

Town of Bassendean

2024/25 Advocacy Priorities



HOME BY THE SWAN



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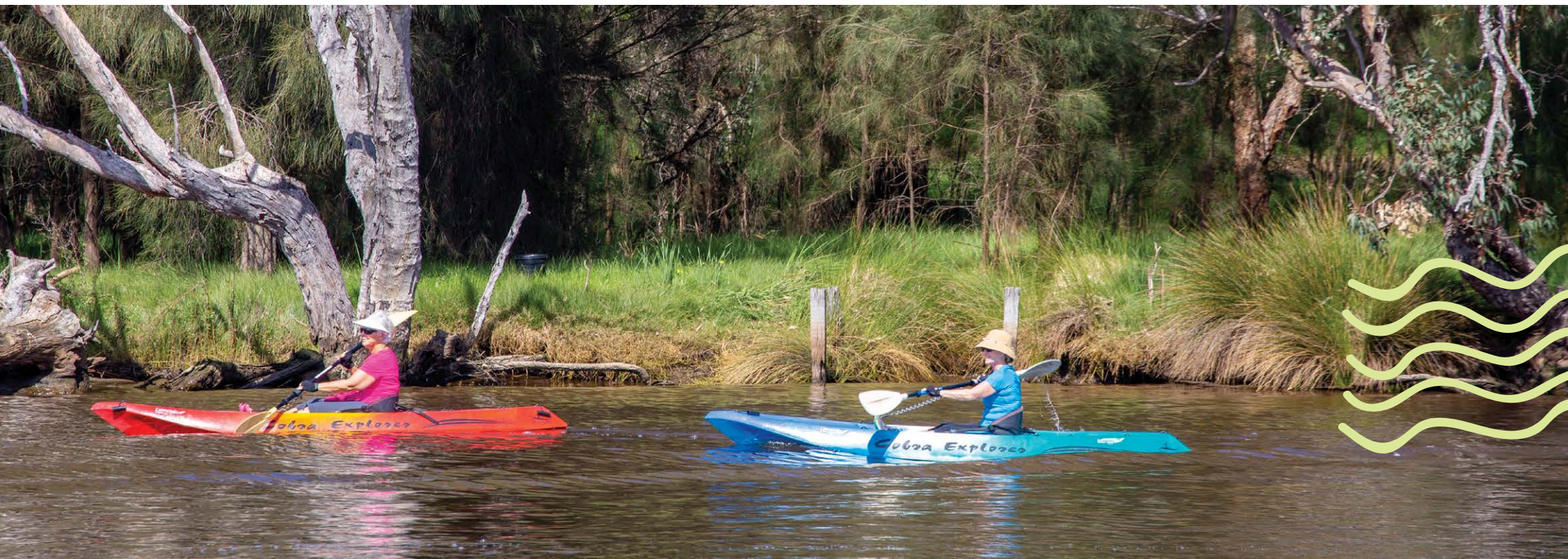
The Town of Bassendean, nestled along the picturesque Swan River just 10 kilometres from Perth's CBD, is a thriving community that blends urban living with environmental sustainability and cultural preservation.

Positioned within easy reach of transport hubs, including Ashfield, Bassendean, and Success Hill train stations, as well as regional road networks, Bassendean offers convenient transport options for residents and visitors.

With a population of 15,932 residents, the Town's unique charm reflects its diverse demographics and close-knit community

spirit. This unity is enhanced by Council's focus on community participation, and its support for a diverse range of community events and activities.

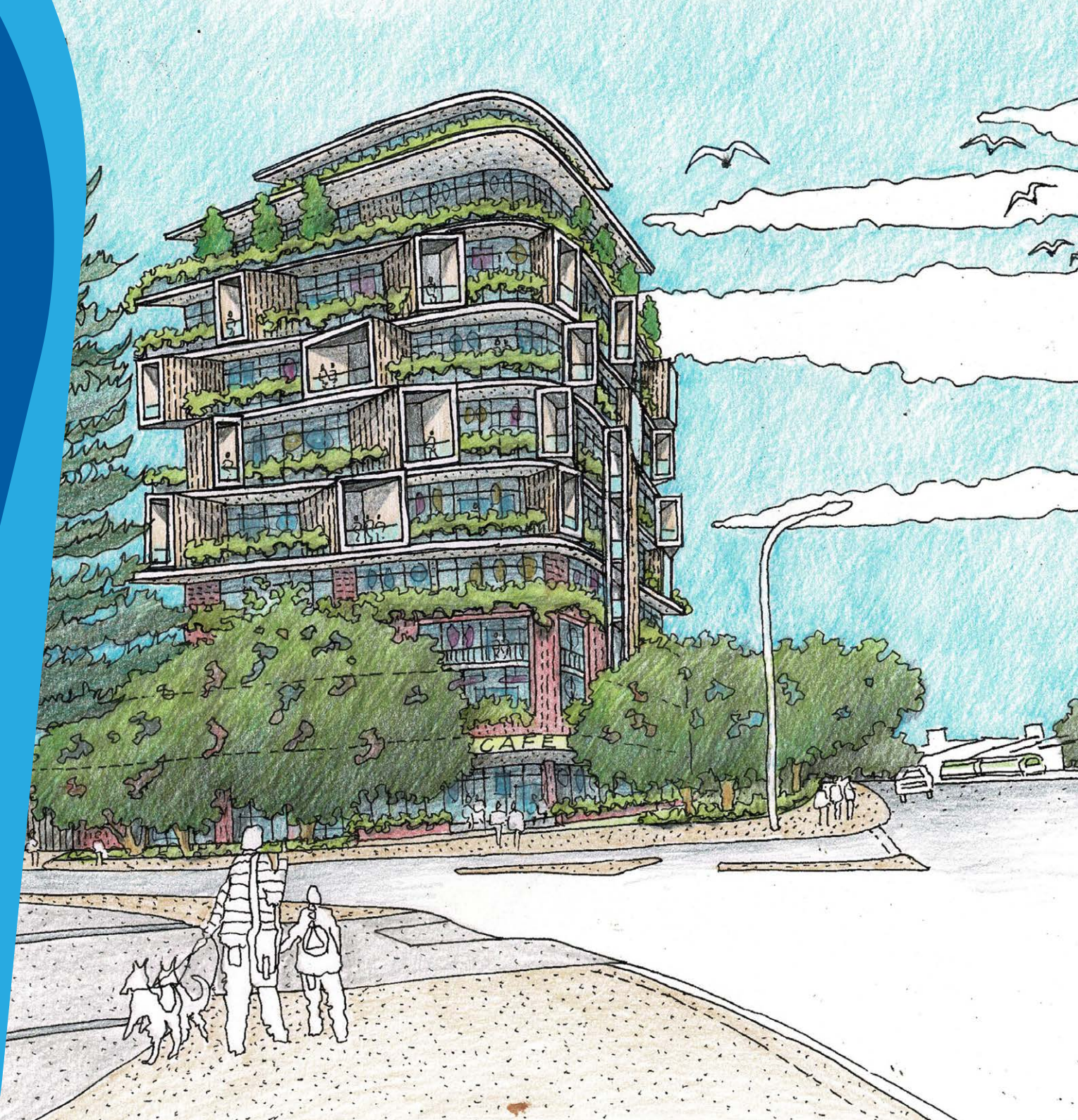
Council's commitment to environmental stewardship, with a focus on preserving the natural beauty of the river foreshore and wetlands, coupled with a dedication to safeguard cultural and municipal heritage sites contributes to the Town's unique character. The convenience of sporting facilities at Bassendean Oval, Ashfield, and Jubilee Reserves, six primary schools, and a senior education campus makes Bassendean a great place to live, work and play.



1 Park Lane Bassendean

KEY FACTS

- Up to 100 affordable living apartments.
- Key transit-oriented development site.
- Government owned 3,353 m² site.
- Supportive Council and community.



Residential Development, 1 Park Lane Bassendean

As a local government embracing urban infill, Bassendean has positively responded to the Minister's call to explore every opportunity to free up crown land near public transport to address the state's housing crisis.

In September 2022, the Town transferred the management of Crown Reserve (3,353 m²) at 1 Park Lane, currently the Wilson Street Car Park, to the state government to be transformed via high density housing development.

This prime location, directly opposite the Bassendean Train Station, adjacent to an A-class reserve, and within walking distance of medical, retail, and hospitality services, is just 10 km from Perth's CBD.

This 3,353 m² parcel is earmarked for a development of up to 10 storeys. Based on community feedback, the site is non-contentious and could comfortably accommodate up to 100 apartments.

The site's advantageous location promises an excellent quality of life, being close to Bassendean Oval, the

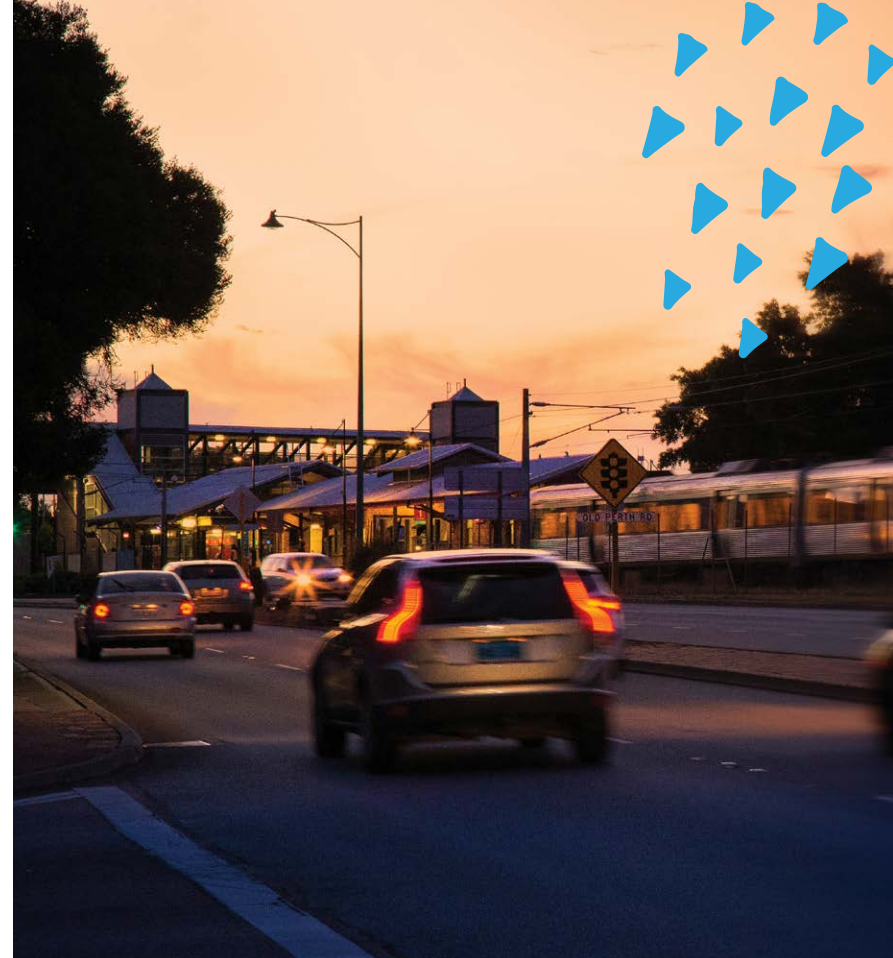
Swan River, Perth CBD, Perth Airport, Morley Galleria and Midland Gate Shopping Centres, the Swan Valley, and St John of God Hospital Midland.

Key location benefits:

- **Transport:** Directly opposite the Bassendean Train Station and situated on Guildford Road.
- **Recreation:** Adjacent to an A-class reserve with outdoor movies, a bowls club, and tennis courts.
- **Essential services:** Within 400 metres of Bassendean Shopping Centre, medical and dental services, Bassendean Memorial Library, and numerous retail and hospitality options.
- **Education:** Proximity to two primary schools and three early learning centres within 800 metres.

Advocacy Request

The Town of Bassendean urges the WA State Government to prioritise and fast track the residential development of 1 Park Lane, Bassendean.



Jubilee Reserve

KEY FACTS

- Increased community participation.
- Improved facilities for female sport.
- Upgrade of existing facilities to cater for all abilities.
- Redevelopment of Stan Moses Pavilion (football/cricket/community) and Caledonian Soccer Club.
- Extensive community consultation completed.
- \$2M Council funding committed.
- Funding request \$5,187,119.



Jubilee Reserve Redevelopment

Jubilee Reserve is a 12.75 hectare District Sports Reserve that includes 11 hectares of grass spaces divided into six separate fields for junior and senior sports. The Reserve also contains two areas of remnant vegetation. Its strategic location makes Jubilee Reserve an ideal site for developing a multi-use sports precinct capable of hosting sporting fixtures, large tournaments, and events, attracting people from surrounding Local Government Areas (LGAs) and the greater Perth area.

The reserve is currently utilised by several seasonal sporting clubs:

Winter (April to September)

- Bassendean Caledonian Soccer Club
- Bassendean Caledonian Junior Soccer Club
- Bassendean Junior Football Club
- Bassendean Amateur Football Club

Summer (October to March)

- Bassendean Senior Cricket Club
- Bassendean Junior Cricket Club
- Eden Hill Little Athletics Club
- North Bassendean Little Athletics Club.

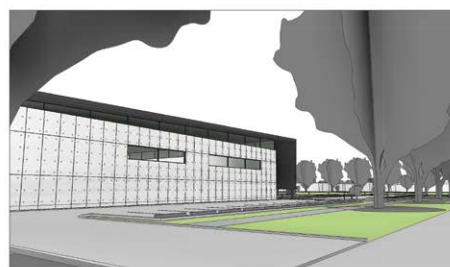
In addition to the seasonal users the reserve is used by several local schools, state sporting associations, personal trainers, residents, and the Eden Hill Dog Fellowship.



VIEW FROM CHANGEROOM VERANDAH



VIEW FROM SAUSAGE SIZZLE SHELTER



VIEW FROM ROBINSON CROSSOVER



AERIAL VIEW FROM AFL FIELD





Project Vision

Jubilee Reserve will become a flexible multi-use sporting hub that provides a range of shared and accessible sporting services for existing and future user groups, clubs and the broader community.

Project Justification and Benefits

In August of 2021 Council adopted the Jubilee Reserve Masterplan from Tredwell Management Services, which included concept design plans from Donovan Payne Architects with costings for facility upgrades and redevelopment.

The extensive community consultation revealed that the Jubilee sporting grounds were considered to be in acceptable condition, however, the club and public facilities (Stan Moses Pavilion, Caledonians Soccer Club facilities, and public toilets) were rated as 'poor' and insufficient to meet current user needs and demand.

The Stan Moses Pavilion, located at the southern end of the Reserve, has primarily served Australian rules football and cricket. However, it is now nearing the end of its functional lifespan, with outdated amenities including toilets, changing rooms, function area, bar, and kitchen. The entire building requires an upgrade to meet Australian standards. Currently, the showers and toilets are shared between home and away teams, which does not meet contemporary standards and fails to accommodate female participation.

The function area of the Pavilion is situated on the upper level, accessible only by stairs, posing accessibility challenges and failing to meet current accessibility standards. On weekdays during business hours, the facility remains unused. Upgrading the facility would enable the Town to better meet the growing needs and demands of the community, by providing meeting spaces, arts and culture activities, and exercise classes. The redevelopment

will also incorporate additional mixed-use spaces.

Key elements of the redevelopment:

- Stan Moses Pavilion to be provided with new unisex changerooms (2) to cater for the growing demand in female participation, and additional community meeting and activity spaces.
- Refurbishment of the Stan Moses Pavilion to allow all abilities access to the upstairs club room and viewing areas, additional storage spaces and an enhanced undercover viewing area.
- Extension and refurbishment of Caledonian Soccer Club club rooms and two additional unisex changerooms.
- Improved parking provisions and access points, to reduce impact on surrounding residents.
- Improved public toilet facilities.

Project Cost

The project cost as per the deliverables below is \$7,187,119.

- Car parks, paths, and drainage: \$712,060.
- Stan Moses redevelopment of existing facility, including two additional changerooms, lift access, new programmable community spaces, public toilets, and storage: \$4,780,028.
- Caledonian Soccer Club refurbishment including two additional changerooms: \$1,695,031.

Advocacy Request

The Town is committing \$2,000,000 to the project and seeks government funding of \$5,187,119 to deliver the redevelopment.

Bassendean Oval

KEY FACTS

- Redevelopment will unlock significant transit-oriented development sites, meet state government infill targets, and provide affordable housing solutions.
- Facility will meet requirements of WAFL football and a state-level AFL venue.
- Greater community participation and connection.
- Improved financial sustainability for precinct operations.
- Balance heritage character with innovative design.
- \$500K requested to complete design development and refine Business Case.



Bassendean Oval

The Town of Bassendean, in conjunction with Swan Districts Football Club (SDFC), has engaged Paatsch Group to prepare a Business Case, including a Concept Plan, for the redevelopment of the SDFC facilities and the broader Bassendean Oval Precinct. The precinct holds historical value for the Town and has been the home of the Swan Districts Football Club for nearly 100 years.

Several master plans have identified the potential opportunity to integrate mixed use development into the precinct, while redeveloping the football club and providing new community facilities for the residents of Bassendean. The recently completed Town Centre Master Plan identified opportunities to improve usage, accessibility, and amenity.

The current project will focus on:

- Redeveloping football facilities for SDFC within the Bassendean Oval precinct.
- Developing a new integrated community hub that includes cultural, civic and complementary commercial facilities within the reserve to attract wider community use of the precinct and promote financial viability.
- Acknowledging and preserving the history and heritage of the site, ensuring the redevelopment is sympathetic to, and aligns with, the BassenDream Our Future project, and connects and stimulates Town Centre renewal.
- Acting as a catalyst for the state government to provide transit-oriented residential development within the precinct and the Town Centre.

Project Purpose

The project aims to redevelop the SDFC facilities, integrating community, civic, and complementary commercial facilities and amenities to address the growing sporting and community outreach needs of the SDFC. Additionally, it seeks to enhance connectivity between the Oval, the Town Centre, and the broader community.



Project Justification and Benefits

The outdated and inefficient sporting facilities at Bassendean Oval limit the ability to attract a wide range of community users. These facilities no longer meet modern standards for accessibility, sustainability, and multiuse capabilities. Additionally, they fail to meet the requirements for WAFL football and do not meet the requirements for a state-level venue.

The redevelopment of Bassendean Oval provides an opportunity for a state-level AFL venue in the northeast of metropolitan Perth. This initiative will specifically address the growing demand for Women's Football, by providing first-class, dedicated AFLW training and playing facilities in the eastern region.

Positioned near the Swan Valley and with direct rail access, Bassendean is ideally situated to host a Perth-themed AFL venue as part of a broader AFL event program, such as 'Gather Round'. Bassendean Oval could be utilised as part of an event similar to 'Gather Round' to showcase the Swan Valley region, akin to how the Mount Barker venue highlights the Adelaide Hills in the current 'Gather Round' event in South Australia.

Benefit summary:

- Greater community participation and connection.
- Elevate Bassendean as a destination of choice.
- Improve financial sustainability for precinct operations.
- Increase the vibrancy and accessibility of the Town Centre.
- Release up to 15,000 m² of Crown Land for transit-oriented development, with higher densities near the train station and within the Town Centre, acting as a catalyst for urban development and renewal.
- Improve accessibility for people with physical, sensory, and intellectual disabilities, and people who are neurodiverse.

- Improve visual amenity and surveillance of the public realm.
- Provide more convenient parking and integrate facilities to help reduce reliance on parking.
- Increase diversity of land uses and mixed uses in the Town Centre.
- Balance heritage character with innovative design.



Project Deliverables

- Redevelopment of Bassendean Oval football facilities to include new universally accessible WAFL community-oriented facilities for SDFC, along with integration of SDFC facilities with community, cultural and civic facilities, complementary commercial facilities such as café, restaurant, bar and function centre, community health club or childcare to increase community use and assist with ongoing financial viability.
- The redevelopment will unlock significant transit-oriented development sites and meet state government infill targets, while providing affordable housing solutions with adjacent community facilities.
- Heritage conservation of the site.
- Better relationship to the broader Town Centre – how it functions, connects with the railway, river, and shops.
- The new football club facilities will meet modern standards, including gender-neutral changerooms, disability access, and a clubhouse that is more inviting to the greater community.
- The facility will meet the requirements of WAFL football and a state-level AFL venue.
- Opportunity to incorporate the currently outdated civic facilities located at 48-50 Old Perth Rd into a unique integrated development, releasing 5,500m² of prime district centre Crown Land for mixed use development.
- Providing facilities that align with the Town's vision for sustainability by ensuring development of energy-efficient, technology-enabled mixed-use facilities.
- Creating an entry statement for Bassendean.



Alignment with Government Policy and Plans

Federal Government Alignment

- Strong alignment to Federal Government sport, health and community strategic objectives.
- Specific alignment to the following Federal Government programs:

Urban Precincts and Partnerships Program

Thriving Suburbs Program

Play our Way

State Government Alignment

- State Government health and community strategic objectives.
- State Government housing targets.
- Creation of WA jobs (during construction and operation) including apprenticeships.
- Women's sport.
- Indigenous outcomes.
- Overall economic and social economic outcomes.

Lotterywest Alignment

- Aligns with Lotterywest funding objectives through non-sporting components of the project such as All Abilities Playground, Sensory Rooms and Changing Places change rooms elements of the project.

Project Cost

To be confirmed as part of the Business Case and Feasibility Study, which is underway and funded by the Town of Bassendean and the SDFC.

Advocacy Request

\$500K in funding to complete design development and further develop and refine the Business Case, including completing the WA Treasury Business Case.



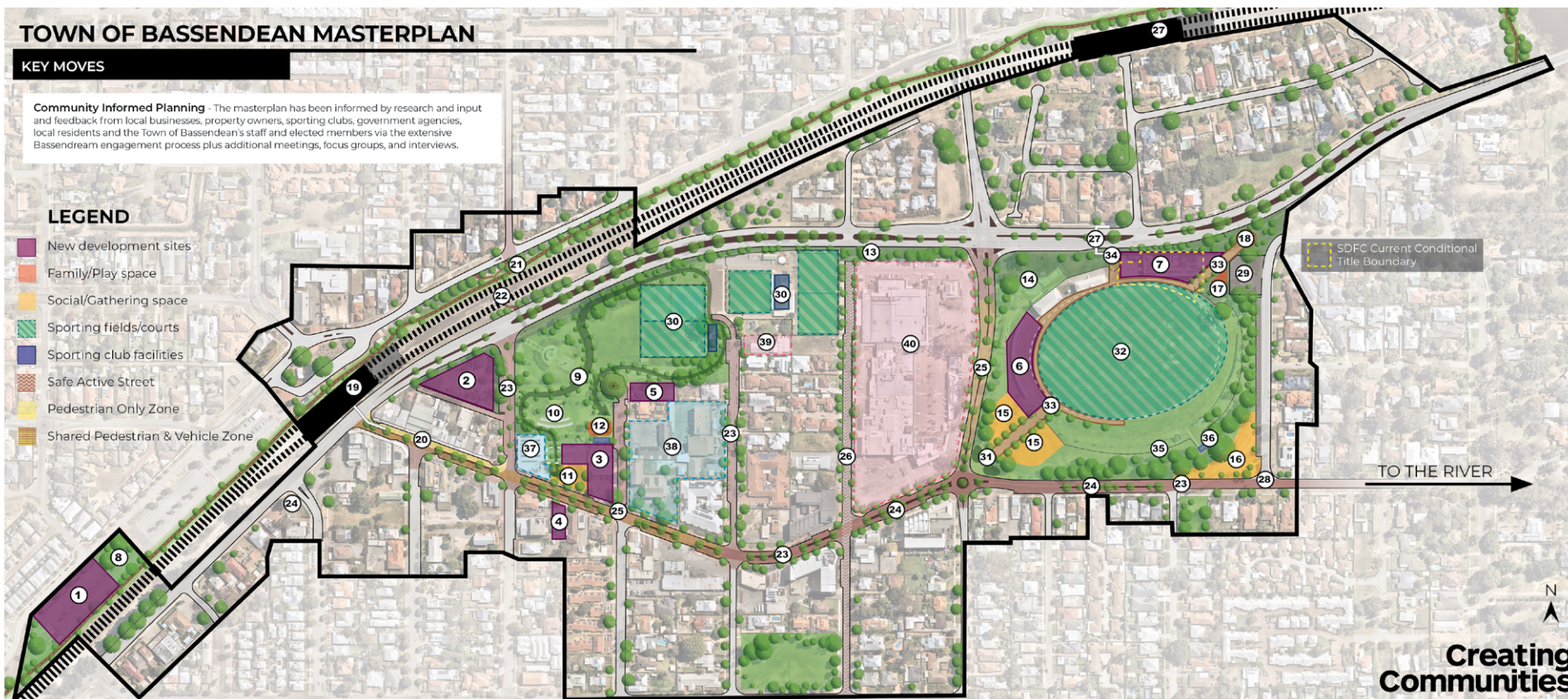
TOWN OF BASSENDEAN MASTERPLAN

KEY MOVES

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

LEGEND

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



Creating Communities

New Development Opportunities

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

POS & Community Elements

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

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

Streetscape & Movement Network

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

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

Sporting Facilities & Amenity

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

- 33 Tree lined boulevards connecting from southern and eastern entrances through to oval. Includes lockable security gates to provide community access during the week but managed access on game/event days
- 34 Additional entry point provided along the north of the oval, connecting through to Guildford Rd crossing and Success Hill
- 35 Oval reserve fencing repositioned 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 16)

Other Considerations

- 37 Existing library building and facilities remain in place
- 38 Educational and parish facilities remain in place. Future development is at the discretion of the land owners and would require submission and assessment of detailed plans prior to approval
- 39 The site currently accommodates a community school with a lease from the Town until December 2027. After that time, the matter will be further considered by Council, including determining the future preferred use of the site
- 40 Further development or redevelopment of Hawaiian's Bassendean Shopping Centre would require submission and assessment of detailed plans (and supporting technical information) and potentially, determination by the Development Assessment Panel



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