

Bassendean Town Centre – Precinct Structure Plan

Frequently Asked Questions

What is a precinct?

Precincts are areas that demand more detailed planning and design focus due to their complexity or strategic significance. This can be due to mixed-use components, quality public transport infrastructure, higher population density, designation as activity centres, or their unique character, heritage and/or ecological value.

What is an Activity Centre?

Activity Centres are urban areas with a mix of commercial, residential and other uses. They serve as a community hub 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, community services, education, and medical facilities.

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

What is a Precinct Structure Plan (PSP)?

A Precinct Structure Plan (PSP) is a strategic document that outlines a framework for the future planning and development of an area. A PSP generally outlines zoning, permissible land uses, subdivision, development controls, and design criteria across the precinct.

It is important to note that a PSP differs from a Development Application. Once a PSP is approved for the Town Centre, any actual development or construction will still be required to apply for development approval. These applications are then assessed against the endorsed Precinct Structure Plan.

Precinct Structure Plans are prepared in line with the State Government's State Planning Policy 7.2 – Precinct Design and follow a standardised format outlined in this policy and the [WA Planning Manual - Guidance for Structure Plans](#). While a PSP may include illustrative images of buildings, these do not always reflect the specific design controls proposed by the PSP, and are provided for context only. They do not necessarily represent the actual designs that will be approved through a development application.

Who is preparing the Precinct Structure Plan?

The Town has appointed GHD to lead the preparation of a draft PSP on behalf of the Town. Town staff will work closely with GHD throughout the preparation of the PSP.

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.

The Town's Local Planning Scheme No. 11 also requires a PSP to guide future development within the Bassendean Town Centre.

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

The Town Centre Master Plan is a guiding document without statutory weight, but it will 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.

How does this relate to the Bassendean Oval Masterplan?

The Bassendean Oval Masterplan is a separate process led by the Town, but it will interact with and inform the PSP. Assumptions about redevelopment at the Oval will be incorporated into technical PSP documents, such as the traffic impact assessment. While the PSP may guide future built form outcomes at the Oval, it will not determine the intensity or location of development, which will be addressed through the Bassendean Oval Masterplan.

What is the process to prepare a Precinct Structure Plan?

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

The key steps in preparing the Town's PSP are as follows:

1. **Drafting/preparation:** Creating a draft PSP along with the necessary technical studies, including consultation and input from relevant stakeholders. Necessary technical studies include but are not limited to a Transport Impact Assessment, Parking Management Plan, Local Water Management Plan, Environmental Assessments and Local Economic, Retail and Employment Needs assessment.
2. **Council Review:** Council considers whether to approve the draft PSP for the purpose of advertising.
3. **Community Consultation and Submission review:** The community is invited to comment on the draft PSP. Feedback is reviewed and (if appropriate) modifications to the draft plan are presented to Council for its consideration. Council's recommendation on the PSP is forwarded to the Western Australian Planning Commission (WAPC) for determination.
4. **WAPC Decision:** The WAPC assess the PSP, considering whether to approve, modify (which may necessitate readvertising), or refuse the plan.
5. **The PSP becomes operational** and is used to assess future developments.

How many more dwellings are expected in the area?

The Town's Local Planning Strategy projects that the Bassendean Town Centre will need to accommodate between 1,200 and 2,175 new dwellings to achieve the density targets established by the State Government.

How long will the PSP take to prepare?

The process is expected to take between 18-24 months to complete.

Who is the decision maker for the PSP?

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

What will guide the consideration of the PSP by the WAPC?

The Western Australian Planning Commission (WAPC) will evaluate the PSP on its merits, considering all relevant planning issues, including its alignment with the applicable planning framework. For the PSP the relevant planning framework includes:

- The Town of Bassendean Local Planning Scheme No. 11
- The Town of Bassendean Local Planning Strategy
- Perth and Peel @3.5 million frameworks
- State Planning Policy 4.2 – Activity Centres
- State Planning Policy 7.2 – Precinct Design

How can I be involved?

You can get involved in the process for the Town's PSP by:

Joining our Citizen Panel:

To support the PSP's development, the Town and GHD are establishing a Citizen Panel of 10–15 community members to ensure community perspectives inform the strategic and technical outcomes of the PSP. The Citizen Panel will provide residents with a platform to influence the planning process. A 'Call to Action' campaign inviting residents to nominate for the Citizen Panel will run from 4 December 2024 to 24 January 2025. The Citizen Panel will participate in three workshops, each approximately two hours long, scheduled during business hours on:

- 28 February 2025 – Walking Tour Discovery Workshop
- 7 April 2025 – Design Optioneering Workshop
- 29 April 2025 – Design Validation Workshop

While any community member can apply, a maximum of 15 participants will be selected by GHD. Selection will consider applicants' skills, interest in the PSP, connection to the Town and Town Centre, and the need for diversity of input.

For more information on the Call to Action Campaign head to the Town of Bassendean's [consultations webpage](#).

Stay Informed: look for updates on the Town's website.

Direct Communication: send personal feedback or enquiries to mail@bassendean.wa.gov.au or phone 9377 8000.

Public Consultation: When the draft has been adopted, it will be advertised for public comment. Keep an eye on our [consultations webpage](#) for when this happens!