

Land Asset Strategy 2026-2031



CONTENTS

INTRODUCTION	1
1.1 Purpose	2
1.2 Scope	3
GUIDING PRINCIPLES	4
Long-term public value:	4
Community benefit and access:	4
Strategic alignment:	4
Financial sustainability:	4
Efficient and effective use:	5
Evidence-based decision-making:	5
Protect strategically important land:	5
Flexibility and future readiness:	5
Transparency:	6
Partnership and collaboration:	6
STRATEGIC DIRECTIONS	6
Retain and Protect:	6
Optimise:	7
Activate:	7
Investigate and Redevelop:	7
Consolidate:	8
Dispose Responsibly:	8
Acquire Strategically:	8
PORTFOLIO	10
ACQUISITION AND DISPOSAL FRAMEWORK	12
IMPLEMENTATION	12
REVIEW	13
APPENDIX	14

INTRODUCTION

The Town's land and facility portfolio represents a significant strategic resource that should be managed to optimise community benefit, support financial sustainability and advance Council's long-term objectives. Land is one of the Town's most significant and enduring assets. The Town owns and manages land for a range of purposes including the delivery of community services and facilities, recreation and public open space, environmental protection, civic functions, commercial activities and future strategic needs.

As an inner-city local government, subject to infill development with limited area, opportunities for additional civic land and public open space are constrained. At the same time, there are social changes, population growth, changing community needs, change in land values and opportunities for redevelopment particularly around the Bassendean Town Centre and the Town's three train stations, which will influence the way land is used over the coming years.

The Town's land and facilities therefore need to be considered as a strategic resource. Decisions regarding land and facilities should extend beyond the immediate use of an individual property and consider how the portfolio can support the Town's broader community, planning, environmental, and financial objectives.

This Strategy provides a framework for the active management of these assets, including clear strategic objectives for Town land and associated facilities, to ensure each asset is used, retained, improved, renewed, redeveloped, leased, disposed of or acquired in a manner that reflects its community value, financial performance, utilisation, future potential and alignment with Council priorities.

1.1 Purpose

The purpose of the Land Asset Strategy is to establish a coordinated and strategic approach to the management of the Town's landholdings and facilities. The strategy provides a framework to guide the management, use, leasing, activation, redevelopment, disposal and acquisition of land and facilities. It seeks to ensure the Town proactively manages its portfolio as a strategic resource and that decisions regarding individual assets consider their contribution to the Town's broader objectives.

The Strategy seeks to:

- support current and future community needs;
- support the Town's strategic planning outcomes;
- protect important environmental, heritage and community assets including public open space;
- facilitate appropriate community development;

- identify opportunities to improve the use and activation of town land and facilities;
- identify opportunities for redevelopment, consolidation and strategic acquisitions;
- establish strategic directions for leasing and licensing of Town land and facilities;
- improve financial sustainability and performance of the Town's land and facility portfolio;
- provide a consistent basis for assessing whether assets should be retained, improved, renewed, repurposed, redeveloped, leased, acquired, or disposed of; and
- ensure decisions regarding land and facilities are transparent, evidence-based and made in the long-term bests interest of community.

1.2 Scope

The strategy applies to land and associated facilities owned, vested in or managed by the Town, including:

- freehold land owned by the Town;
- Crown land vested in or managed by the Town;
- Reserves and public open space with facilities;
- Civic land;
- Community facilities.

The strategy also extends to vacant and underutilised land; and land that the Town considers important to achieving its strategic objectives.

The strategy is intended to complement the Town's existing asset management planning, including maintenance and renewal, as well as financial planning and the strategic planning objectives for the district.

Property specific matters, including valuations, lease arrangements, potential disposals, acquisitions, redevelopment opportunities and specific actions to achieve site-specific strategic objectives, will be maintained through a confidential Land Asset Action Plan. Significant disposals, redevelopment projects and other major land transactions will remain subject to appropriate due diligence, legislative requirements, community and stakeholder engagement where appropriate, and consideration by Council where required.

GUIDING PRINCIPLES

The following principles will guide the Town's management of its land assets and its consideration of future opportunities.

Long-term public value: land and facilities will be managed in the long-term interests of the Town and its community, with consideration given to enduring community, environmental, social and financial outcomes rather than only immediate operational or site-specific needs. Decisions should recognise that land is a finite and strategic resource, particularly in an inner-city local government context where opportunities to acquire new civic land, public open space or strategically located sites are limited. The Town will therefore consider the long-term consequences of retaining, improving, leasing, redeveloping, acquiring or disposing of land, including whether decisions preserve future options and deliver lasting public benefit.

Community benefit and access: decisions should seek to maximise community benefit, accessibility and equitable use of Town land and facilities, including through shared use and co-location where appropriate. The Town will consider whether uses are inclusive, accessible and responsive to current and future community needs, while recognising that some assets may generate financial returns to support broader community outcomes.

Strategic alignment: land asset decisions should align with the Town's strategic planning framework, community priorities, service needs, environmental objectives, financial plans, asset management requirements and future growth expectations. Individual property decisions should not be made in isolation but should be considered in the context of the broader portfolio and the Town's long-term objectives.

Financial sustainability: decisions will consider whole-of-life costs, renewal liabilities, operating costs, lease and licence performance, opportunity costs, potential revenue and the financial implications of retaining, improving, activating, redeveloping, acquiring or disposing of land and facilities. The Town will seek to understand the true cost and value of each asset, including maintenance obligations, capital renewal requirements, income potential, service benefits and the opportunity cost of continuing current arrangements.

Financial return will not be the sole consideration, but assets that are underperforming, costly to maintain or not aligned with community need should be reviewed to determine whether improved utilisation, different tenure arrangements, partnership, redevelopment, consolidation or disposal may deliver a better long-term outcome.

Efficient and effective use: land and facilities should be used efficiently and appropriately, with consideration given to utilisation, shared use, leasing arrangements, activation, consolidation of uses and user groups, co-location, and opportunities to reduce duplication, underperformance or unnecessary holding costs.

The Town will regularly consider whether assets are being used to their reasonable capacity, whether current users and uses remain appropriate, and whether alternative models could increase community access, improve financial performance or reduce operational burdens. This may include reviewing exclusive use arrangements, encouraging shared access, consolidating compatible user groups, activating vacant space, aligning leases with strategic objectives or repurposing assets where their current use no longer represents the best outcome.

Evidence-based decision-making: decisions should be informed by relevant data and due diligence, including condition assessments, utilisation, lease and licence arrangements, valuations, community need, planning context, environmental considerations, financial performance, risk and future demand.

The Town will seek to maintain an up-to-date understanding of its land and facility portfolio so that decisions are transparent, consistent and defensible. This includes using both quantitative information, such as costs, utilisation, regular valuations and condition data, and qualitative information, such as community benefit, strategic importance, stakeholder needs and potential future opportunities.

Protect strategically important land: land with an important operational, community, environmental, heritage, public open space, infrastructure or future strategic role should be identified, protected and managed so its long-term value is not compromised. Protection may be appropriate where land supports core service delivery, public open space, recreation, drainage, access, environmental conservation, civic functions, cultural or heritage values, or future community infrastructure. The Town will consider not only the current use, but also its potential future role and the consequences of losing control of strategically significant land.

Flexibility and future readiness: the land portfolio should be managed so the Town can respond to changing community needs, demographic trends, development pressures, market conditions, service delivery models and emerging strategic opportunities. The Town should avoid locking land into arrangements that unnecessarily limit future choices, particularly where an asset has redevelopment potential, strategic location, changing service demand or possible future community use. Flexibility may be supported through appropriate lease terms, staged investigations, interim activation, adaptable facility design, land assembly, partnership models and regular review of portfolio priorities.

Transparency: probity and good governance: decisions about acquisition, disposal, leasing, licensing, redevelopment, partnerships and other significant land matters should be made through clear, accountable and lawful processes, supported by appropriate due diligence and Council oversight where required.

The Town will ensure that decision-making is consistent with legislative requirements, policy obligations, financial delegations, procurement and disposal requirements, conflict-of-interest management and appropriate community or stakeholder engagement. Where commercial negotiations, valuations or property-specific opportunities require confidentiality, the Town will balance the need to protect its commercial position with transparent reporting and accountable final decision making.

Partnership and collaboration: the Town should consider opportunities to work with government, community, not-for-profit, commercial and other stakeholders where collaboration can improve outcomes, share risk, attract investment, strengthen service delivery or unlock opportunities that may not be achievable independently. Partnerships may assist the Town to activate land, deliver facilities, support community services, facilitate redevelopment, improve maintenance or management arrangements, access external funding or coordinate outcomes across adjoining landholdings. Partnership opportunities will be assessed having regard to strategic alignment, community benefit, governance requirements, financial implications, risk allocation, long-term obligations and the extent to which the arrangement protects the public interest.

The Strategic Directions translate the Guiding Principles into practical portfolio responses that can be applied to individual assets and opportunities.

STRATEGIC DIRECTIONS

The strategic directions are to:

Retain and Protect: retain land and facilities that perform an important operational, community, environmental, heritage or future strategic function, and manage those assets in a way that safeguards their long-term value and purpose. This includes protecting land required for current service delivery, civic operations, public open space, recreation, environmental conservation, drainage, access, infrastructure, cultural or heritage purposes, and land that may be required to meet future community or strategic needs. Where assets are retained, the Town will ensure their ongoing use, management and investment are aligned with their intended function, supported by appropriate maintenance and renewal planning, and protected from decisions that could compromise their long-term community, environmental or strategic value.

Optimise: improve the use, activation and financial performance of existing land and facilities by ensuring each asset is being used efficiently, appropriately and in a manner that supports the Town's strategic objectives. This includes regularly reviewing leasing and licence arrangements, occupancy levels, maintenance obligations, community benefit, operating costs and opportunities for shared, alternative or higher-value use. Lease and licence arrangements may identify dominant and subservient tenants or uses, while also enabling spaces to be booked, shared or made available for compatible community, civic, commercial or not-for-profit functions where this improves utilisation and does not unreasonably compromise the primary purpose of the facility.

For example, clubroom facilities that are primarily used by a sporting club outside business hours may also be suitable for weekday community programs, meetings or services during periods when they would otherwise be vacant. Where assets are underutilised, financially underperforming or no longer aligned with current or future needs, the Town will investigate options to improve utilisation, renegotiate arrangements, consolidate uses, introduce new users, repurpose facilities or pursue other actions that deliver better community, or financial outcomes.

Activate: identify and bring underutilised, vacant or low-performing land and facilities into more productive use where interim or longer-term activation can provide a community, social or financial benefit. This may include temporary uses, community programs, commercial or not-for-profit occupation, events, placemaking activities, shared use arrangements, bookable spaces or other uses that improve public benefit, support local activity and reduce holding costs. Activation should consider whether spaces can support multiple compatible functions at different times, including through shared use protocols, booking systems or lease conditions that preserve a primary user's reasonable needs while enabling broader community access. Activation opportunities will be assessed having regard to the condition, location, tenure, planning context, community need, financial implications, risk and whether the use supports the Town's broader strategic objectives while preserving options for future redevelopment or alternative use.

Investigate and Redevelop: investigate strategically located land and facilities where redevelopment, renewal, consolidation or a change in use may deliver improved community, planning, environmental, or financial outcomes. This includes land located in activity centres, near public transport, adjoining other Town landholdings, or in areas where changes in population, service demand, land value or planning controls create an opportunity to achieve a better long-term outcome.

Redevelopment opportunities will be subject to appropriate due diligence, including assessment of community need, planning feasibility, site constraints, market conditions, financial viability, lifecycle costs, governance requirements, risks and potential delivery models. Where redevelopment is pursued, the Town will seek outcomes that maximise public value, support good planning and urban design, improve service delivery and contribute to long-term financial sustainability.

Consolidate: review opportunities to consolidate landholdings, facilities, services, uses and user groups where doing so can improve service delivery, reduce duplication, support co-location, increase utilisation, lower operating and renewal costs or achieve better community, planning or financial outcomes. This may include combining compatible activities or user groups within fewer or better-located facilities, rationalising fragmented or inefficient assets, improving shared access arrangements, embedding shared-use arrangements within leases, or assembling land to unlock longer-term strategic opportunities. Consolidation will only be pursued where it supports the Town's strategic objectives and maintains or improves community access.

Partner: explore opportunities to collaborate with other levels of government, public agencies, community organisations, Traditional Owners, not-for-profit providers, commercial operators, adjoining landowners and other stakeholders where partnership may unlock outcomes that would not be achievable, or would be more difficult to achieve, by the Town acting independently. Partnerships may assist in funding, delivering, managing or activating land and facilities, sharing risk, improving service delivery, enabling redevelopment, securing community benefits or achieving more efficient use of land. Potential partnerships will be assessed having regard to alignment with the Town's strategic objectives, community benefit, governance and probity requirements, financial implications, risk allocation, long-term obligations and the extent to which the arrangement preserves the Town's ability to protect the public interest.

Dispose Responsibly: where land or facilities are demonstrated to be surplus to current and foreseeable requirements, where continued ownership or operation does not represent a financially sustainable or efficient use of Town resources, or where the Town is not best placed to deliver the highest and best value use of the asset.

Disposal should be supported by a clear strategic rationale and consideration of the long-term community, financial and strategic outcomes that may be achieved through alternative ownership or delivery arrangements.

Acquire Strategically: where opportunities arise, the Town will consider the acquisition of land that supports its long-term strategic objectives or provides an opportunity to deliver a broader community, environmental, or financial benefit. This may include land that supports future community facilities or infrastructure, expands or improves public open space, protects environmental or heritage assets, facilitates redevelopment or land assembly, or complements existing Town-owned land.

Acquisitions that may not be required for an immediate purpose but have the potential to support longer-term needs or unlock greater value from the Town's broad land portfolio should be identified and explored.

Maintain Current Position: retain the existing land use, tenure or management arrangements where the asset is appropriately performing its current role, is already subject to existing long-term arrangements, or where no further strategic intervention

is required during the life of the Strategy. Assets in this category should continue to be monitored through normal asset management, lease management and review processes to ensure they remain aligned with community need, financial sustainability and the Town's strategic directions.

These directions are not intended to prescribe an outcome for every property. They provide a framework through which individual opportunities can be identified, investigated and prioritised over the life of the Strategy.



PORTFOLIO

Each property has been assigned one or more Strategic Directions reflecting the Town's intended approach to the asset over the life of this Strategy. The Strategic Directions are intentionally broad and do not constitute approval to undertake a particular transaction, development or disposal. Property-specific actions, investigations and implementation requirements are identified through the Town's confidential Land Asset Action Plan and remain subject to the appropriate due diligence, community engagement, statutory requirements and Council decision-making processes. Additional information on each reference is included as an appendix to this document.

With regard to the condition and functionality of facilities and structures located on Town land, a simple rating system has been applied to provide a high-level indication of their current suitability, functionality and alignment with contemporary standards. The rating is intended to inform the strategic consideration of each asset rather than represent a detailed building condition or compliance assessment. It considers factors such as functionality, accessibility, amenity, configuration, age, ability to meet current service requirements and general alignment with contemporary building and community expectations.

The following condition ratings have been applied:

- **Contemporary** – The facility/structures are fit for purpose and generally consistent with contemporary standards, service requirements and user expectations. No significant functional limitations have been identified.
- **Adequate** – The facility/structures remain functional and generally fit for purpose, with minor limitations or opportunities for improvement. Some upgrades or modifications may be desirable over time but are not presently considered fundamental to its ongoing use.
- **Dated** – The facility/structures remain serviceable but has material limitations when considered against contemporary standards, user expectations or current and future service requirements. Upgrades, significant renewal or alternative approaches may be required to improve its functionality and extend its suitability.
- **Obsolete** – The facility/structures have significant functional, accessibility, compliance, configuration or service limitations and may no longer provide an appropriate standard of accommodation or service. Substantial investment would be required to address identified limitations, and significant renewal, repurposing, replacement or redevelopment may represent a more appropriate long-term outcome.
- **Unknown** – Due to the existing lease arrangements, at the time of writing this strategy a recent facility audit has not been undertaken and the exact condition of the property is not known.

Ref	Property	Address	Land Area	Tenure/ Management	Zoning/ Reservation	Current Use	Facilities/ Structures	Condition	Occupancy/ Leasing Status	Strategic Direction(s)
01	Residential	2-10 James Street, Bassendean	5059m2	Freehold	Urban/Residential R60	Aged care	31 residential units	Adequate	Leased	Maintain Current Position
02	Vacant	179 Guildford Road, Bassendean	371m2	Freehold	Urban/Residential R100	Informal – RSL	N/A	N/A	Leased (holding pattern)	Dispose Responsibly
03	Civic	35 Old Perth Road, Bassendean	473m2	Freehold	Urban/District Centre	Administration	Civic (Administration)	Dated	Occupied and operated by the Town.	Optimise, Activate, Dispose Responsibly
04	Civic	46 Old Perth Road, Bassendean	5166m2	Crown (Management Order)	Urban /District Centre	Library/Customer Service	Civic (Library and Customer Service Centre) and Community Facilities	Adequate	Occupied and operated by the Town.	Optimise
05	Civic	48 Old Perth Road, Bassendean		Crown (Management Order)	Urban/District Centre	Administration and Community Facilities	Civic administration building and community hall.	Adequate	Occupied and operated by the Town.	Optimise
06	Civic	50 Old Perth Road, Bassendean		Crown (Management Order)	Urban/District Centre	Community Facility	Community hall	Adequate	Occupied and operated by the Town.	Optimise
07	Civic	69 Scaddan Street, Bassendean	1.867HA	Crown (Management Order)	Industrial/Light Industry	Municipal Depot	Civic administration building, municipal depot, storage, temporary animal holding facility	Adequate	Occupied and operated by the Town. Sublease to SES.	Optimise

08	Industrial	371 Collier Road, Bassendean	4641m2	Crown (Management Order)	Industrial /Light Industry	Light Industry	Office/Warehouse	Unknown	Leased	Maintain Current Position
09	Childcare	28-34 Wilson Street, Bassendean	1944m2	Freehold	Urban/Residential R20	Childcare Premises	Childcare premises, playground and carpark	Dated	Occupied and operated by the Town.	Optimise, Dispose Responsibly
10	Educational Establishment	11 Hamilton Street, Bassendean	1036m2	Freehold	Urban/District Centre	Education – Case Mia Montessorri	Educational Establishment	Unknown	Leased	Optimise, Activate, Dispose Responsibly
11	Residential	4 Somerton Road, Bassendean	942m2	Freehold	Urban/Residential R20	Specialist Accommodation	2 Dwellings	Adequate	Leased	Maintain Current Position
12	Residential	6 Elsfield Way, Bassendean	948m2	Freehold	Urban/Residential R20	Specialist Accommodation	2 Dwellings	Adequate	Leased	Maintain Current Position
13	Private - Community Purpose	1 May Holman Drive, Bassendean	2691m2	Crown (Management Order)	Industrial/Private Community Purpose	Club (Maltese Club)	Club facility	Adequate	Leased	Maintain Current Position
14	Private Community Purpose	1A May Holman Drive, Bassendean	1765m2	Crown (Management Order)	Industrial/Private Community Purpose	Club (Men’s Shed)	Club Facility, Men Shed and workshop	Contemporary	Leased	Maintain Current Position
15	Vacant	87 Whitfield Street, Bassendean	1012m2	Freehold	Urban/ Residential R20	Vacant	Nil. Potentially contaminated.	N/A	N/A	Optimise, Dispose Responsibly
16	Heritage	1 Surrey Street, Bassendean	937.32m2	Freehold	Urban/Residential R20	Vacant	Pensioner Guard Cottage and Residence. Vacant.	Dated	N/A	Retain and Protect, Optimise, Activate, Investigate and Redevelop
17	Community Purpose	2 Colstoun Road, Bassendean	3446m2	Crown (Management order)	Urban/Private Community Purpose	Childcare Premise/ Vacant/ Civic	Office space, childcare premises vacant (former civic function), office space.	Adequate	Childcare Premises - Occupied and operated by the Town. Central portion - Vacant. Office Space - Leased.	Optimise, Activate, Dispose Responsibly
18	Parks and Recreation	Ashfield Reserve – 40 Haig Street, Bassendean	7.3ha	Crown (Management Order)	Urban/Parks and Recreation	Parks and Recreation (Soccer)	Soccer club rooms, pitches, seating areas, toilet facilities, playground, cricket practice nets and one cricket pitch (hard wicket)	Dated	Leased	Optimise, Activate, Investigate and Redevelop
19	Parks and Recreation	Bassendean Oval - 1 West Road, Bassendean	5.6ha	Crown (Management Order)	Parks and Recreation	WAFL Facility (Swan Districts Football Club), Skate Park, Youth Service Centre	SDFC Administration Centre, Skate Park, Heritage Grandstands, Toilets, Youth Facilities, Heritage Infrastructure (fence and gates)	Bill Walker Stand – Dated R A McDonald Stand – Dated	Managed by the Town. License Agreement with SDFC. RM McDonald Stand – Leased.	Retain and Protect, Optimise, Activate, Investigate and Redevelop
20	Parks and Recreation	BIC Reserve Guildford Road, Bassendean	4477m2 and 37414m2	Crown (Management Order)	Urban/Parks and Recreation and District Open Space	War Memorial, Parks and Recreation (tennis/lawn bowls), Markets	Bassendean War Memorial, 8 x Tennis Courts, Tennis Club House, Toilet Facilities, Carpark, 3x Lawn bowls greens, Lawn bowls club house, a containers for change deposit point, and a former infant health clinic.	Tennis Club – Adequate Bowling Club – Adequate/Dated	Leased	Optimise, Activate, Partner
21	Parks and Recreation	Jubilee Reserve – 26 Robinson Road, Eden Hill	10.2HA	Crown (Management Order)	Urban/Parks and Recreation	Parks and Recreation (Cricket, AFL, Soccer, Athletics)	Stan Moses Pavilion, Caledonians Soccer Club and Kiosk	Stan Moses Pavilion – Obsolete Jubilee Kiosk – Dated Caledonians – Dated	Leased	Optimise, Activate, Investigate and Redevelop
22	Parks and Recreation Child Care Premises	Mary Crescent Reserve, Eden Hill	5.6HA	Reserve (Managed)	Urban/Parks and Recreation	Community Facility, Childcare Premises and Recreation	Child Care premises, Alf Faulkner Hall, playground.	Alf Faulkner Hall - Dated	Leased	Optimise, Activate

*Aerial images of each property are located within the appendix.

ACQUISITION AND DISPOSAL FRAMEWORK

Acquisition and disposal decisions will be undertaken strategically and with regard to the long-term interests of the Town and community.

Potential acquisitions will be assessed against their alignment with the Town's strategic objectives, anticipated community benefit, location, planning potential, acquisition and holding costs, risks and the consequences of not securing the land. Particular consideration will be given to opportunities that complement existing Town landholdings or support identified future infrastructure, community, environmental or redevelopment needs, such as land adjoining existing Town reserves or facilities, sites that improve access, connectivity or public open space, properties that support town centre or transit-oriented redevelopment, land required for environmental protection or drainage, and parcels that assist with land assembly, consolidation or long-term portfolio optimisation.

Potential strategic acquisitions should be reported to Council at an early stage where the opportunity may align with the Town's strategic objectives, require allocation of funds, affect the Town's negotiating position, or involve a decision outside existing delegations.

Before land is considered surplus, the Town will establish that there is no reasonable current or foreseeable requirement for the property and investigate whether greater value could be achieved through retention, repurposing, leasing, activation, partnership or redevelopment.

Where disposal is considered appropriate, the Town will have regard to the property's market value, development potential, strategic context and any conditions or mechanisms that may be necessary to achieve the intended outcome.

Acquisitions and disposals will be undertaken in accordance with applicable legislative requirements, Council policies, delegations and appropriate governance and due diligence processes.

Where land is disposed of, consideration will be given to reinvesting proceeds into strategic land acquisitions, improvements to existing land assets or other long-term capital initiatives that provide enduring community benefit.

IMPLEMENTATION

Implementation of the Strategy will occur progressively over its life and will be aligned with the Town's Council and Long-term Financial Plans. understanding of the existing portfolio and identifying opportunities that can provide key strategic community or financial benefit.

The Strategy will be supported by an Action Plan, which will translate the Strategy's guiding principles and strategic directions into specific actions, priorities and

responsibilities. The Action Plan will be maintained as a confidential operational document to protect the Town's commercial interests and negotiating position. Identification of a property within the Action Plan for potential acquisition, disposal or redevelopment will not constitute a decision by Council to proceed with that action.

Key implementation activities will include:

- Maintaining a consolidated register and strategic classification of Town landholdings;
- Establish a program of regular land valuations;
- Reviewing existing lease and licence arrangements and identifying opportunities for optimisation;
- Identifying vacant, underutilised, and strategically significant properties;
- Investigate redevelopment and activation opportunities;
- Identifying potential strategic acquisitions;
- Identifying properties that warrant further consideration for disposal;
- Integrating identified priorities into the Town's Long-Term Financial Plan and capital planning processes; and
- Reporting periodically to Council on implementation and emerging strategic opportunities.

Individual transactions and significant projects will remain subject to the appropriate statutory, financial, due diligence and Council decision-making processes.

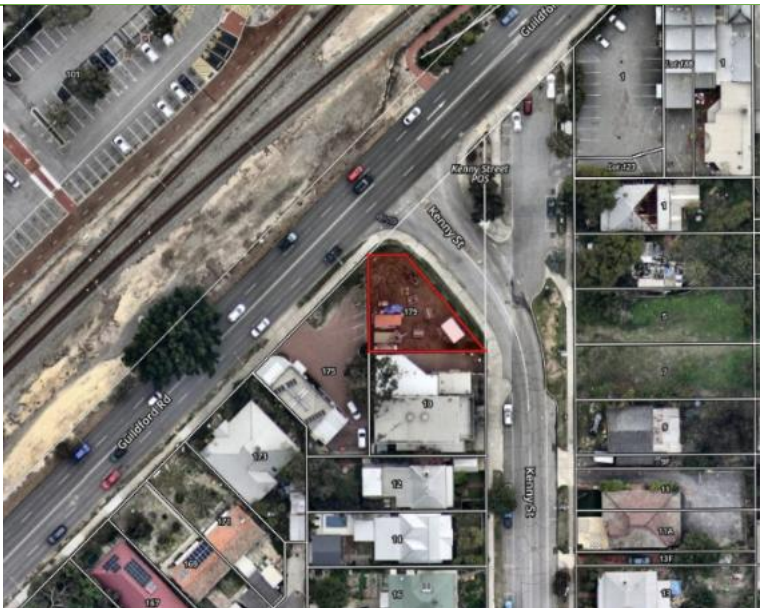
REVIEW

A comprehensive review of the Land Asset Strategy shall commence 5 years from adoption or when there is a significant change to the Town's strategic or planning framework.

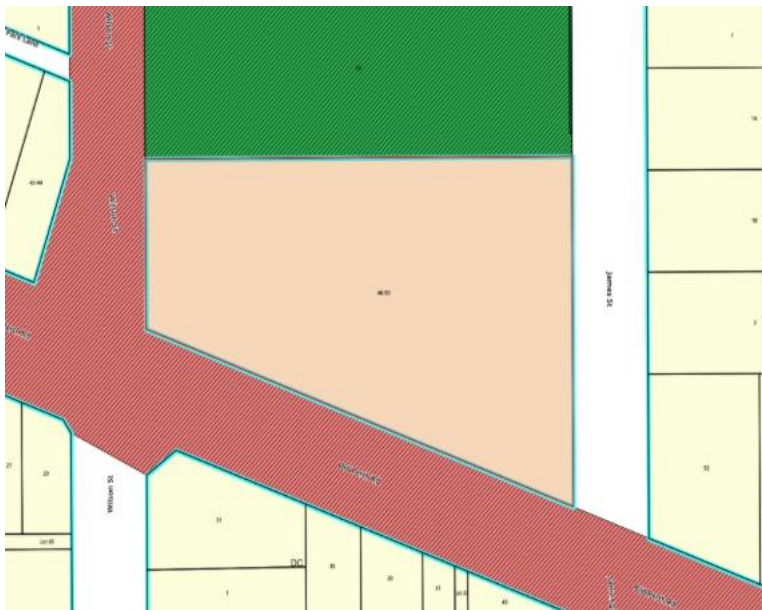
The action plan will be reviewed annually to reflect changing property values, lease arrangements, market conditions, community needs and emerging strategic opportunities as they arise, while maintaining alignment with the principles and directions established by this strategy.

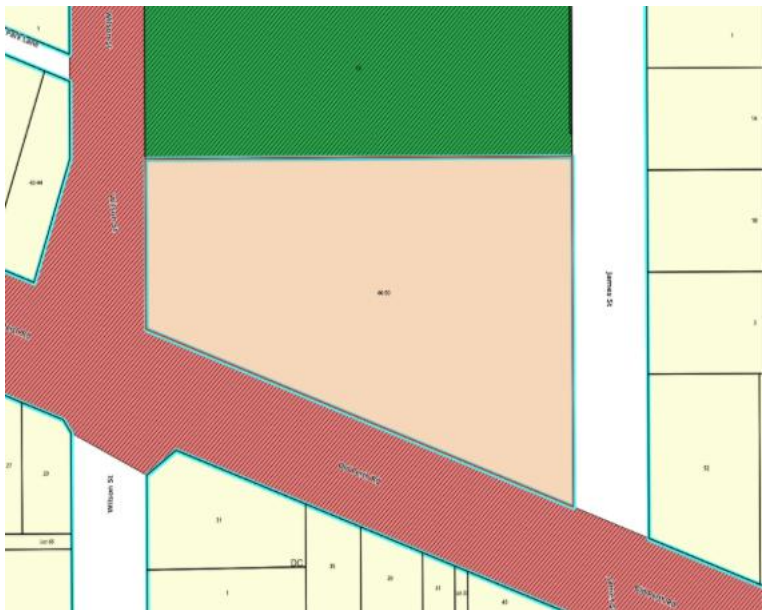
APPENDIX

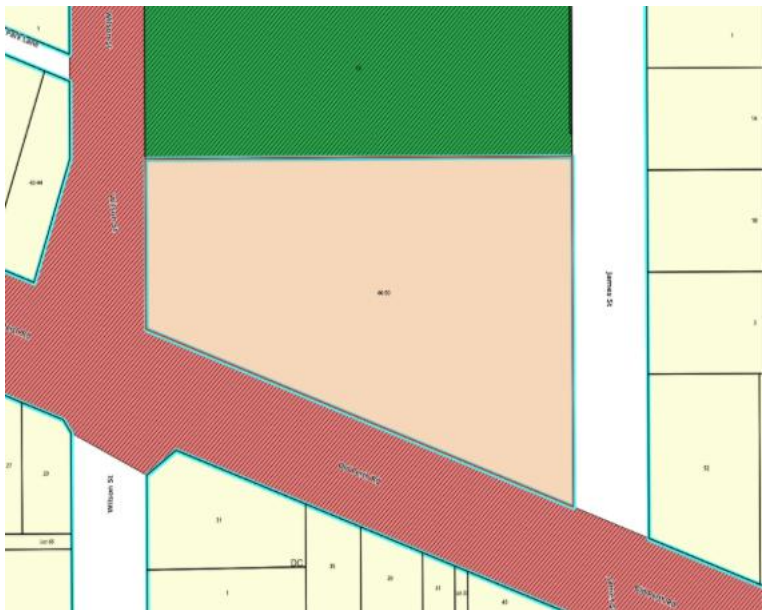
Reference	01
Address	2-10 James Street, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme No. 11	Residential R60

Reference	02
Address	179 Guildford Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme No. 11	Residential R100

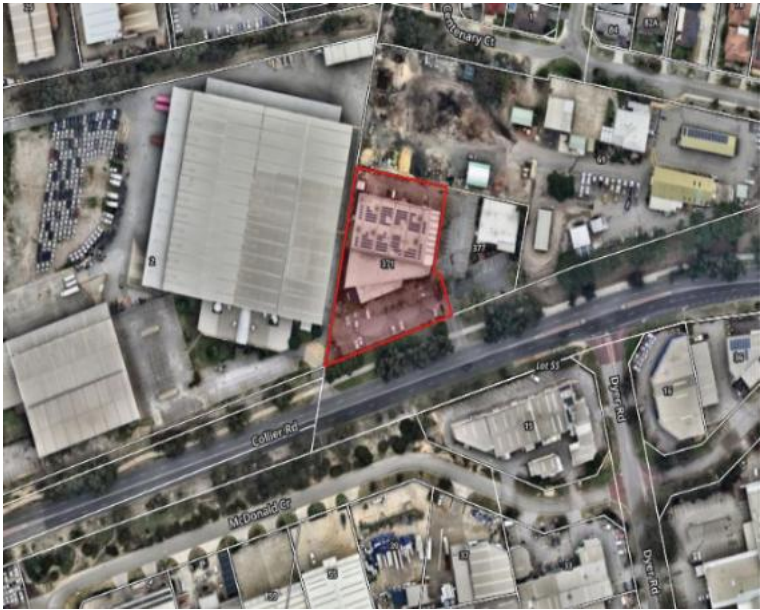
Reference	03
Address	35 Old Perth Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	District Centre

Reference	04
Address	46 Old Perth Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	District Centre

Reference	05
Address	48 Old Perth Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	District Centre

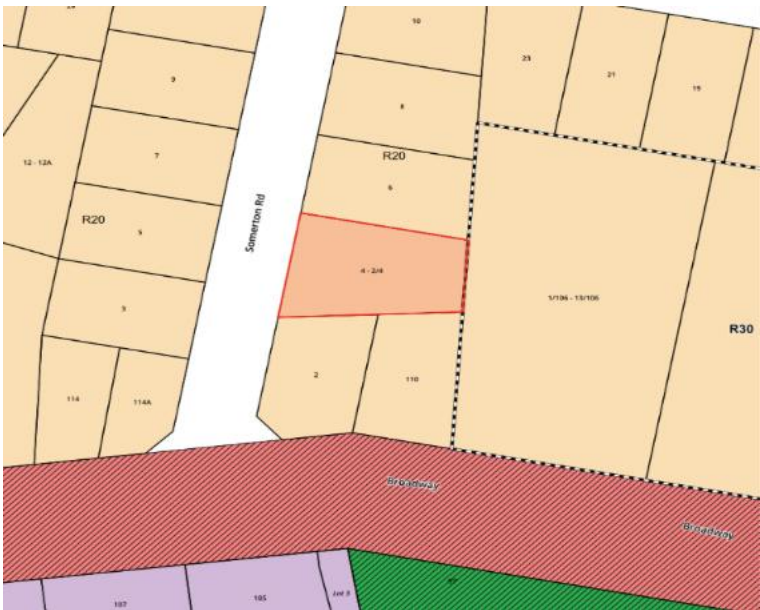
Reference	06
Address	50 Old Perth Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	District Centre

Reference	07
Address	69 Scaddan Street, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Light Industry

Reference	08
Address	371 Collier Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Light Industry

Reference	09
Address	28-34 Wilson Street, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Residential R20

Reference	10
Address	11 Hamilton Street, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	District Centre

Reference	11
Address	4 Somerton Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Residential R20

Reference	12
Address	6 Elsfield Way, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Residential R20

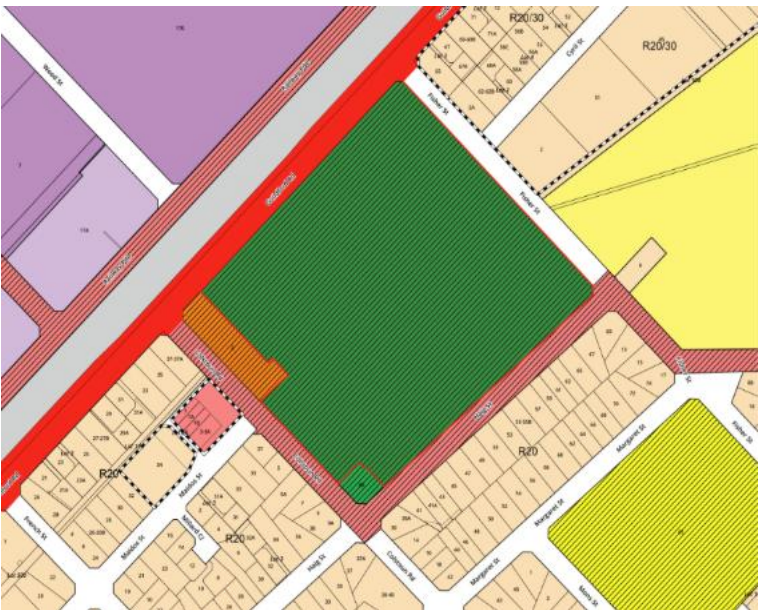
Reference	13
Address	1 May Holman Drive, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Private Community Purposes

Reference	14
Address	1A May Holman Drive, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Private Community Purposes

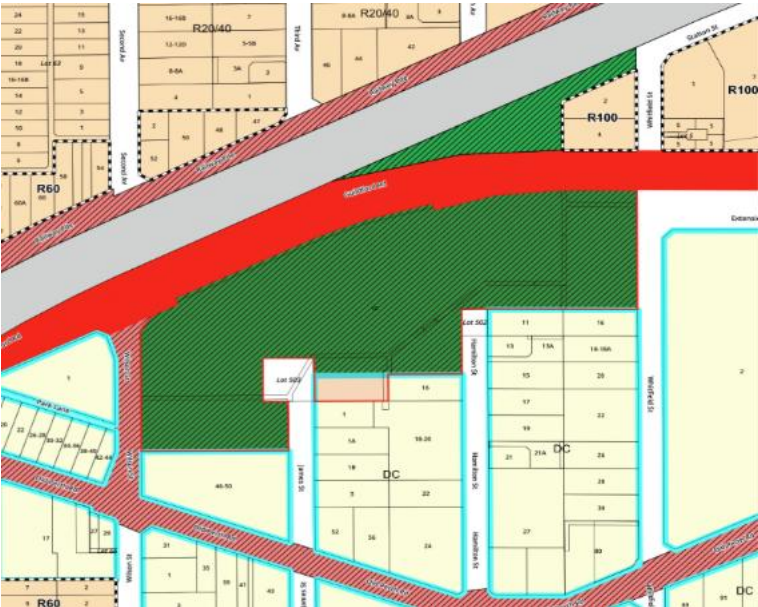
Reference	15
Address	87 Whitfield Street, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Residential R20

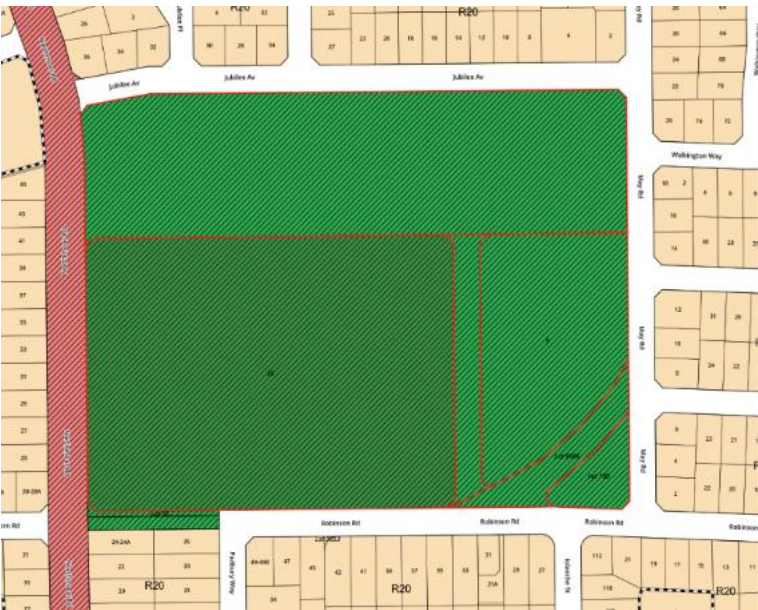
Reference	16
Address	1 Surrey Street, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Residential R20

Reference	17
Address	2 Colstoun Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Private Community Purposes

Reference	18
Address	Ashfield Reserve - 40 Haig Street, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Reserved Parks and Recreation

Reference	19
Address	Bassendean Oval - 1 West Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	N/A Reserved Parks and Recreation under the Metropolitan Region Scheme

Reference	20
Address	BIC Reserve Guildford Road, Bassendean
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Reserve Parks and Recreation

Reference	21
Address	Jubilee Reserve – 26 Robinson Road, Eden Hill
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Reserved Parks and Recreation

Reference	22
Address	Mary Crescent Reserve, Eden Hill
Aerial Image	
Zoning Plan	
Local Planning Scheme Zoning	Reserved Parks and Recreation