



Transforming Bassendean

The Bassendean Oval Redevelopment Project



TOWN OF
Bassendean





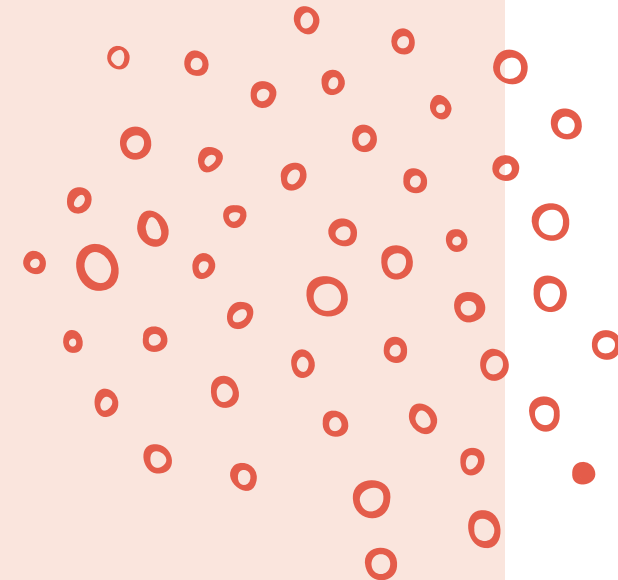
HOME BY THE SWAN

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Background

The Town of Bassendean and Swan Districts Football Club (SDFC) have engaged Paatsch Group and Carabiner Architects to develop a Business Case and Concept Plan for redeveloping the SDFC facilities and the Bassendean Oval Precinct. This precinct, home to the SDFC for nearly a century, holds historical significance for the region.

THE PROJECT WILL FOCUS ON:

- The redevelopment of football facilities for SDFC within the Bassendean Oval precinct is to provide fit-for-purpose facilities enabling the club to continue delivering measurable personal and community impact.
- The creation of a new integrated community hub within the reserve, featuring cultural, civic, and complementary commercial facilities, aimed at attracting broader community use and enhancing financial viability.
- Acknowledging and retaining the history and heritage of the site.
- Ensuring the redevelopment aligns with the BassenDream Our Future project and stimulates Town Centre renewal.
- Facilitating transit-oriented residential development within the precinct and the Town Centre.

Several master plans suggest integrating mixed-use development into the precinct, redeveloping the football club's facilities, and providing new community facilities for Bassendean residents. The recently completed Town Centre Masterplan, developed through extensive community consultation via the BassenDream Our Future Project, highlighted opportunities to improve usage, accessibility, and amenity.

SUPPLIED BY SWAN DISTRICTS FOOTBALL CLUB; PHOTOGRAPHY BY BLAKE PARRY - THE SPORTS PHOTO

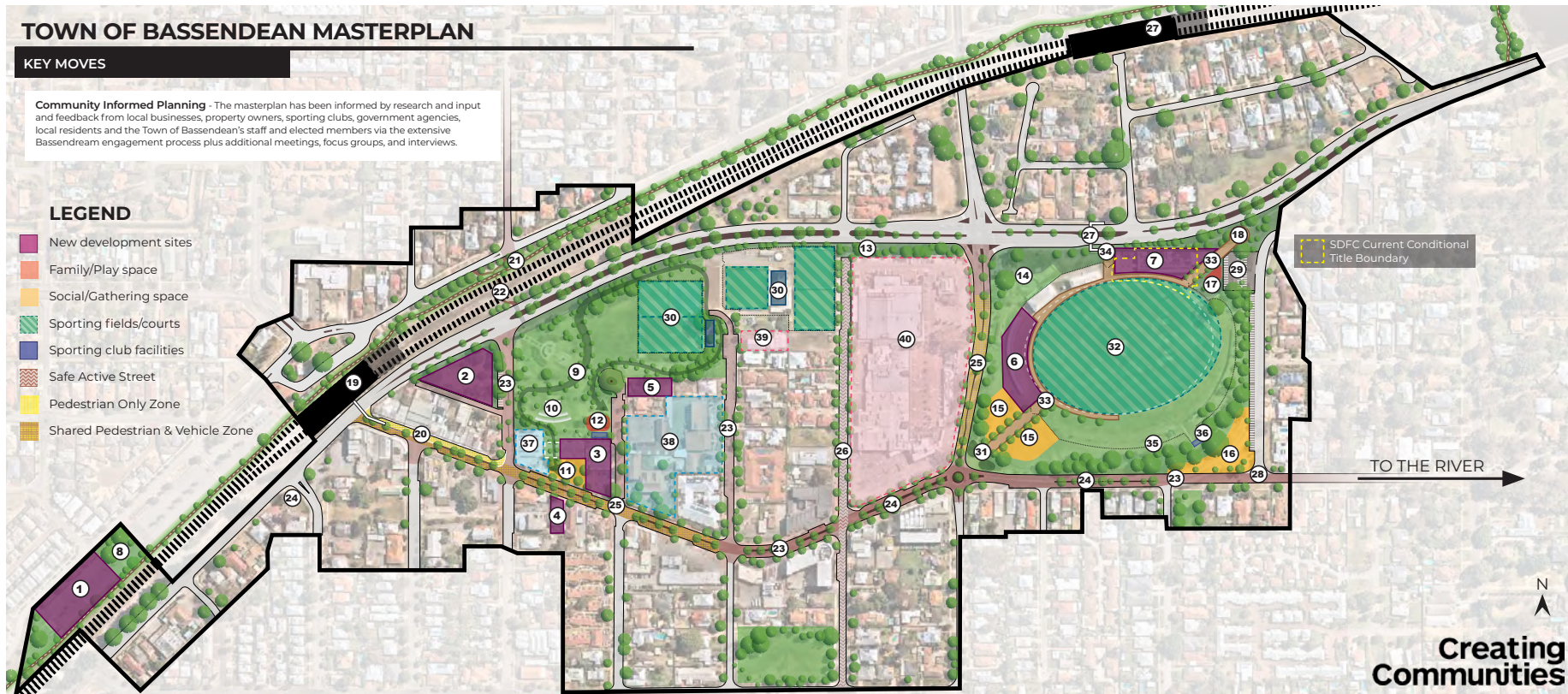
TOWN OF BASSENDEAN MASTERPLAN

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 away 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



Purpose

The redevelopment of the SDFC facilities—including the creation of integrated community, civic and complementary commercial facilities—to address the growing sporting and community outreach needs of the SDFC, and to enhance connectivity between the Oval, the Town Centre and the broader community.

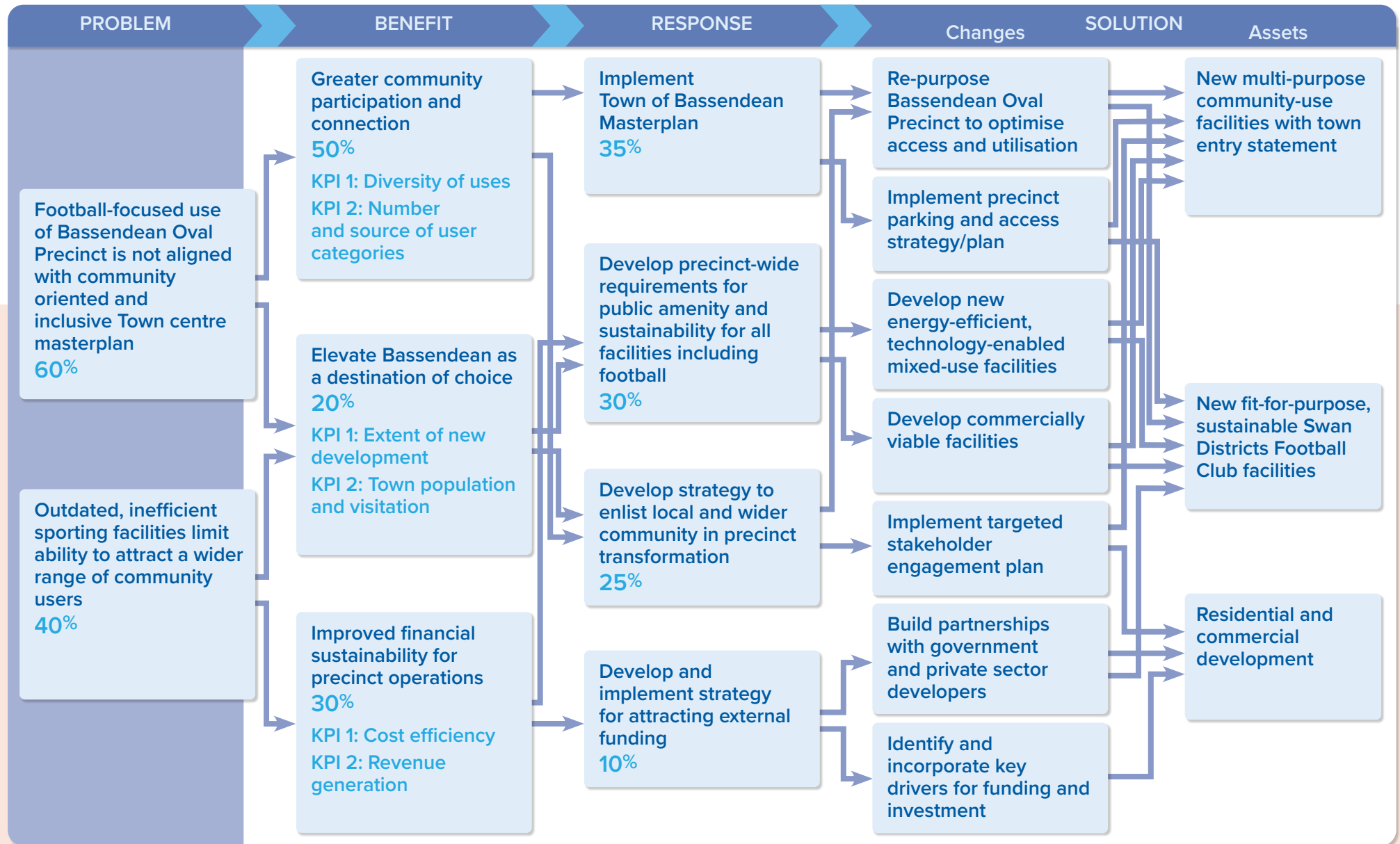
Investment Logic Mapping

Investment Logic Mapping (ILM) is an early-stage technique used to develop and document the case for a potential investment prior to a final decision. As part of the planning process, an ILM workshop was conducted to explore the opportunities and benefits associated with the project.

A summary of the outcomes from the ILM workshop is provided in Figure 1.

FIGURE 1: INVESTMENT LOGIC MAP

Transformation to a sustainable community precinct that respects its historical connections






The Opportunity

The redevelopment of Bassendean Oval as a regional facility providing the potential to establish a State-level AFL venue in the northeast of metropolitan Perth. This redevelopment will also address the growing demand for women's football by providing state-of-the-art AFLW training and playing facilities in the eastern region.

Bassendean's strategic location, near the Swan Valley and with direct rail access, positions it as an ideal site for a Perth AFL venue that could be integrated into a broader AFL event program, such as 'Gather Round'. For instance, Bassendean Oval could be used to highlight the Swan Valley region in a manner similar to how the Mount Barker venue showcases the Adelaide Hills during the 'Gather Round' in South Australia.

The redevelopment also offers the opportunity for the creation of a new integrated community hub within the reserve, featuring cultural, civic and complementary commercial facilities, aimed at attracting broader community use, enhancing financial viability and providing better connection to the Town.



'...offers the opportunity for the creation of a new integrated community hub... featuring cultural, civic and complementary commercial facilities...'

Deliverables

- Demolition of the existing SDFC facilities and surrounding non-heritage listed buildings, and develop new SDFC and associated community facilities.
- A new fit-for-purpose football club venue assisting SDFC continue to deliver positive community and personal benefit. The facility will adhere to modern standards, including gender-neutral changing rooms, disability access, and a clubhouse that is more welcoming to the broader community. A facility which meets the requirements of WAFL football and a State Level AFL venue.
- Integration of SDFC facilities with complementary commercial amenities such as a café, restaurant, bar, function centre, community health club, or childcare centre to enhance community use and support ongoing financial viability.
- Increased community use of the facilities through the addition of new community, cultural, and civic amenities.
- Identification and facilitation of residential development to optimise land use and address the housing crisis and infill targets set by the State Government.
- Conservation of the site's heritage including the grandstand, white picket fence, scoreboard and heritage gates.
- Improved integration with the broader Town Centre, enhancing connections to the railway, river, and shops.
- Opportunity to incorporate outdated civic facilities located at 48–50 Old Perth Road into a unique integrated development, releasing 5500m² of prime district centre Crown Land for mixed-use development.
- Creation of an entry statement for Bassendean.





Benefits

- Enhance community participation, connection and social impact.
- Position Bassendean as a destination of choice.
- Improve financial sustainability for all precinct operations.
- Boost the vibrancy and accessibility of the Bassendean Town Centre.
- Release up to 15,000m² of Crown Land for transit-oriented development, with higher densities near the train station within the Town Centre, to act as a catalyst for urban development and renewal.
- Improve accessibility for people with physical, sensory, and intellectual disabilities, as well as those who are neurodiverse.
- Enhance visual amenity and surveillance of the public realm.
- Provide more convenient parking and integrate facilities to reduce reliance on parking.
- Increase the diversity and mix of land uses within the Bassendean Town Centre.
- Balance heritage character with innovative design.

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

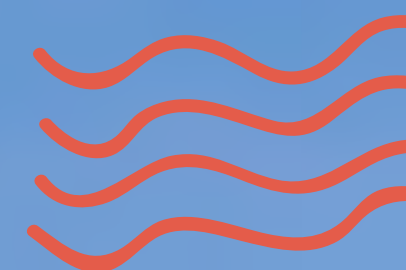
- State Government health and community strategic objectives.
- State Government housing targets.
- Creation of WA jobs (during construction and operation) including apprenticeships.
- Women's sport.
- Indigenous outcomes.
- All Abilities, Culturally and Linguistically Diverse, At Risk Youth and Seniors inclusion outcomes.
- Overall economic and social economic outcomes.

LOTTERYWEST ALIGNMENT

- Aligns with Lotterywest funding objectives through nonsporting components of the project such as All Abilities Playground, Sensory rooms and changing places change rooms.

Proposed Funding Partners

- State Government.
- Federal Government.
- Lotterywest.
- Facility operators (i.e. health club, childcare facility and/or food and beverage facilities).
- West Australian Football Commission.



Summary

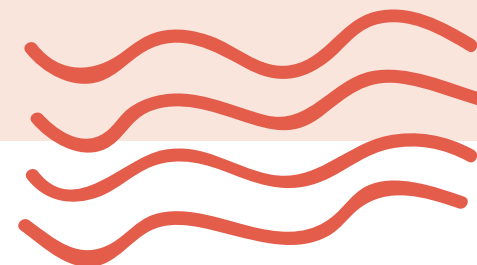
THE PROJECT INVOLVES:

- The redevelopment of Bassendean Oval football facilities to include a new, universally accessible WAFL community-oriented facility for the SDFC, along with the integration of new community, cultural and civic facilities, and complementary commercial facilities such as café, function centre, bar and community health club. This aims to increase community usage and support ongoing financial viability.
- Strengthening the Town of Bassendean's alliance with the SDFC and other community groups to develop a sustainable community precinct that offers significant opportunities for leisure, sport, community participation, and the delivery of social impact. The redevelopment will unlock significant transit-oriented development sites, contribute to meeting State Government infill targets, and provide affordable housing solutions with nearby community facilities. The facility will serve a growing catchment in the Town of Bassendean, and reach a broader audience in the region.

The project has received in-principal support from local, state and federal politicians.

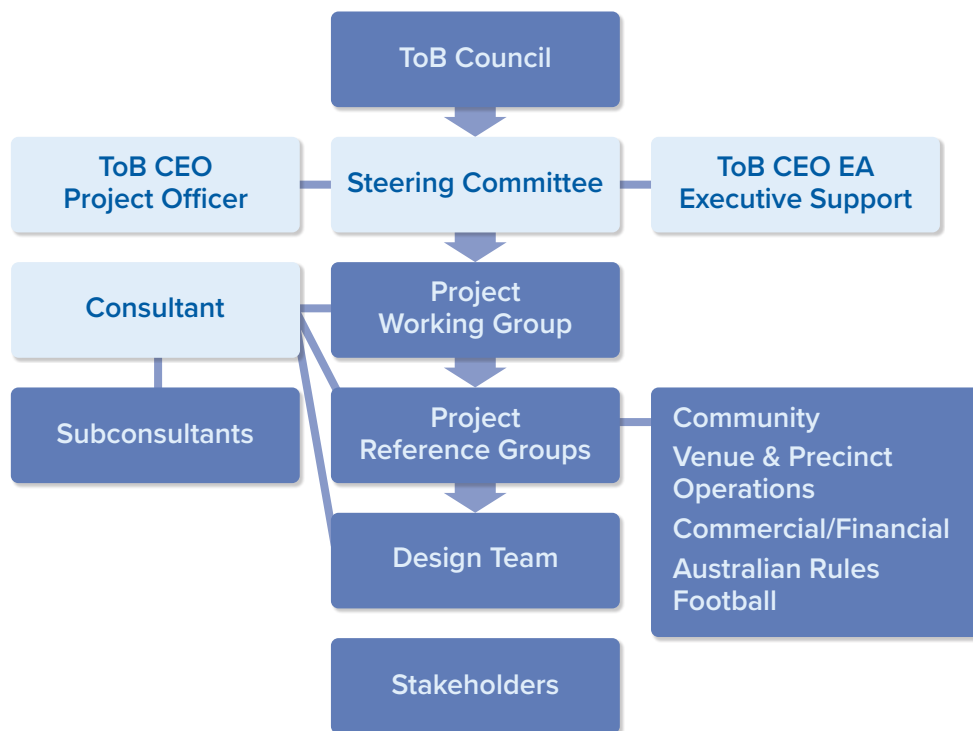
The redevelopment of the precinct will deliver a range of ongoing benefits for the community, the SDFC, and other sporting and community groups across the region, including:

- Enhanced recreation facilities to increase participation and use.
- Access to a high-quality community hub and civic facilities.
- Development of integrated recreational facilities.
- Improved pathways for football participation.
- A secure long-term future for the SDFC.
- Genuine alignment with and support for government priorities.
- Creation of economic benefits, including employment opportunities.
- Strengthened link with Town Centre.
- Conservation and preservation of heritage facilities.
- Establishment of a strong entry point for the Town Centre from the eastern end.

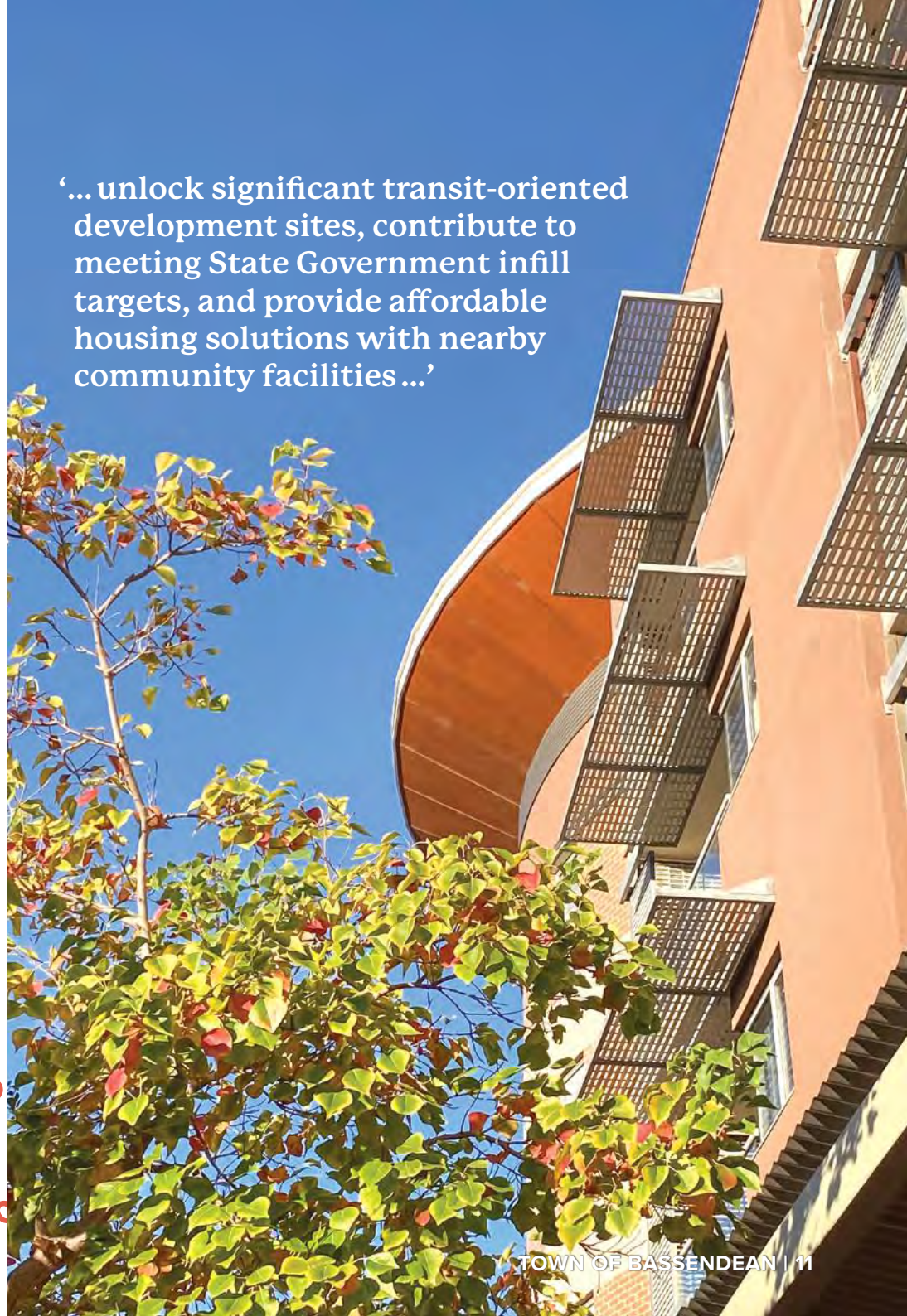


Governance

The Town, in conjunction with the SDFC, has implemented a Governance Charter to oversee and govern all aspects of the project from its establishment through to the operational phase. This Charter outlines the roles, responsibilities, and accountabilities of all parties involved in the planning and delivery of the project, ensuring transparency and clarity of responsibilities. Assuming funding support, the State and/or Federal Government would be invited to have representation on the Project Steering Committee and Project Working Group.



‘... unlock significant transit-oriented development sites, contribute to meeting State Government infill targets, and provide affordable housing solutions with nearby community facilities...’





Project Cost

The full redevelopment cost will be confirmed as part of the Business Case and Feasibility Study and informed through the development of detailed design as the next stage of the project. To date the Town and the SDFC have funded the masterplan, feasibility study and concept design as stage 1.

Funding Request

The Town and the Swan Districts Football Club are now seeking five hundred thousand dollars (\$500,000) each from both the State Government and the Federal Government to assist in funding the next stage of project development and planning, including but not limited to; schematic design development, in ground site investigations including geotech, completion of treasury business case, detailed design development and associated technical reports.





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