



Environmental Assessment, Biodiversity Strategy and Flora Management Plan

Bassendean Precinct Structure Plan

19 September 2025

→ **The Power of Commitment**



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GHD Pty Ltd | ABN 39 008 488 373

Contact: Aaron Augustson, Technical Director - Planning | GHD

999 Hay Street, Level 10

Perth, Western Australia 6000, Australia

T +61 8 6222 8222 | **F** +61 8 6222 8555 | **E** permail@ghd.com | **ghd.com**

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1. Introduction

The Town of Bassendean (the Town) local planning frameworks, namely the Local Planning strategy (the Strategy) establishes the vision, planning principles, objectives and community priorities for the Town.

The Strategy reflects a commitment to by the Town and the Western Australian Planning Commission (Commission) that future development will be coordinated and well-planned; in the manner agreed.

The Bassendean Precinct Structure Plan (PSP) has been prepared to build on the strategic direction of the Strategy, delivering a detailed planning framework for the Town and ensuring that development outcomes are consistent with the Strategy, and the key priorities for the Town and its community and the continuation of the enjoyment of amenity at the heart of Bassendean.

The Western Australia Planning Commission's (WAPC) Planning Manual – Guidance for Structure Plans outlines the necessity for understanding environmental conditions and analysing the environmental opportunities and constraints to identify influence on development (Western Australian Planning Commission, 2023). This document provides the environmental assessment report to accompany the Precinct Structure Plan for the Precinct.

1.1 Purpose of this report

This report is provided to outline the environmental site characteristics of the Precinct and recommend strategies for inclusion in the Precinct Structure Plan relating to environmental considerations, biodiversity protection and flora management.

1.2 Scope and limitations

This report: has been prepared by GHD for Town Of Bassendean and may only be used and relied on by Town Of Bassendean for the purpose agreed between GHD and Town Of Bassendean as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Town Of Bassendean arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

Accessibility of documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

2. Background

2.1 Location

The Precinct Structure Plan is to apply to development within the precinct boundary depicted in Figure 1. This area encompasses Bassendean Town Centre and Success Hill Frame and will herein be referred to as 'the Precinct'.

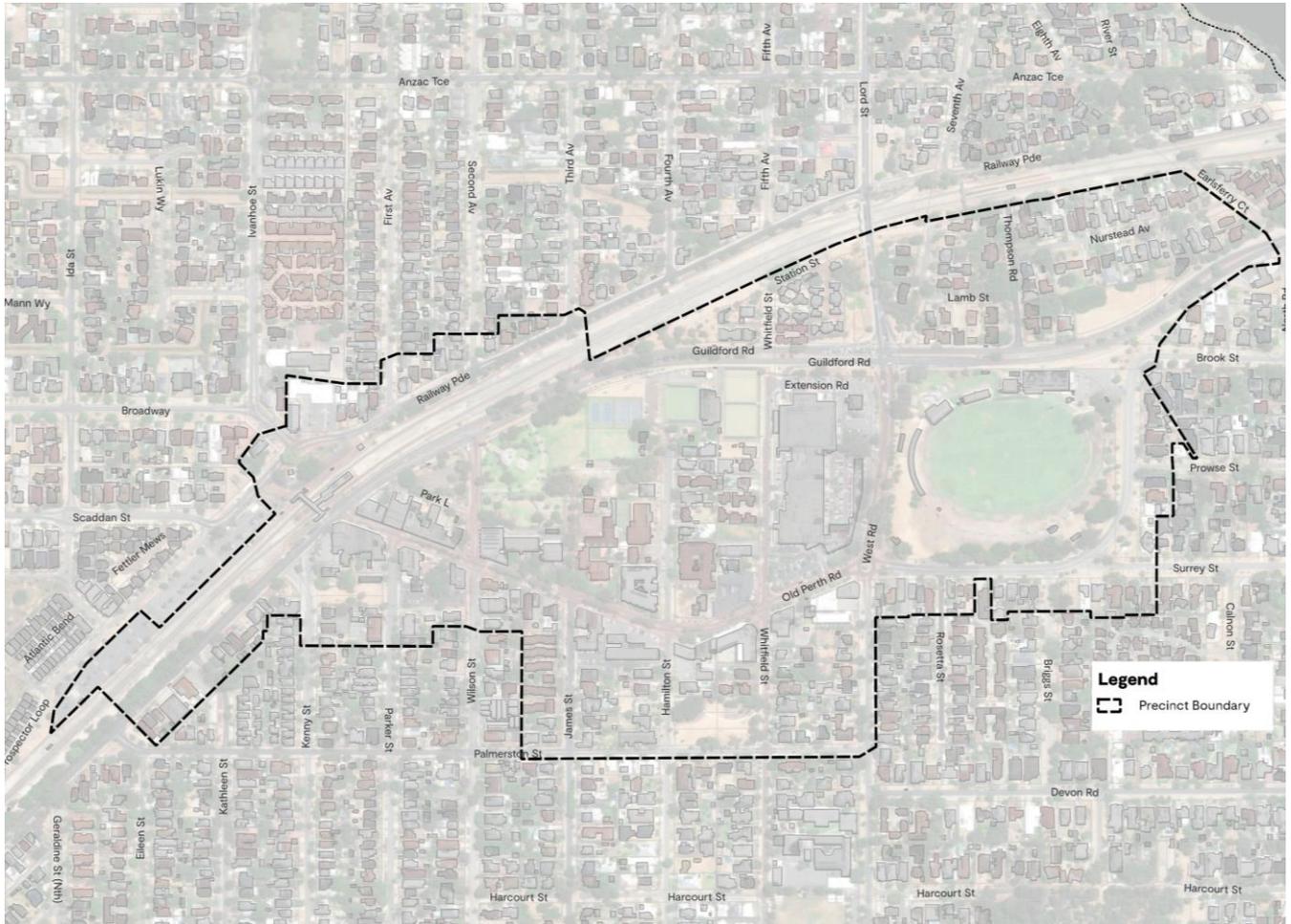


Figure 1 Precinct Structure Plan area

2.1.1 Topography

Topography within the Precinct generally ranges from 10 to 25 Australian Height Datum (ADH), generally sloping east towards the Swan River (refer Figure 2).

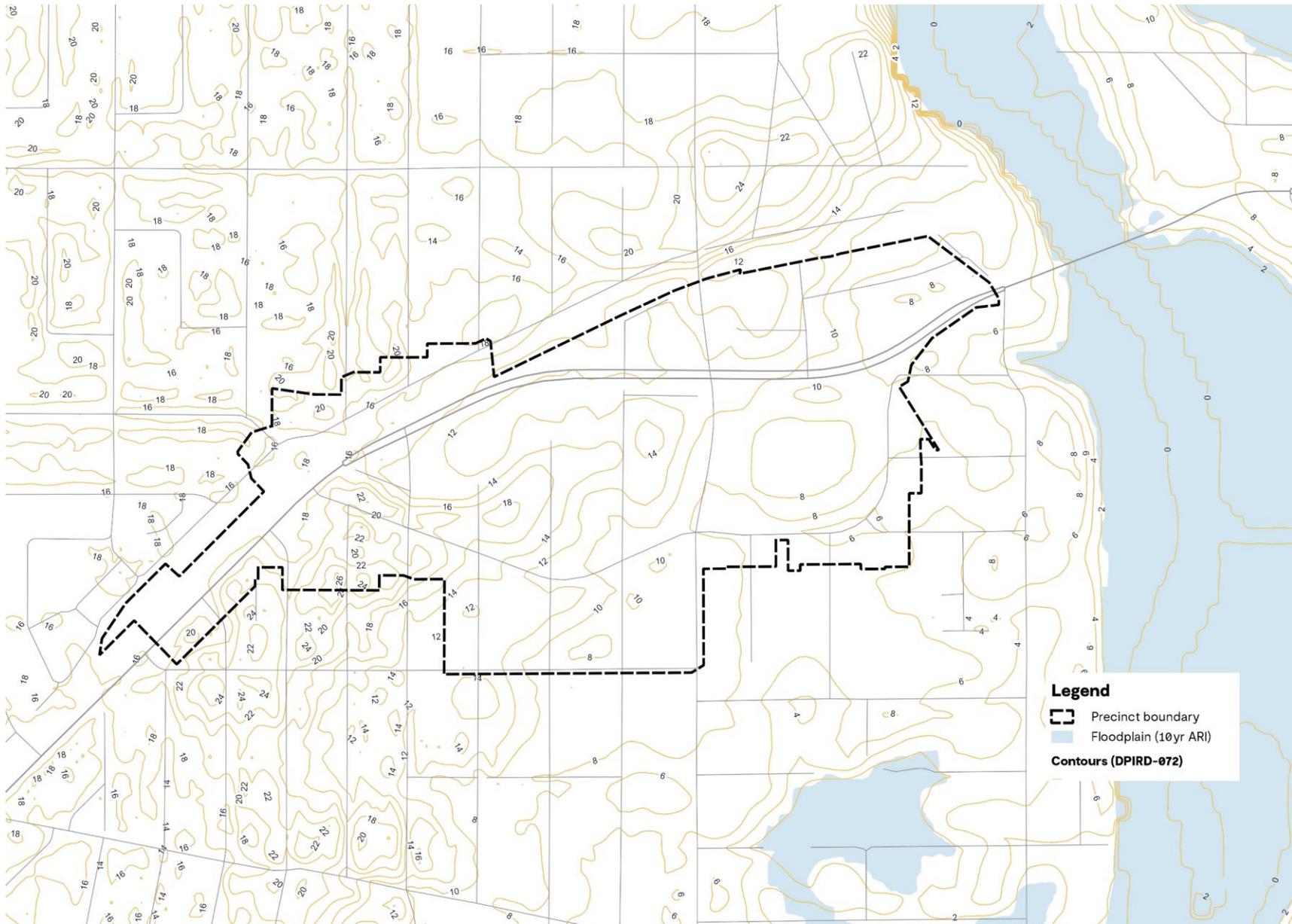


Figure 2 Precinct topography (2m contours)

3. Environmental Assessment

3.1 Vegetation and fauna

3.1.1 Bush forever

There are no Bush Forever sites within or directly adjacent to the Precinct. Bush Forever Sites No. 305 and No. 491 exist less than 1km from the Precinct boundary but are unlikely to be impacted by development within the Precinct area.

3.1.2 Native vegetation extent

The pre-European vegetation mapping of Western Australia Dataset (DPIRD-006) identifies two complexes within the precinct:

- *Swan Complex*: comprises fringing woodlands of Flooded Gum (*Eucalyptus rudis*) and Freshwater Paperbark (*Melaleuca raphiophylla*) with localized occurrences of Swamp Sheoak (*Casuarina obesa*) and Saltwater Paperbark (*Melaleuca cuticularis*) in areas of higher salinity (ToB, 2014). This vegetation occurred along the Swan River Foreshore and was originally approximately 24% of the Town's pre-European vegetation.
- *Bassendean Complex-Central and South*: occurred on the upland areas and where it still occurs is typified by Banksia Low Open Woodland dominated by Candlestick Banksia (*Banksia attenuata*) and Firewood Banksia (*Banksia menziesii*), with scattered Christmas tree (*Nuytsia floribunda*), Pricklybark (*Eucalyptus todtiana*) and open shrubby understory, with Dryandra and Xanthorrhoea. (ToB, 2014). This was originally the most extensive vegetation type in Bassendean, covering approximately 67% of the Town.

Most native vegetation within the Town has been cleared, due to its long history of development. Native vegetation remaining within the Precinct is limited to scattered trees and small pockets within public open space areas.

3.1.3 Flora

A search of the DBCA's Threatened and Priority Flora database (DBCA-036), identified that there are no threatened or priority flora recorded within the Precinct.

3.1.4 Fauna

A search of the DBCA's Threatened and Priority Fauna database (DBCA-037) identified two recordings of threatened fauna (bird) within the precinct and one recording of specially protected fauna (migratory bird). The database recordings are not always locationally accurate, and to confirm the presence or absence of fauna, on-ground surveys are required.

The edge of a known roost site for the Carnaby's Black Cockatoo intersects with the eastern edge of the Precinct. Given their value to roosting habitat, trees within and in proximity to this site should be retained where possible.

Native fauna within the Town, particularly birds, amphibians, reptiles and invertebrates are concentrated in the wetlands and damplands outside of the Precinct (ToB, 2014). There are few native mammal species remaining within the Town, aside from localised populations of Quendas (*Isoodon obesulus*), and brushtail possums (*Trichosurus vulpecular*).

3.1.5 Biodiversity corridors

Biodiversity corridors, or ecological linkages, are connections within the landscape that allow wildlife movement between areas of habitat (EMRC, 2008). A regional corridor exists to the east of the Precinct, following the Swan River. A local corridor intersects the Precinct, connecting locally significant natural areas to the Swan River corridor. Future development should protect these corridors, improving their viability and natural values where

possible. Corridors can be supported by enhancing their size and condition, protecting natural areas from threats and undertaking street and reserve tree planting to enhance movement between natural areas.

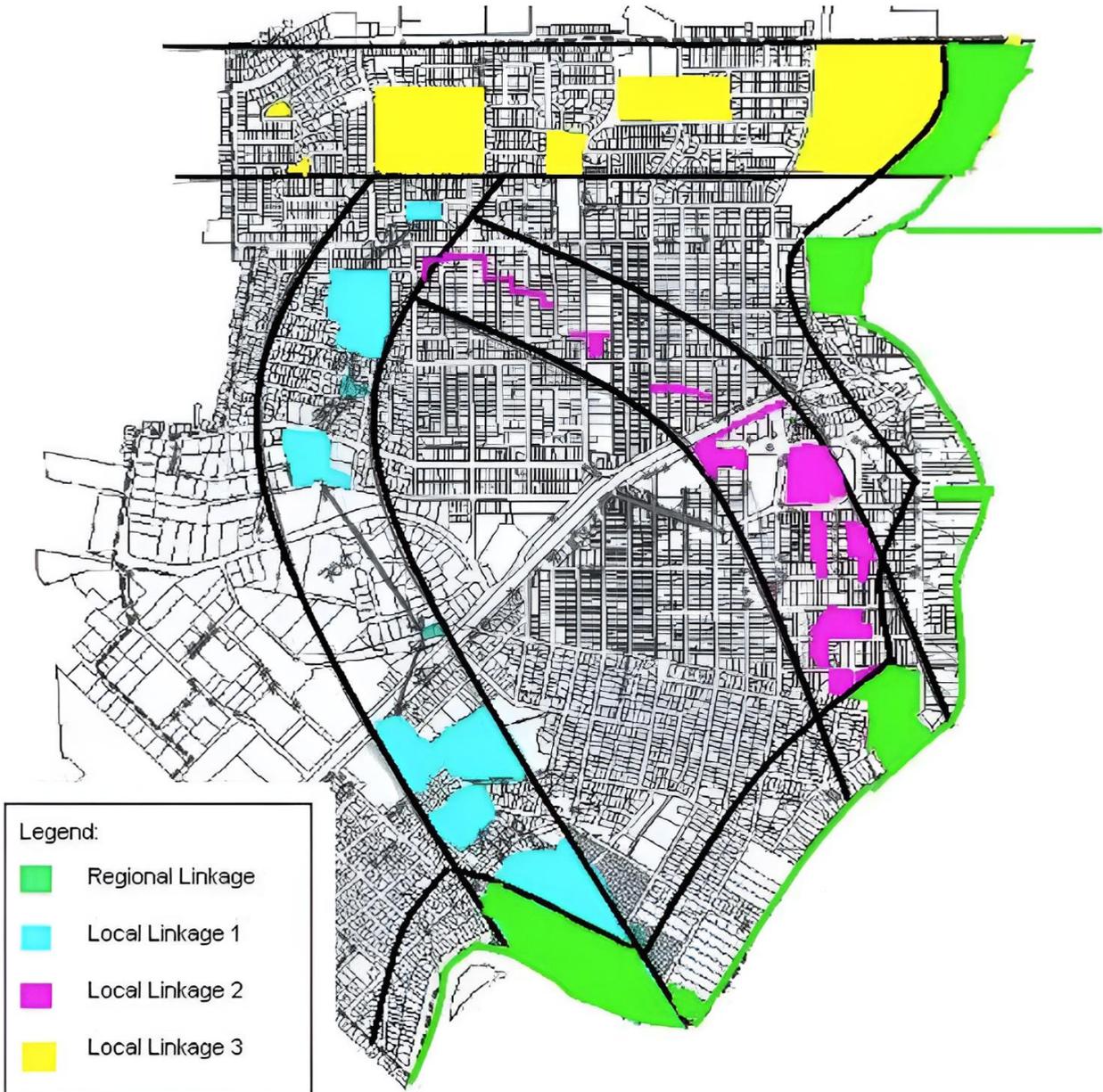


Figure 3 Biodiversity corridors

3.1.6 Threatened ecological communities

The Town is located within the Swan Coastal Plain Interim Biogeographic Regionalisation for Australia (IBRA) region (Department of the Environment and Energy, 2016; DCCEEW, 2024). The DBCA Threatened and Priority Ecological (TEC and PEC) Community database (DBCA-038) indicates that no TECs occur within the Precinct.

Within a 1km radius of the Precinct, there are a total of three (3) TEC extent mapped areas. These appear to originate from Bindaring Park and Ashfield Flats. These TECs are unlikely to be affected by development within the Precinct.

3.1.7 Weeds and diseases

The Town has identified key threats to its natural areas, including erosion, disease, clearing for development, bushfire, high nutrients, pollution and weed invasion (ToB, 2023b). Several environmental policies, plans and procedures are in place to address these threats.

Weed control is essential in maintaining amenity, recreational and environmental values of the Town’s parks, streetscapes and natural areas. The Town of Bassendean is a member of the WAGLA Local Government Integrated Weed Management Working Group, allowing more effective weed management programs. Known Weeds of National Significance (WONS) in the Town of Bassendean include Lantana (*Lantana camara*) and Bridal Creeper (*Asparagus asparagoides*) (ToB, n.d.). Known Declared Plants in the Town of Bassendean include Narrowleaf Cottonbush (*Gomphocarpus fruticosus*), One-leaf Cape Tulip (*Moraea flaccida*) and Arum Lily (*Zantedeschia aethiopica*).

Tree pests and diseases which impact, or have potential to impact trees within the Town include the European House Borer, Phytophthora dieback and potentially the Polyphagous Shot Hole Borer. Planting of species known to be susceptible reproductive hosts for the PSHB and other pests / diseases should be avoided, such as Boxelder maple trees, robinias, coral trees, Moreton Bay and Port Jackson figs, and London plane trees (DPIRD, 2025).

3.1.8 Urban forest and tree protection

The Town of Bassendean (2023b) recognises:

- The significant benefits of trees to the aesthetic, social and environmental aspects of streetscapes and reserves within the Town.
- The importance of retaining trees due to their amenity, environmental and health benefits
- That a thriving urban forest assists in mitigating the impacts of the urban heat island effect, reduces air pollution, improves groundwater quality and provides important habitat for native fauna.
- That the community highly values a beautiful natural environment with an abundance of vegetation, trees, green open space and connection to the Swan River.

In 2014, the University of Technology Sydney completed the first ever benchmarking of urban tree canopy cover in Australia using the i-Tree methodology (Jacobs et al, 2014). In this report, Town of Bassendean was identified as having a relatively low canopy cover of 15.7%. To 2020, an increase was observed over all land types with street blocks increasing from 11 to 13%, roads from 11 to 15% and parks from 19 to 25%.

In 2024 the Town collated new tree canopy data, observing the extent of canopy exceeding 3.0 m. Table 1 describes the extent of tree canopy exceeding 3.0 m by each zone. Mature canopy is present primarily on reserved land (open space, parks and recreation and education reserves) and is lower over regionally managed transport reserves (roads, railways) and within the District Centre zone, generally along Old Perth Road between Guildford Road and West Road.

Table 1 +3m canopy by zone/reserve type

Scheme	Zone/reserve	% Tree Canopy 3m+
Local planning scheme	District Centre	14.05
	Education	26.20
	Mixed use	20.19
	Public open space	42.76
	Public purposes	62.89
	Residential	19.68
Region scheme	Railways	2.51
	Parks and recreation	32.85
	Roads	14.72

Figure 4 depicts the extent of mature tree canopy (+3m in canopy height) within the precinct and the surrounding area. Like the rest of the Town, the majority of mature canopy is located on public open space areas (BIC Reserve, Bassendean Oval) and in lower density residential streets. Limited canopy is provided on key redevelopment sites, such as Bassendean Hawaiian's shopping centre.



Figure 4 Tree canopy (+3m)

Frameworks outlining the Town’s approach to urban forest and natural areas are summarised in Table 2 below.

Table 2 Urban forest and tree retention planning frameworks

Document	Purpose	Key Actions / Strategic Directions
Tree Canopy Action Plan 2023-2027	Identifies the strategic approach and actions to be taken to protect and enhance urban forest and green cover, on both public and private land.	<ul style="list-style-type: none"> – Protecting the Town’s existing trees and, through available planning mechanisms, trees on private land – Management of the Town’s trees to optimise resilience and canopy cover, including succession planning – Strategic planting in streetscapes, parks and reserves and on private property through planning mechanisms – Partnership and advocacy opportunities with WALGA and other Government land managers (e.g. schools, Department of Transport, Water Corporation) – Community awareness and programs to promote tree protection and establishment of tree and shrub canopy cover on private property (residential and businesses)
LPP13 – tree retention and provision	Aims to ensure the retention and enhancement of the Town’s tree canopy cover is considered at all stages of development.	<ul style="list-style-type: none"> – To vary the Residential Design Codes Volume 1 (R-Codes Volume 1) to provide amended ‘deemed-to-comply’ provisions relating to tree provision; – Provide a clear definition of a ‘regulated tree’ and clarify when development approval is required for a ‘tree damaging activity’; – Prioritise retention, protection and provision of trees on private land and adjacent reserves in the planning process; – Promote tree preservation and provision at the earliest possible stage in the planning and development process, balancing the preservation of trees with desired built form and land use outcomes; – Preserve and enhance neighbourhood amenity, character and sense of place; – Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to biodiversity and other environmental benefit.
Street and Reserve Trees Policy	Provides a consistent approach to the care, control and management of trees on land vested with or managed by the Town of Bassendean.	<ul style="list-style-type: none"> – Fill all street tree planting opportunities so as to have as near a continuous street tree canopy as is practicable in all areas of the Town. – Where tree location may be an issue, retention should be prioritised with solutions explored, and removal a last resort.

The Town has set a target of achieving 30% tree canopy coverage by 2040.

Maintaining or increasing canopy cover will be a challenge into the future, given the requirement for the Town to accommodate 4150 new dwellings by 2050, and the predicted impacts of a changing climate on tree health and survival (ToB, 2023c). Given the importance of urban forest in an urban landscape, it is important to consider the effect of new development on the current canopy coverage and target areas for improvement which currently exhibit low coverage. Any required works should comply with AS 4970:2009 “Protection of Trees on Development Sites” (AS, 2010) and be supervised by a qualified person.

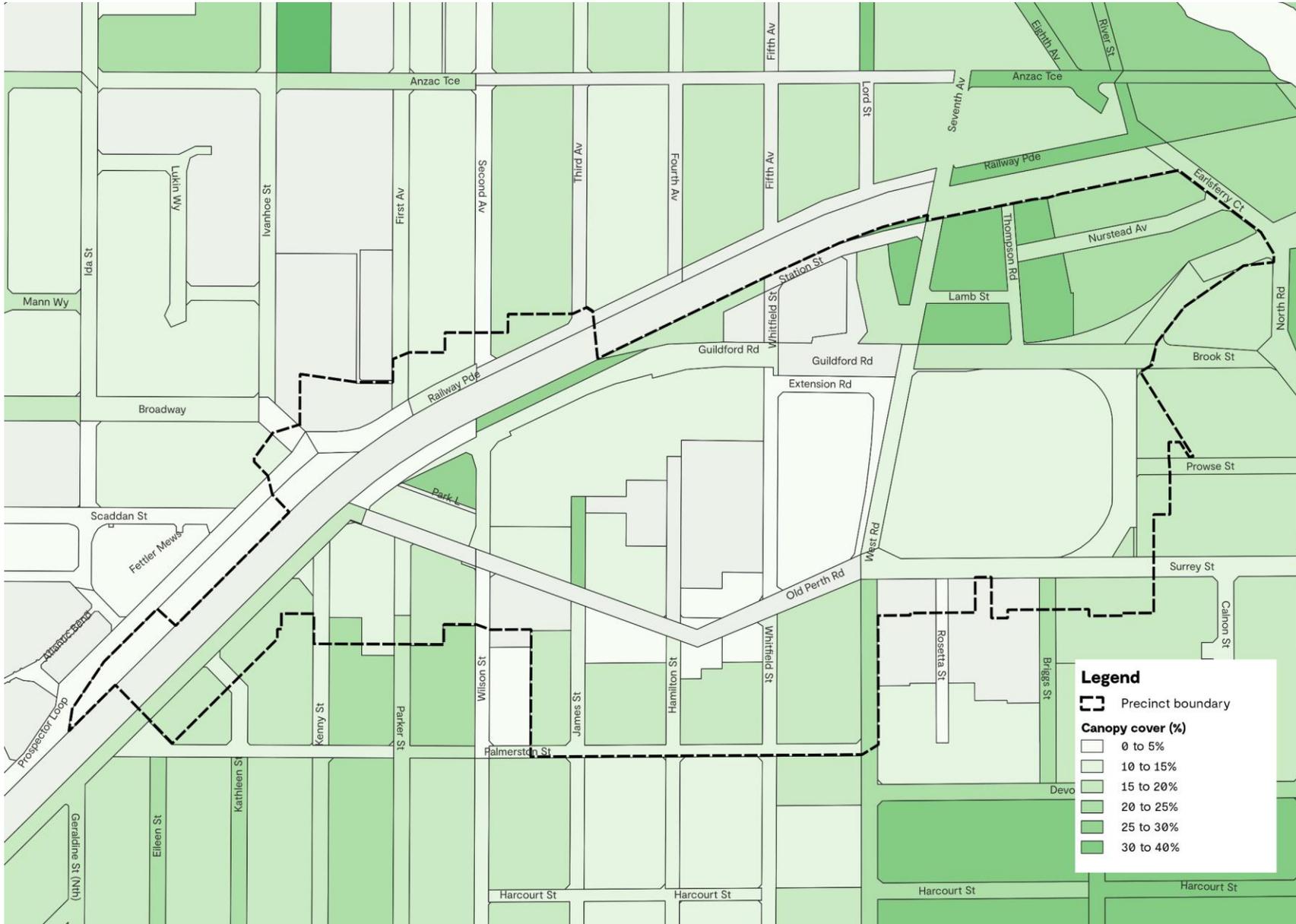


Figure 5 Canopy coverage (DPLH-096)

3.2 Geology and soils

3.2.1 Soils

The Department of Primary Industries and Regional Development (DPIRD) 'Western Australia Attributed Soil Groups' (DPIRD-076) attributes soil conditions to each landscape mapping unit as defined by Schoknecht and Pathan (2013). DPIRD uses the following criteria to differentiate soil groups:

- presence of carbonates
- colour
- depth to soil horizons
- pH and soil structure.

This dataset identifies two key soil types within the Precinct, described in Table 3 below.

Table 3 Soil classifications

Soil type	Description	Land use considerations
Pale deep sand (Soil Group 444)	Sand >80 cm deep with white, grey or pale yellow topsoil.	<ul style="list-style-type: none">– Poor fertility and water holding– Prone to wind erosion– Groundwater recharge and nutrient leaching issues– Neutral to acid pH
Semi-wet soil (Soil Group 103)	Dark grey to black organically stained sands, waterlogged to 30-80 cm for a major part of the year.	<ul style="list-style-type: none">– Waterlogging and seasonal inundation– Artificial draining may be an option– Often good summer moisture– Acid to neutral pH

These soil types extend over large areas of the Swan Coastal Plain, particularly in proximity to the Swan River, including nearby areas of Bayswater and Belmont, indicating that the identified soil types are able to support increased development within the Precinct.

3.2.2 Acid sulfate soils

A review of the DWER acid sulfate soil (ASS) risk mapping for the Swan Coastal Plain (DWER-055 database) indicates a '*moderate to low risk of ASS occurring within 3m of natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface*' within the Precinct.

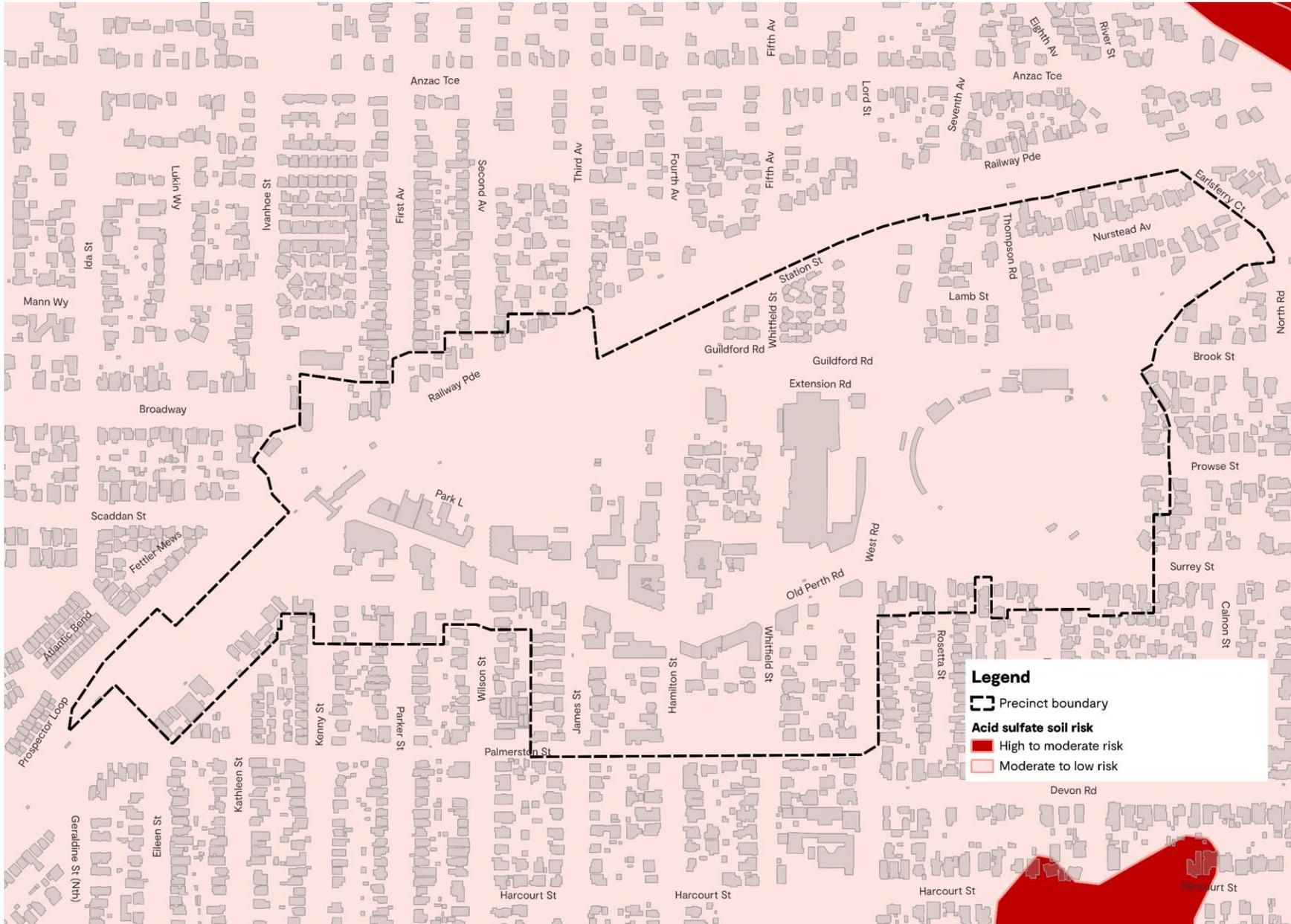


Figure 6 Acid sulfate soils risk

3.2.3 Water

3.2.3.1 Groundwater

The Town of Bassendean includes part of the south-eastern edge of the Gnangara Groundwater Mound. The Gnangara Mound is a significant water resource for maintaining natural systems, such as wetlands and groundwater dependent vegetation, and for human use, such as public water supply.

3.2.3.1.1 Licensed groundwater allocation

The DWER online Water Register identifies that groundwater resources within the Precinct area are fully allocated. Licensed groundwater abstractions in the Precinct area are summarised in Table 4 below.

Table 4 Groundwater abstraction licences

Licence number	Licence expiry date	License allocation	Registered party or Licence holder	Aquifer
166452	12/3/2029	179150KL	Town of Bassendean	Perth - Leederville
166454	12/3/2029	158240KL	Town of Bassendean	Perth - Superficial Swan
208658	1/4/2025	6400KL	Bassendean Bowling Club	Perth - Superficial Swan
210023	17/4/2025	35000KL	Water Corporation	Perth - Superficial Swan



Figure 7 DWER licensed groundwater areas

3.2.3.1.2 Groundwater level

Review of groundwater levels across the Precinct has considered the following data sources:

- The DWER Perth Groundwater Map with groundwater levels based on groundwater modelling of regional groundwater levels
- DWER Water Information Reporting database groundwater level data with groundwater levels based on measurements from monitoring bores within and in proximity to the area. The measured groundwater levels have been compared to a Digital Elevation Map (DEM) in 1m resolution.

The DWER Perth Groundwater Map indicates that the depth to groundwater is typically between 5 m to 15 m below ground level (bgl), depending on the location within the Precinct and the local surface elevation.

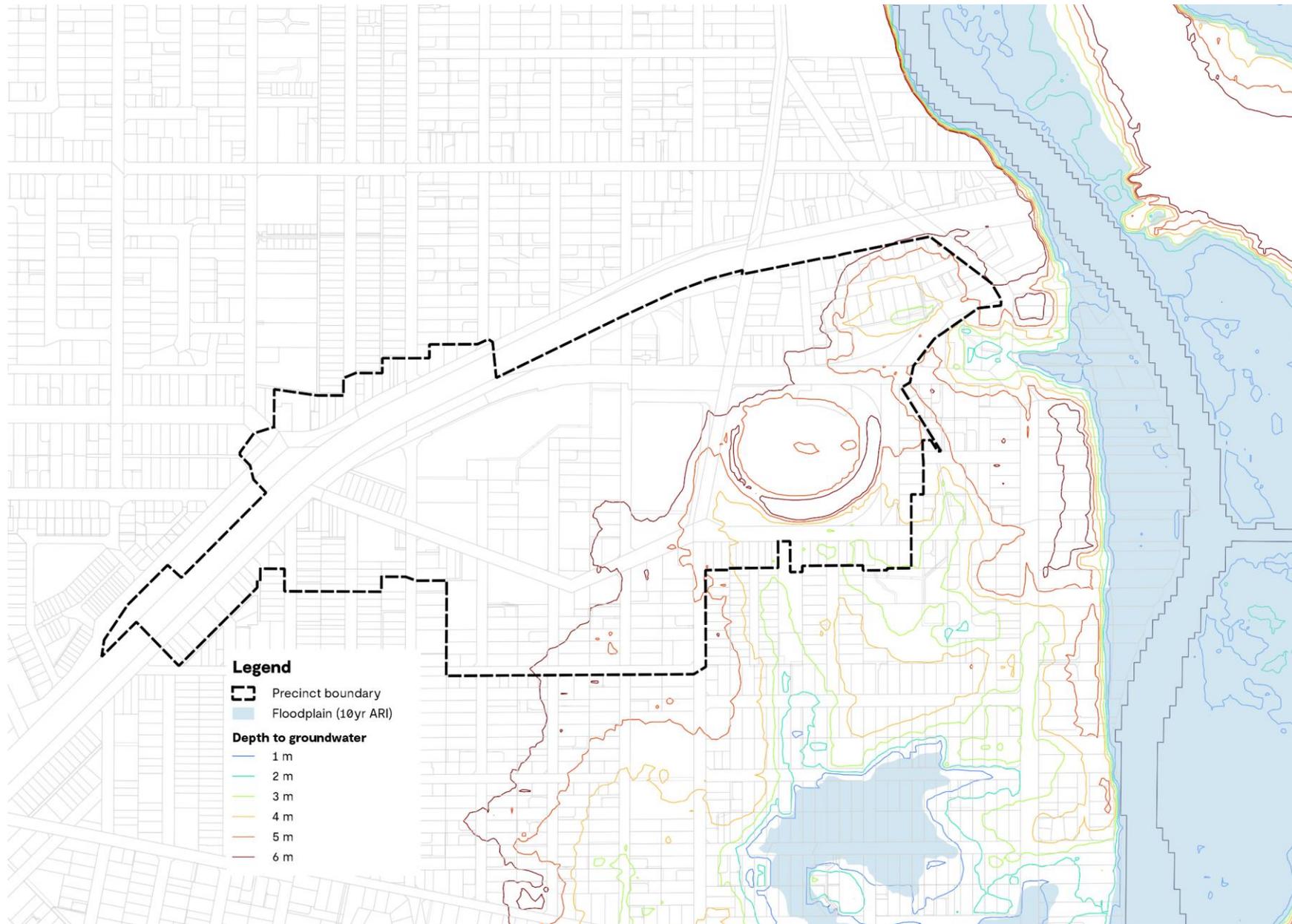


Figure 8 Groundwater depth (max)

3.2.3.1.3 Groundwater quality

Review of groundwater quality across the Precinct has referred to the DWER Perth Groundwater Map and available water quality data from the DWER WIR database.

The DWER Perth Groundwater Map indicates that the local shallow groundwater salinity is typically in the range of 250-500 mg/L as total dissolved solids (TDS), indicating that water quality is typically of suitable quality for irrigation of public and private open space without treatment.

3.2.3.2 Surface water

3.2.3.2.1 Catchments

The Precinct is located on the eastern edge of the Swan River, within the Swan-Canning Estuary Catchment (Figure 8). While the Swan River is the main surface water body, there are several small wetlands remaining in the Town, adjacent to the river and its flood plain. However, these exist outside of the Precinct boundary.

3.2.3.3 Stormwater and drainage

Effective management of stormwater is essential to prevent flooding and the pollution of nearby waterbodies.

Within the Town, a majority of stormwater directly infiltrates into the soil (ToB, 2023). Stormwater resulting from more developed, impervious areas is directed to a network of piped and/ or open drains to outlets that discharge into the Swan River (ToB, 2014).

Three main drainage lines exist within the Town; the Kitchener Street, Chapman Street and Guildford Road drains (ToB, 2014). These drains are owned and managed by the Water Corporation, while the Town supports ongoing monitoring to ensure they remain functional and free from contamination. Numerous drains under local authority also drain stormwater runoff from surrounding areas and discharge into the main drains.

In 2022, Urbaqua prepared a technical hydrological assessment of the Success Hill catchment with the objective of providing a stormwater management solution that would mitigate the need for direct discharge to the Swan River. Results of the study proposed introduction or addition of storage capacity within Success Hill Reserve and at the existing Third Avenue sump.

A further 'Drainage Review and Assessment' was undertaken for the Town in 2016, followed by an updated 'Drainage Network Review and Flood Modelling' assessment in 2023. The 2023 assessment was prompted by flooding experienced in the Town in response to a storm event that occurred in June 2023. The assessment identifies primary areas of concern for flooding and provides recommendations for future works to ensure the maintenance of drainage standards and prevent or mitigate future flooding. Both the 2016 and 2023 identified substantial portions of the Town (and some portions of the precinct) that were susceptible to flooding and insufficiently serviced by the drainage network.

The 2023 assessment identified localised flooding occurrence (5% AEP) because of insufficient drainage network within the precinct

3.2.3.4 Floodplain mapping

The Precinct is not located within the DWER Flood Extent and Floodplain Area (DWER-017). However, areas of to the east of the Precinct are affected by the 1 in 10 year (10% AEP) flood extent and other designated flooding events. The Local Planning Strategy seeks to apply appropriate planning mechanisms to limit land use intensification on properties subject to riverine flooding, to manage risk and protect community safety and infrastructure.

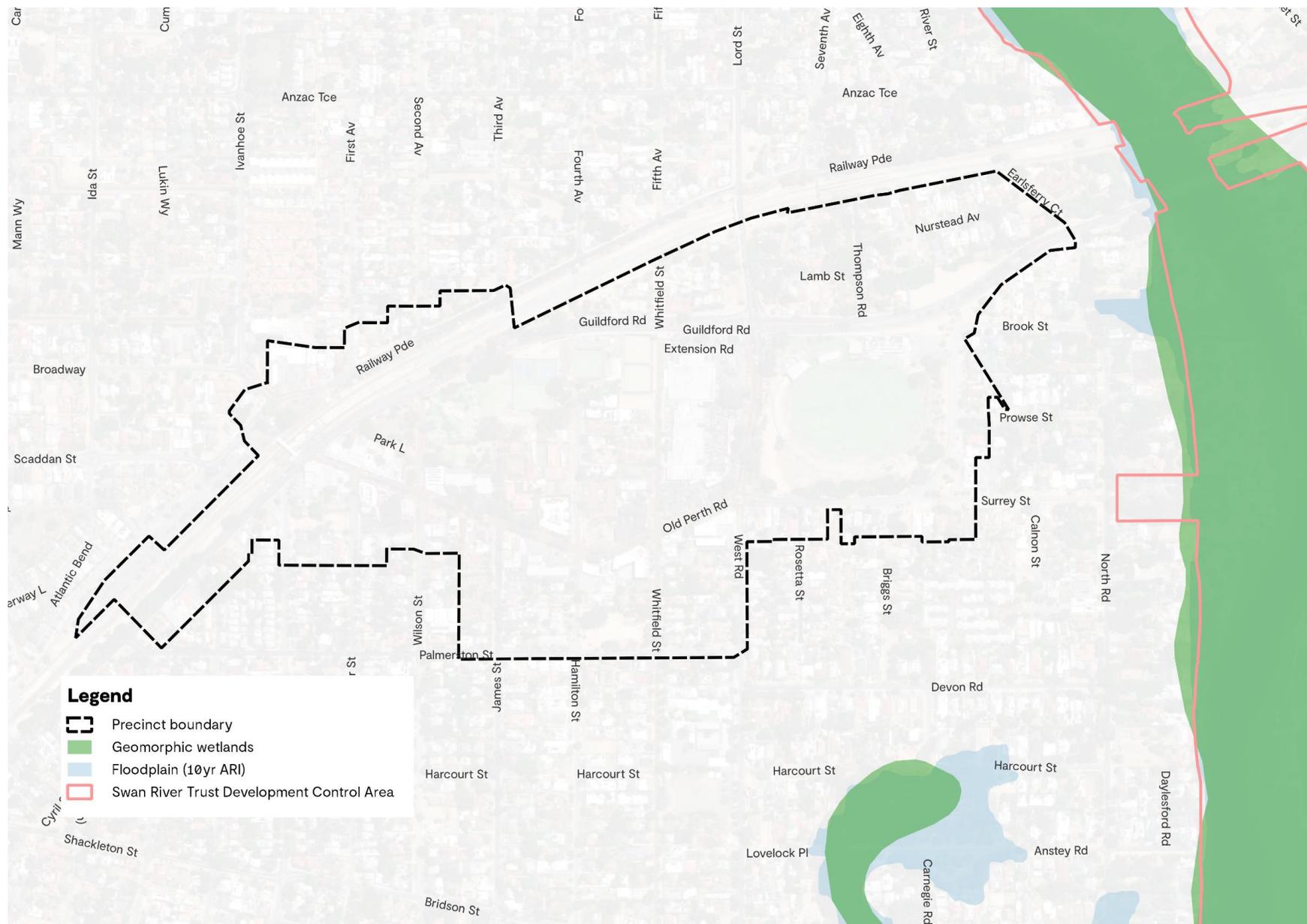


Figure 9 Wetlands and floodplain

3.2.4 Contaminated sites

A search of the DWER Contaminated Sites Database identifies five (5) contaminated sites within the Precinct. It is understood that the database does not include reported sites, including those awaiting classification or classified as *Potentially contaminated – Investigation required*. Where contaminated sites are known to exist, or are identified during construction activities, these should be managed in accordance with the *Contaminated Sites Act 2003* (WA).

Table 5 Contaminated sites

Location	Contamination	Land use
1 Park Lane	Contaminated – restricted use	Car Park
78 Old Perth Road	Remediated for restricted use	Mixed-use development
309 Guildford Road	Remediated for restricted use	Petrol Station

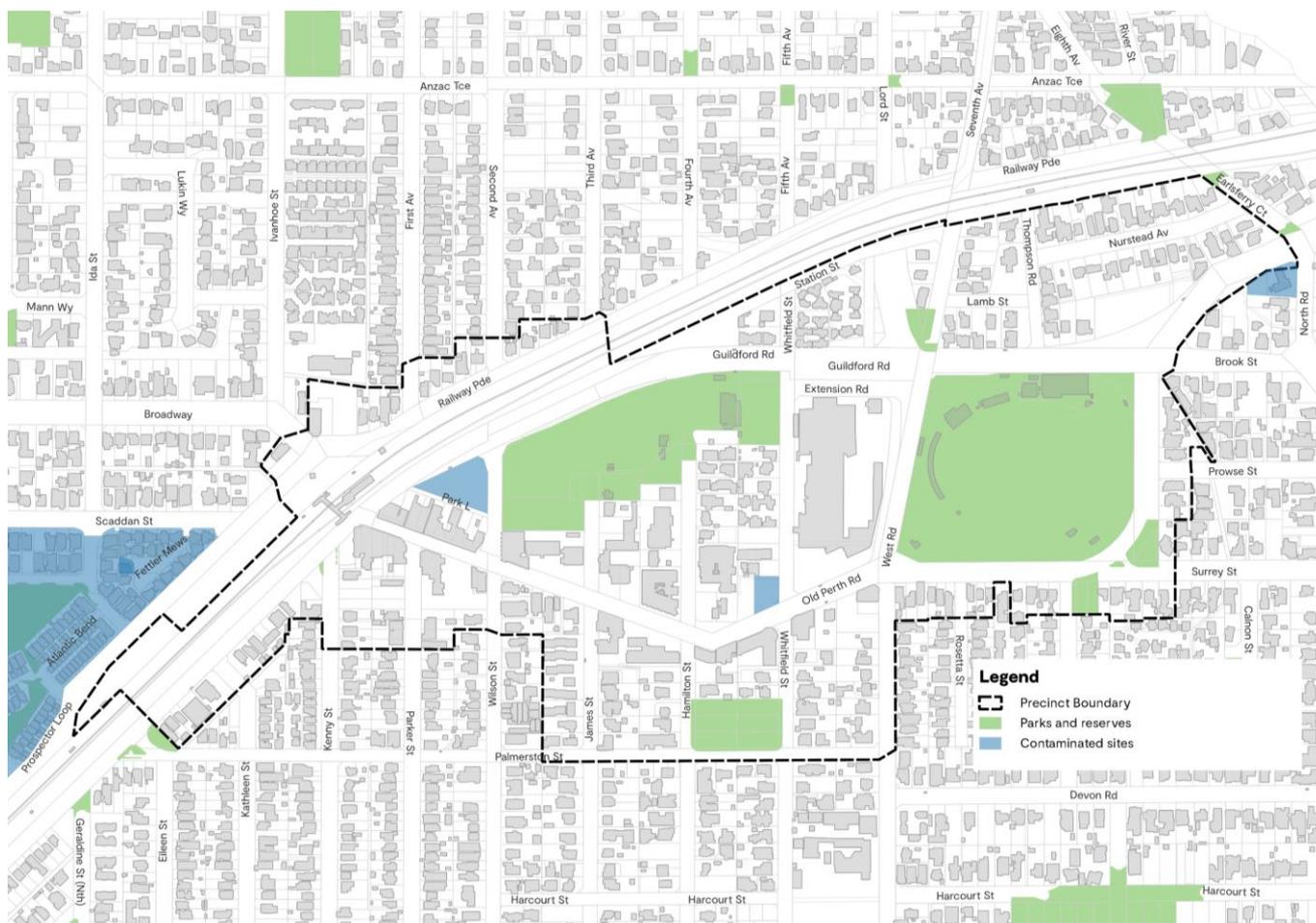


Figure 10 Contaminated sites

3.2.5 Climate change

The natural environment, built environment, and communities of the Town are at risk from the impacts of climate change. According to the West Australian Climate Projections (DWER, 2021), the Town of Bassendean is expected to experience:

- Higher temperatures
- Hotter and more frequent hot days
- Less rainfall in the winter and spring
- Increased intensity of heavy rainfall events

- Increased drought
- Increased evaporation rates, reduced soil moisture and runoff
- Harsher fire weather climate
- Higher sea levels and more frequent sea level extremes.

In June 2022, the Town approved a Corporate Emissions Reduction Strategy 2022- 2024, which is currently under review. Aligned with the Climate Active Carbon Neutral Standard for Organisations, the Strategy outlines the Town’s approach to measure, reduce and offset emissions associated with its operations, to achieve the goal of carbon neutrality by 2030.

Climate change mitigation is a key commitment of the Town, being a signatory to the Western Australian Local Government Association Climate Change Declaration in 2012. Key achievements completed to date include installation of renewable energy systems, LED lighting retrofits, a significant reduction in the Administration passenger vehicle fleet (19 combustion engines to 3 hybrids) and from October 2021 purchase of 100% renewable energy for Town buildings/ facilities.

3.2.5.1 Climate change mitigation

The Town has established its commitment to mitigating climate change, becoming a signatory to the Western Australian Local Government Association (WALGA) Climate Change Declaration in 2012 (ToB, 2024). Engagement with the Bassendean community has also identified a priority in addressing the issues of sustainability and climate change (ToB, 2023b). The Town seeks to address these issues both within and outside of the local planning frameworks, having already produced several relevant strategies, plans and policies. Notably, the Town has set out to achieve carbon neutrality by 2030 (ToB, 2024).

The Local Planning Strategy sets out intentions to:

- Protect environmental assets and manage environmental impacts by initiating and driving innovative waste management and renewable energy practices and implementing water wise and urban forest projects
- Create a more compact urban environment that reduces sprawl, makes better use of existing services, facilities and infrastructure and reduced travel distances to access work, shopping and recreational opportunities

3.2.5.2 Climate resilience

The effects of climate change present a significant challenge to the Town. As such, it is essential that the Town’s infrastructure and assets are designed to be resilient and adaptable to changing climate conditions. Future development should prioritise sustainable building practices, integrate water-sensitive and biodiversity-sensitive urban design, and actively contribute to increasing urban canopy cover, all of which contribute toward enhancing local climate resilience.

4. Key considerations

4.1 Town of Bassendean Natural Environment and Sustainability Action Statement

In February 2024, Council adopted the Council Plan 2023-2033, which outlines this community’s strategic priorities, vision and desired outcomes for the next 10 years. One of the five performance areas is “Planet”, with desired outcomes including healthy ecosystems (outcome 3) and environmental sustainability (outcome 4).

The Town’s Natural Environment and Sustainability Action Statement’ further clarifies the specific actions/strategies expected within the Town over the coming years. Environmental considerations for the Bassendean Precinct Structure Plan should include reference to these strategies and is further summarised in section 4.2.

4.2 Structure Plan summarised

Based on the investigations and findings identified above, the following recommendations are provided to inform the Bassendean Precinct Structure Plan:

Table 6 Environmental considerations

Environmental factor	Objective	Plan response
Water	To use water in a more sustainable way including improving efficiency and using more sustainable potable and groundwater sources.	<ul style="list-style-type: none"> – Require new development to incorporate water sensitive urban design and biodiversity sensitive design. The Local Water Management Strategy (LWMS) includes specific strategies for WSUD as well as the implementation of these water management strategies – New development to exceed WELS rating criteria of the Residential Design Codes. – Monitor progress in maintaining per capita water use at 125Kl per person
Waste	To avoid unnecessary waste, reuse waste and promote recycling and recovery.	<ul style="list-style-type: none"> – Require new development to meet a 5-Star Green Star rating under the Green Building Council of Australia rating system (or equivalent), which includes provisions to reduce construction waste. – Ensure new development contributes to the Town’s waste reduction target of 10% per capita by 2030. – Require new development to be supported by a waste management plan that aligns with Circular Economy principles of waste reduction.
Natural environment	To protect natural assets, foster green public realms and facilitate rehabilitation of natural areas	<ul style="list-style-type: none"> – Seek to retain and protect existing mature vegetation within the Precinct and work towards the Town wide target of 30% by 2040. – Design public realm to ensure new landscaping enhances urban ecology. – Retain tree canopy where coverage is already mapped as good, such as Hamilton Street and James Street, north of Old Perth Road, and Whitfield Street north of Guildford Road. – Increase canopy cover in locations where existing coverage mapped as 0-5%; <ul style="list-style-type: none"> • Old Perth Road adjacent Hamilton and Whitfield Streets • Bassendean Hawaiian’s shopping centre • Bassendean Station Parking Station and Railway Parade. – Plan for a significant increase in tree canopy coverage on key redevelopment sites, such as Bassendean Hawaiian’s shopping centre.

Environmental factor	Objective	Plan response
Energy and transport	To reduce our energy consumption, promote renewable energy use, choose renewable and low carbon materials and products, and facilitate more sustainable transport options.	<ul style="list-style-type: none"> – Incentivise new development that is energy and resource efficient, with environmentally sustainable design principles. – New buildings designed to accommodate increased demand for electric vehicle charging. – Development provides increase bicycle parking (variety of forms and locations), together with end-of-trip facilities that suite a range of users. – Public realm design to facilitate and prioritised pedestrian and cycling movement. – Development to contribute to increased public transport services.
Climate resilience	To be adaptive and resilient to the changes in our weather and climate.	<ul style="list-style-type: none"> – Public realm designs to respond to a warming, dryer climate. – Design of buildings and communal areas to be adaptable to changing weather conditions. – Require new development to meet a 5-Star Green Star rating under the Green Building Council of Australia rating system (or equivalent) as part of additional development potential opportunities (refer Part 1 of the Precinct Structure Plan).
Leadership governance	To provide leadership in facilitating, monitoring, reporting, collaboration and decision making, and provide education for achieving more sustainable outcomes.	<ul style="list-style-type: none"> – Design of adjacent public realm (under the Town's management) to be sympathetically upgraded to respond to changing site conditions, appropriate water management and climate change. – Integrate community facilities with future development. Significant opportunity to do so exists at the Council site opportunity site (refer Part 1 of the Precinct Structure Plan). – Require new Town buildings and facilities to align with a compatible sustainability framework commensurate to the construction value.

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