

Community Design Workshop



# Town Centre Masterplan

April 2021



**Creating  
Communities**



# Welcome and Introduction

**Creating  
Communities**

# Agenda

- 1** Welcome and Introduction
- 2** Icebreaker Activity
- 3** Informing the Concepts
- 4** Engagement Findings
- 5** Links to the Local Planning Framework
- 6** Masterplan – Key Features & Moves
- 7** Masterplan – Considerations & Guidelines
- 8** *Break*
- 9** Activity 1 & 2: Comparison of Draft Concepts
- 10** Activity 3: Input into Guidelines
- 11** Next Steps

# Workshop Protocol

To ensure a positive and collaborative experience we would ask that you:

- **Actively listen** and communicate respectfully with each other
- **Acknowledge and accept** that there will be **differing opinions** – and respect the right of others to have their own view
- **Share the space** – keep ideas, comments and opinions succinct, to leave space/time for other to have their say too
- **Park any disputes** or disagreements at the door – to enable everyone to contribute
- **Focus on the possibilities** and positive futures, rather than just debating the past
- **Above all – enjoy yourselves** and help to create a positive and supportive atmosphere

# Purpose of the Masterplan

- To set the conditions needed to attract investment and enhance the vibrancy and liveability of the town centre precinct for the next 20 years
- To create a more vibrant, inviting and connected town centre that is easy to access, has a diversity of local goods and services, is an attractive place to live, shop, relax and spend time
- A town centre that is sustainable and supports and serves people from all walks of life into the future

# Purpose of this Design Workshop

- Present findings from the stakeholder and community engagement that have informed the development of **draft** masterplan concepts
- Present the **draft** master concepts for discussion and input
- Seek feedback and input on the **draft** masterplan concepts
- Use the feedback and input to inform the development of a single masterplan concept for further consultation

# How the project has been informed by BassenDream



The community wants a more vibrant, inviting and connected town centre - but there is a need for more responsive visioning and planning on the changes needed in an urban planning sense to make this happen



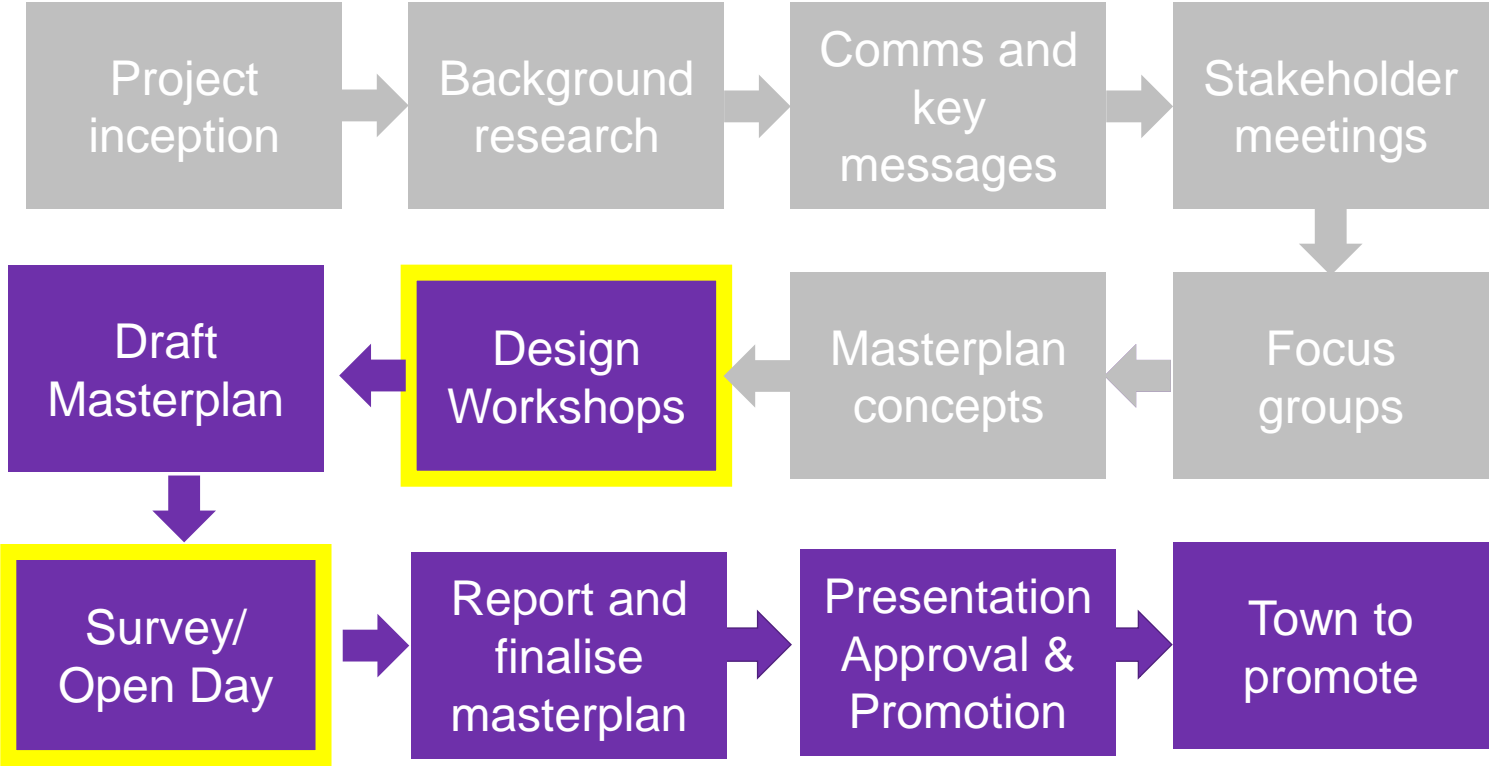
BassenDream identified the need to plan for the revitalization of the town centre, but not how to do this



The Town needs to take the lead on town centre revitalisation



# What are the key project phases?







# Icebreaker Activity

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# Icebreaker Activity

- Go around the table and introduce yourself and why you are here
- Suggest one thing you think would enhance and activate the Bassendean Town Centre



What is your

One big idea

for the future of your local area?

high density around the three train stations

safely connect people and places

\*Community that cares the wellbeing of others no matter who you are

MB ARTIST STUDIOS

movie Cinemas

MORE RESTAURANTS (+ VEGAN OPTIONS)

Cafes on the river for boats/kayaks/supers + cyclists

Vibrant public areas supporting arts + youth + great food

SANDYBET RIVERSIDE ACTIVATION CAFE/WATERSIDE FOOD ACTIVATION

For Palmerston Square Park better drainage BBQs and basketball hoop & pad

CREATIVE SPACES

Postcards to the Past (use heritage postbox)

We Love the Playground!

Station garden

WALLEY

# Informing the concepts

# Characteristics of Effective Town Centres

## **Effective and sustainable town centres have:-**

- A variety of uses, spaces and built forms
- Symbiotic attractors
- Unique elements and points of difference to other centres
- A critical mass of people living within them to support the viability of businesses, services and activities
- Are easy to access, traverse and connect with
- The ability to respond and adapt to changes

# Guiding Principles for this Masterplan

- A liveable town centre
- An accessible town centre
- A town centre that is open for business
- A green and shaded town centre
- A mix of old and new

# The Approach

- Public realm drives the built form planning
- Concepts are driven by major public realm alternatives
- Designs are informed by stakeholder and community engagement feedback, as well as government plans at a local and state level and development industry input

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We Love the Playground!

No rubbish hear music every day

DT WATLEY

# Feedback Received

# Strengths and Aspirations



# Strengths of the Bassendean Town Centre

Here's what the community told us are the key strengths of the Bassendean town centre:

- Access to public transport (2 train stations)
- Proximity to CBD; Airport; Swan Valley
- Connection to the Swan River
- Connection to Bassendean Oval
- Diversity of old and new built form
- Mix of hospitality and retail shopping options, including small/unique local businesses

**It was noted that a critical mass of people living in the heart of the town centre is necessary to make the most of these strengths and to ensure businesses and town centre revitalisation is viable.**

# Most Common Aspirations - Findings

- An accessible and convenient town centre
- Higher population density near the train station and OPR to support the town centre
- Thriving businesses
- Green, open spaces and trees
- Improved sporting and community facilities
- Focus on the future opportunities for a contemporary town centre, while also considering the unique character of the town centre
- Connections through and across the town centre
- Clear precincts
- Places for people to meet and engage

# Constraints

## **Constraints that we know from BassenDream and meetings:**

- Current lack of interest from the development industry
- Landowners in the town centre not developing
- Vacant lots in the town centre
- Ability to attract the best quality of development (although this is also an opportunity)
- Trade-offs between development, open space and heritage (although this is also an opportunity)

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# Links to the Local Planning Framework

# Masterplan, Local Planning Strategy and Scheme

## **MASTERPLAN**

- A strategic rather than statutory plan
- A visual plan proposing future land uses and building scales. Accompanied by design principles and shows what could be possible in a particular area

## **LOCAL PLANNING STRATEGY**

- BassenDream and the masterplan will inform the Local Planning Strategy
- The primary strategic planning document
- Presents a planning vision for our whole Town

## **LOCAL PLANNING SCHEME**

- BassenDream and the masterplan will inform the Local Planning Scheme
- The primary statutory (legal) planning document

# Boundary criteria

- Feedback from the BassenDream Our Future workshops:
  - A preference for higher density development to be located around Old Perth Road and the Bassendean train station
- Walkable catchment around Bassendean train station
- Walkable catchment around Old Perth Road
- Walkable catchment around public open space and community facilities
- Identification of key government-owned sites that would benefit from revitalisation
- Reducing the need for development in heritage areas and reducing the need for development of open space and backyard

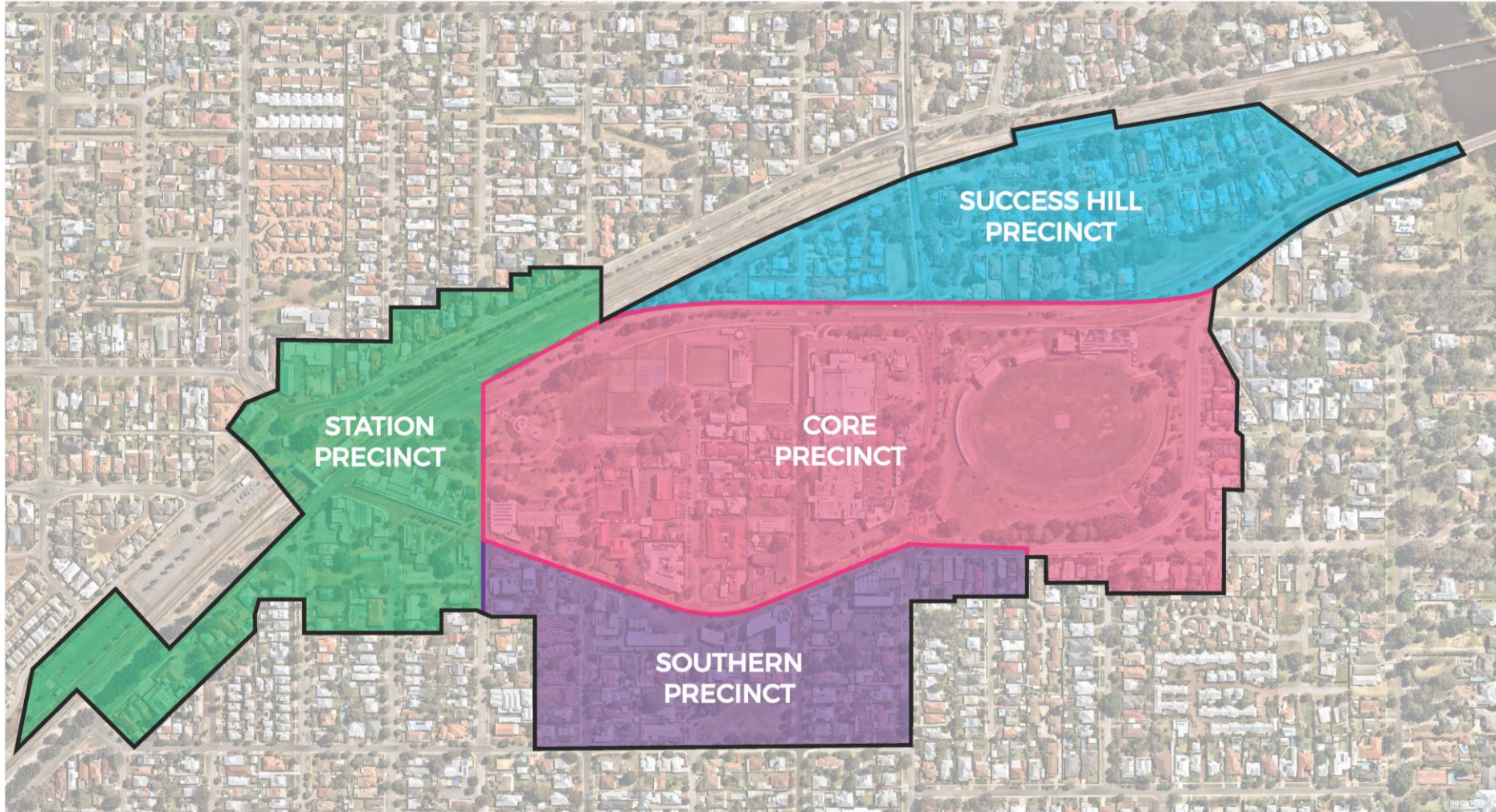


# Masterplan Updated Boundary





# Draft Masterplan Precincts





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# Masterplan: Key Features & Moves



# Base Plan

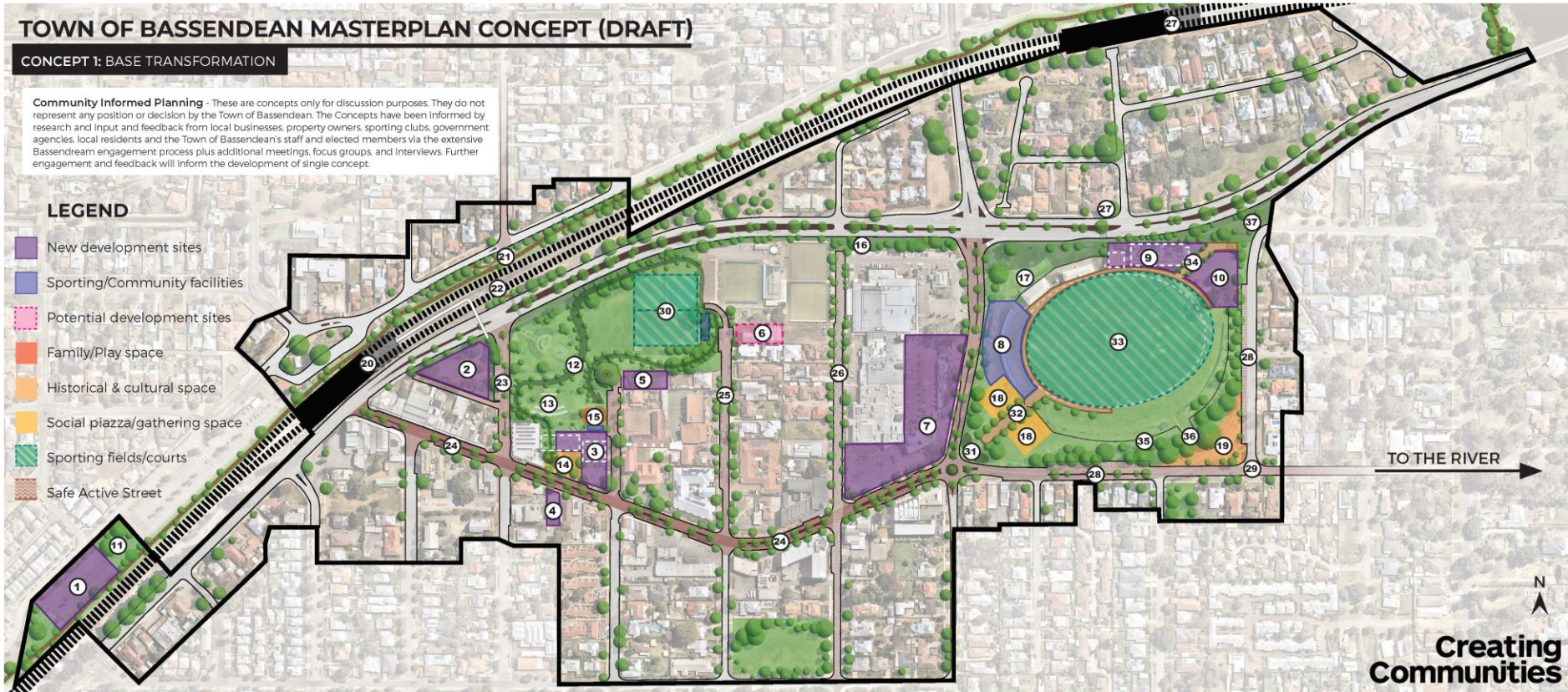
## TOWN OF BASSENDEAN MASTERPLAN CONCEPT (DRAFT)

### 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



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### New Development Opportunities

- 1 New development parcel on site of station car park, including basement car parking (3900m<sup>2</sup>)
- 2 New development parcel on Wilson St car park site, including basement car parking (2600m<sup>2</sup>)
- 3 New development parcel on Council building site (2080m<sup>2</sup>), Council building relocated to new location
- 4 New development site on Council owned site south of Old Perth Rd (460m<sup>2</sup>)
- 5 New development parcel on site of Child Health Clinic (1070m<sup>2</sup>). 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 (10,500m<sup>2</sup>) including commercial and residential uses with additional basement/sheltered parking
- 8 Redeveloped SDFC and multi-purpose community facilities, including additional residential development above (3800m<sup>2</sup>)
- 9 New development parcel on previous site of SDFC facilities (2500m<sup>2</sup>) with landscaped buffer towards Guildford Rd
- 10 New development parcel on previous site of SDFC car park (2450m<sup>2</sup>)

### 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



# BIC Reserve Alternative

## 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 (2600m<sup>2</sup>)
- 3 New development parcel on Council building site (2080m<sup>2</sup>). Council building relocated to new location
- 4 New development site on Council owned site south of Old Perth Rd (460m<sup>2</sup>)
- 5 New development parcel on site of Child Health Clinic (1070m<sup>2</sup>). 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

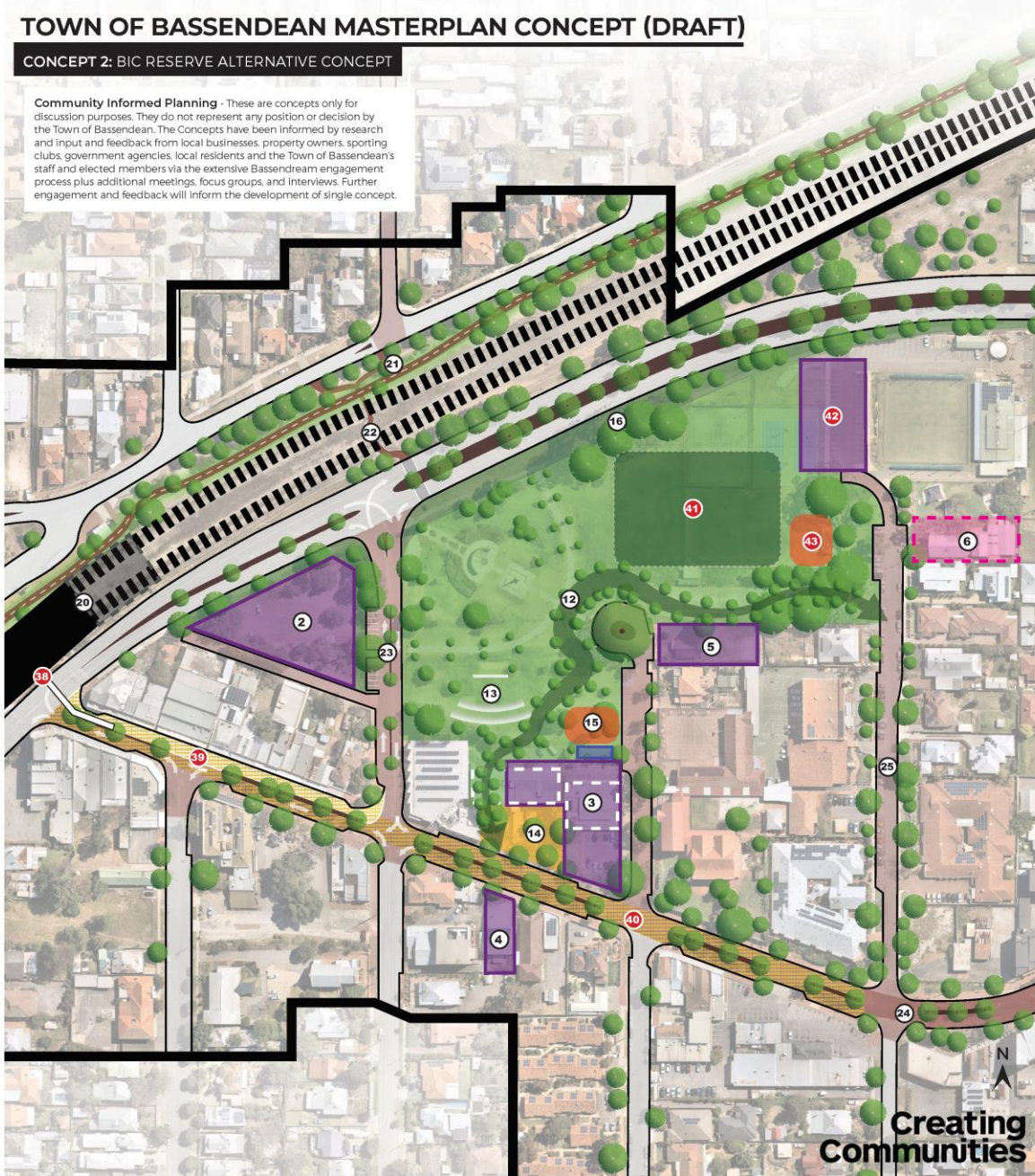
- 12 Botanic loop through Bic Reserve to Hamilton St with accessible compressed gravel/limestone path bordered by endemic, indigenous, and sensory species
- 13 Existing theatre space retained for community cinemas and outdoor events
- 14 Piazza and social gathering/multi-functional space connecting Bic 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 (1750m<sup>2</sup>), to include additional parking to cater for new residents and public use
- 43 New playground and family play space





# Oval Reserve Alternative

## 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
- Family/Play space
- Historical & cultural space
- Social piazza/gathering space
- Sporting fields/courts
- Safe Active Street

### New Development Opportunities

- ⑦ New mixed use development parcel on south east side of shopping centre (10,500m<sup>2</sup>) 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

- ⑭ Improved crossing at Guildford Rd and access to an upgraded Success Hill station, including future extension of the platform.
- ⑮ Additional parking provided around the oval reserve
- ⑯ 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

- ⑰ Heritage gates and rose gardens retained in place
- ⑱ 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
- ⑲ Oval fence line shifted inwards to provide more open space accessible at all times
- ⑳ 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)
- ㉑ Large town entry statement at the eastern end of the oval reserve with potential large sculptural element

### Alternative Concept Features

- ㉒ 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.
- ㉓ Redeveloped SDFC and multi-purpose community facilities, including additional residential development potential above (3700m<sup>2</sup>)
- ㉔ 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
- ㉕ 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 (1800m<sup>2</sup>). Includes landscaped buffer along Guildford Road.
- ㉖ 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
- ㉗ New development parcel on eastern side of oval reserve, including additional basement car parking (1700m<sup>2</sup>)



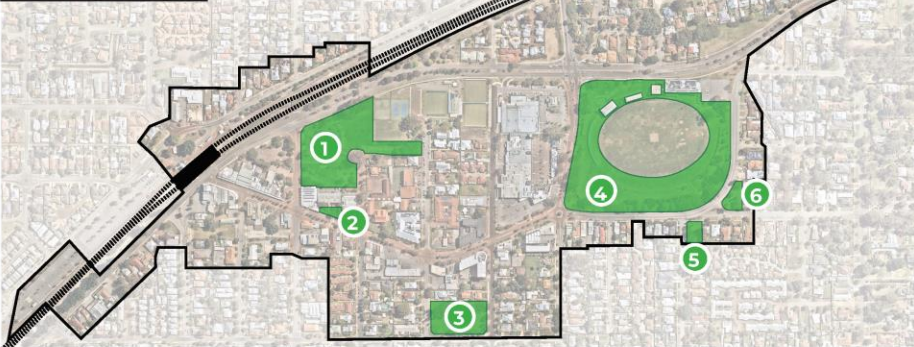
# Open Space Provision

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## TOWN OF BASSENDEAN MASTERPLAN CONCEPT (DRAFT)

### ANALYSIS OF POS & DEVELOPMENT PARCELS

#### EXISTING CONDITION



#### CONCEPT 1: BASE TRANSFORMATION



#### CONCEPTS 2 & 3: ALTERNATIVES



CONCEPT COMPARISON	POS (m <sup>2</sup> )	Development (m <sup>2</sup> )
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 <sup>2</sup> )	Concept 1 (m <sup>2</sup> )	Concepts 2 & 3 (m <sup>2</sup> )
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
<b>TOTAL POS</b>	<b>65 210 m<sup>2</sup></b>	<b>65 360 m<sup>2</sup></b>	<b>71 160 m<sup>2</sup></b>

DEVELOPMENT PARCEL LOCATION	Concept 1 (m <sup>2</sup> )	Concepts 2 & 3 (m <sup>2</sup> )
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
<b>TOTAL</b>	<b>30 410 m<sup>2</sup></b>	<b>30 610 m<sup>2</sup></b>



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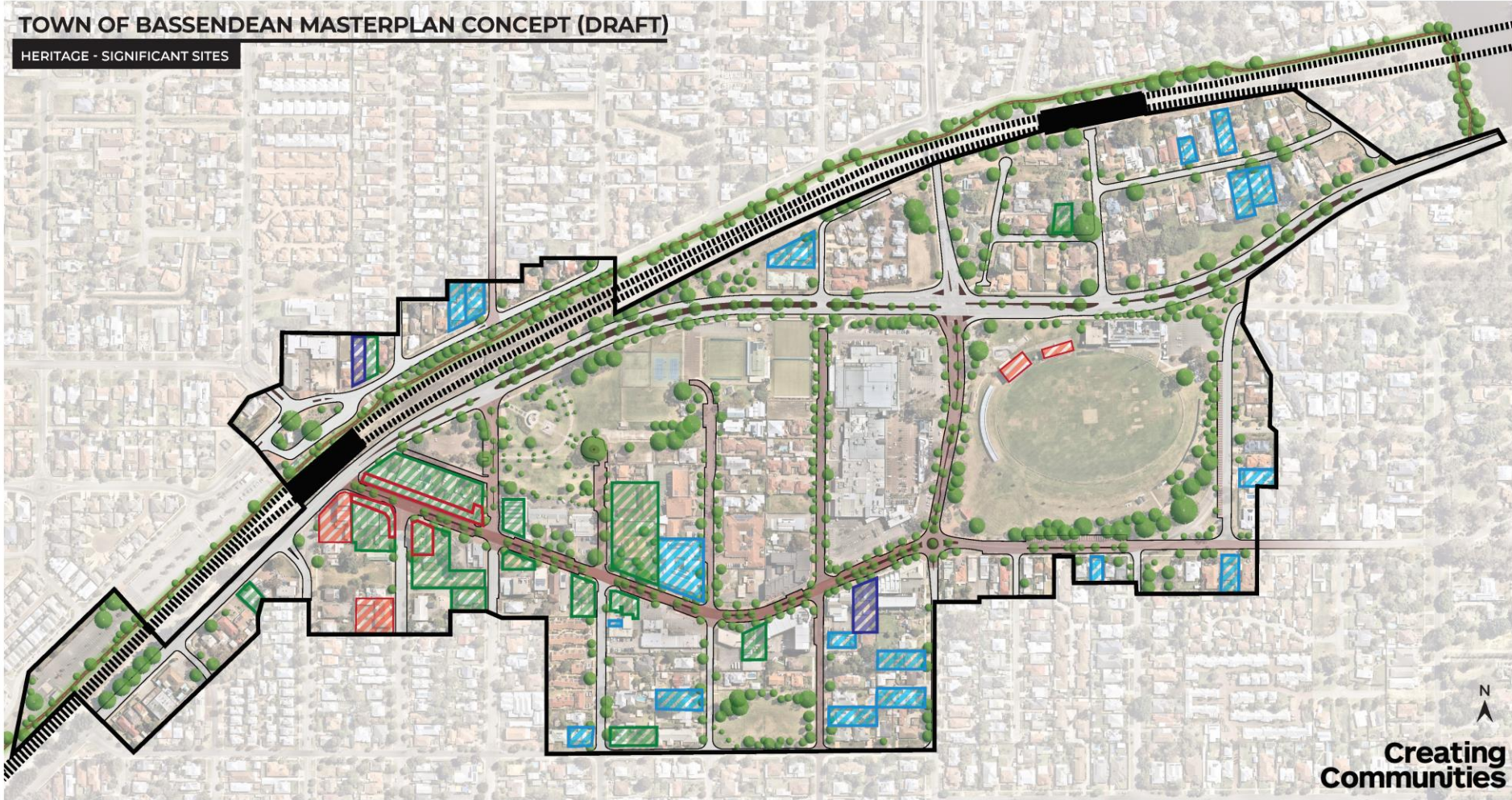
# Masterplan: Considerations & Guidelines



# Significant Sites

## TOWN OF BASSENDEAN MASTERPLAN CONCEPT (DRAFT)

### HERITAGE - SIGNIFICANT SITES



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#### 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)



# Development Locations and Heights

## TOWN OF BASSEDEAN MASTERPLAN CONCEPT (DRAFT)

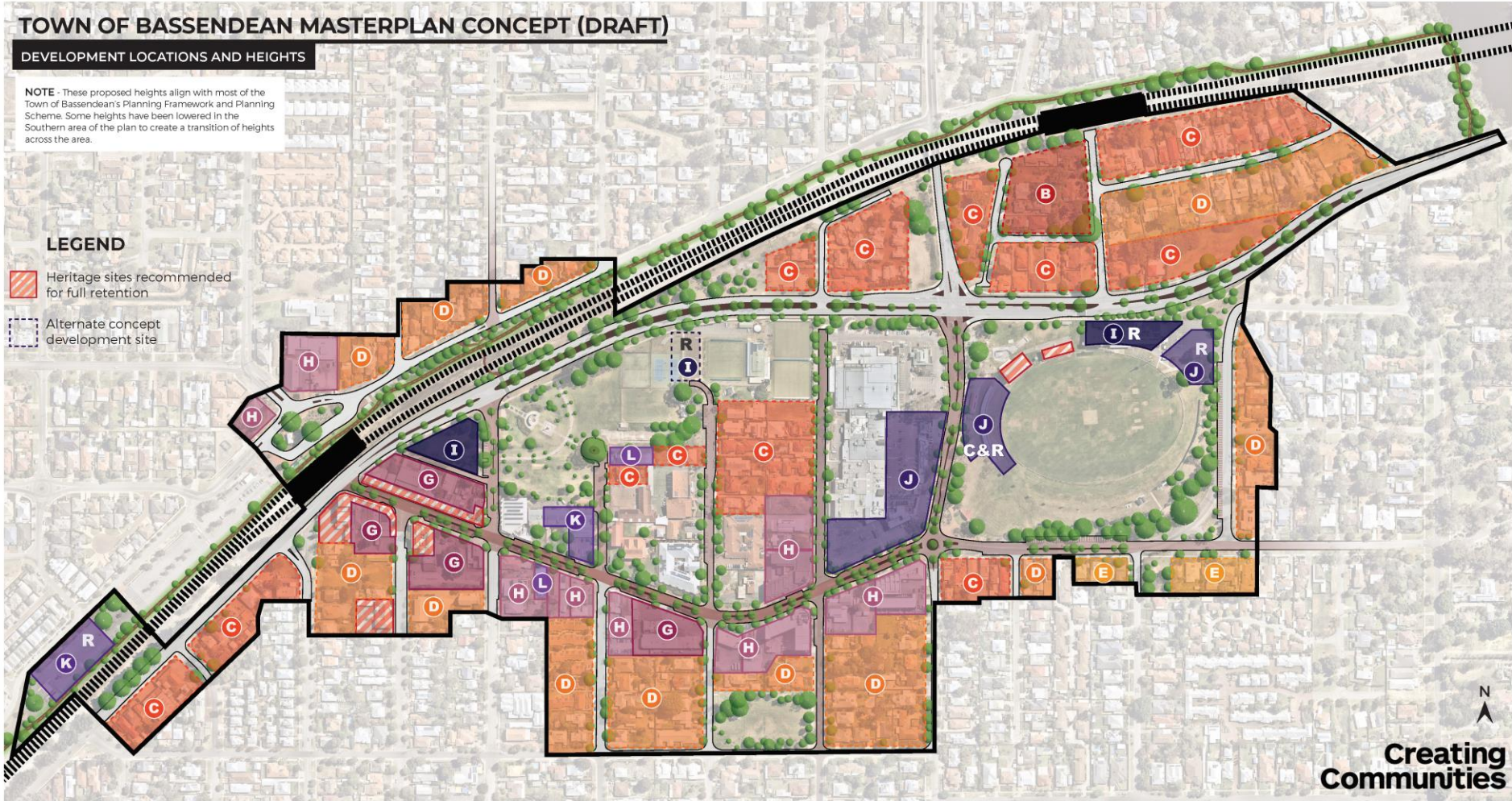
### DEVELOPMENT LOCATIONS AND HEIGHTS

**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



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### 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

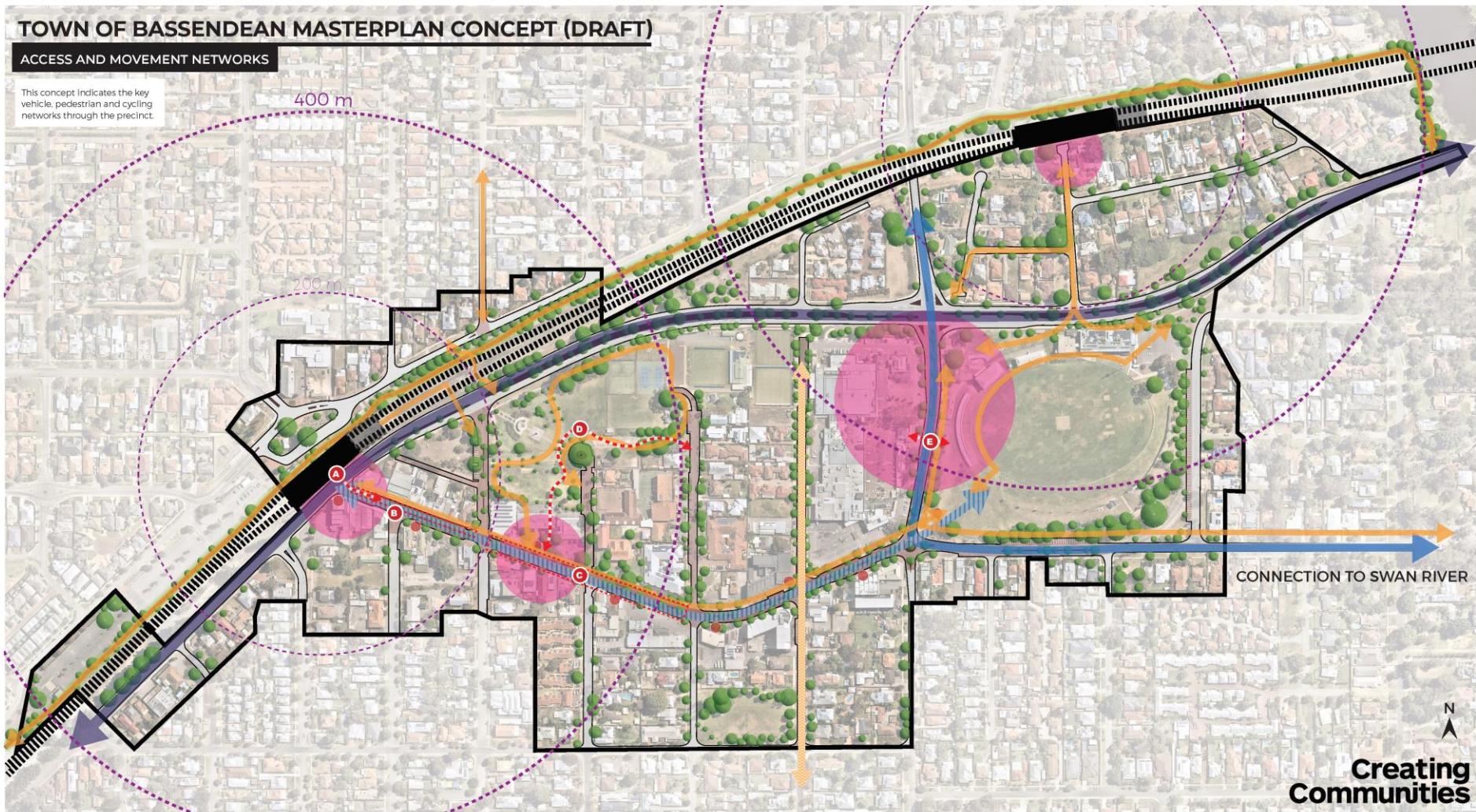


# Access and Movement Network

## TOWN OF BASSENDEAN MASTERPLAN CONCEPT (DRAFT)

### ACCESS AND MOVEMENT NETWORKS

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



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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

Alternative concept variations

#### Alternative Variations

- A** Bassendean 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

# Developing Design Guidelines

- State Planning Policy 7.2 – Precinct Design, requires Precinct Structure Plans for District Centres.
- Given the Bassendean Town Centre is classified as a District Centre under State Planning Policy 4.2 – Activity Centres, the Town will be preparing a Precinct Structure Plan that aligns with the Masterplan Area.
- Consistent with the Precinct Manner and Form Guidelines, the Precinct Structure Plan will include design controls relating to setbacks, building and height, urban structure, orientation and plot ratio.
- Information contained within the adopted Masterplan will be used to inform these built form controls within the future Precinct Structure Plan.
- The future Precinct Structure Plan will replace the existing LPP 1





# Break

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# Activity 1 & 2:

## Comparison of Draft Concepts



# Activity 1: Feedback on Draft Concepts

**With the principles, key moves, constraints and feasibility in mind – work on your table to provide feedback on each design concept under the categories:**

- Built Form and Development
- Public Open Space and Greenery
- Community and Activation
- Movement and Connection

**For each category identify:**

- Strengths/Positives
- Weaknesses/Concerns
- Suggestions/Opportunities



# Activity 1: Feedback on Draft Concepts

Element	Strengths/ Positives	Weaknesses / Concerns	Opportunities/ Suggestions	Other Comment
Built Form & Development				
Public Open Space & Greenery				
Community & Activation				
Movement & Connection				

# Activity 2: Comparison of Draft Concepts

**Having considered the key elements of each design concept – work on your table to compare the concepts, considering any:**

- Strengths/Positives
- Weaknesses/Concerns
- Opportunities/Suggestions

# Activity 2: Comparison of Draft Concepts

Concept	Strengths/ Positives	Weaknesses / Concerns	Opportunities/ Suggestions	Other Comment
Base Plan				
BIC Reserve Alternative				
Oval Reserve Alternative				

# Activity 3:

## Input into Guidelines





# Activity 3: Informing Design Guidelines

Considering the previous feedback, heritage aspects, and feasibility, work on your table to provide feedback and input on what you think needs to be considered in future design guidelines.

This could include aspects such as (for example):

1. Safe design – e.g. passive surveillance
2. Sustainability
3. Building volumes
4. Heritage considerations
5. Provision of open space / trees on development sites







# Next Steps

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Thank you

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