



Guiding principles of the draft concepts

The following principles have been developed through extensive community and stakeholder engagement and underpin the development of the draft masterplan concepts.



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 draft masterplan concepts:

- 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

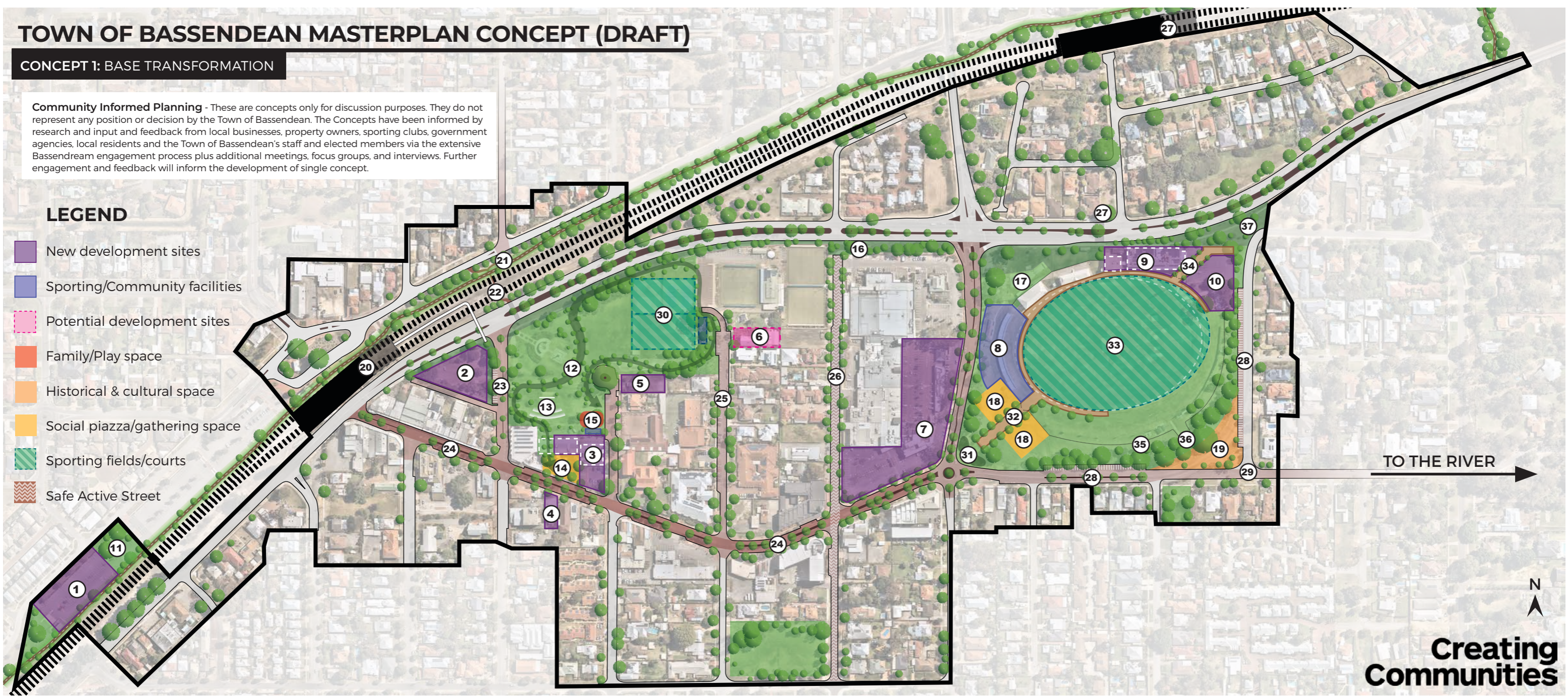
TOWN OF BASSENDEAN MASTERPLAN CONCEPT (DRAFT)

CONCEPT 1: BASE TRANSFORMATION

Community Informed Planning - These are concepts only for discussion purposes. They do not represent any position or decision by the Town of Bassendean. The Concepts have 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. Further engagement and feedback will inform the development of single concept.

LEGEND

- New development sites
- Sporting/Community facilities
- Potential development sites
- Family/Play space
- Historical & cultural space
- Social piazza/gathering space
- Sporting fields/courts
- Safe Active Street



Creating Communities

New Development Opportunities

- 1 New development parcel on site of station car park, including basement car parking (3900m²)
- 2 New development parcel on Wilson St car park site, including basement car parking (2600m²)
- 3 New development parcel on Council building site (2080m²). Council building relocated to new location
- 4 New development site on Council owned site south of Old Perth Rd (460m²)
- 5 New development parcel on site of Child Health Clinic (1070m²). Facilities to be incorporated in a shared space with the new Town of Bassendean facilities
- 6 Potential development site - scale and use to be determined
- 7 New mixed use development parcel on south east side of shopping centre (10,500m²) including commercial and residential uses with additional basement/sheltered parking
- 8 Redeveloped SDFC and multi-purpose community facilities, including additional residential development above (3800m²)
- 9 New development parcel on previous site of SDFC facilities (2500m²) with landscaped buffer towards Guildford Rd
- 10 New development parcel on previous site of SDFC car park (2450m²)

POS & Community Elements

- 11 New pocket parks and amenity created around station car park development parcel
- 12 Botanic loop around Bic Reserve with accessible compressed gravel/limestone path bordered by endemic, indigenous, and sensory species
- 13 Existing theatre space retained for community cinemas and outdoor events
- 14 Piazza and social gathering/multi-functional space connecting Bic Reserve to Old Perth Road. Includes amenities, seating, and shelter
- 15 New family and community space with gazebo shelter, seating, and BBQ facilities. Toilets revitalised and upgraded
- 16 Green link along Guildford Rd to connect between the western and eastern ends of the precinct
- 17 Existing skate park retained, with potential youth zone and supporting facilities
- 18 Multi-functional events/market space behind heritage gates on either side of entry boulevard (see 32). Potential alternative location of tennis courts (4 hard courts total)
- 19 New historical and cultural space for interpretive signage, artwork, and connection through to river, including seating, shelters, and indigenous landscaping

Streetscape & Movement Network

- 20 Upgrades to Bassendean Station, including future extension of platform and overpass to Wilson St
- 21 Upgraded and landscaped Principal Shared Path (PSP) including additional 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 to Guildford Road
- 23 Wilson Street upgraded to include additional parking, landscaping, and street trees
- 24 Old Perth Rd upgraded with street trees, landscaping, traffic calming, and a new heritage trail walk
- 25 Hamilton Street upgraded with landscaping, traffic calming, and improved pedestrian and cycle amenity
- 26 Whitfield Street 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 Additional parking provided around the oval reserve
- 29 Realignment of Old Perth Road and Surrey Street to form a more logical intersection and create a new public open space/park (see 19)

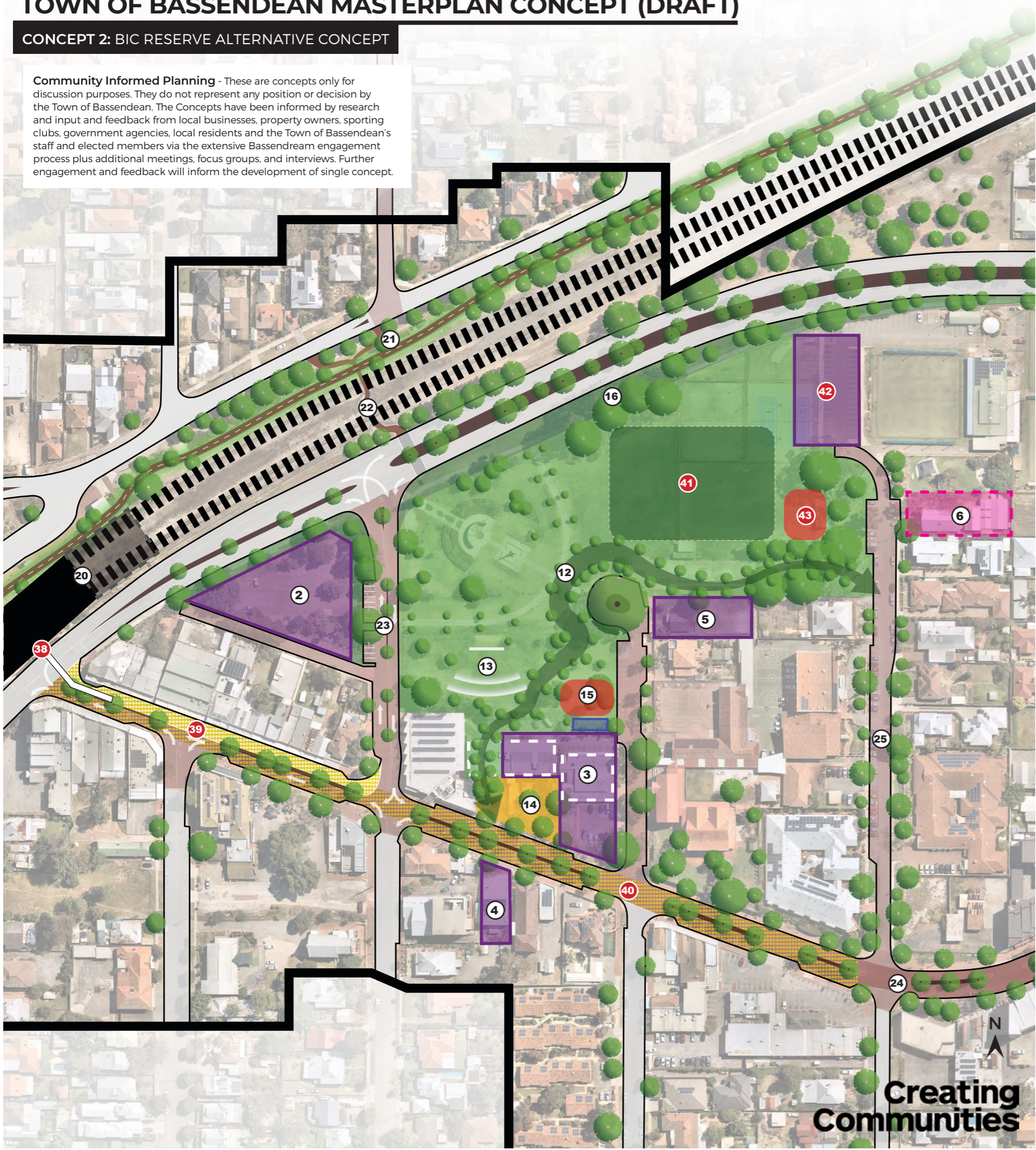
Sporting Facilities & Amenity

- 30 Existing tennis club, courts, and facilities retained in place
- 31 Heritage gates and rose gardens retained in place
- 32 Tree lined boulevard from Oval gates and improved terracing around playing field, including lockable security gate to provide community access during the week but managed access on game/event days
- 33 Oval shifted slightly eastwards to increase room for development and landscaping on the western side (current oval indicated by white dotted line)
- 34 Tree lined boulevard connecting from town entry statement (see 37) through to playing field, connecting around to the entry gates. Includes lockable security gate to provide community access during the week but managed access on game/event days
- 35 Oval reserve fence line shifted inwards to provide more open space accessible at all times
- 36 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 19)
- 37 Large town entry statement at the eastern end of the oval reserve with potential large sculptural element

TOWN OF BASSENDEAN MASTERPLAN CONCEPT (DRAFT)

CONCEPT 2: BIC RESERVE ALTERNATIVE CONCEPT

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LEGEND

- New development sites
- Sporting/Community facilities
- Potential development sites
- Historical & cultural space
- Social piazza/gathering space
- Sporting fields/courts
- Family/Play space
- Safe Active Street

New Development Opportunities

- 2 New development parcel on Wilson St car park site, including basement car parking (2600m²)
- 3 New development parcel on Council building site (2080m²). Council building relocated to new location
- 4 New development site on Council owned site south of Old Perth Rd (460m²)
- 5 New development parcel on site of Child Health Clinic (1070m²). Facilities to be incorporated in a shared space with the new Town of Bassendean facilities
- 6 Potential development site - scale and use to be determined

POS & Community Elements

- 12 Botanic loop through Bic Reserve to Hamilton St with accessible compressed gravel/limestone path bordered by endemic, indigenous, and sensory species
- 13 Existing theatre space retained for community cinemas and outdoor events
- 14 Piazza and social gathering/multi-functional space connecting Bic Reserve to Old Perth Road. Includes amenities, seating, and shelter
- 15 New family and community space with gazebo shelter, seating, and BBQ facilities. Toilets revitalised and upgraded
- 16 Green link along Guildford Rd to connect between the western and eastern ends of the precinct

Streetscape & Movement Network

- 20 Upgrades to Bassendean Station, including future extension of platform
- 21 Upgraded and landscaped Principal Shared Path (PSP) including additional 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 to Guildford Road
- 23 Wilson Street upgraded to include additional parking, landscaping, and street trees
- 24 Old Perth Rd upgraded with street trees, landscaping, traffic calming, and a new heritage trail walk
- 25 Hamilton Street upgraded with landscaping, traffic calming, and improved pedestrian and cycle amenity

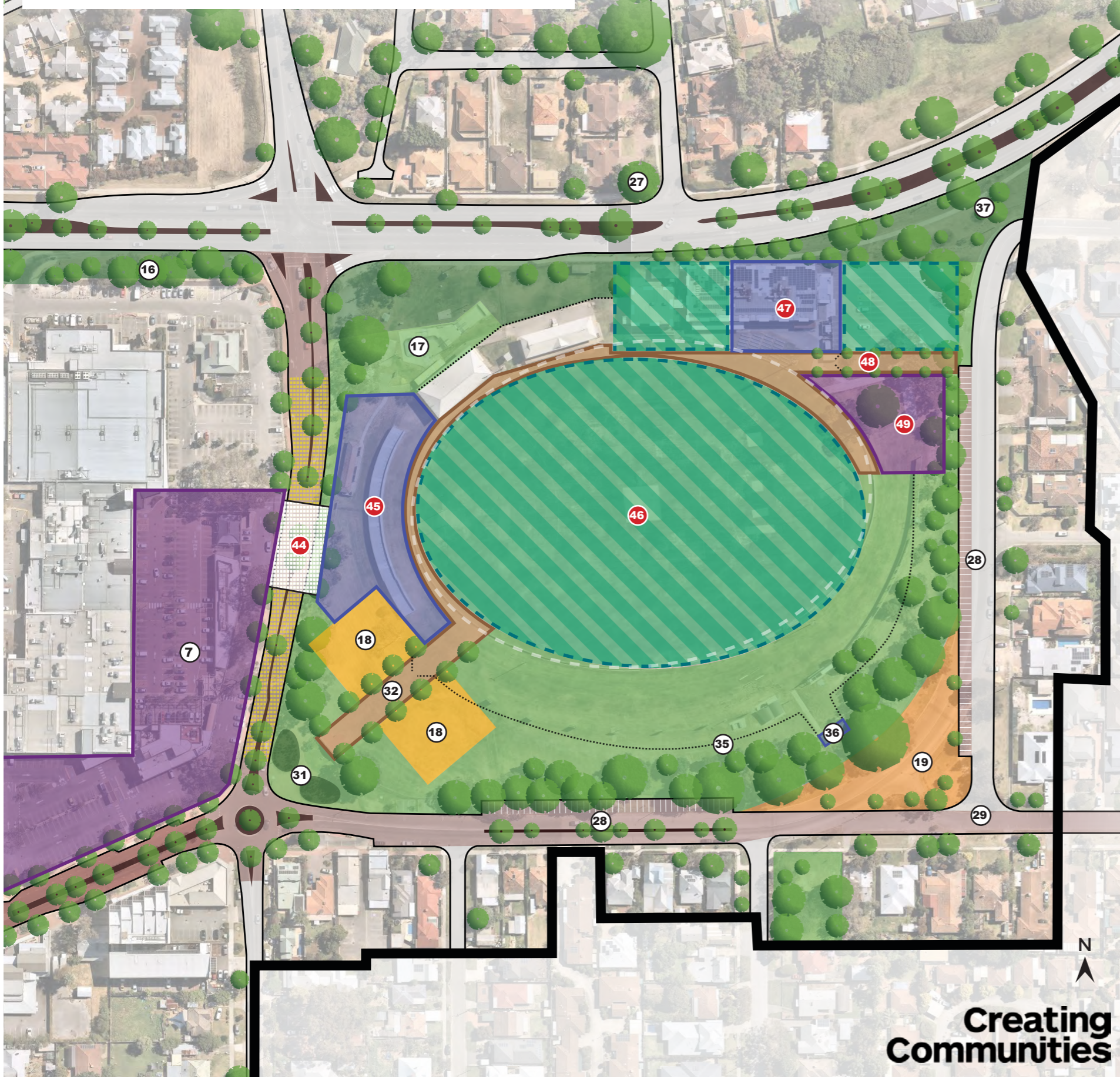
Alternative Concept Features

- 38 Bassendean Station overpass connecting through to Old Perth Road (subject to pedestrian only zone - see 39)
- 39 Pedestrian Only Zone with one lane and one direction of vehicle access. Area to include increased amenity such as play elements, seating, shade, and alfresco dining. Bollards and street treatments to separate area from vehicles
- 40 Shared pedestrian and vehicle zone, where street treatments provide common grade access for pedestrian, cycling, and cars, with easy access to street amenity
- 41 New multi-sports playing field, with tennis club and facilities relocated to Bassendean Oval Reserve
- 42 New development parcel above car park site (1750m²), to include additional parking to cater for new residents and public use
- 43 New playground and family play space

TOWN OF BASSENDEAN MASTERPLAN CONCEPT (DRAFT)

CONCEPT 3: BASSENDEAN OVAL RESERVE ALTERNATIVE CONCEPT

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LEGEND

- New development sites
- Sporting/Community facilities
- Potential development sites
- Historical & cultural space
- Social piazza/gathering space
- Sporting fields/courts
- Family/Play space
- Safe Active Street

New Development Opportunities

- ⑦ New mixed use development parcel on south east side of shopping centre (10,500m²) including commercial and residential uses with additional basement/sheltered parking

POS & Community Elements

- ⑩ Green link along Guildford Rd to connect between the western and eastern ends of the precinct
- ⑪ Existing skate park retained, with potential youth zone and supporting facilities
- ⑫ Multi-functional events/market space behind heritage gates on either side of entry boulevard (see 32). Potential alternative location of tennis courts (4 hard courts total)
- ⑬ New historical and cultural space for interpretive signage, artwork, and connection through to river, including seating, shelters, and indigenous landscaping

Streetscape & Movement Network

- ⑰ Improved crossing at Guildford Rd and access to an upgraded Success Hill station, including future extension of the platform.
- ⑱ Additional parking provided around the oval reserve
- ⑲ Realignment of Old Perth Road and Surrey Street to form a more logical intersection and create a new public open space/park (see 19)

Sporting Facilities & Amenity

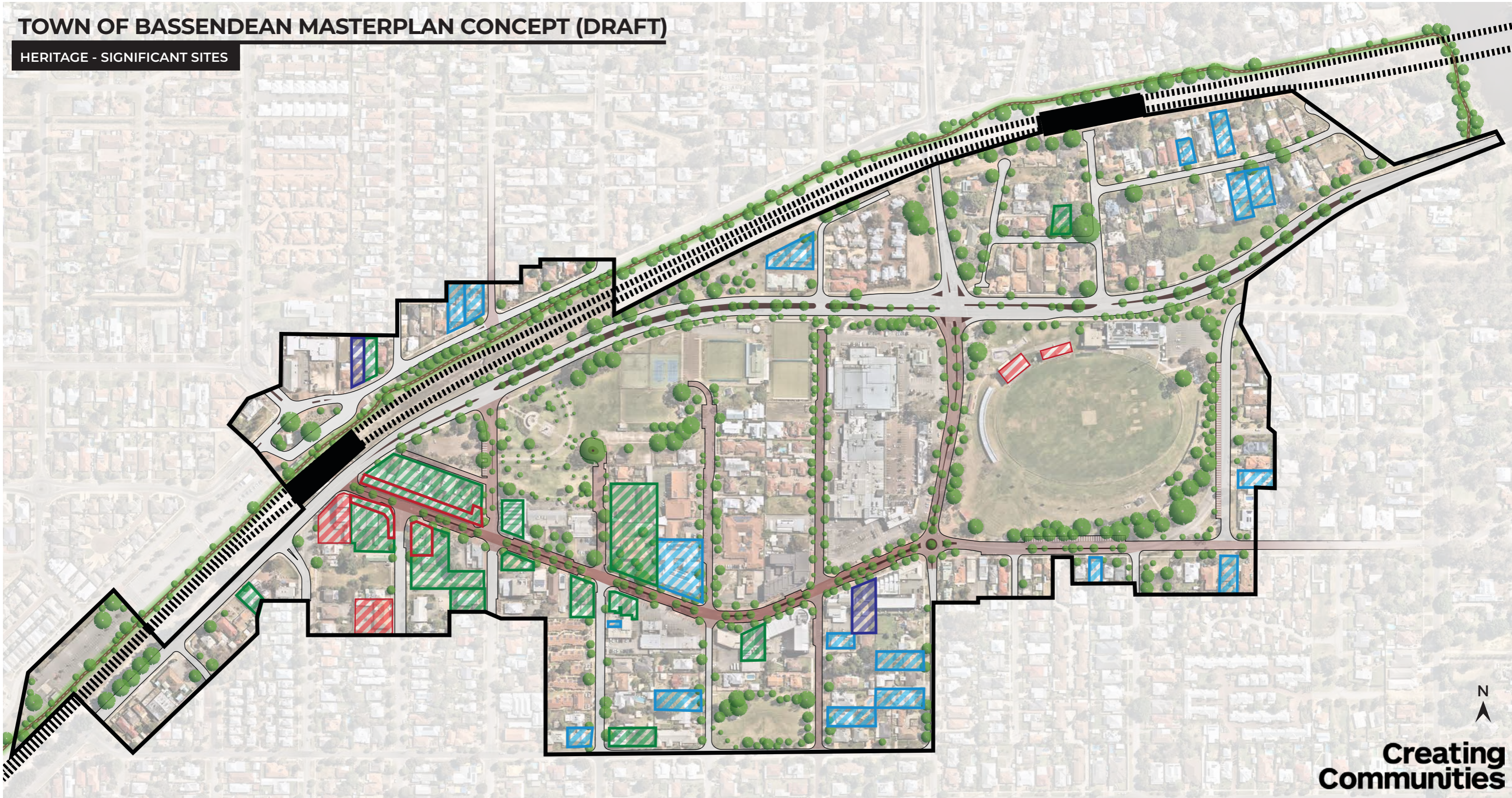
- ⑳ Heritage gates and rose gardens retained in place
- ㉑ Tree lined boulevard from Oval gates and improved terracing around playing field, including lockable security gate to provide community access during the week but managed access on game/event days
- ㉒ Oval fence line shifted inwards to provide more open space accessible at all times
- ㉓ 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 19)
- ㉔ Large town entry statement at the eastern end of the oval reserve with potential large sculptural element

Alternative Concept Features

- ㉕ Potential air bridge over West Road with cars passing underneath. Bridge to provide a pedestrian connection between SDFC and community facilities (see 45), and the shopping centre development (see 7). Includes traffic calming along West Road.
- ㉖ Redeveloped SDFC and multi-purpose community facilities, including additional residential development potential above (3700m²)
- ㉗ Oval reduced slightly in size to increase room for development and landscaping along the north eastern side (current oval location indicated by white dotted line). NOTE: Current oval size is 10m longer than most other standard WAFL grounds
- ㉘ Tennis courts relocated to oval precinct, including six (6) hard courts. Club rooms integrated into new mixed-use and multi functional sport and community precinct, including community, commercial, and residential uses (1800m²). Includes landscaped buffer along Guildford Road.
- ㉙ Tree lined boulevard connecting through to playing field, running around to the entry gates. Includes lockable security gate to provide community access during the week but managed access on game/event days
- ㉚ New development parcel on eastern side of oval reserve, including additional basement car parking (1700m²)

TOWN OF BASSENDEAN MASTERPLAN CONCEPT (DRAFT)

HERITAGE - SIGNIFICANT SITES



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 BASSEDEAN MASTERPLAN CONCEPT (DRAFT)

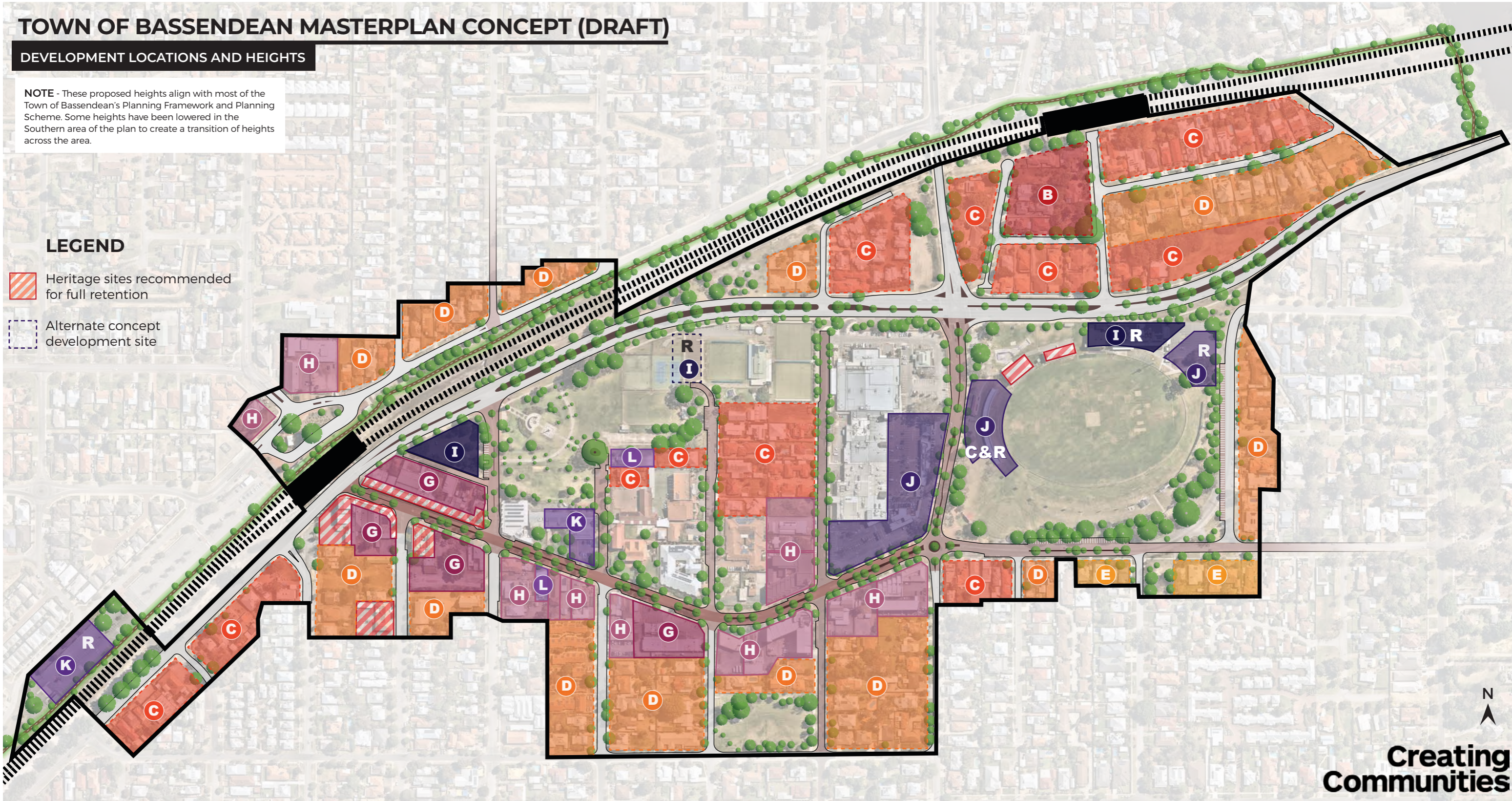
DEVELOPMENT LOCATIONS AND HEIGHTS

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.

LEGEND

 Heritage sites recommended for full retention

 Alternate concept development site



Creating Communities

Residential Development

- A** 6 - 8 Storeys | High/medium apartments (strategic sites)
- B** 4 - 6 Storeys | Medium apartments
- C** 3 - 5 Storeys | Low townhouses/apartments
- D** 2 - 3 Storeys | Townhouses, maisonettes or similar
- E** 1 - 2 Storeys | Single dwellings

Existing Development Sites

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

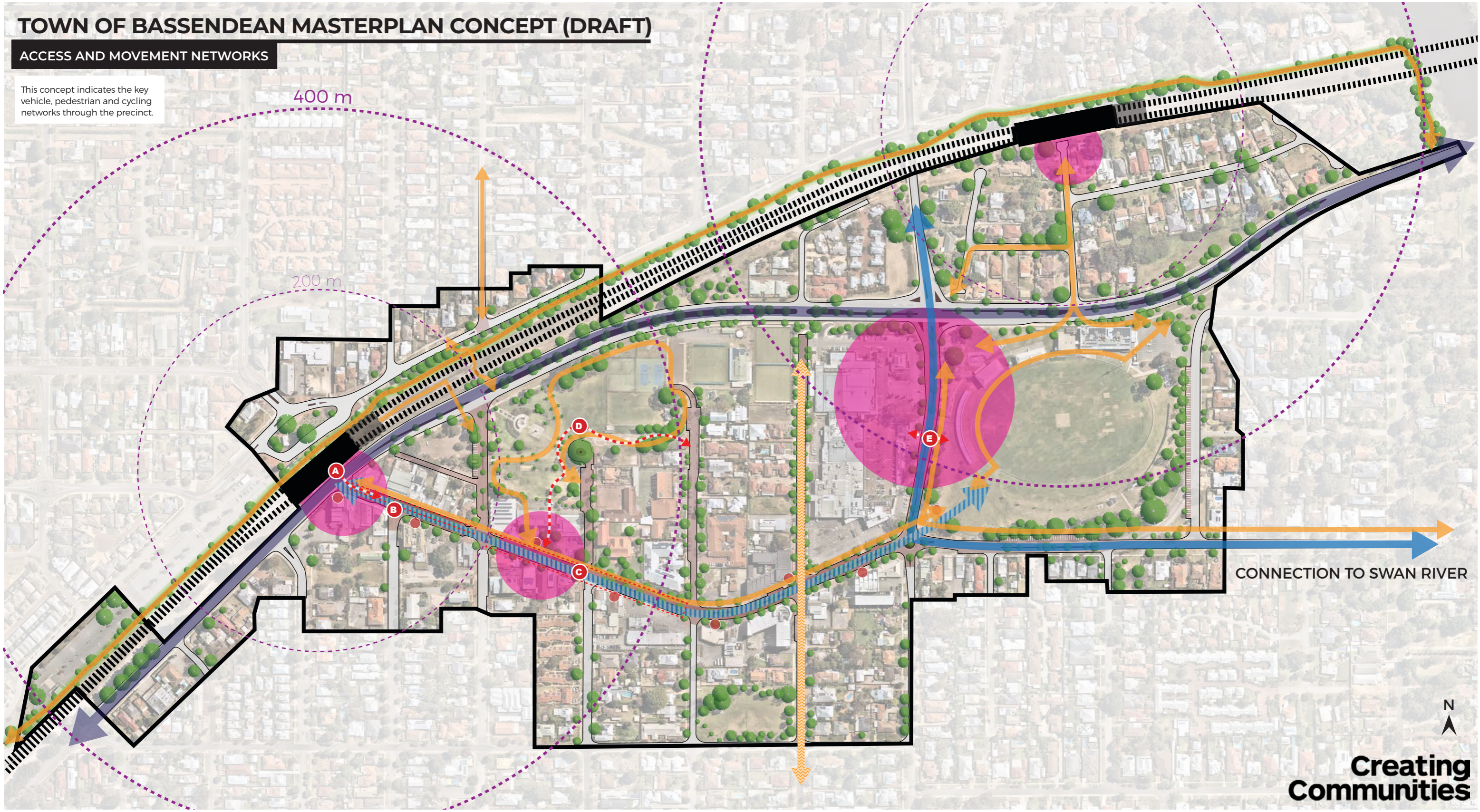
New Development Sites

- I** 8 - 10 Storeys | High mixed-use (strategic sites)
- J** 6 - 8 Storeys | High/medium mixed-use
- K** 4 - 6 Storeys | Medium mixed-use
- L** 3 - 5 Storeys | Low mixed-use
- R** Residential ONLY development site
- C&R** Community facilities AND residential development

TOWN OF BASSENDEAN MASTERPLAN CONCEPT (DRAFT)

ACCESS AND MOVEMENT NETWORKS

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



Creating Communities

- 400m Dashed purple line: Distance from station
- 200m Dashed purple line: 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
- Alternative concept variations

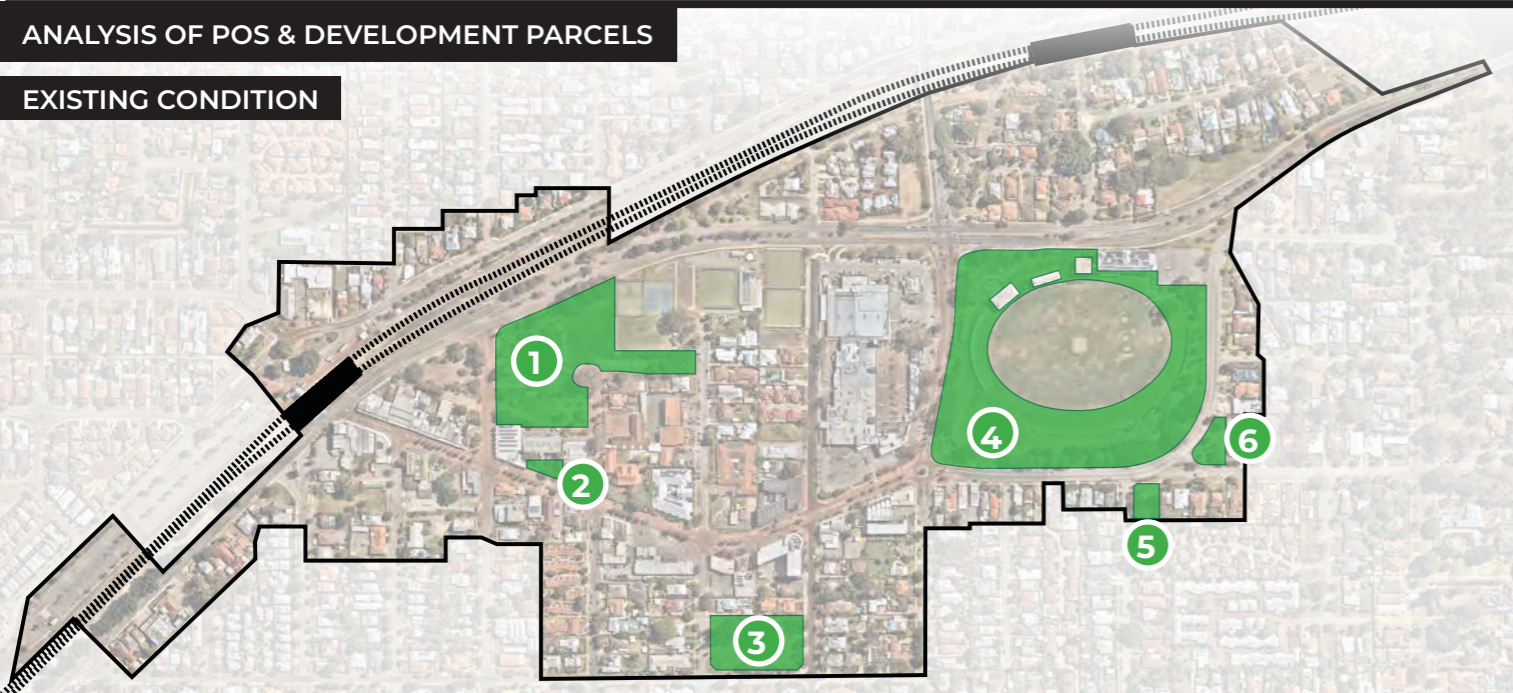
Alternative Variations

- A Bassendeand Station overpass connecting through to Old Perth Road (subject to pedestrian only zone - see B)
- B Pedestrian Only zone with one lane and one direction of vehicle access. Area to include increased amenity such as living stream features, water play, seating and shade. Bollards and street treatment to separate area from vehicles.
- C Shared pedestrian and vehicle zone, where street treatments provide common grade access for pedestrian, cycling, and cars, with easy access to street amenity
- D Botanic loop through Bic Reserve to Hamilton St with accessible compressed gravel/limestone path bordered by endemic, indigenous, and sensory species
- E Potential air bridge over West Road with cars passing underneath. Bridge to provide a pedestrian connection between SDFC and community facilities, and the shopping centre development

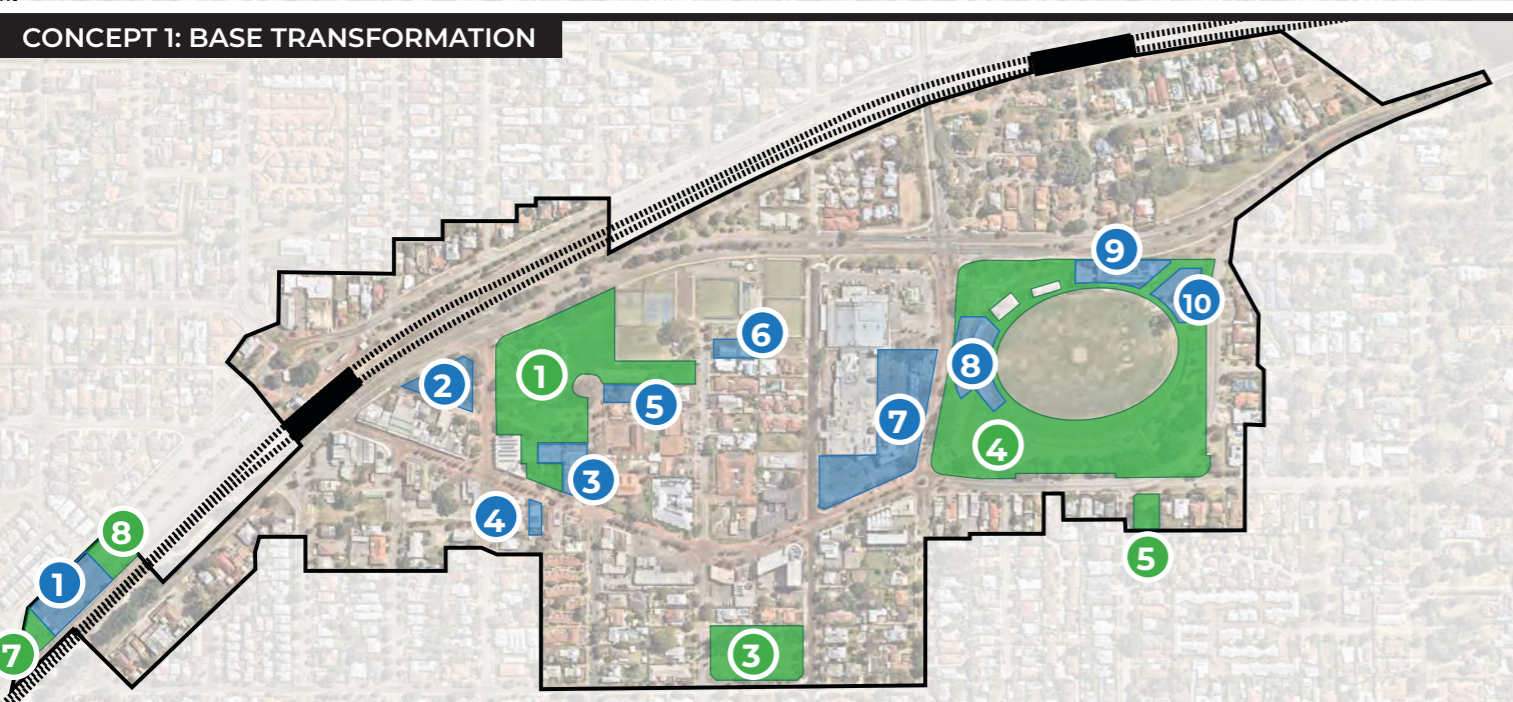
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ANALYSIS OF POS & DEVELOPMENT PARCELS

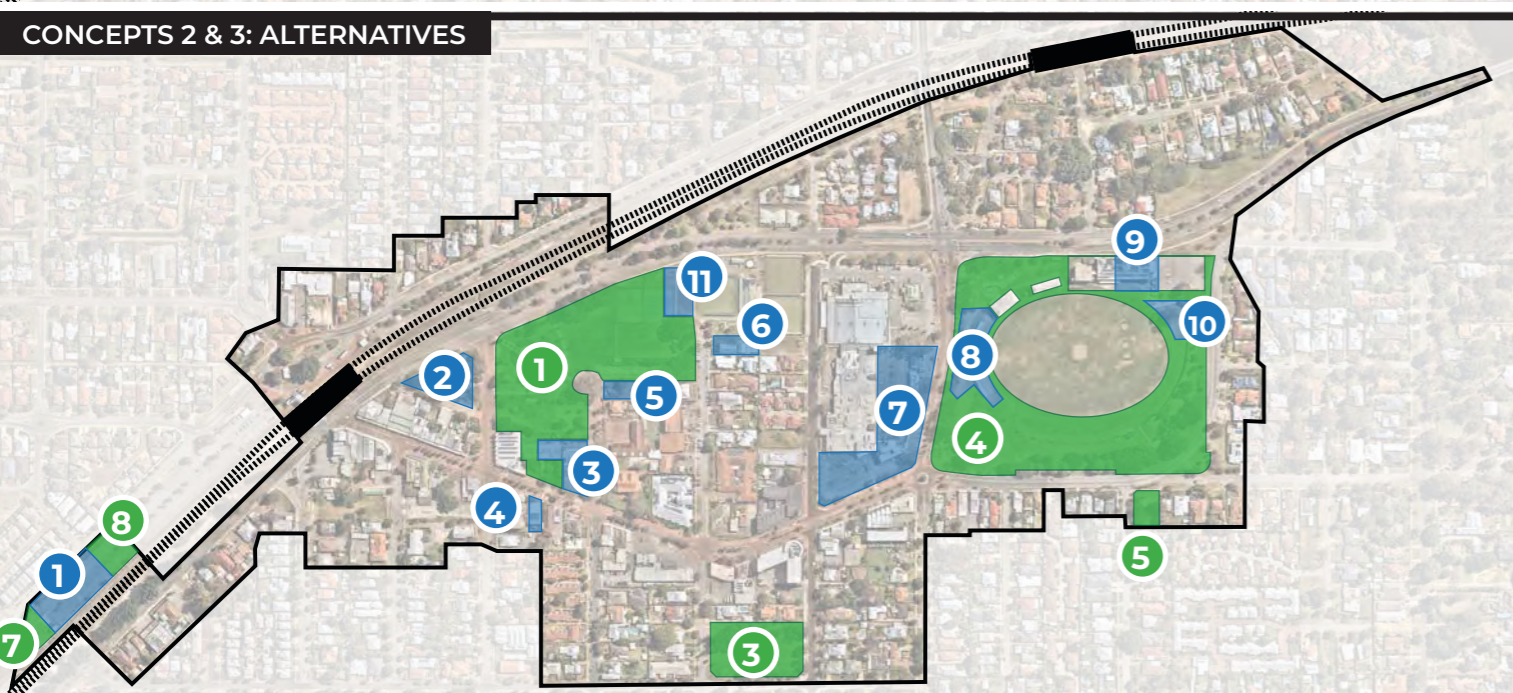
EXISTING CONDITION



CONCEPT 1: BASE TRANSFORMATION



CONCEPTS 2 & 3: ALTERNATIVES



CONCEPT COMPARISON	POS (m ²)	Development (m ²)
Existing Condition	65 210	-
Concept 1: Base Transformation	65 360 (+150)	+30 410
Concepts 2 & 3: Alternatives	71 160 (+5 950)	+30 610

POS LOCATION	Existing (m ²)	Concept 1 (m ²)	Concepts 2 & 3 (m ²)
1 Bic Reserve	17 450	19 250	25 650
2 Council Front	560	-	-
3 Palmerston Square	6 130	6 130	6 130
4 Oval Reserve	38 610	35 730	35 130
5 Christie Park	1 100	1 100	1 100
6 OPR & Surrey St Park	1 360	-	-
7 New Pocket Park (West)	-	1 400	1 400
8 New Pocket Park (East)	-	1 750	1 750
TOTAL POS	65 210 m²	65 360 m²	71 160 m²

DEVELOPMENT PARCEL LOCATION	Concept 1 (m ²)	Concepts 2 & 3 (m ²)
1 Station Car Park	3 900	3 900
2 Wilson Street	2 600	2 600
3 Council Building (North)	2 080	2 080
4 Council Building (South)	460	460
5 Child Health Clinic	1 070	1 070
6 Casa Mia Montessori School (Potential)	1 050	1 050
7 Hawaiian Shopping Centre	10 500	10 500
8 Oval Reserve (West)	3 800	3 700
9 Oval Reserve (North)	2 500	1 800
10 Oval Reserve (East)	2 450	1 700
11 Bic Reserve (North)	-	1 750
TOTAL	30 410 m²	30 610 m²