

Creating a stronger heart for Bassendean



Provide cafes and offices at street level below apartments



Create possibilities for intense people spaces



Create a vibrant smaller retail hot spot:



Provide a diversity of residential opportunities



Integrating parking and landscape



Focus on parks and gardens

Key Outcomes

- Rationalisation of BIC sporting and recreation facilities
- A Town Square on Old Perth Rd
- A new civic building combining administration with community facilities and council chambers.
- A Town Park integrated with the town
- Town centre living creating a safer, more active place
- Bassendean Oval becomes a multi purpose 'people's park' for the community while remaining the same ground of WAFL SDFC.
- New substantial commercial opportunities
- Creation of a vibrant 'hot spot' at the west end of Old Perth Road
- Opportunity to partner with the State Government in redevelopment of key sites in support of TOD strategies.
- 340 - 400 new dwelling opportunities recommended adoption of inner city residential planning codes
- 400 - 500 car bays – potential for reciprocal parking and relaxed parking provisions due to public transport and town centre amenity.



Mixing old and new architecture



Use interactive water features in the town square



Use totems to signify a special place

Place making objectives

- Build and support the local Bassendean economy
- Nurture and define community identity of Bassendean
- Foster frequent and meaningful contact in the Bassendean community
- Create accessibility for everyone
- Provide a comfortable and safe town centre environment
- Attract a diverse population to Bassendean
- Respect the history and heritage of Bassendean



BASSENDAN TOWN CENTRE STRATEGY PLAN

For a vibrant future



hawaiian The Town of Bassendean acknowledges the generous financial support of Hawaiian Investments Pty Ltd who contributed toward the Town Centre Area Strategy

Key Principles:

1. Draw attention to the Bassendean Town Centre - open up vistas.
2. Give Guildford Road motorists the feeling of driving through a special place - give Bassendean an address.
3. Create a new Town Square for Bassendean.
4. Facilitate a dramatic increase in people able to live in the town centre - 24 hour life - wide range of dwelling types.
5. Provide opportunities for people to work in the town - flexible commercial space.
6. Create a number of 'activity nodes' along Old Perth Road with station precinct and oval redevelopment as end points.
7. Retain and enhance existing landscape.
8. Embrace the Town Park as part of the Bassendean Town Centre.

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- 1** Significant building such as adult education or commercial integrated with Bassendean train station.
- 2** Improved retail frontage to Guildford Road corner as a 'hot spot' and introduction to the town
- 3** Opportunity to increase intensity of use of buildings

- 4** Town Square extends across Old Perth Road as a people place (cars can drive through)
- 5** Upgrade war memorial
- 6** Landmark community building multipurpose hall (senior citizens) council chambers and administration including landmark tower and a hot spot for food and coffee

- 7** Improve links with narrow access roads
- 8** Improved frontage to retail
- 9** New 3-4 storey building for football club and function centre
- 10** Bassendean Oval re-orientated and opened up to become a combined 'people's park' and football oval

- 11** Housing fronting oval
- 12** Landscaped mound
- 13** Significant residential building
- 14** Heritage grandstands
- 15** Teenage activity area
- 16** Upgrade Success Hill train station

- 17** Improve a link to Success Hill train station and residential
- 18** Pedestrian access under Lord Street
- 19** Rationalise community sporting facilities
- 20** Totems and streetscape improvements to Guildford Road
- 21** Town Park - retain significant trees. Improve safety and integration with town centre. Develop a small seasonal wetland

- 22** Residential opportunity
- 23** Improve and open up underpass and pedestrian access into town park
- 24** Construct footpath between station and underpass
- 25** Embayment parking
- 26** Improve streetscape character and pedestrian amenity on Guildford Road

