

Bassendean Oval Redevelopment

Concept Masterplan

FAQs

Why is the oval being reorientated and altered / improved?

A 15 degree north orientation is the optimum orientation for Australian Rules Football. This orientation reduces players looking directly into the sun. The absence of multi-storey developments close to the boundary line to the north of the oval maximises winter sun on the turf to ensure healthy growth, which is hampered when the grass is shadowed for most of the day.

Having the Oval in this position enables the football facilities to be located in the ideal location on the wing, while also keeping the heritage grandstands in suitable vantage points for spectator viewing. It also optimises the opportunity for the development of public open space to the north of the oval and provides a significant opportunity for other developments to the east of the oval.

The Oval's dimension will be the same as Optus Stadium and the upgraded facilities will meet the requirements to potentially host WAFL Grand Finals and AFL Preseason Matches.

Why don't you just build new football clubrooms?

The new facilities within the reserve must enhance community usage of the precinct and promote ongoing operational financial viability. The new facility must also allow SDFC to continue to grow their extensive and important community programs.

Why does the concept plan differ from the Town Centre Master Plan (TCMP)?

The Town Centre Master Plan is a guiding

document for the oval redevelopment and has informed the concept plan. While the Master Plan was a representation of community aspirations for the broader Town Centre area, the Bassendean Oval concept plan reflects more detailed planning by architects informed by stakeholder consultation. Proposed changes focus on optimising the oval's orientation for winter sun and enhancing sightlines to the Town Centre and Guildford Road, whilst still delivering enhanced community access and community value.

Why does there have to be residential development?

The creation of additional residential development in the precinct enhances the commercial viability of the project, contributes to the Town achieving its infill dwelling target of 4150 additional dwellings throughout the district and aligns with the Town Centre Masterplan.

The creation of additional residential development assists in gaining Federal and State funding for the project which will enable the precinct to deliver the improved community and sporting facilities as outlined.

What community facilities will there be?

Subject to concept plans being approved, the feasibility of a range of potential community facilities will be explored, including:

- Increased functional public open space and landscaped recreational spaces developed to a higher amenity.
- Running/walking tracks.
- All abilities playground/picnic areas with public facilities.
- Enhanced youth precinct/zone incorporating

youth centre and carpark

- Community Health Club inclusive of gym, group fitness and spin studio.
- Community Childcare facility.
- Aged Care facilities.
- Child Health Centre.
- Community function facilities and meeting rooms.
- Potential to relocate the library, community centre and senior citizens centre from its current location on Old Perth Rd.

What commercial facilities will there be?

Subject to concept plans being approved, the feasibility of a range of potential community facilities will be explored, including:

- Café/Restaurant bar.
- Commercial carparking.
- Commercial office space and car parking.
- Allied health practitioners.
- Residential Development, including possible aged care and/or short stay accommodation.

Will there still be a fence around the Precinct?

An internal event fencing structure will be maintained to enable the Precinct to be secured for football matches and other events; however, the design will include multiple access points that will enable the precinct to remain open outside of event days to maximise community use.

The existing perimeter fence will be removed to allow the community greater access to the improved public realm and to provide access to the commercial tenancies, cafes etc.

Will the picket fence be retained?

Yes, it will be repositioned around the oval in its new position.

Will the heritage gates and grandstands be retained?

Yes, they will be retained as per the requirements of the State Heritage Register. The heritage grandstands will be refurbished to ensure they remain key seating components of the development.

Importantly, the concept design celebrates these heritage assets by creating improved viewing corridors and access by relocating the football club to the west of the site.

When will construction start?

The project is in the development phase and will require significant funding from State and Federal Government. Should funding be sourced, the construction of the main development on the western side of the oval would be estimated to start in 4-6 years, subject to funding confirmation.

The appropriate time for construction of the residential development on the eastern side will be determined by the State Government and the demand for and interest from developers in residential development in the area. It is likely to be some time after the construction of the main development on the western side and will be subject to further community consultation.

When will it be finished?

Construction of the main development on the western side of the oval would be estimated to take 2 years. Assuming 4-6 years of planning prior this would mean a completed stage one on the western side in 6-8 years.

Why is the start of construction so far in the future?

Projects of this magnitude require many steps of planning. The first step of determining the feasibility and concept plan is currently underway and due to be complete by the end of 2024. Following this, the Town will need to build a more detailed business case, complete detailed design, seek development application (DA) approval and procure funding from the State and/or Federal Government and/or private sector, all of which take a significant amount of work and time.

How much will it cost?

It is difficult to estimate at this point in time but once the concept plans are approved, costing estimates will be calculated in the latter part of

the feasibility study.

Where will the funding come from?

The Town will make a contribution within its financial capacity, and seek significant contributions from State and Federal Government, as well as other community and commercial entities.

What if the funding can't be obtained?

The Town is confident the funding for the project can be obtained. If there is a need to alter the concept plans based on a reduced amount of funding, the Town will address that issue if and when required and then update the community.

Will the project proceed without a residential component?

Without a residential component the business case is less compelling for the State and Federal Government to justify the funding. This may result in a more modest redevelopment of the SDFC facility and less improvements to the public realm.

Why are the buildings so high?

The building heights within the concept document have been guided by the recommended heights in the Town Centre Master Plan. In the consultation undertaken in the preparation of the 'Town Centre Masterplan' as well as the Town's communication exercise 'BassenDream – Our Future' there was support for higher density residential developments in the town centre in lieu of increasing density in the suburban streets.

Who will manage the redeveloped precinct?

The final management model will be determined once the scope of facilities is finalised.

Will green space be lost/gained as part of the redevelopment?

At present, much of the public open space is of low value to the public because the external fencing creates a barrier to community use, and functional active spaces are lacking. The new

concept design provides higher amenity with numerous active and passive recreation spaces, and enhanced natural landscaping, included in the concept plan.

The table below shows a comparison of green space between the existing site and the proposed redevelopment:

	Existing	Proposed
Site Area	59,302m ²	63,272 m ²
Nature Strip/ Buffer	9,176 m ²	5,164 m ²
New Nature Landscape	0 m ²	7,231 m ²
Useable Public Open Space	3,350 m ²	23,075 m ²
Oval	22,617 m ²	19,500 m ²

The net increase in functional public open space in the concept plan is 19,725m².

The plans intend to retain the vast majority of the mature trees, whilst increasing the canopy with additional planting.

How many carparks are included in the redevelopment?

The number of required carparks will be determined during the detailed design phase of the project, when the community and commercial inclusions have been decided and the parking requirements are quantified.

The design philosophy is for all of the non-event day parking to be contained onsite as part of the new development. This will likely require parking to be provided on the ground floor or at basement levels with buildings above.

Additional precinct parking will be formalised around the precinct, and the Town has some 500 CBD car spaces and two train stations providing for event patronage.

Will the redevelopment integrate with the shopping centre and if so, how?

The location of the main development to the west of the oval has been designed to

complement and interact with the adjacent shopping centre and the town centre. The edge of the building facing West Rd will be an “active edge”, with community and commercial spaces facing West Rd, rather than just the back side of a building.

How will the redevelopment link to public transport?

Bassendean Oval is a short walk from Success Hill Station and a slightly longer walk through the town centre to Bassendean Station. The current concept plans include a pedestrian bridge over Guildford Rd to increase access to Success Hill station, which will be subject to Main Roads WA approval.

What will happen to the “bund”?

A large portion of the bund will be retained and reshaped to suit the new orientation of the oval, providing grassed viewing areas for football and open recreation areas for non-event days. An archaeologist will supervise any works on the bund to ensure that any heritage artefacts found within the soil are handled appropriately. This process has been approved by the relevant advisory bodies.

Will our rates increase to fund the project and its ongoing maintenance?

The redevelopment is being designed and progressed on the understanding that the more sustainable nature of the redevelopment (i.e. the complementary commercial elements and the leasing arrangements with SDFC) will enable greater community benefits and use without significantly increasing the current cost of maintaining the precinct.

Additional rates revenue from commercial and residential tenants will also increase the Town’s revenue, enabling a higher level of amenity to be maintained.

Will there be any other opportunities for community consultation?

Once funding has been obtained, the project will move into the detailed design phase, which will involve more community consultation.

Why is this better than the previous attempts to upgrade Bassendean Oval?

Previous similar projects took place before the ‘BassenDream – Our Future’ exercise and the creation of the ‘Town Centre Masterplan’, which have solidified the Town’s development strategy and provide the necessary guidance and direction for this project.

Why do we need to do this project at all? Everything is just fine as it is.

The current facility is aging, predominantly used solely by the Swan Districts Football Club and no longer meets the needs of the Club or the community.

What about other priorities that also need funding?

This project has been a priority for the Town for a long while. The creation of a vibrant community and sporting hub for the Eastern suburbs will assist in acting as a catalyst for other town centre development such as the redevelopment of the shopping centre and the mixed use development opportunities in Old Perth Road.