities to be incorporated in a new development site. 3-5 Storeys
- ⑥ New development parcel for multi-purpose community facilities, with residential development above (2700m²). 6-8 Storeys
- ⑦ Redeveloped SDFC facilities with residential above (2700m²). 8-10 Storeys (Current SDFC conditional title shown in yellow dotted line)

POS & Community Elements

- ⑧ Pocket parks created around station car park development parcel
- ⑨ Botanic loop around Bic Reserve with accessible path bordered by endemic, indigenous, and sensory species
- ⑩ Existing theatre space retained for cinemas and outdoor events
- ⑪ Piazza and social gathering/multi-functional space connecting Bic Reserve to Old Perth Rd. Includes amenities, seating, and shelter

- ⑫ New family and community space with gazebo shelter, seating, play, and BBQ facilities. Toilets revitalised and upgraded
- ⑬ Green link along Guildford Rd to connect between the western and eastern ends of the precinct
- ⑭ Existing skate park retained, with potential youth zone and supporting facilities
- ⑮ Multi-functional events/market space behind heritage gates on either side of entry boulevard (see 33)
- ⑯ New historical and cultural space for interpretive signage, artwork, and connection through to river, including seating, shelters, and indigenous landscaping
- ⑰ New family and play space with shelter and seating, improved landscaping and planting around the area
- ⑱ Large town entry statement at the eastern end of the oval reserve with potential large sculptural element and landscaping

Streetscape & Movement Network

- ⑲ Upgrades to Bassendean Station, including future extension of platform and overpass through to Old Perth Rd
- ⑳ Pedestrian Only Zone with one lane and one direction of vehicle access. Area to potentially include amenity such as play elements, seating, shade, alfresco dining and street treatments to separate area from vehicles
- ㉑ Upgraded Principal Shared Path including landscaping, trees, and improved safety, connecting to Second Ave with a cycle path

- ㉒ Underpass upgraded to form a more welcoming and safe connection under the railway and Guildford Rd
- ㉓ Upgrades to Wilson St, Hamilton St, and Old Perth Rd - to include landscaping, street trees, and improved pedestrian amenity
- ㉔ Old Perth Rd improved to include a heritage walk with points of interest on cultural and historical elements, extending from the RSL through to the new public open space (see 16) and Swan River
- ㉕ Shared pedestrian and vehicle zone, where street treatments provide common grade access for pedestrian, cycling, and cars, with easy access to street amenity
- ㉖ Whitfield St enhanced as a Safe Active street with additional shade and landscaping
- ㉗ Improved crossing at Guildford Rd and access to upgraded Success Hill station, including future extension of the platform
- ㉘ Realignment of Old Perth Rd and Surrey St to form a more logical intersection and create a new public open space/park (see 16)
- ㉙ Existing SDFC car park fully retained and upgraded, with additional parking and streetscape amenity provided within the road reserve

Sporting Facilities & Amenity

- ⑳ Existing tennis club and bowls club facilities retained, with the fenceline adjusted to allow for pedestrian access between sites
- ㉑ Heritage gates and rose gardens retained in place
- ㉒ Oval shifted eastwards to increase room for development on the western side (current oval indicated by white dotted line)

- ㉓ Tree lined boulevards connecting from southern and eastern entrances through to oval. Includes lockable security gates to provide community access during the week but managed access on game/event days
- ㉔ Additional entry point provided along the north of the oval, connecting through to Guildford Rd crossing and Success Hill
- ㉕ Oval reserve fencing repositioned to provide more open space accessible at all times
- ㉖ Toilet facilities upgraded to provide accessible individual cubicles facing into and way from the oval grounds, also providing all hours access to park visitors (see 16)

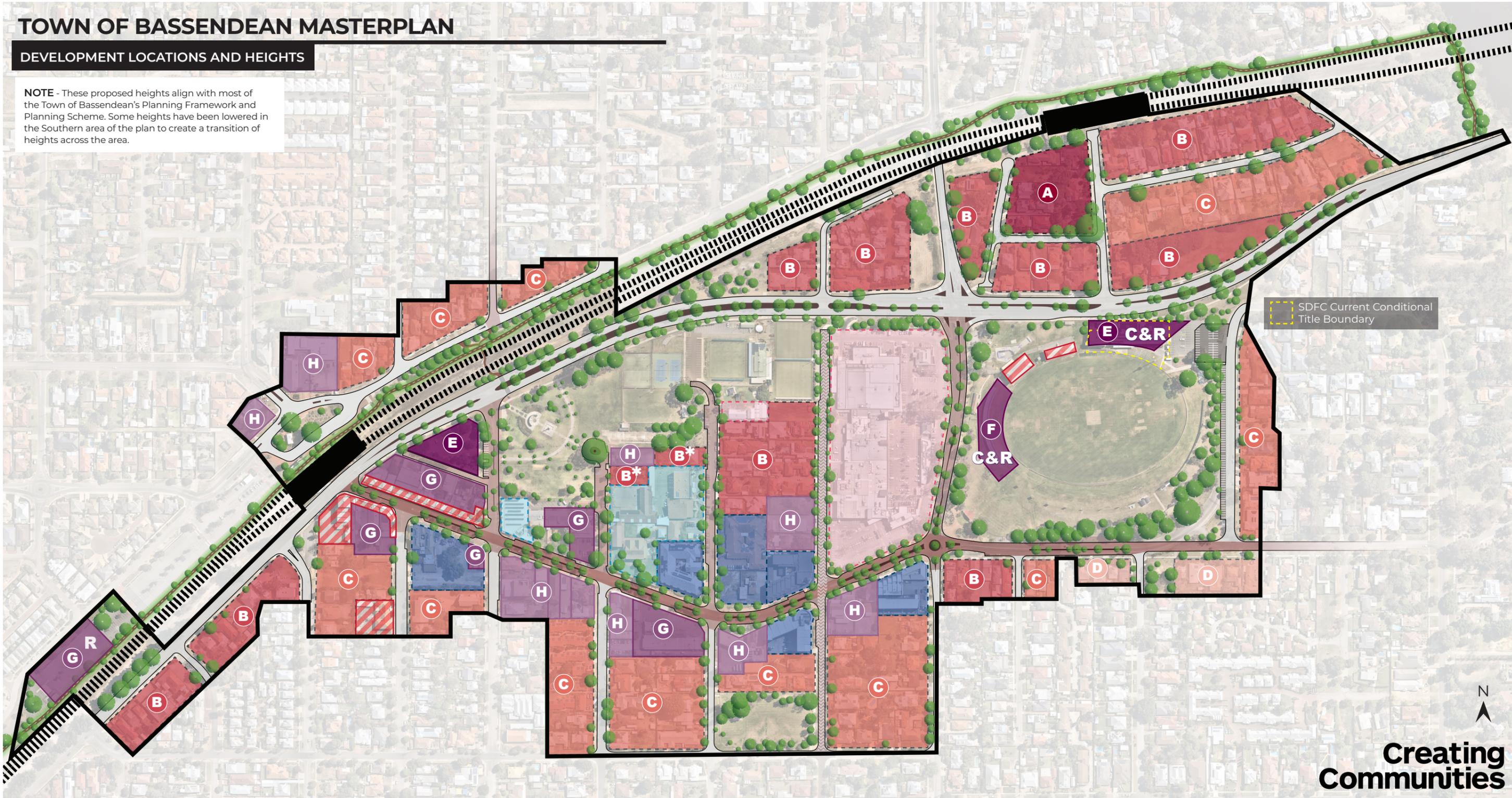
Other Considerations

- ㉗ Existing library building and facilities remain in place
- ㉘ Educational and parish facilities remain in place. Future development is at the discretion of the land owners and would require submission and assessment of detailed plans prior to approval
- ㉙ 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
- ㉚ Further development or redevelopment of Hawaiian's Bassendean Shopping Centre would require submission and assessment of detailed plans (and supporting technical information) and potentially, determination by the Development Assessment Panel

TOWN OF BASSEDEAN MASTERPLAN

DEVELOPMENT LOCATIONS AND HEIGHTS

NOTE - These proposed heights align with most of the Town of Bassendean's Planning Framework and Planning Scheme. Some heights have been lowered in the Southern area of the plan to create a transition of heights across the area.



Residential Development

- A** 4 - 6 Storeys | Medium apartments
- B** 3 - 5 Storeys | Low townhouses/apartments
- C** 2 - 3 Storeys | Townhouses, maisonettes or similar
- D** 1 - 2 Storeys | Single dwellings

New & Existing Development Sites

- E** 8 - 10 Storeys | High mixed-use (strategic sites)
- F** 6 - 8 Storeys | High/medium mixed-use
- G** 4 - 6 Storeys | Medium mixed-use
- H** 3 - 5 Storeys | Low mixed-use

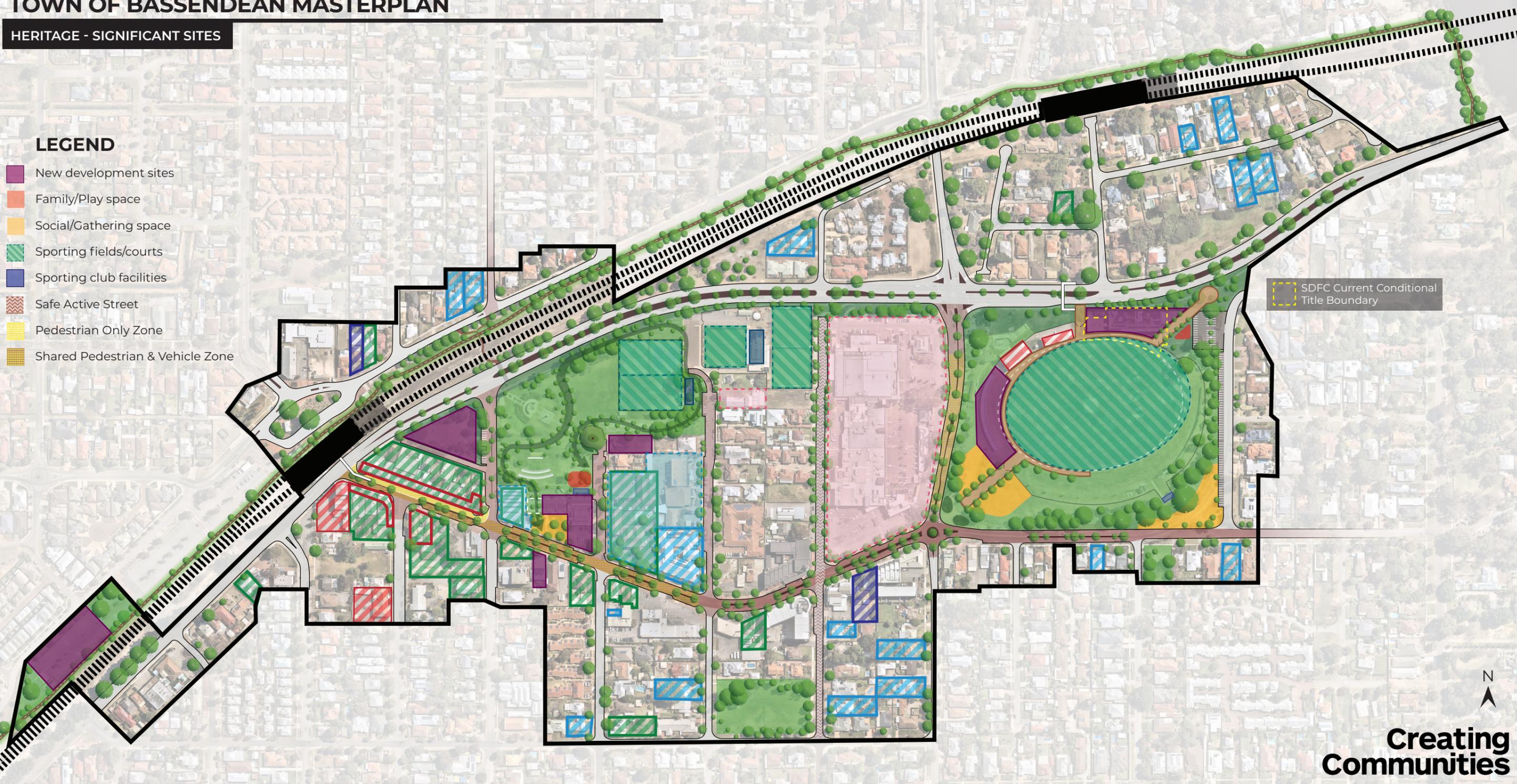
-  Heritage sites recommended for full retention
-  Sites with recent or approved developments
- R** Residential ONLY development site
- C&R** Community facilities AND residential development

***** Requires consideration of overlooking and overshadowing according to specific design guidelines developed for the site.

TOWN OF BASSENDEAN MASTERPLAN

HERITAGE - SIGNIFICANT SITES

- LEGEND**
- New development sites
 - Family/Play space
 - Social/Gathering space
 - Sporting fields/courts
 - Sporting club facilities
 - Safe Active Street
 - Pedestrian Only Zone
 - Shared Pedestrian & Vehicle Zone



SDFC Current Conditional Title Boundary



Creating Communities

Category 1 - Exceptional Significance

Essential to the heritage of the locality. Rare or outstanding example.

The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place)

Category 2 - Considerable Significance

Very important to the heritage of the locality. High degree of integrity/authenticity.

Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.

Category 2 sites recommended for full or significant retention

Category 3 - Moderate Significance

Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.

Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever possible.

Category 4 - Little Significance

Contributes to the understanding of the history of the Town of Bassendean.

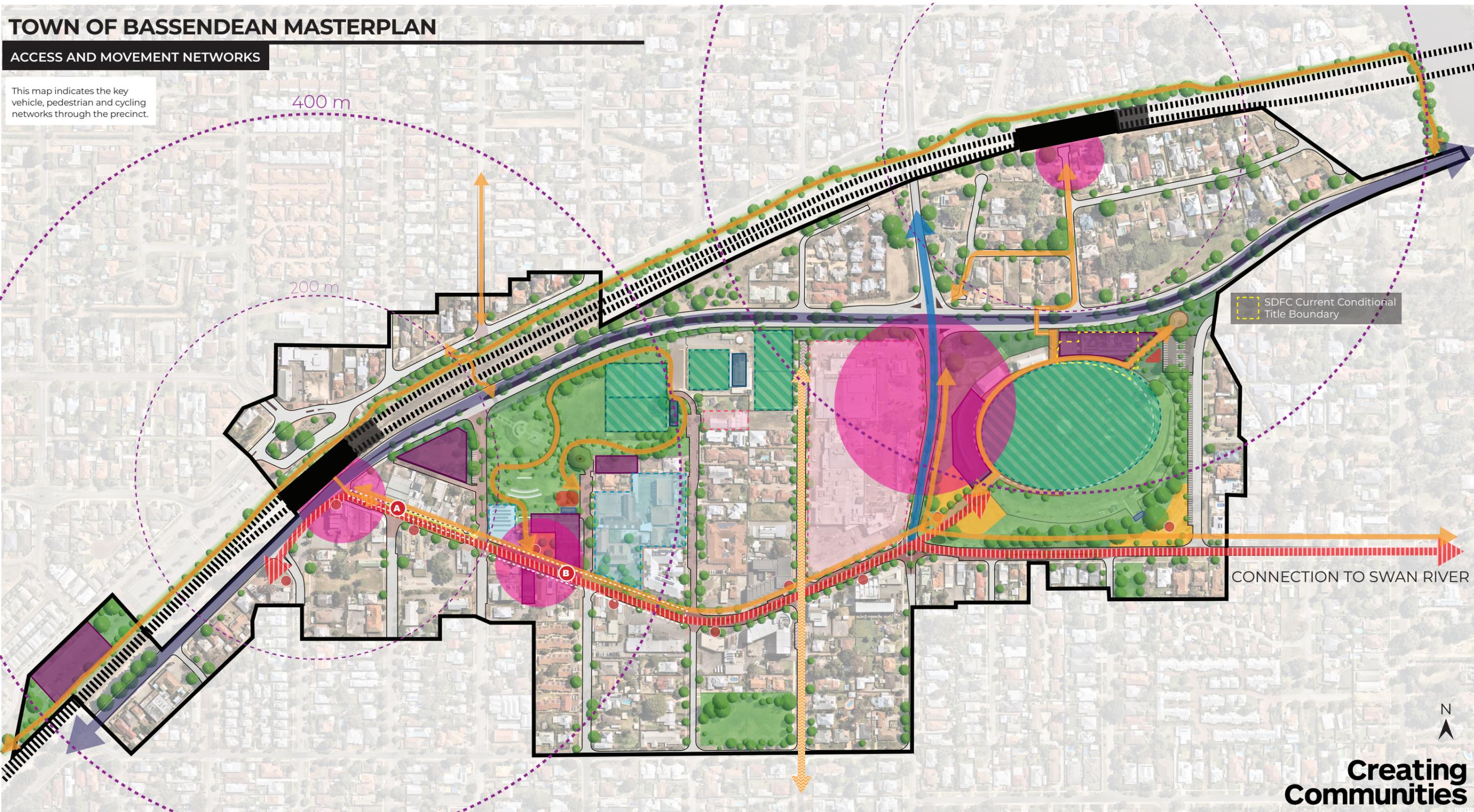
Photographically record prior to major development or demolition. Recognise and interpret the site if possible.

NOTE: Category definitions and management descriptions are taken from the Town of Bassendean Municipal Heritage Inventory (August 2017)

TOWN OF BASSENDEAN MASTERPLAN

ACCESS AND MOVEMENT NETWORKS

This map indicates the key vehicle, pedestrian and cycling networks through the precinct.



SDFC Current Conditional Title Boundary

CONNECTION TO SWAN RIVER

N

Creating Communities

- 400m Distance from station
- Primary Vehicle Movement
- Secondary Vehicle Movement
- Key Pedestrian/Cycling Connections
- Heritage Walk
- Key heritage/wayfinding nodes
- Key connection nodes
- Safe Active Street
- A Pedestrian Only Zone with one lane and one direction of vehicle access. Area to potentially include amenity such as play elements, seating, shade, alfresco dining and street treatments to separate area from vehicles
- B Shared pedestrian and vehicle zone, where street treatments provide common grade access for pedestrian, cycling, and cars, with easy access to street amenity