

Draft Bassendean Precinct Structure Plan – Frequently Asked Questions (FAQs)

Where is the Bassendean Precinct?

The Bassendean Precinct is the area around the Bassendean and Success Hill train stations and the surrounding town centre. It includes Old Perth Road, Bassendean Oval, BIC Reserve and nearby residential areas. The precinct plays an important role as a place to live, shop, work and access public transport.

What is an activity centre?

Activity centres are urban areas with a mix of commercial, residential, and other uses. They serve as community hubs where people live, work, shop, meet, and relax. Varying in size and function, activity centres are usually well-connected by public and active transport. They can include shops, restaurants, housing, entertainment, tourism, community services, education, and medical facilities.

There are seven types of activity centres according to [State Planning Policy 4.2](#) (SPP 4.2.). The Bassendean activity centre is classified as a 'Direct Centre' in this hierarchy.

What is a Precinct Structure Plan?

A Precinct Structure Plan is a long term planning document that sets out how an area can change and grow over time. It provides a framework for:

- Land use and zoning
- Building height and scale
- Public spaces and streets
- Walking, cycling and transport connections
- Infrastructure and services.

A Precinct Structure Plan does not approve individual developments. Any future development will still require separate planning approval.

While a Precinct Structure Plan may include illustrative images of buildings, these are not always reflective of the specific design controls proposed by the Precinct Structure Plan and are meant only for context. They do not necessarily represent the actual designs that will be approved through a development application.

Who prepared the Draft Precinct Structure Plan?

The draft Precinct Structure Plan was prepared by the Town of Bassendean, with assistance from specialist planning, design and technical consultants.

Why is a Precinct Structure Plan being prepared for the Bassendean Town Centre?

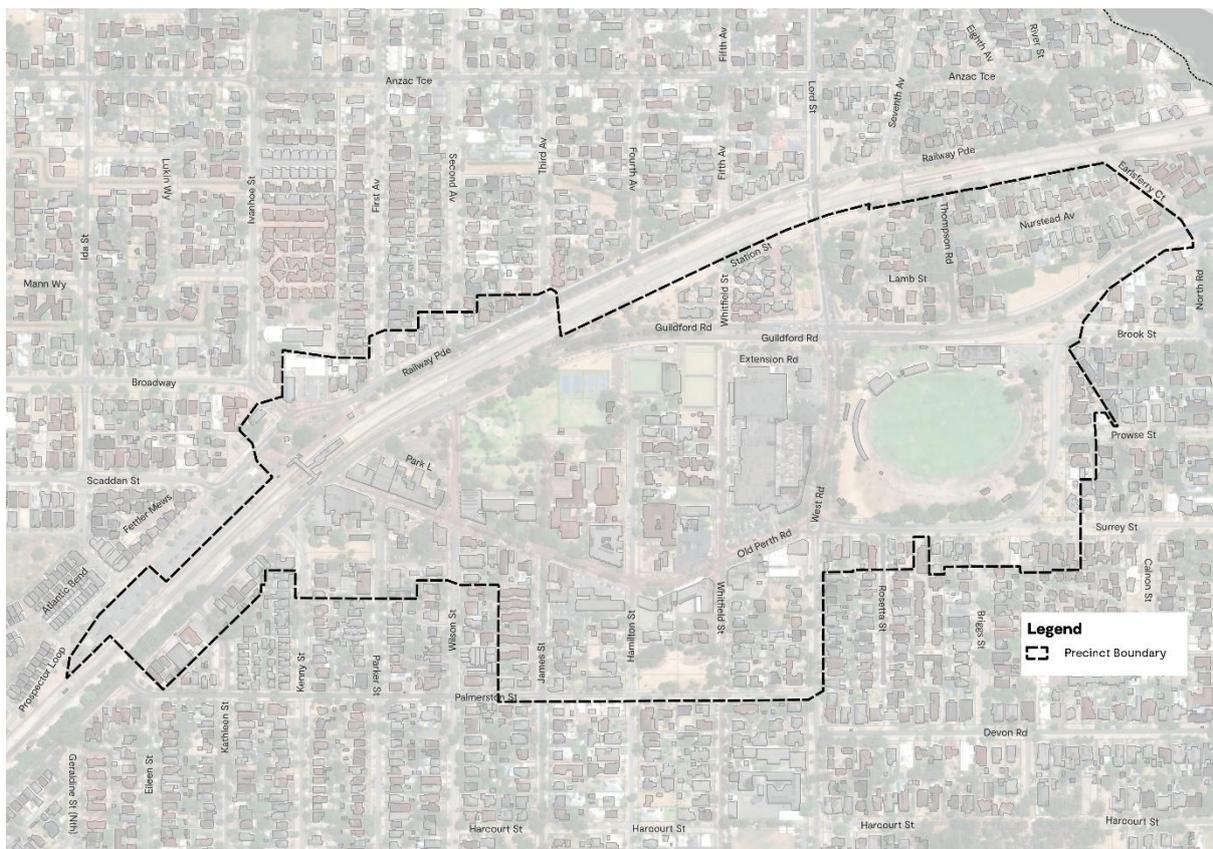
The Town's Local Planning Strategy identifies that much of the population growth expected to occur within the Town of Bassendean will likely be accommodated within the Bassendean Town Centre. The PSP will set a vision and subsequently guide development to accommodate the expected increase in population.

How is this document different to the adopted Town Centre Masterplan?

The Town Centre Masterplan is a guiding document without statutory weight, but it did help inform the preparation of the PSP. The PSP, as a statutory document, will carry weight under the Local Planning Scheme, and future development applications will be guided by and assessed against it.

Where will the Precinct Structure Plan apply?

The Precinct Structure Plan will apply to the area identified in map below. It will not apply to any development outside the precinct boundary.



How was the boundary determined?

The boundary of the precinct was carefully defined to include the areas where coordinated planning is most needed and where change is most likely to occur over time.

In setting the boundary, the Town of Bassendean considered several key factors:

- Proximity to public transport
- The existing town centre and activity areas
- Opportunities for renewal and growth
- Clear physical edges
- Protection of surrounding residential areas
- Consistency with existing planning, including the Local Planning Strategy and Town Centre Masterplan.

Has the community been involved in preparing the plan?

Yes. Community and stakeholder engagement has occurred over several years and has included:

- Engagement during preparation of the Local Planning Strategy
- Community input into the Town Centre Masterplan
- Community workshops and open sessions in early 2024
- A Community Working Group that met regularly during preparation of the draft plan
- Engagement with landowners, government agencies and a Design Review Panel

Feedback has influenced building heights, public space priorities, heritage responses and movement improvements.

What is the process to prepare a Precinct Structure Plan?

The State Government regulates the process that local governments must follow for Precinct Structure Plans. This is detailed in Schedule 2 Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and summarised further in the WA Planning Manual Guidance for Structure Plans.

The key steps in preparing the Town's Precinct Structure Plan are as follows:

- **Drafting/Preparation:** Creating a draft Precinct Structure Plan along with the necessary technical studies, including consultation and input from relevant stakeholders.
- **Council Review:** Gaining Council approval to advertise the draft Precinct Structure Plan for public comment.
- **Submission Review:** The Town reviews the feedback, makes any updates to the draft plan, and prepares a report for the Western Australian Planning Commission (WAPC)
- **WAPC Decision:** The WAPC assess the Precinct Structure Plan, considering whether to approve, modify (which may necessitate re-advertising) or refuse the plan.
- **Implementation:** If approved, the Precinct Structure Plan becomes operational and is used to assess future developments.

How many more dwellings are expected in the area?

The draft Precinct Structure Plan is estimated to generate opportunity for just over 1,436 new dwellings, together with new commercial developments and improvements to the public realm.

What types of housing are proposed?

The plan supports a mix of housing types, including:

- Apartments close to stations and the town centre
- Medium density housing such as townhouses
- Homes suitable for smaller households and older residents

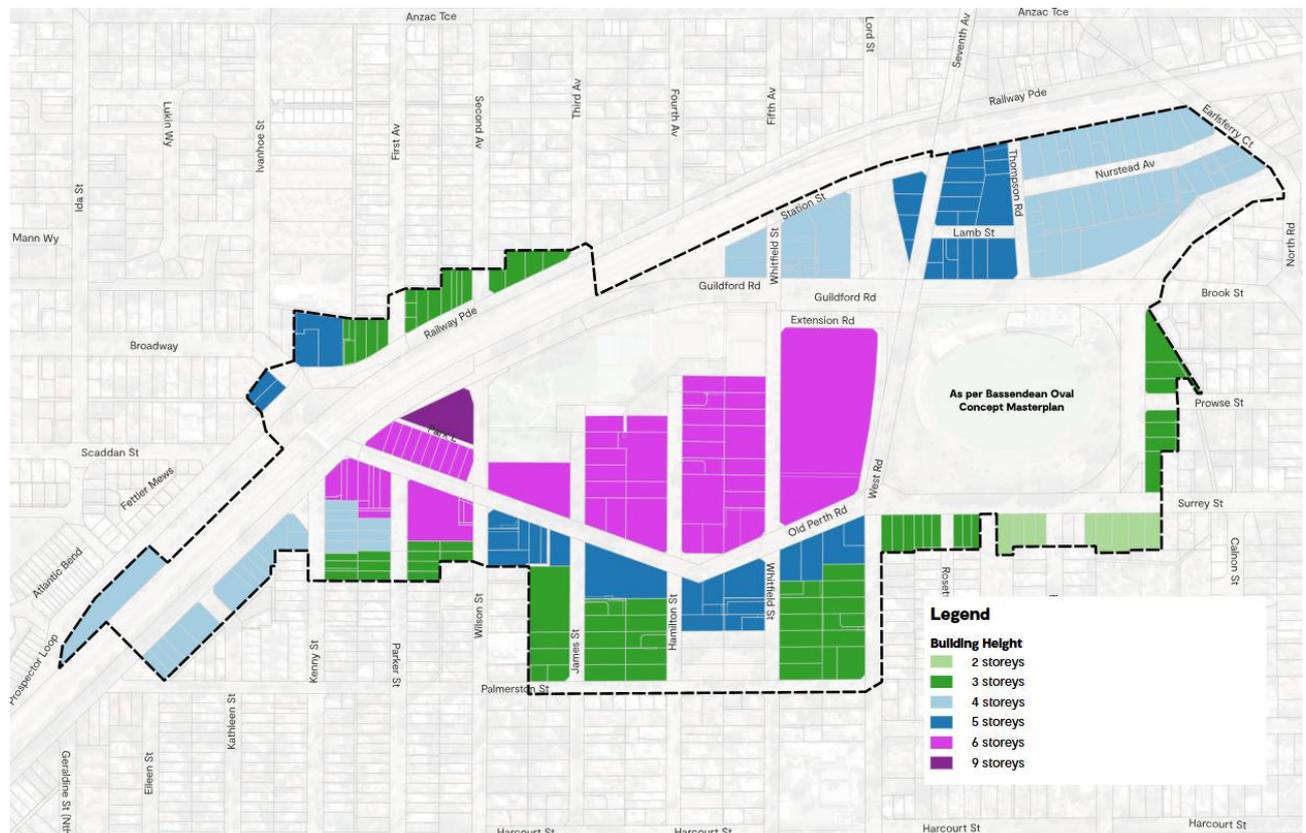
This mix is intended to support changing household needs and improve housing choice in Bassendean.

How tall can buildings be?

Building heights are planned using a maximum envelope approach.

- Most areas allow buildings between 2 and 9 storeys, depending on location
- Taller buildings up to 12 storeys may be considered on a small number of key sites.

Higher buildings are focused near stations or on larger sites where impacts can be managed. Building height reduces toward surrounding residential areas to protect amenity, sunlight and privacy.

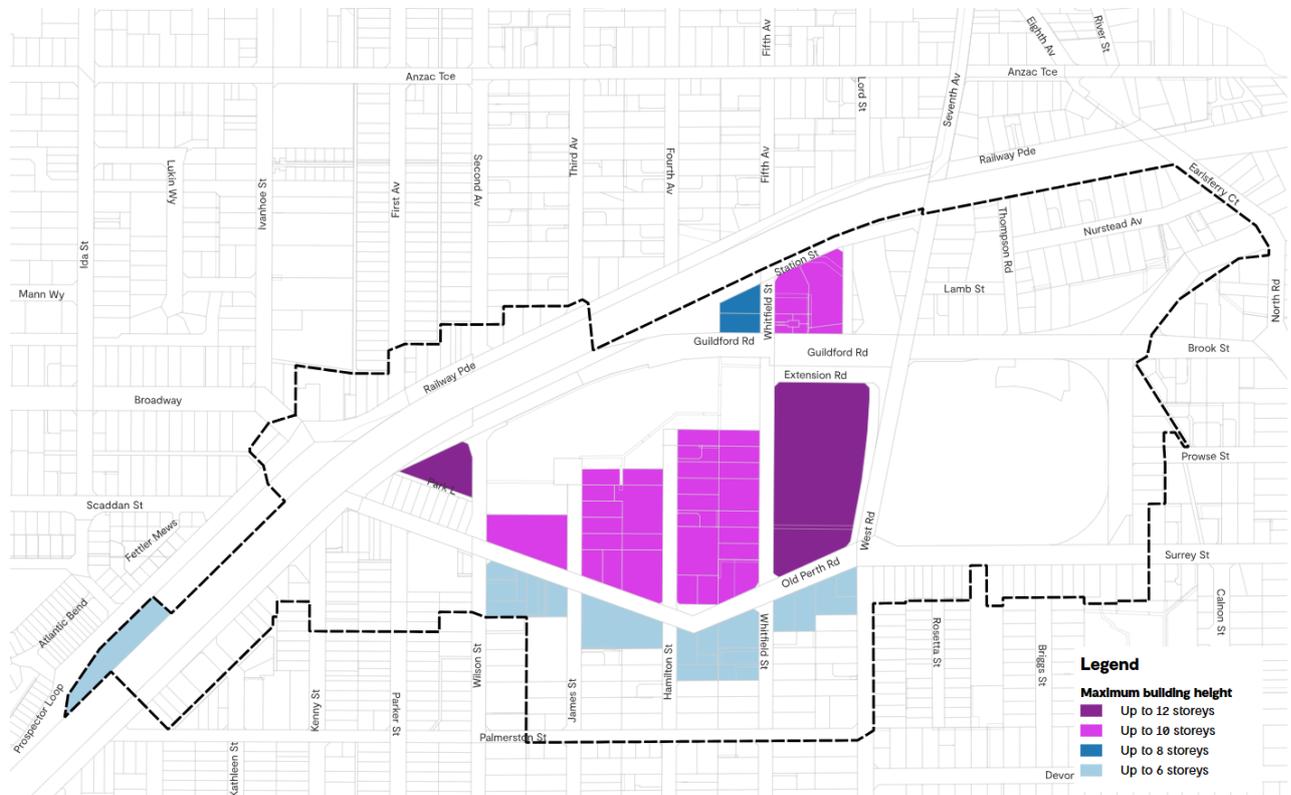


Does this mean all buildings will be tall?

No. The heights shown in the plan are maximum limits, but not all sites will be redeveloped, and not all development will reach the maximum height. Any future proposal must meet design requirements and be assessed through a separate development approval process.

Can buildings propose greater building height?

Yes, in some instances. Larger or strategically located sites with good redevelopment potential are identified in the plan as having the potential for additional building height. Granting additional building height subject to providing community benefits



What are community benefits?

Where additional building height is sought, developers must provide community benefits. The draft Precinct Structure Plan provides a structured framework of community benefits to be provided where additional building height is sought. The framework ensures a variety of benefits are provided, that there is demonstrated need for the benefit being offered, and that benefits are commensurate to the additional building height being sought.

Examples of community benefits include:

- Public plazas or open spaces
- Streetscape upgrades
- Public parking facilities

- Improved sustainability outcomes
- Affordable housing
- New or improved mid-block pedestrian links

Incentives are optional and are designed to ensure additional development delivers broad public benefit.

What improvements are proposed for streets and public spaces?

The plan aims to improve the quality and comfort of public spaces by:

- Increasing tree canopy and shade
- Creating safer and more attractive walking and cycling routes
- Improving connections between Old Perth Road, Bassendean Oval, BIC Reserve and stations
- Providing new plazas, pocket parks and shared spaces in key locations

Some improvements may be delivered over time as redevelopment occurs.

Will public transport be improved?

The plan supports improved access to Bassendean and Success Hill stations through better walking routes, safer crossings and improved arrival spaces. Public transport services are managed by State agencies.

How does the plan address trees and the environment?

The plan:

- Encourages retention of mature trees
- Supports increased tree canopy over time
- Requires landscaping and water sensitive design
- Encourages more sustainable building outcomes

Environmental impacts will continue to be assessed at the development application stage.

How does the plan protect heritage?

The plan includes specific provisions to:

- Protect heritage places and heritage areas
- Guide development in the Old Perth Road Heritage Area and Nurstead Heritage Area
- Encourage adaptive reuse of heritage buildings
- Ensure new development responds to existing character

Any development affecting heritage places will require additional assessment.

Does the plan force redevelopment and when will changes happen?

No. Landowners are not required to redevelop their properties. The plan provides a framework that applies if and when redevelopment occurs.

Change is expected to occur gradually over many years. Timing will depend on market conditions, landowner decisions and infrastructure delivery.

Who is the decision-maker for the Bassendean PSP?

The Western Australian Planning Commission (WAPC) is responsible for making decisions on a Precinct Structure Plan. After completing its assessment and review, the WAPC may choose to either approve the plan (with or without modifications) or refuse it.

How does the plan interact with the State government proposed Bassendean Station Improvement Plan and Scheme?

As described above, the Town is required to prepare a Precinct Structure Plan to guide development within the District Centre zone under the Town's Local Planning Scheme No. 11. This is why it has prepared the draft Precinct Structure Plan.

The Town is aware of a proposed Improvement Plan for the Bassendean Station Precinct. An Improvement Scheme is being prepared by the State Government and will set development and land use controls for the precinct. The Town acknowledges that once a State-led Improvement Scheme is gazetted, it will prevail over the Town's Local Planning Scheme, Precinct Structure Plan and policy framework.

Progressing the Town-led and Town-prepared Precinct Structure Plan will provide the Town with a clear position on how the precinct should develop.

Have your say

The Town of Bassendean invites community feedback on the draft Precinct Structure Plan.

How can I have my say?

You can provide feedback between **20 March 2026 and 8 May 2026** by making a submission by one of the following means:

- **Online submissions:** An online submission form is available via:
www.bassendean.wa.gov.au
- **Hard copy submissions:** Printed submission forms are available from the Town's customer service centre and library and can be completed and posted to:

Town of Bassendean
PO Box 87
Bassendean WA 6934

All submissions must be received by **8 May 2026**.

After the consultation period, the Town of Bassendean will review and consider all submissions received. The draft Precinct Structure Plan may be updated in response to feedback before a recommendation on whether to adopt the plan is forwarded to the Western Australian Planning Commission.

Need more information?

If you have questions about the draft Precinct Structure Plan, or the consultation process, please contact the Town of Bassendean using the details provided on this page.

The Town will be hosting two community drop-in sessions where you can learn more and ask questions about the draft Precinct Structure Plan. The project team will be on hand to guide you through the draft plan, answer your questions, and help you make a submission. You can come and go at any time during the session.

Drop in-session #1

Bassendean Twilight Markets, BIC Reserve, Bassendean

4:30-6:30pm, Saturday 28 March 2026

Drop-in session #2

Bassendean Library, 46 Old Perth Road, Bassendean

5:00-7:00pm, Thursday 9 April 2026