

Bassendean Steel Blue Oval

Concept Planning Report

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EXECUTIVE SUMMARY

The Town of Bassendean recognised the Bassendean Oval as an excellent opportunity for an integrated redevelopment showcasing innovative housing typologies and providing improved facilities for the Swan Districts Football Club and Bassendean community as part of its Town Centre Strategy Plan.

LandCorp, the Town of Bassendean, Swan Districts Football Club and the Western Australian Football Commission have jointly undertaken the concept planning in this report to consider in more detail the redevelopment opportunities of the Bassendean Oval.

The concept planning considered two alternative development scenarios. These were:

1. *The oval remaining largely in place, refurbishment of the current clubrooms/buildings and development of any remaining land (after possible reconfiguration of road networks, parking areas etc); or*
2. *A re-orientated oval, new clubrooms and development of any remaining land (after possible reconfiguration of road networks, parking areas etc).*

In developing preferred concept plans for each option, the issues considered include:

- That the built form arrangement should reflect the form of the oval and reinforce the sense of place created by the oval in the context of the town;
- A mix of housing typologies should be included, with priority for suitable types that are not currently common in the town;
- Old Perth Road should be indicated as straightened in both options (while it was recognised that this did not increase the yield, it was felt that a new alignment and road treatment would improve the general precinct quality and character. In particular this alignment would allow for a larger and more useable public open space than is currently provided by the existing triangular area on Old Perth Road);
- Street parking made available on Old Perth Road to reduce parking issues and ensure no loss of parking from the redevelopment;
- Space for a possible community building be considered (which could also be an apartment site if not required for community purposes);
- That the oval size should not be reduced; and
- The skate park and associated youth community centre should remain.

After consideration of these and other issues two preferred concept plans were adopted. A slightly varied concept plan for the re-orientated oval which took into account more sustainable design principles was also developed.

The number and type of possible dwellings for each concept are summarised in the table below.

Option	Oval As Is	Re-Orientate Oval
Area	0.9ha	1.65ha
Apartments (approx)	90	98
Townhouse Units	n/a	16
Units Over Garages	n/a	16
Potential Dwellings	90	130

LandCorp then undertook a preliminary feasibility of both options which indicated that both options were cash flow positive. The results of the preliminary feasibility are summarised in the table below.

	Option 1B – 0.9ha	Option 2B – 1.65ha
	Oval As Is	Re-Orientate Oval
Revenue (serviced land)	\$3,738,000	\$6,854,000
Less: Developer Costs	\$2,392,000	\$3,675,000
Less: Developer Return (@ 20%)	\$712,000	\$1,482,000
Land Value (unserviced)	\$634,000	\$1,697,000

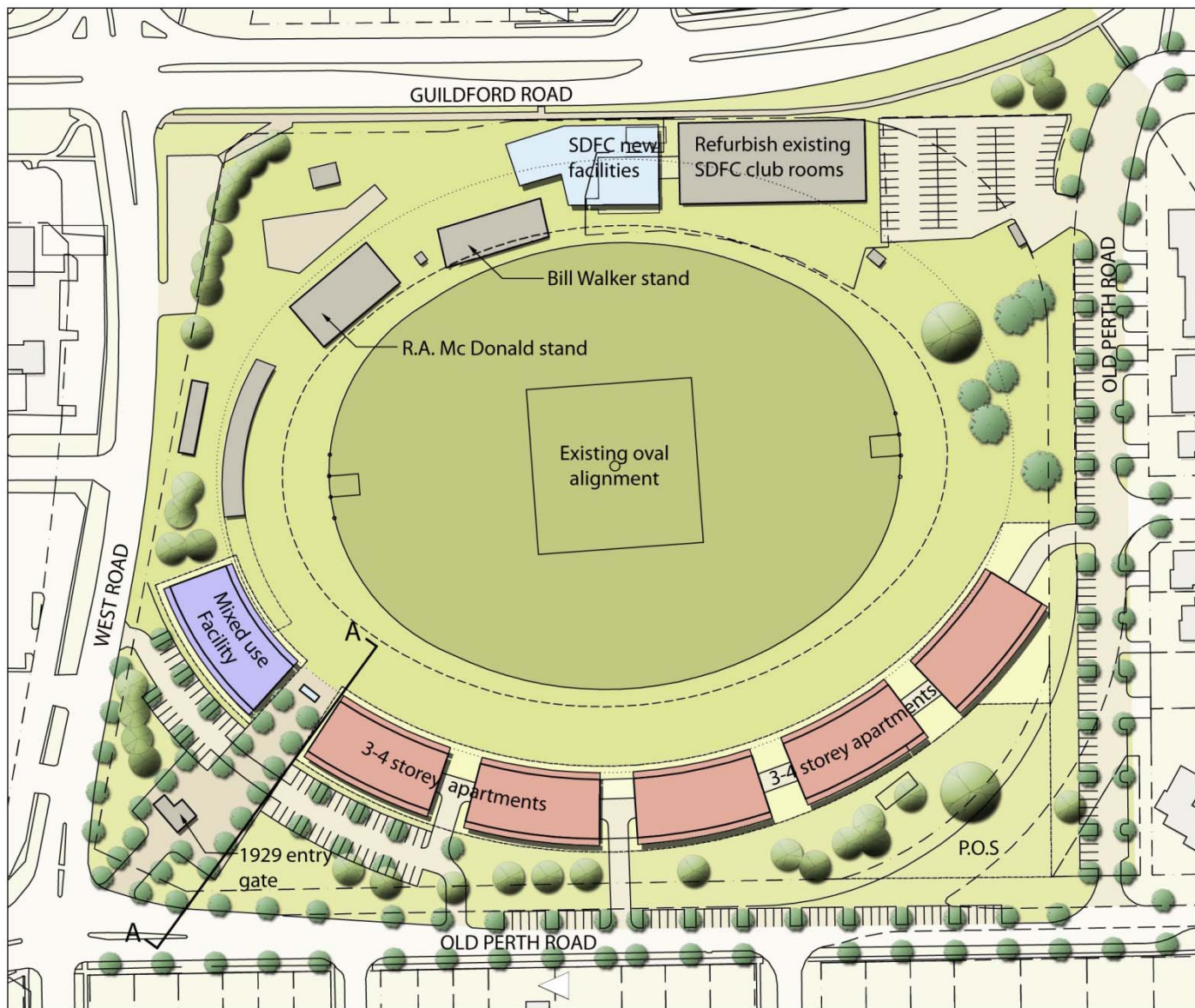
The small scale and high complexity of the project, combined with the current financial circumstances may mean that it is unlikely that the private sector would readily undertake the project. A more likely development model is the Government developing the land parcels for sale to the private sector to develop in accordance with appropriate design guidelines to control the built form outcome.

Given the outcomes in this report, it is recommended that the Town of Bassendean, Swan Districts Football Club and Western Australian Football Commission:

1. undertake further consultation to gauge community support for any of the redevelopment opportunities outlined in this report;

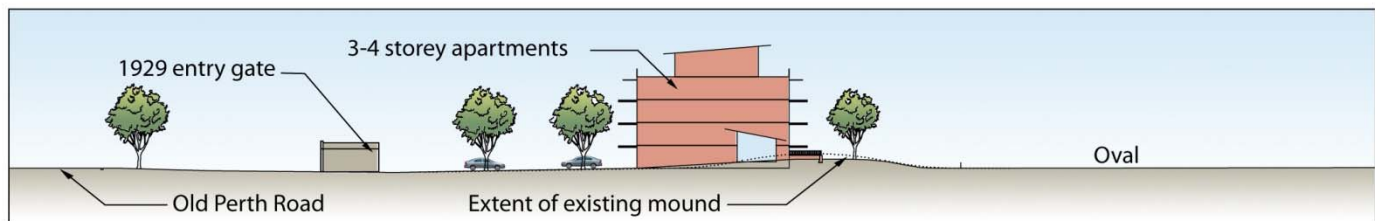
2. consider which of the redevelopment options outlined in this report (if any) is the preferred redevelopment option; and
3. how renovated or rebuilt clubrooms and other proposed community buildings for the oval would be funded.

PREFERRED EXISTING ORIENTATION OPTION (OPTION 1B)



OPTION 1B
PREFERRED EXISTING ORIENTATION OPTION

Scale 1: 2000 @ A4



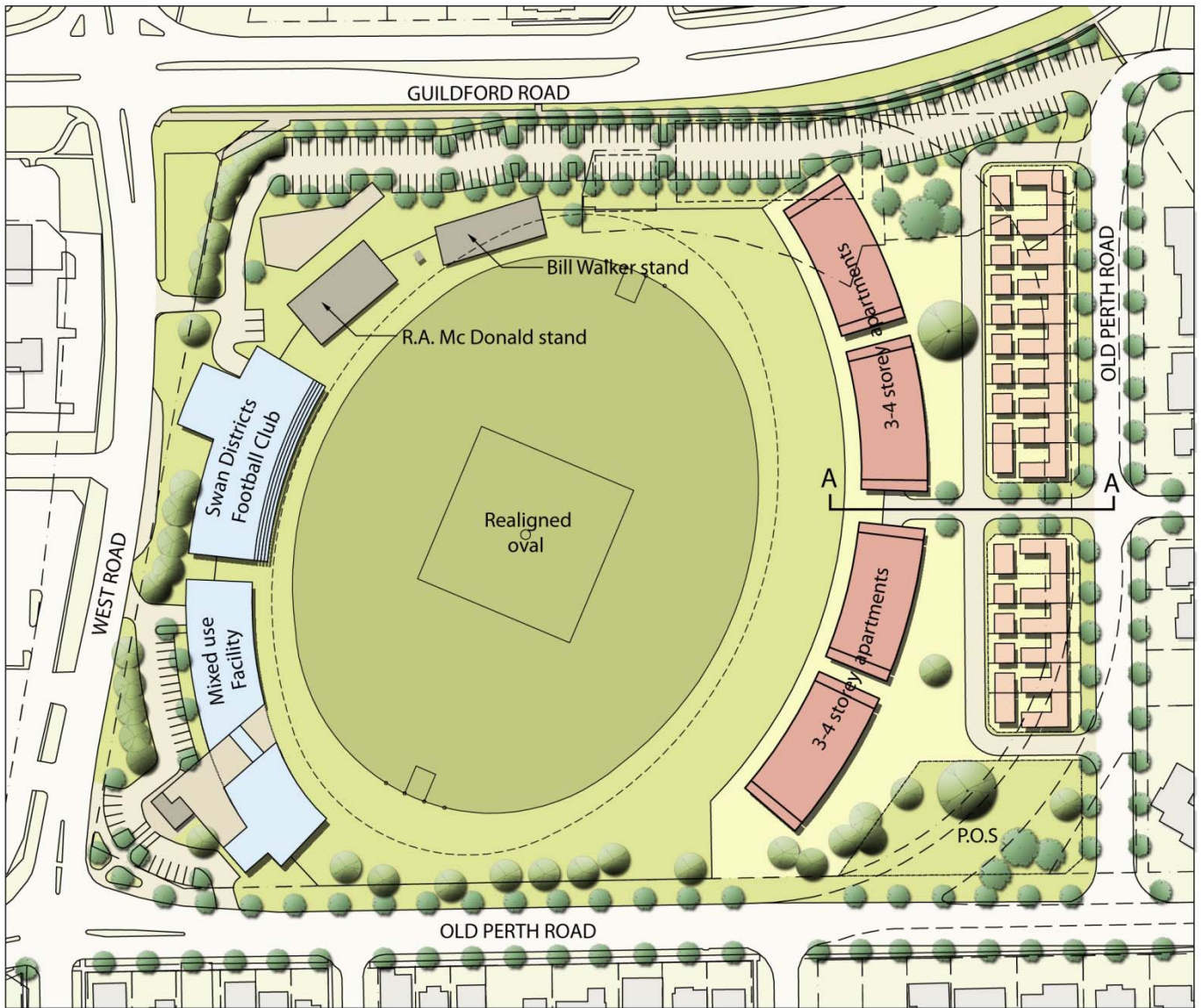
SECTION A-A

Scale 1: 1000 @ A4

Nominal yields

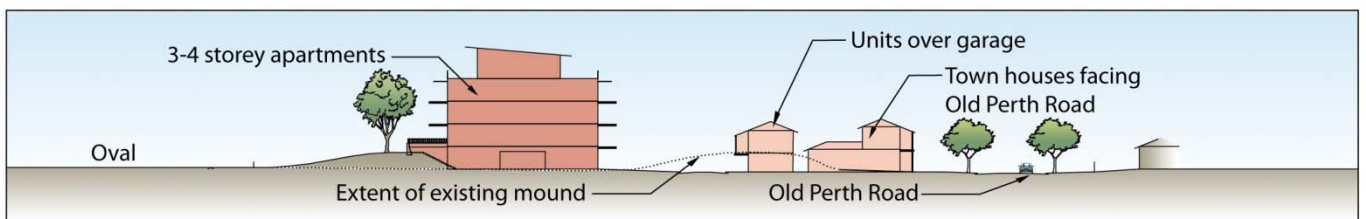
Lot area	0.9 ha approx
No. apartments	60 large -120 small

PREFERRED RE-ORIENTATION OPTION (OPTION 2B)



OPTION 2B
PREFERRED REORIENTATION OPTION

Scale 1: 2000 @ A4



SECTION A-A

Scale 1: 1000 @ A4

Nominal yields

Lot area	1.65ha aprox
No. townhouses	16
No. single bed units over garages	16
No. apartments	48 large to 98 small

BASSENDEAN STEEL BLUE OVAL CONCEPT PLANNING

1 PROJECT PURPOSE AND PROCESS

The aim of this project is to investigate and cost the following two redevelopment options for the Bassendean Football Oval (Oval) in order to decide which (if any) is the preferred development option based on a balance between economic, social and environmental outcomes.

1. The Oval remaining largely in place, refurbishment of the current clubrooms/buildings and development of any remaining land (after possible reconfiguration of road networks, parking areas etc); or
2. A re-aligned Oval, new clubrooms and development of any remaining land (after possible reconfiguration of road networks, parking areas etc.)

This report describes the project process, outlines background information, investigates the opportunities and constraints of the Oval (including reliance on some consultant and other reports) and includes the concept planning redevelopment options considered for the Oval.

The project has been jointly undertaken by the Town of Bassendean (ToB), Swan District Football Club (SDFC), Western Australian Football Commission (WAFC) and Landcorp. Representatives from these organisations attended various project meetings to discuss opportunities and constraints for preliminary concept options presented by Hames Sharley.

The outcome is the two preferred concept plans included in this report which have been subject to feasibility analysis and recommendation for further action.

2 WHY CONSIDER REGENERATING THE BASSENDEAN OVAL PRECINCT?

The main reasons to consider the regeneration of the Oval are summarised below:

- injecting more life into the town centre to create vibrancy;
- act as a catalyst development to attract private sector redevelopment of the re-zoned town centre pursuant to the Bassendean Town Centre Strategy;
- provide a diversity of housing choice within Bassendean;
- be a demonstration project for the possibility of apartment living in Bassendean;
- creation of additional infill housing pursuant to *Directions 2031* and SPP 4.2 *Activity Centres Policy*;
- contribute towards improving ageing SDFC club facilities and creating a sustainable platform for future use and maintenance (including use and maintenance of heritage grandstands);
- creation of additional community facilities; and
- creation of some appropriate commercial space opportunities.

3 BASSENDEAN & THE OVAL - YESTERDAY AND TODAY

3.1 BASSENDEAN TOWN CENTRE

Bassendean is a traditional town centre which includes a main street with retail shops (Old Perth Road), train station and local shopping centre (Bassendean Village Shopping Centre). It has good public transport (both bus and train), access to the Swan River parklands and other recreation (lawn bowls, tennis, football and other parks) and community facilities (including the ToB administration, library and seniors facilities). It is recognised however that the town centre and main street is underutilised which has led the ToB to prepare a Town Centre Concept Plan to revitalise the town centre.

The Oval is home to the SDFC, who have played there since 1934. It is located in Bassendean and bounded by Guildford Road, West Road and Old Perth Road at the eastern end of the Bassendean town centre.

The Oval consists of the oval itself, SDFC clubrooms and associated carpark, two heritage grandstands, heritage entrance gates, other stands, toilet buildings, perimeter mound and fence, skate park and associated youth centre. The Oval is within 400 metres of Success Hill train station and 800 metres of the Bassendean train station (via the Old Perth Road main street).

The SDFC clubhouse building is a well-recognised landmark on Guildford Road and the Oval, with its heritage grandstands and SDFC's long association with Bassendean, are an important element of the town's history, character and sense of place.



Fig 1.1 Bassendean Steel Blue Oval



Fig 1.2 An early sketch of the oval showing the Bill Walker and R.A. McDonald Stands



Fig 1.3 Entrance Gates (Corner Old Perth Rd and West Rd)



Fig 1.4 Entrance Gates (Corner Old Perth Rd and West Rd)



Fig 1.5 Looking towards the Entrance Gates (corner West Rd and Old Perth Rd) from Old Perth Road



Fig 1.6 SDFC Club rooms and Bill Walker Stand



Fig 1.7 The Bill Walker Stand



Fig 1.8 The Oval looking north



Fig 1.9 The Oval looking south



Fig 1.10 Entrance gate on Old Perth Road (East)



Fig 1.11 Looking towards the oval boundary from Old Perth Road (east)



Fig 1.12 Looking towards the oval boundary from Old Perth Road (south)

3.2 OVAL USE

The SDFC is part of the West Australian Football League (WAFL). The ToB grants the SDFC an exclusive licence to use the Oval and associated facilities (this includes the heritage Bill Walker Stand and its change rooms, the heritage R.A. McDonald stand, parking areas and other grandstands for training, WAFL & non-WAFL fixtures). The SDFC 'owns' and has exclusive use of its clubroom throughout the year pursuant to a Crown Grant in Trust.

11 Colts, Reserves and League WAFL games are played on a Saturday at Bassendean each season. Games commence at 9am and finish at 5pm. League games, commencing around 2.15pm and finishing at 5pm, are attended by approximately 1,400 to 3,000 spectators.

Recently, some preliminary and semi WAFL finals have been held at local WAFL grounds and these matches have the potential to draw crowds between 5,000 to 10,000 people.

SDFC trains on the Oval every weeknight pre season and during the season until approximately 7.30pm. During winter this includes training under lights.

SDFC also uses the Oval for junior carnivals and other activities during the week and on week-ends during the football season. These activities can also attract large numbers of people and cars.

WAFL visitor change rooms are located under the Bill Walker Stand and are considered sub-standard. The SDFC clubrooms are used by the club for administration offices, functions, gym training and match day spectators, officiating, coaching and SDFC change-rooms. The SDFC also leases and hires the clubrooms for private gym facilities and functions such as weddings. The clubrooms are substantial but are generally considered rundown, have an inefficient use of space, do not provide adequate facilities and are not architecturally attractive.

The back of the R.A. McDonald heritage stand is used for a youth service run by the ToB and is next to the skate park.

The ToB also hires the Oval to a number of other groups outside of the SDFC licence for a range of community events, including car shows, car swap meets, school sports/athletics carnivals, wedding ceremonies and music concerts like the Soundwaves and New Years Eve Origin concerts. These activities also generate significant crowds and cars.

The main impacts identified from the use of the Oval are noise (from games, concerts, functions etc), parking, the behaviour of users as they access and leave the ground and possibly light spill from the use of training lights. These impacts will need to be taken into account in any redevelopment of the Oval.

3.3 HERITAGE

The Oval, two heritage grandstands and the historic gate building have been placed on the Register of Heritage Places as an Interim Entry by the Heritage Council of Western Australia (Data Base no 07403-Bassendean Oval).

Any redevelopment options will require assessment by the Heritage Council. They have advised they would like to be informed and have input as design work progresses to ease the approval process.

The development plan will need to demonstrate 'preservation of the oval setting having regard for the listed grandstands being retained in their setting, retention of some form of bowl shaped landform and retention of the historic 1929 entry gates in the south west corner'.

Continued use or adaptive reuse of the gate building would be preferred to simple retention as an unused building and new buildings will require approved guidelines for scale and form. Refer to Appendix 1 – Heritage Issues Meeting Minutes.

The Town of Bassendean has estimated the cost of restoring the two heritage grandstands at approximately \$600,000 (2008).

4 PLANNING CONTEXT

4.1 STATE PLANNING CONTEXT

The Western Australian Planning Commission (WAPC) has recently finalised its *Directions 2031* strategic planning document for Perth and Peel and SPP 4.2 *Activity Centres for Perth and Peel*. In these documents Bassendean is designated a district town centre serving the main weekly shopping and community needs of the district (within 3 to 5 km). Residential density targets are set for the centre applicable within 400 metres of train stations. WAPC Policy DC 1.6 *Planning to Support Transit Use and Transit Oriented Development* also encourages intensity of development within 800 metres of train stations.

Bassendean is well located, close to both the Perth CBD and to the strategic metropolitan centre at Midland which is undergoing major change through the Midland Redevelopment Authority. This change includes a new hospital, new university and new commercial development in the heritage precinct of the Midland workshops bringing increased employment to the region.

Bassendean is also close to Perth Airport (designated a specialised centre), the strategic metropolitan centre at Morley and to Ashfield which has been identified as a district centre under the new policy and has substantial existing industrial development.

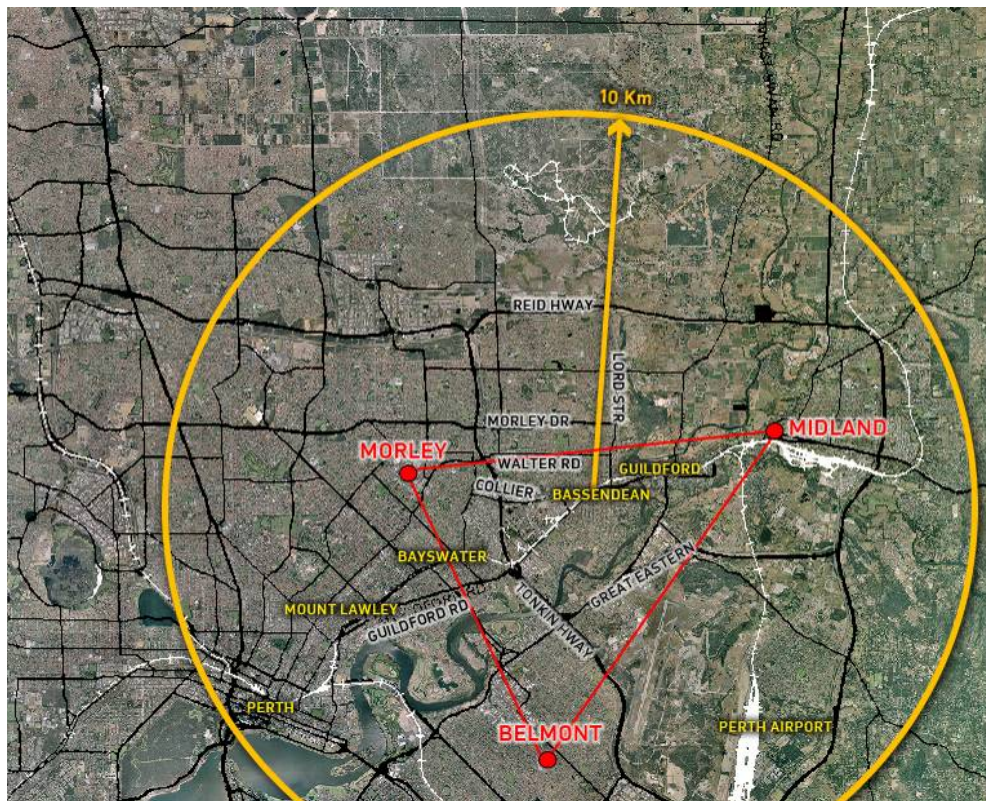


Fig 2 Regional context

4.2 LOCAL PLANNING CONTEXT

In 2007, the Bassendean Town Centre Strategy and Guidelines (Strategy), prepared by Hames Sharley for the ToB, identified the Oval as a key opportunity in the town centre regeneration. The Strategy indicated that the Oval could be reorientated and land around the Oval used for infill housing (see Figure 3). Opportunity for a new club facility that could be shared with the community as a function centre was also discussed.

Design guidelines prepared for the town centre do not cover any redevelopment on the Oval. It was considered that detailed planning should be carried out prior to establishing design controls. A Detailed Area Plan (DAP) is considered appropriate by the ToB to guide any redevelopment of the Oval. The concept options prepared during this study will inform a future DAP.

During the Strategy consultation process, a consultation workshop was held at the SDFC to discuss issues associated with the Oval redevelopment. This raised a number of issues relating to redevelopment which have been considered during this study.

Refer to Appendix 2-Town Centre Strategy Bassendean Oval for a summary of consultation issues. Estill and Hames Sharley.

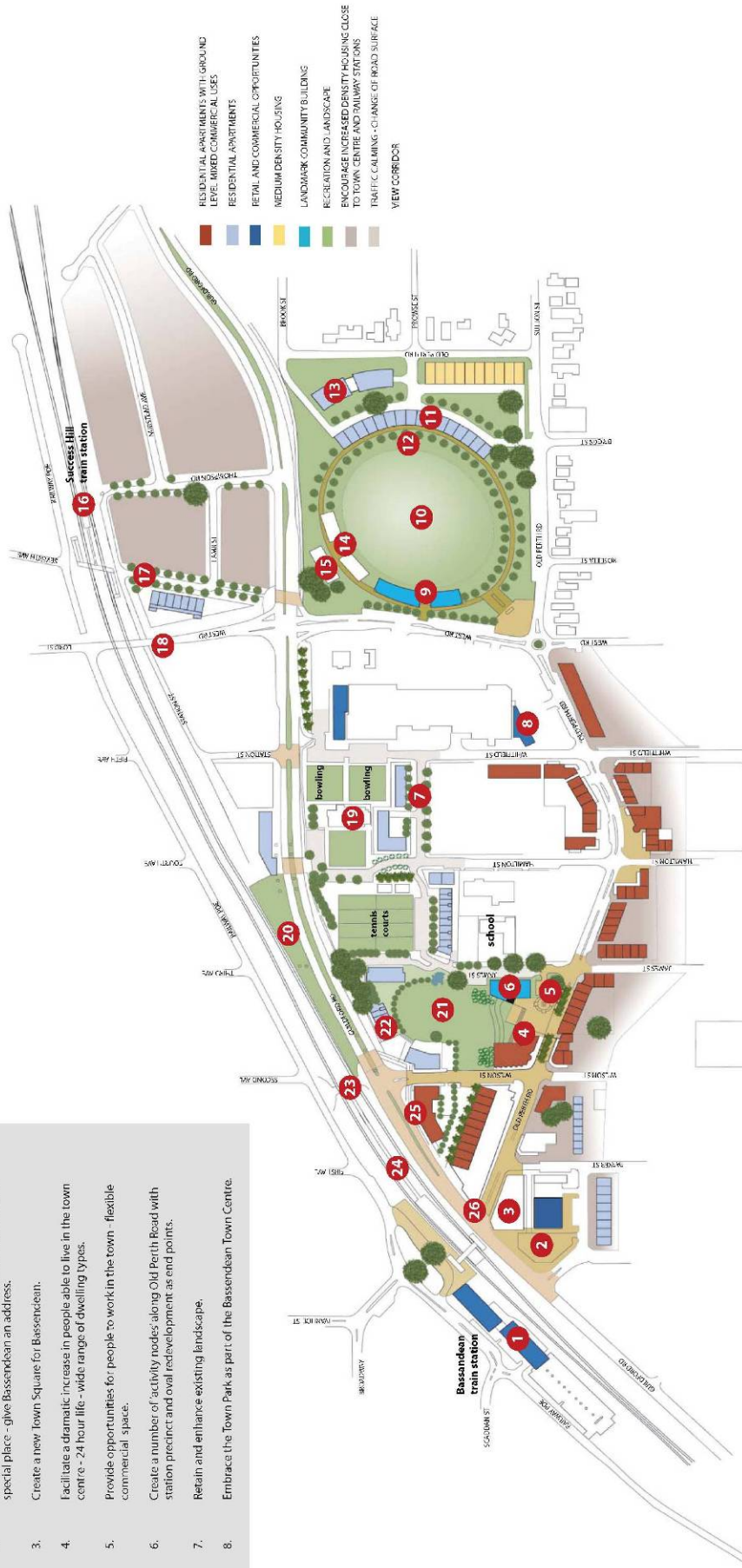
Refer to Appendix 3-Town of Bassendean Vision-Strategic Plan 2009-2019 adopted June 2009-12-02

Refer to Appendix 4-Section 10.5 of Town Centre Guidelines-Bassendean Steel Blue Oval Precinct

Creating a stronger heart for Bassendean

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.



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 link to Success Hill train station and residential

18 Pedestrian access under Lord Street

19 Rationalise community sporting facilities

20 Toilets 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 Employment parking

26 Improve streetscape character and pedestrian amenity on Guildford Road



BASSENDEAN
TOWN OF
Home by the Swan

BASSENDEAN TOWN CENTRE STRATEGY PLAN

For a vibrant future

Adopted by Council August 28, 2007

HAMES SHARLEY

Fig 3 Bassendean Town Centre Strategy Plan

4.3 DEMOGRAPHICS AND HOUSING DEMAND

Bassendean has 13,300 people living in about 5,500 households. 83% of residents (4,500) live in detached housing (Perth average is 77%). 60% of these households are occupied by 1 or 2 people only.

In 2008, Syme Marmion undertook a feasibility of the Strategy and noted:

- The majority of population growth in the suburb of Bassendean is expected to be in the 65 plus age cohort;
- The suburb of Bassendean has a slightly higher representation of low income earners than the surrounding area and is noticeably less affluent than the Perth Metropolitan average;
- The proportion of gross weekly incomes by income range for the 25-34 year age cohort in Bassendean compares with surrounding area and Perth Metropolitan area;
- There is a high proportion of lone person household types in the suburb of Bassendean;
- The Town of Bassendean has a low proportion of Professionals and Managers and a higher proportion of Technician/Trade workers, Community & Service workers and Labourers;
- The predominant activity in the Town of Bassendean is manufacturing with almost one third of all jobs located in the Town of Bassendean in this industry type;
- The Town of Bassendean has an employment self-sufficiency ratio of 79.5% and an employment self-containment ratio of 14%;
- Bassendean is well located close to employment opportunities with good access to public transport and major arterial roads;
- Likely target market for new dwellings as proposed include 20-34 year old singles and couples without children looking for affordable living close to amenities and the city.

Syme Marmion also noted that the development implication is that while some new apartments will be accepted in the marketplace, these would be limited in number and likely be targeted at the affordable end of the market. There is wider opportunity in the market for a range of medium density accommodation, including townhouse / terrace house configurations on small lots (200 – 250 m²).

Population growth in the town will depend on either an increase in housing densities or a reversal of occupancy rate trends (second generation families replacing single or couple occupancy of existing housing). If current occupancy rate trends continue an increase in infill (typical rear strata unit) and / or medium density housing will be needed to avoid population decline.

Existing housing in Bassendean is generally low density traditional cottages and single houses on larger lots.

While the Syme Marmion report suggests that there is a limited market for apartments, the Oval site is perhaps the best opportunity to introduce a different housing typology into Bassendean and also an opportunity for some larger built form than would be acceptable as suburban infill.

LandCorp research suggests that the target market for apartments is likely to be younger persons without families looking for higher amenity/intensity locations which suit their lifestyle and investors looking for a return on investment. This type of demographic is also less likely to be impacted by potential noise, parking and other use conflicts resulting from development close to the Oval.

4.4 ACCESS AND TRANSPORT

Road access and parking

The Oval has excellent regional road access via Guildford Road (Primary distributor) and Lord Street (District Distributor A). Vehicle access points to the Oval car parking areas are currently located on West Road and Old Perth Road. There is no direct vehicle access to Guildford Road.

There is parking provided on site near the SDFC facility for day to day users. During WAFL games spectator parking occurs informally on street verges around the Oval, on vacant lots, down some streets adjacent to the Oval and even on the Oval mound itself. The ToB rangers have provided a summary of comments on parking issues including the issue of spectator parking at the Bassendean Village Shopping Centre.

Refer Appendix 5 Parking Management issues.

Public transport

The Oval is very well served by public transport. Success Hill train station is within 400 metres (5 minutes walk) and Bassendean train station is within 800 metres (10 minute walk).

All trains stop at Bassendean (but not all at Success Hill) and train travel time from Bassendean to the Perth CBD is 16 minutes and to Midland is 9 minutes.

Buses provide access to the Perth CBD via the suburb of Bassendean and then along Guildford Road. Bus access is also provided along Guildford Road to both Midland and Morley.

Walking and cycling

The Oval is surrounded by excellent walking and cycling paths. The Swan River parklands are about 600metres walk to the east and a Regional Shared Path is proposed to be completed along the railway line. The amenities and shopping in the town centre are within close and easy walking distance. The only issue of safety and amenity for pedestrians and cyclists is crossing Guildford Road.

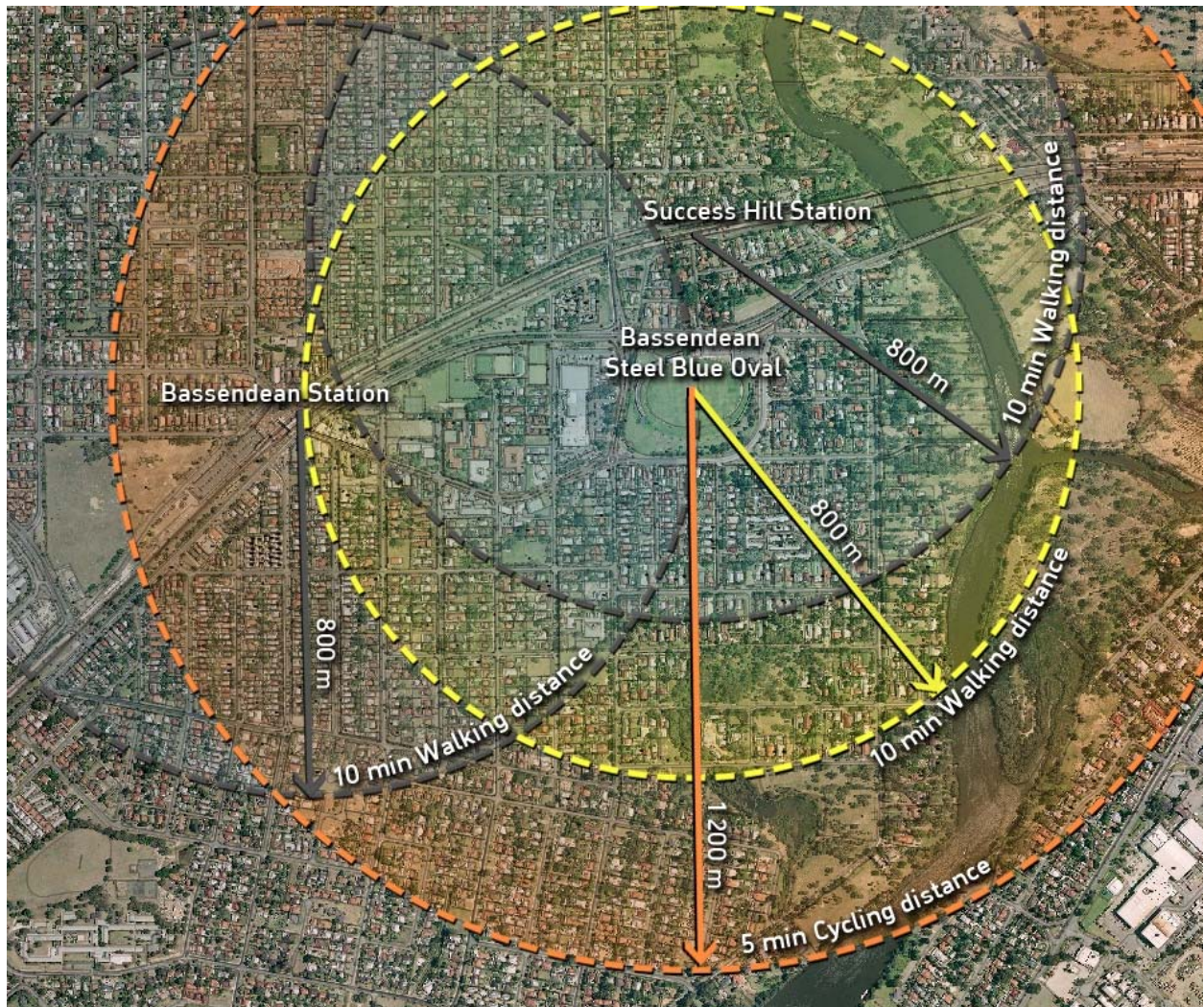


Fig 4.1 Access to Steel Blue Oval



Fig 4.2 Surrounding road vehicle volumes

5 CURRENT TENURE

5.1 LOT INFORMATION

Lot No	Use	Area (ha)	Owner
246	Bassendean Oval	5.62	Crown land Class B Reserve 7401 under management order to the ToB for the purpose of recreation with power to lease for a term not exceeding 21 years.
236	SDFC Clubrooms	0.3273	Crown Grant in Trust to SDFC for the purpose of 'club and club premises'.
218	Ornamental Park	0.0554	Crown Class C Reserve 21990 under management order to the ToB.

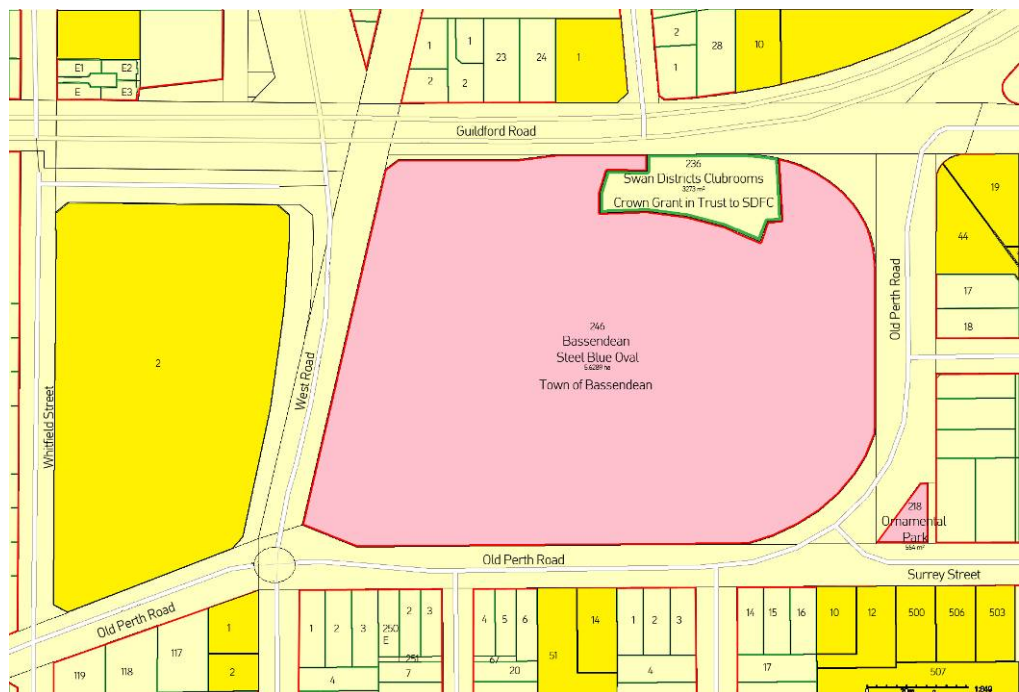


Fig 5 Tenure

SDFC Clubrooms – Crown Grant in Trust

The SDFC clubrooms tenure is a Crown Grant in Trust, created under the *Land Act 1933* on 3 August 1990 for the purpose of club premises (Crown Grants in Trust are usually issued to an organisation rather than a person and the organisation usually has a strong social or welfare reason for existence).

Under the *Land Administration Act 1997* (LAA), Crown Grants in Trust are no longer created and any changes to them are dealt with as if they are conditional tenure titles under s.75 of the LAA.

Conditional tenure land cannot be licensed, mortgaged, charged or otherwise encumbered without consent of the Minister for Lands under s.75(6) of the LAA and cannot be transferred without consent under s.75(5).

If the SDFC clubrooms require a new title, it is likely that the Crown Grant will need to be surrendered for a new Conditional Title with a similar purpose. This will require approval of the Minister for Lands. It is unlikely that there would need to be any financial commitment for this to occur.

Steel Blue Oval

Class B reserves were created under the *Land Act 1933* and those that remain (like the Steel Blue Oval) are dealt with as if the Act had not been repealed. The Minister for Lands may therefore continue to deal with Class B reserves created under the *Land Act 1933*.

The Class B reserve will be required to be amended to allow development and if the oval is required to be re-orientated this may mean the whole reserve must be cancelled and re-vested.

Class B reserves can only be cancelled by the Governor by proclamation in accordance with s.31(2) of the *Land Act 1933* by order made under the LAA (see clause 14(6)(a) of schedule 2 of the LAA), provided that, should the reservation be required to be cancelled, the Minister must make an order under the LAA and also present a special report to both Houses of Parliament setting out the reasons for the cancellation and the purpose to which the land is intended to be used.

Class B reserves cannot be created under the LAA and are likely to now be created as a normal reserve under management order (unless it is to be a Class A Reserve).

Ornamental Park

Removing Ornamental Park land from the C Class reserve will require removal of the management order. This will require an application to Landgate (Department of Land Information) and during that process will require the consent of the ToB and the Minister for Lands.

Road Reserves

To remove, introduce or modify a road reserve, a letter to the ToB is required with accompanying engineering drawings. The ToB will, if they see merit in the proposal, progress the road resumptions. This can take up to 12 months and valuations must be carried out as part of the process by the Department of Planning.

Summary

Development of the Oval will require many technical and procedural processes to be undertaken to create appropriate land tenure to enable development to proceed. These issues will need to be considered in more detail and are likely to slow the timeframe in which development can occur and may create uncertainty for the development.

6 ZONING

6.1 METROPOLITAN REGION SCHEME

The Oval and clubrooms are reserved 'Parks and Recreation' under the Metropolitan Region Scheme (MRS). The small park and Old Perth Road is zoned 'Urban'.

The Oval fronts Guildford Road which is a 'Primary Regional Road' reserve, meaning any development will need to be referred to Main Roads for comment.



Fig 6.1 MRS

6.2 TOWN OF BASSENDEAN LOCAL PLANNING SCHEME NO. 10

The Oval and clubrooms are reserved 'Parks and Recreation' consistent with the MRS, with Old Perth Road 'No Zone' and the small park to the east reserved for 'Parks and Recreation' under the Local Planning Scheme.

The R-coding for the Bassendean Town Centre is currently R-Inner City (RIC). The Oval is not included in this amendment to the previous R60 zoning and it is intended that a Detailed Area Plan for the Oval precinct will establish the intensity and type of development. The draft Multi-Unit Housing Code proposes new coding for multiple dwellings in higher density activity centre areas that may be appropriate for the Oval.



Fig 6.2 LPS no 10

6.3 REZONING PROCESSES

Rezoning the Oval will depend on what is proposed. If it is to continue a use that is in line with Parks and Recreation, then little or no change is required. However, if other uses such as residential and commercial uses are proposed, an MRS Amendment will be required to rezone the land "Urban". An LPS amendment would be required and would run concurrently with any MRS amendment to introduce a compatible zone under ToB LPS 10. This would require detailed plans showing land use, road alignments and new lots to an engineering standard.

Both amendments would be lodged with the ToB, with a copy sent to the Department of Planning (DoP) for information. The ToB would assess the amendments; put them to Council, then to the EPA who will set a level of assessment. They will then go to public advertising. Once submissions are received and considered, the amendments will go to Council for endorsement. Once endorsed, the DoP will re-assess the application and make a recommendation to the WAPC, who will then make a determination, to be gazetted by the Minister for Planning. This process may take between 12 – 24 months.

7 SITE AND INFRASTRUCTURE

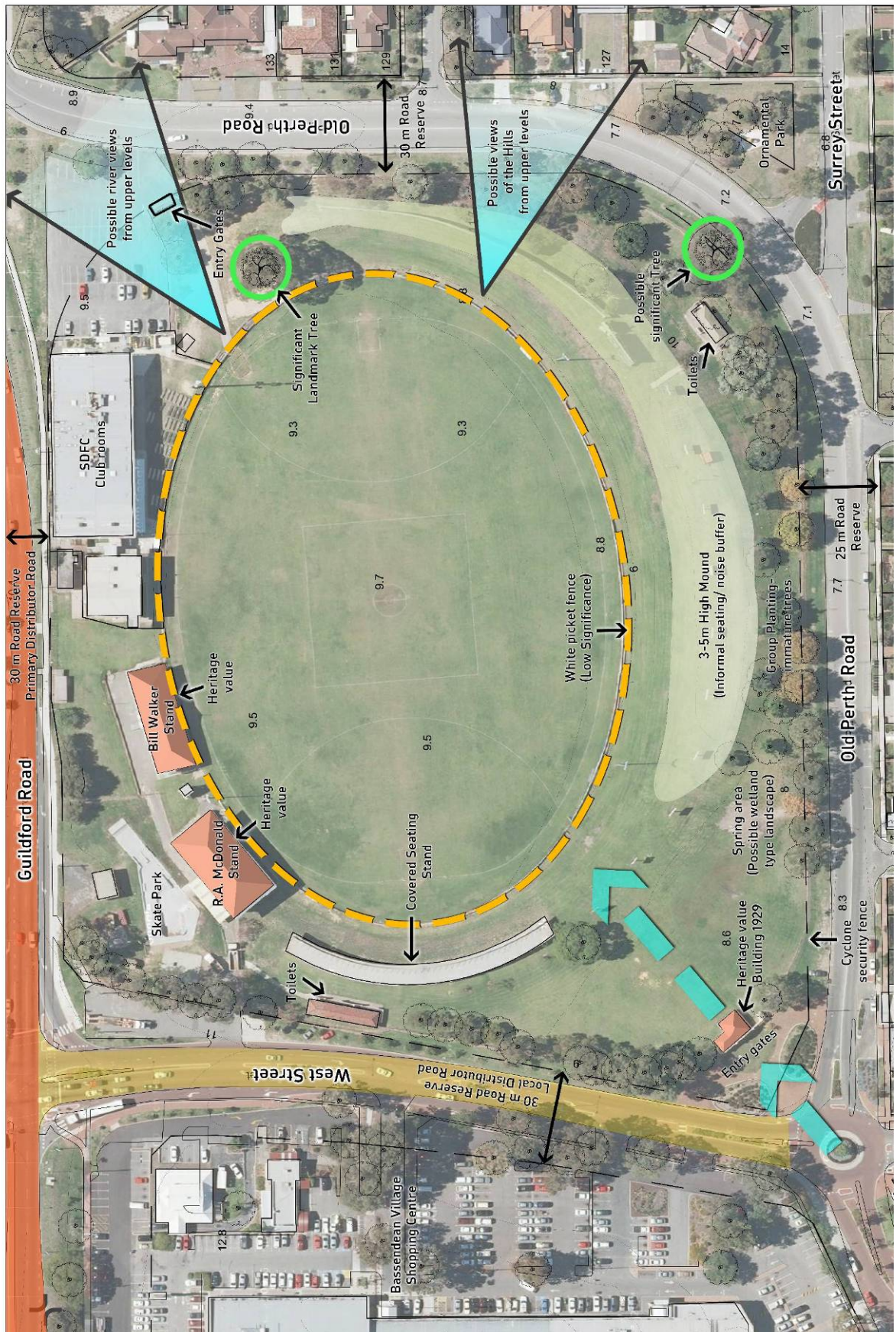
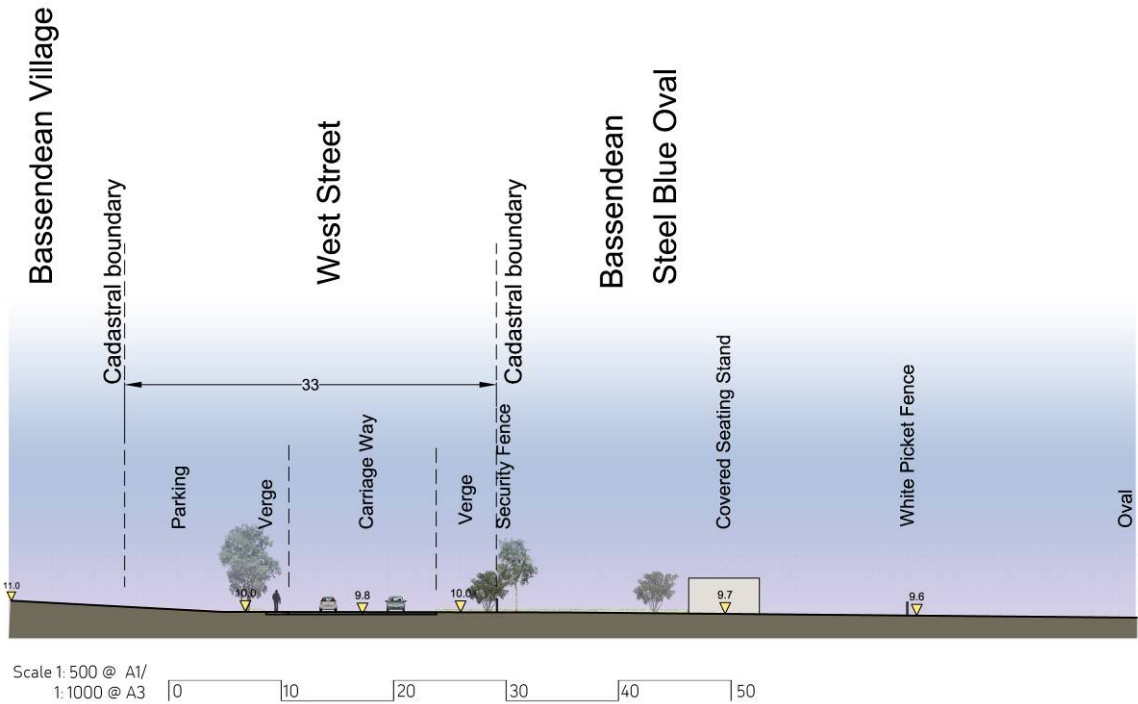
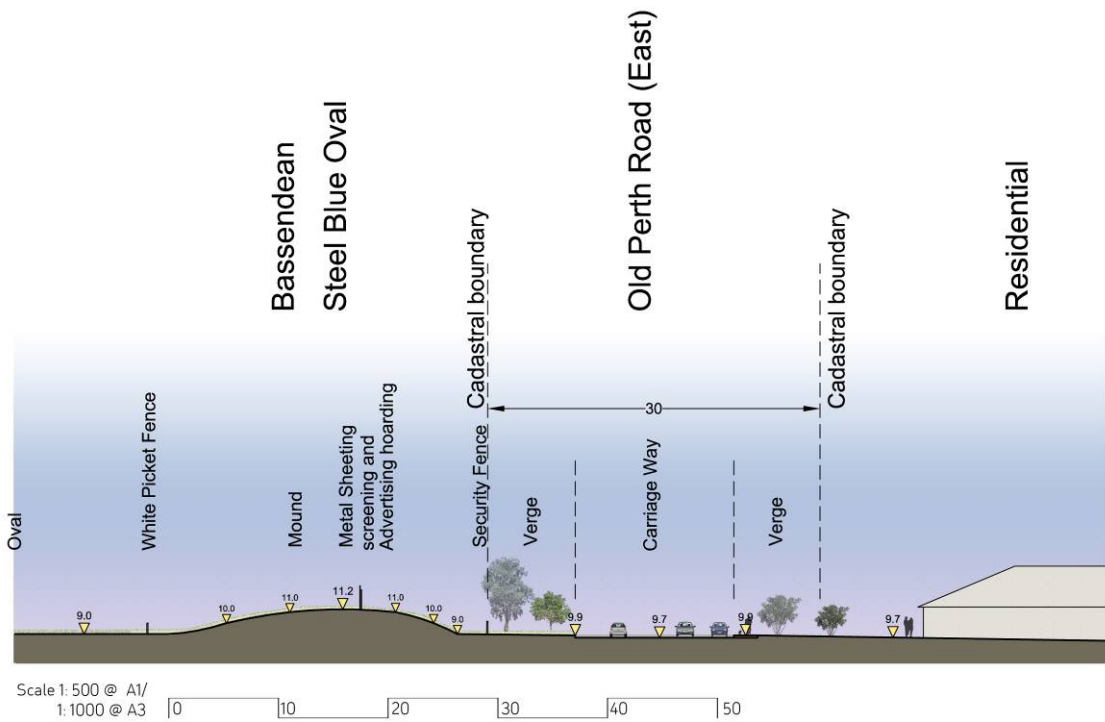


Fig 7.1 Site issues

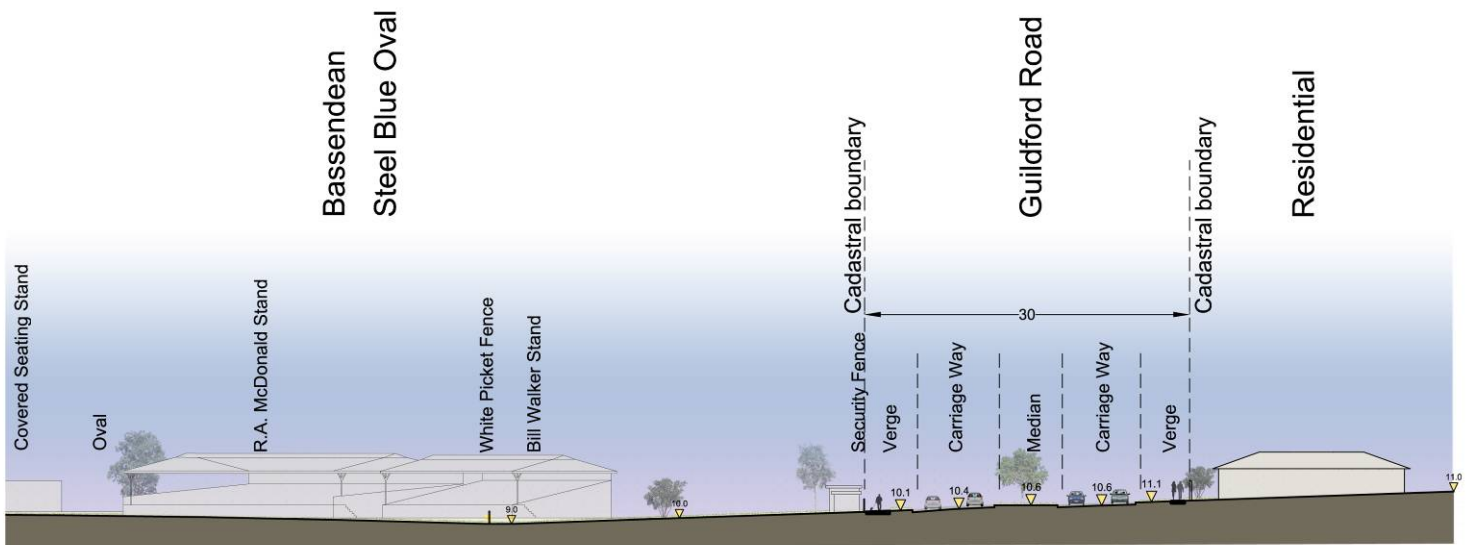


Section through West Street looking North



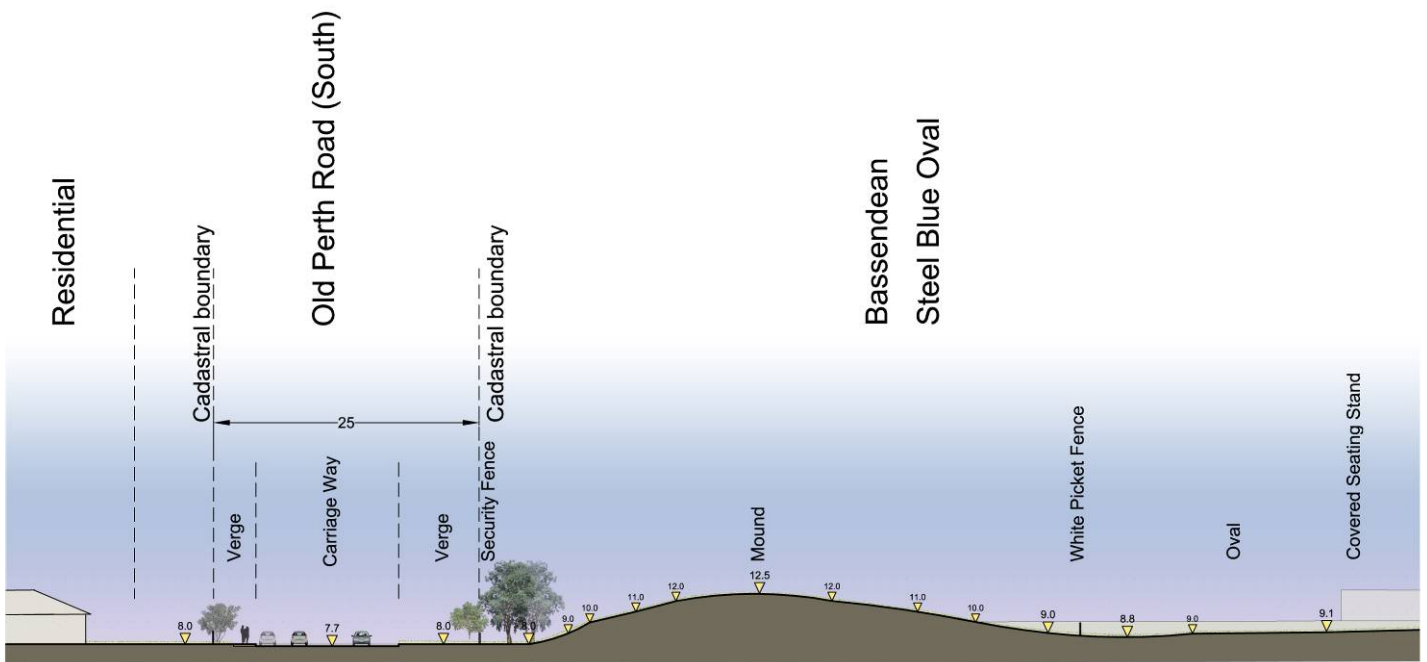
Section through Old Perth Road (East) looking North

Fig 7.2 Sections through existing oval and streets to show relative levels



Section through Guildford Road looking East

Scale 1:500 @ A1/
1:1000 @ A3



Section through Old Perth Road (South) looking East

Scale 1:500 @ A1/
1:1000 @ A3

Fig 7.3 Sections through existing Oval and streets to show relative levels

7.1 TOPOGRAPHY, DRAINAGE AND GEOTECHNICAL

Topography

The oval itself is crowned at the centre at RL 9.7. A mound has been constructed around the east and southern edges of the ground. This mound is about 4 metres high (top of mound approx RL 12.0)

Soil types and geotechnical

Douglas Partners undertook a preliminary geotechnical investigation of the Oval and the information set out below is a summary of the Douglas Partners report.

The Perth 1:50,000 Environmental Geology sheet indicates that shallow sub surface conditions beneath the site comprise a thin layer of Bassendean sand over clayey materials of the Guildford formation.

Eight boreholes were drilled using a 110mm diameter hand auger to a maximum depth of 2.2m on 30 September 2009.

Within the enclosed oval, a thin layer of topsoil and sand mix was encountered at the surface and then relatively homogenous sand below the surface materials.

In the southwest section of the site (in an area identified as being affected during wet weather periods) ground conditions consisted of 0.05m of topsoil over dark brown clayey sand to 0.55 m overlying stiff brown and yellow brown clay with some sand.

A thin layer of topsoil over a relatively consistent filling material was encountered in each borehole along the embankment. The embankment filling was a dense grey and brown gravelly sand with occasional cobbles and boulders. Gravel consisted of laterite and bituminous bound material (road chippings). The quantity of coarse material (particles larger than sand) varies across the embankment. Small quantities of clayey material were occasionally encountered within the filling.

Preliminary assessment suggests the embankment material is generally suitable as structural filling subject to an engineering assessment. There is a potential for more variable materials to be included within the filling such as large boulders. Ideally structural fill should comprise clean, cohesionless, free draining sand, which is free of all organic and other deleterious material. The sand should contain no more than 5% (by weight) of fractions finer than 0.075 mm and no material greater than a nominal size of 150 mm. If the embankment material is reused it is suggested that the topsoil is stripped prior to movement. Any material greater than 150mm should be either removed or crushed to less than 150mm

The source of the embankment filling is not currently known and the material includes road materials. Under the provisions of the *Environmental Protection Act (1986)* the material must be classified in accordance with the Department of Environment (DoE) (formerly DEC) guideline *Landfill Waste Classification and Waste Definitions 1996 (as amended)* (2005) prior to beneficial re-use and/or disposal off-site to landfill. The material should therefore be tested and classified in accordance with the guidelines to determine whether it can be re-used (i.e. classified as "clean fill"), or which class of landfill can legally receive the material (e.g. Class 1 or Class 3).

Water table

Generally, the Oval drains well, however, there is evidence of a spring or wetland to the south western part of site close to and above the level of Old Perth Road. This spring was visible on Saturday 29th August 2009, a fine winter day after two days without rain. This may be due to water from the oval moving under the mound and emerging in this area.

Douglas Partners advise that the Perth Groundwater Atlas (2004) indicates that the regional near surface aquifer beneath the site flows in an easterly direction towards the river.

Groundwater observations carried out during Douglas Partners field work on 30 September 2009 observed groundwater at 1.6m depth in the north-east area of the site, at 1.2m in the centre of the site and 0.9m in the south-west area of the site. Groundwater observations also suggest that the groundwater flows towards the Swan River. The groundwater level during the field work is considered to be close to the maximum annual average.

Perched water can be expected to collect on top of the clayey material as encountered in the south-west area of the site.

7.2 LANDSCAPE AND VEGETATION

The landscape character of the Oval is defined by the existing grandstand buildings, the flat grassed area of the oval, the embankment landform and open mixed tree planting.

The site contains a registered significant tree to the north-east corner of the Oval. The interim heritage analysis is based on the tree's size and it being a significant feature viewed from the oval. In addition, a *Eucalyptus gompocephala* (tuart) on the corner sweep of Old Perth Road was recommended for consideration as a significant tree in the street tree audit performed for the ToB by Arbour Logic in 2006.

The most significant planting within the site are informal mixed tree plantings. Some of these trees may be worth retention in public open space, or communal space for multi-residential development. Retention of these trees will be difficult in any green title small lot subdivision.

Existing tree planting forms a pleasant green screen that is compatible with the current Oval use as a ticketed venue. Any earthworks for oval reformatting or redevelopment including servicing will require removal of many of these trees.

The embankment or mound is a significant landscape element. It provides acoustic and visual screening of the oval from the surrounding streets and residential areas. It also serves to limit viewing of the game from outside the fence encouraging spectators into the ground.

7.3 SURROUNDING STREETSCAPES

A cyclone security fence is located along the boundary of the Oval. No footpaths are constructed along the Oval perimeter which is grassed with some tree planting. Old Perth Road is designed with a wide carriage and grassed verges to provide parking for oval use.

There is no avenue street tree planting in either West Road or Old Perth Road. The most significant group of trees are on the western side of West Road, just inside the shopping centre boundary and some eucalypts inside the fence of the Oval, that create an informal avenue effect for a short section of West Road.

Proposed street tree species in the ToB Street Tree Masterplan, Strategic Streetscape Plan are:-

West Road.....	<i>Sapium sebiferum</i> (Chinese tallow)
Old Perth Road.....	<i>Jacaranda mimosifolia</i> (jacaranda)
Guildford Road.....	<i>Eucalyptus rudis</i> (flooded gum, verges)

Some plantings of *Sapium* and *Jacaranda* has occurred, however they are not yet sufficiently mature to provide much streetscape impact.

Moving or replacing trees can be considered in the context of a significant precinct re-development, particularly if this will save costs to utilities infrastructure provision or allow a more sustainable development format.

7.4 SERVICES

Cossill and Webley have reviewed the servicing requirements of the site and the information below is a summary of their report. Refer to Appendix 6 – Preliminary Engineering Costs.

There are currently adequate existing services with sufficient capacity to accommodate the proposed levels of development. The existing services for the site are summarised below.

Wastewater

Wastewater from development on the eastern area of the site would gravitate into the existing sewer reticulation system in Prowse Street. Any wastewater from development on the western edge of the site would gravitate south to the Old Perth Road sewer system.

Water

Water would be connected to the existing 150mm water main in Old Perth Road. It is important to note that the water pressure in the existing supply mains may not be sufficient for apartment construction. The apartment construction may require the installation of a booster pump and/or storage for serviceability and fire requirements.

Gas/Telstra

Gas/Telstra would be connected to existing infrastructure in surrounding roads (Old Perth Road and West Road).

Power

Access to power would be through existing overhead high voltage power lines which are located around the site.

7.5 PARKING

There is currently adequate parking on site to provide easy access for club members and players for training.

A significant amount of parking is required for WAFL football games with attendances expected to be 1,500 to 3,000 for spectators and some other events.

Parking for WAFL games is currently on grass verge areas outside the security fence around the Oval and in surrounding streets. It was also observed that the mound on the eastern side of the ground is used for parking. The shopping centre car park has a 2 hour restriction which keeps the car park relatively free for shoppers during games.

At the game on 29 August 2009, it was observed that there were cars within about a 200 metre radius of the ground but not further away in car parks such as the park and ride at the Bassendean Station or at the Library or the river reserve car park.

ToB rangers have provided some information regarding parking management. Refer to Appendix 5 – Parking Management Issues.

7.6 FOOTBALL CLUB FACILITIES

The SDFC is located in the north-east portion of the site with an associated car park.

The clubrooms are large in space, with uncovered and covered spectator and sponsor seating, numerous large bars and function rooms, change rooms, coaches and umpire areas, gymnasium equipment and administration offices.

The clubrooms are generally considered 'tired' and have no architectural heritage value.

7.7 HERITAGE GRANDSTANDS AND 1929 ENTRY GATES

The wooden R.A McDonald stand and Bill Walker stand are both heritage listed.

The opposition change rooms are located underneath the Bill Walker stand and are considered substandard. A youth service run by the ToB operates out of the back of the R.A McDonald stand.

The 1929 entry gates at the corner of Old Perth Road and West Road are also heritage listed.

7.8 OVAL AND GRASS MOUND

The oval is oriented east - west with a perimeter fence that is used to carry advertising hoardings. Hoardings are also placed on stands on top of the grassed mound to the south of the oval which provides revenue for the SDFC. The grass mound, which surrounds the oval, is used for spectator seating and also acts as a noise and visual buffer.

7.9 SKATE PARK

The skate park is in the north- west corner of the Oval and combines with the youth service operated out of the back of the R.A. McDonald heritage grandstand.

7.10 OTHER

A small, more recent seating stand is located to the west side of the oval. This stand has no formalised seating and acts more as a shelter.

A mobile phone tower is located within the SDFC lease area.

8 OPPORTUNITIES AND ISSUES FOR REDEVELOPMENT

8.1 SHARING THE OVAL- OVAL AS VILLAGE GREEN

It is unlikely that the oval itself will provide attractive 'parkland' or 'village green' public open space whilst it remains in primary use as a major football oval.

The oval is more likely to be shared by the community as an open space for events as occurs at the moment. Such events will need to be managed by the ToB to ensure they do not disrupt SDFC and residential use, particularly if they are to increase if a redeveloped Oval generates more demand for community uses. It may be necessary for the ToB and SDFC to enter into an agreement on use of the oval outside SDFC use (including general public access) and its standard of maintenance (possibly through the lease/licence agreement between ToB and SDFC for use of the oval).

Responsibility will need to be defined for:

- management of the oval and outdoor seating areas (mound etc);
- management of surrounding open space areas;
- management of buildings and facilities;
- use of the oval by other users and management of the impacts of that use (i.e. noise, lighting, parking) on the SDFC and surrounding residents.

Any management regime may also need to include representatives of the residential development to ensure incompatible uses are well managed.

The oval, clubrooms, viewing banks and associated facilities will need to be fenced to prevent general access on game days as gate revenue is an important source of revenue. Outside of game times the gates could be left open depending on agreement between the ToB and SDFC.

Fencing and screening of the oval should be designed to provide suitable separation whilst maintaining visual permeability and aesthetic value. Predominantly open fencing is suggested. A fence at the edge of the football pitch (heritage picket fence) will also be required. Depending upon the distance of the goal to the access fence, netting may also be required behind the goal posts to limit the ball escaping the grounds.

There are other opportunities for general public open space on the south-western corner of the site (i.e. a coffee shop utilising the heritage gates and small park), the south eastern corner of the site (i.e. parkland) and the north western corner (i.e. skate park and increased community use of buildings under the heritage grandstands).

8.2 NOISE

Herring Storer Acoustics was commissioned to carry out an Environmental Noise Study for the Oval and the impacts on proposed development. The information below is a summary of Herring Storer's report. Refer to Appendix 7 - Executive Summary (Extract) of Acoustic Report by Herring Storer.

Events noise

Noise received from both football activities and special events is assessed under the requirements of the *Environmental Protection (Noise) Regulations 1997*.

The ToB generally licence two large concerts a year at the Oval and the two examples below give an indication of the noise levels generally received at these events.

The Soundwave Concert was held at the Oval on 2 March 2009 under approval by the ToB under regulation 18 of the *Environmental Protection (Noise) Regulations 1997*. The conditions were that the concert was to start no earlier than 12:00 noon and complete not later than 11pm, with noise level limits of approximately 75dB(A) and 86dB(C).

The event did not comply with the approval issued by the ToB due to A-weighted noise limits being exceeded at a "hot-spot" located to the north of the venue. All other locations complied with the A-weighted limits. The C-weighted limit was exceeded at all locations adjacent to the venue.

A similar Origin Concert was held at the Oval on 31 December 2008 and exceeded the 75dB (A) noise limits at two "hot-spots" located adjacent to the venue (north and south-west). All other locations complied with the limits. Db(C) levels were not monitored.

Acoustic monitors have suggested that the mixing desk has to be kept below 98dB (A) to achieve compliance with the 75dB limit and below 93dB(A) to comply with the 70dB limit. Concert layout also affects these acoustic levels (e.g. orientation with prevailing winds and use of sea containers to control noise levels).

Road noise

Herring Storer's report outlined that noise received at the proposed residences in Preferred Option 1B (Oval remaining largely unchanged and referred to as Option 3 in the report) will comply with requirements of State Planning Policy 5.4 relating to road transport.

Noise received at a proportion of residences associated with Preferred Option 2B (a) (re-orientated Oval and referred to as Option 4 in the report) would exceed criteria outlined in State Planning Policy 5.4 and noise amelioration would be required.

Football activities

Football activities fall under *Environmental Protection (Noise) Regulations 1997*. Regulation 16 "Community Activity" and although crowd noise is excluded from this regulation the noise emissions from players and umpires is not. Although noise received at proposed residences in Option 2B (a) would not comply with assigned noise levels as set out in the regulations, the Department of Environment and Conservation advises that it is proposed that the latest review of the regulations will contain a new regulation for Approved Venues. These new regulations will allow venues such as Bassendean Oval to carry out their normal activities, as well as allowing for additional non-conforming activities. It is anticipated that this revision of the regulations will be gazetted before completion of this development and would resolve the issue of noise ingress into the development referred to above.

Even under the new regulation, it is considered that some protection from football activities would be required for proposed housing at the Oval. As training occurs 3 to 4 times per week on weeknights for the majority of the year, it is recommended that any building be constructed such that noise from training received within the dwelling would comply with the following internal criteria:

- Sleeping Areas 35 dB(A) LAeq
- Living Areas 40 dB(A) LAeq

To achieve these levels, glazing facing Bassendean Oval (or adjacent to Guildford Road) should be:

- Bedrooms - 6.5mm or 10.38mm laminated glass in awning type windows or have an Rw rating above 33.
- Living Spaces - 6.38mm laminated glass in awning type windows or have an Rw rating above 30.

Standard construction for walls and roofs should provide adequate noise attenuation; however, additional noise reduction provided by external doors, depending, on their location, may be required.

Additionally, where practicable, noise received at one outdoor living area should be designed to achieve a noise level during the night period of LAeq of 50 dB(A).

Notifications should be placed on titles informing buyers that the residence could be impacted by external noise levels.

Neighbouring residences

With regards to noise received at neighbouring residences, the following is noted:

EXISTING OVAL ALIGNMENT

By retaining the existing alignment, noise received at residences to the east of Old Perth Road (i.e. area without addition of residence) will be approximately the same as for the current situation. However, the addition of the residential building around the southern side of the Oval will provide a significant barrier to those residences located on the southern side of Old Perth Road.

NEW OVAL ALIGNMENT

By realigning the Oval, not only will it move closer to residences located on the southern side of Old Perth Road, but the height of the embankment will decrease. Therefore, noise received at these residences would increase relative to the existing noise levels. However, the development of new residential buildings provides a significant barrier to some of the residences that would be affected. For the other residences located at the western end of Old Perth Road, noise received at these residence could be ameliorated to that received with the current noise levels by installing 2 metre high barriers at the top of the embankment. These barriers could incorporate sponsorship signing.

8.3 REORIENTATING THE OVAL

Reorientating the Oval provides the opportunity for a larger and more developable land parcel but will increase costs and logistics due to the increased engineering requirements, re-instatement of the oval surface, demolition and rebuilding. This may also require SDFC to relocate to another ground for a year.

Reorientating the Oval may also have advantages for the playing of WAFL games as it is understood that north-south orientated ground is preferable to an east-west oval.

There is no intention to make the oval size smaller in any reorientation as this is considered a feature which the SDFC is keen to retain.

8.4 RELOCATING THE CLUBHOUSE

If the Oval is reorientated, the clubrooms will need to be rebuilt and they will need to be centrally positioned with the middle of the ground.

This is an opportunity for the SDFC to replace existing aged facilities with new, better designed facilities which have multiple uses (i.e. venue hire, compatible commercial space leasing) and may provide the club with a source of additional revenue to repay building costs and future maintenance liabilities. New facilities may also better integrate with the town centre and particularly the Bassendean Village Shopping Centre.

The cost to build the new facilities will depend upon the size and quality of any proposed new facility but is likely to be substantially more than any proceeds from the sale any land created for residential development (note that the Government must also agree that any proceeds of the sale of the land are to be redirected back into the project).

Alternatively, the existing clubrooms could be progressively renovated if the oval is not re-orientated. The cost of renovation will depend on the quality of the current building and planned size and quality of any refurbished buildings. It may be easier and cheaper to demolish and rebuild parts of the existing clubrooms rather than refurbish them. It should also be possible for the SDFC to continue to use the clubrooms whilst they are being rebuilt/refurbished.

8.5 REALIGNING OLD PERTH ROAD

There is an opportunity to provide a better connection between the town and the Swan River by realigning Old Perth Road to the grid and removing the sweeping curve. This will increase the land available at the corner of the Oval but removes the small ornamental park.

There is also potential to narrow the bitumen carriageway and provide a footpath along Old Perth Road (north side) while retaining verge parking for football games and visitor parking.

The existing street tree planting on the Oval verges is not of sufficient streetscape value to prevent changing road reserves or carriageway alignments.

8.6 ENHANCING THE LANDSCAPE & STREETSCAPE

Redevelopment will offer an opportunity to create better access to open space for both existing and new residents. There are opportunities for passive and non organised active use. Any landscape treatments will need to reflect the functional requirements of organised sport and respect the heritage considerations.

It is anticipated that the redevelopment will include landscape components/or themes that introduce a new expression for the precinct, that will define the development as a vital and complimentary addition to the ToB.

Options for redevelopment also offer opportunities for streetscape improvements. The most significant streetscape impact will be from building forms. Any proposed development strategy should also include a streetscape optimised for the proposed layout including new street trees.

The inclusion of shade trees around the perimeter of the Oval could assist in providing shade for spectators whilst also improving the overall appearance and reducing any affect associated with lighting.

In the context of a full site redevelopment some existing deciduous trees could be relocated. The eucalypt species are not suitable for relocation. The trees most suitable for relocation are any of the small street *Sapium* or *Jacaranda* trees (that are not planted over services), if verge works are required, and the *Platanus* trees on the southern side of the site. To move these trees economically would require a 'one move' transplant to the final position. This work should occur between late May and early August for best results (middle of the football season), and the trees will require a couple of years establishment care. The cost of moving any trees will depend on any economies of scale available through common earthworks and the number of trees salvaged. Any trees planted over or near services are usually not suited for transplant at mature sizes due to the restricted root ball size that is able to be lifted.

Landscape design for a future development will need to consider:

- hydro zoning of soft landscape;
- delineation of street, public, group and private functions;
- consistency in materials palettes;
- lighting and crime prevention through environmental design (CPTED issues).

8.7 PROVIDING AND MANAGING PARKING FOR ALL USERS

Parking is one of the major constraints of the site. As noted previously in this report, on SDFC game days, cars are parked around the perimeter of the Oval and in adjacent streets and vacant lots.

Generally, any redevelopment opportunities must not reduce the number of current (informal) parking bays around the Oval and also provide for sufficient resident and visitor bays on any development sites.

There are opportunities for Oval parking spaces to be on grassed areas rather than bitumen which could then also be used as public open space (or some other use) when not required.

Consideration should also be given to the opportunity for the SDFC/ToB to control the use of these parking areas to generate additional revenue.

8.8 DEVELOPMENT COMPATIBLE WITH SURROUNDING USES

Old Perth Road (south & east of site), Zoned R 20 (residential)

This Part of Old Perth Road is comprised of single storey residential, predominantly single housing, some of which has historical character.

Any development which fronts these houses should be compatible with this housing whilst still trying to achieve a diversity of product. Two storey terrace style housing is considered appropriate where development directly fronts the street. Where development responds to the form of the oval, apartment buildings of 3 to 4 storey with lofts and undercroft parking are appropriate. These would likely be set back from the street.

West Road (west of site), Town Centre zone

West Road is an important local connector road to (and out of) the town centre which is dominated by the Bassendean Village Shopping Centre.

Any development which fronts West Road should be more commercial or community in nature to connect with the shopping centre and provide the eastern 'book end' of the town centre 'main street'. Such uses will also be compatible with the heavy use of West Road by passing traffic and the need to keep these types of uses away from more residential areas in Old Perth Road.

Guildford Road

Guildford Road is a Primary Regional Road and has significant traffic volumes. Turning points onto and off Guildford Road will be limited and for this reason, despite its traffic volume, it is unlikely to be appropriate for commercial or residential development. Additionally, future commercial space should be encouraged within the town centre to assist in its revitalisation.

8.9 ADDITIONAL COMMUNITY FACILITIES

There is the potential for the Oval to provide additional community facilities for the ToB (in addition to any upgraded SDFC clubrooms). These could range from the provision of a new, purpose built building or re-use of the change room area under the Bill Walker stand for a 'men's shed' or some other community use similar to the youth services operated out of the R. A. McDonald stand.

A landscaped park and coffee shop / meeting area could also be created in the south-west corner of the site around and re-using the heritage grandstand gates.

8.10 RESIDENTIAL LIVING

As noted at the beginning of this report, residential development as part of the regeneration of the Oval provides the following opportunities:

- injection of more life into the town centre to increase vibrancy;
- act as a catalyst to attract private sector redevelopment of the re-zoned town centre pursuant to the Bassendean Town Centre Strategy;
- provide diversity of housing choice within the ToB;

- be a demonstration project for apartment living in Bassendean; and
- create additional infill housing pursuant to *Directions 2031* and SPP 4.2 *Activity Centres for Perth and Peel*.

It is envisaged that apartments will be limited to 3 to 4 storeys (with lofts and undercrofts) to retain scale consistency with existing and proposed development around the Oval (i.e. heritage grandstands) and maintain development feasibility. Development adjacent to Old Perth Road will respect the existing built form and could be 2 to 3 storey terrace housing.

Any residential development will need to provide sufficient on-site parking and address possible noise, light and other incompatible uses occurring on the Oval to ensure the residential development does not restrict these activities. The development will also need to ensure that good pedestrian links are created between the town centre and the Swan River.

Design guidelines should ensure that any residential development reflects the Oval as a unique place with a different scale and character that sets it apart from surrounding suburban areas and maintains the heritage of ground but is contemporary (i.e. mimicry of heritage styles should be avoided). The Oval is a significant landmark in Bassendean and views and vistas of the space and buildings should be enhanced.

Heritage constraints on the future character of the Oval are mainly concerned with maintaining the oval setting. The two heritage stands should remain in an oval setting and a 'bowl' landform should surround the oval. Development that reinforces or celebrates the oval form, such as buildings aligned to the oval fence will most probably receive favourable assessment from the Heritage Council of Western Australia (subject to a review of the final development plans).

Residential development on the site could also showcase innovative demonstration ideas such as alternative construction methods which create more affordable housing products.

9 PRELIMINARY DEVELOPMENT SCENARIOS

Based on the opportunities and issues identified in this report, two preliminary redevelopment scenarios were considered by the project group for each redevelopment option.

9.1 OPTION 1

The current oval remains largely in place, refurbishment of the current clubrooms/buildings and development of any remaining land (after possible reconfiguration of road networks, parking areas etc).

Refer to Fig 9.1 - Option 1A and Fig 9.2 - Option 1B

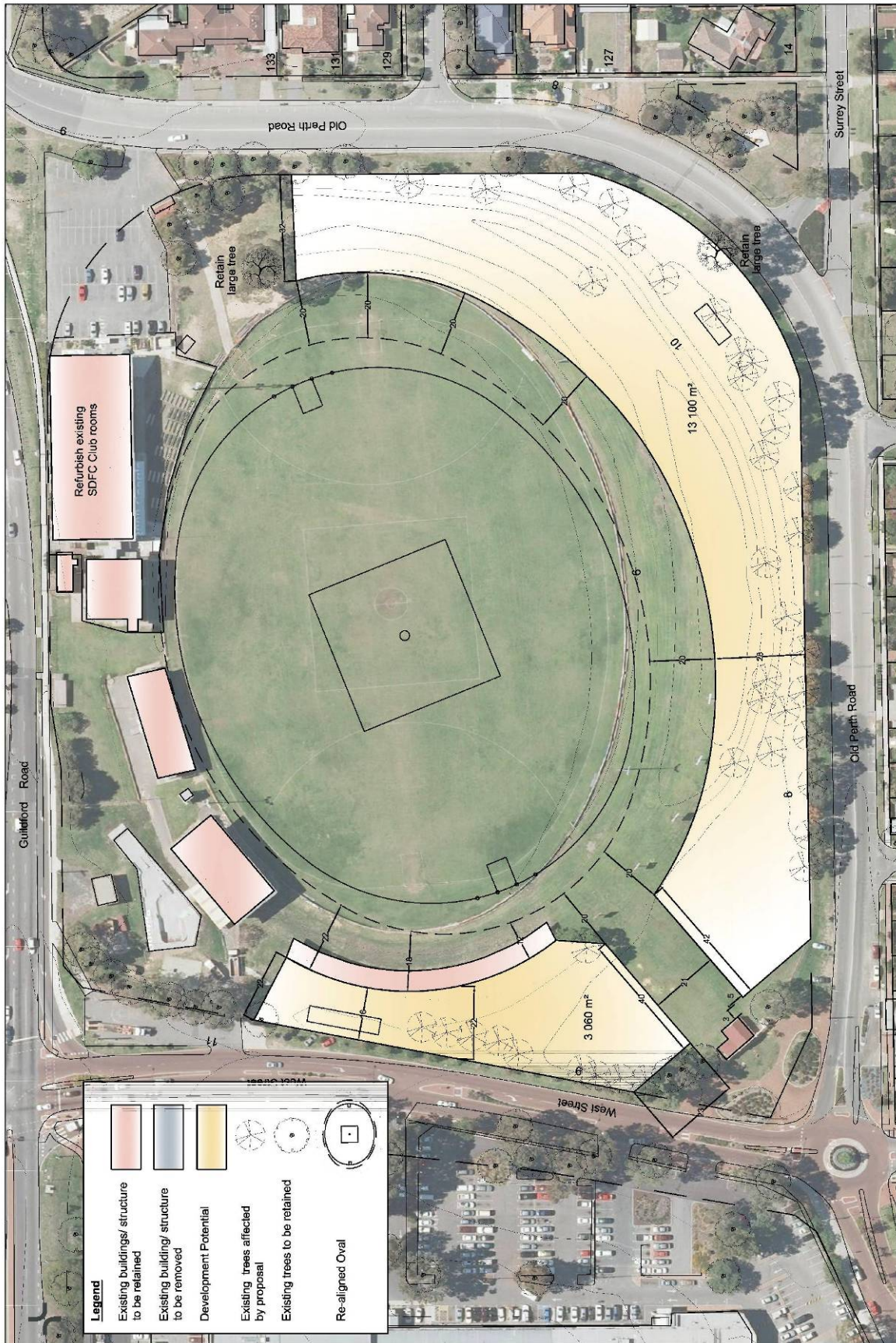
9.2 OPTION 2

A re-aligned oval and new clubrooms with development of any remaining land available after re-configuration of roads, parking areas etc.

Refer to Fig 9.3 - Option 2A and Fig 9.4 - Option 2B

Key issues considered when reviewing the redevelopment options were:

- that the built form arrangement should reflect the form of the oval and reinforce the sense of place created by the oval in the context of the town;
- a mix of housing typologies should be included, with priority for suitable types that are not currently common in the town;
- Old Perth Road should be indicated as straightened in both options (while it was recognised that this did not increase the yield, it was felt that a new alignment and road treatment would improve the general precinct quality and character. In particular this alignment would allow for a larger and more useable public open space than is currently provided by the existing triangular area on Old Perth Road);
- street parking made available on Old Perth Road to reduce parking issues and ensure no loss of parking from the redevelopment;
- space for a possible community building be considered (which could also be an apartment site if not required for community purposes);
- that the oval size should not be reduced; and
- the skate park and associated youth community centre should remain.



Legend

- Existing buildings/ structure to be retained
- Existing building/ structure to be removed
- Development Potential
- Existing trees affected by proposal
- Existing trees to be retained
- Re-aligned Oval

Scale: 1:500 @ A1 / 1:1000 @ A3
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DEVELOPMENT PLAN - OPTION 1A
 BASSENDEAN OVAL
 Fig 9.1

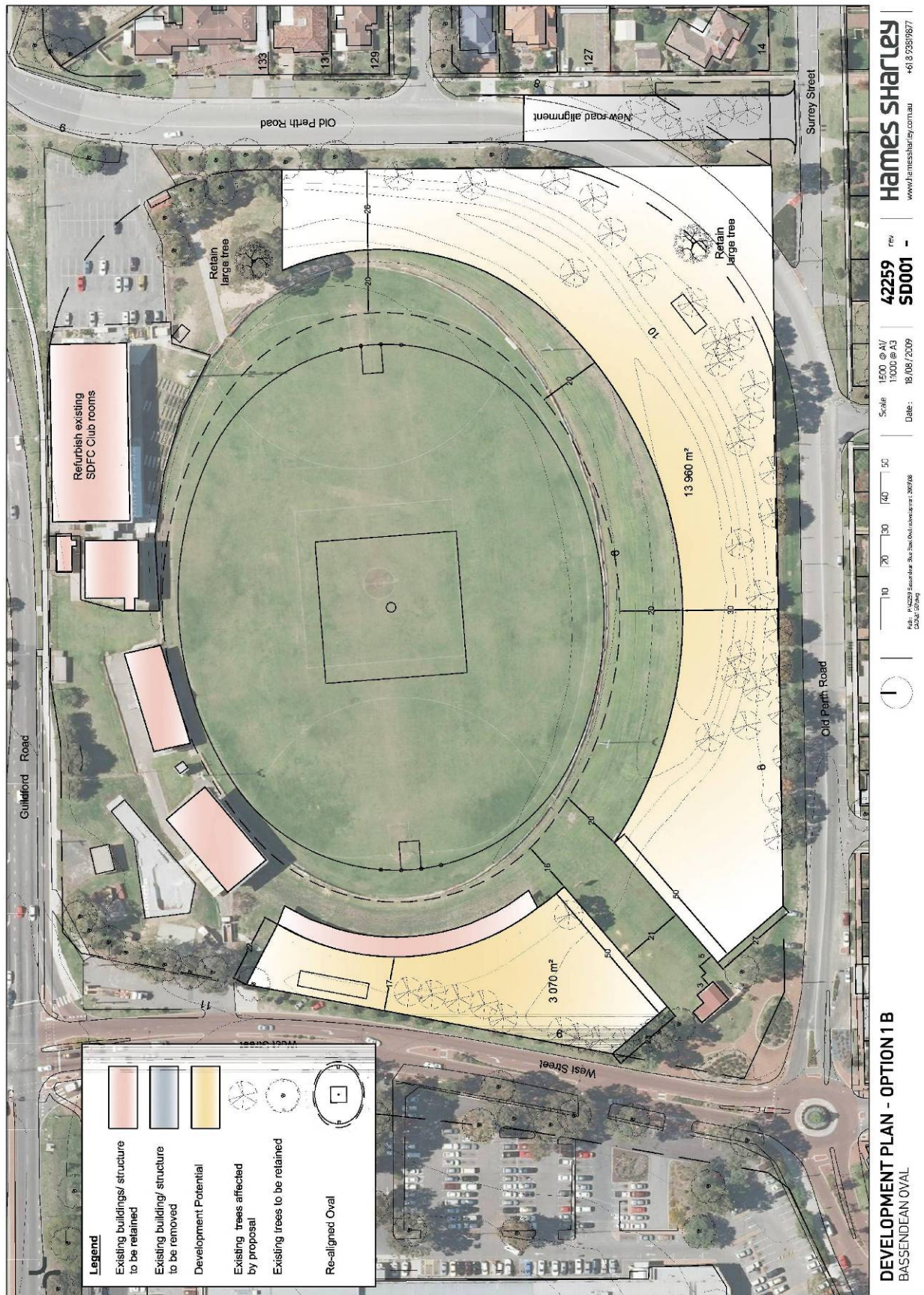
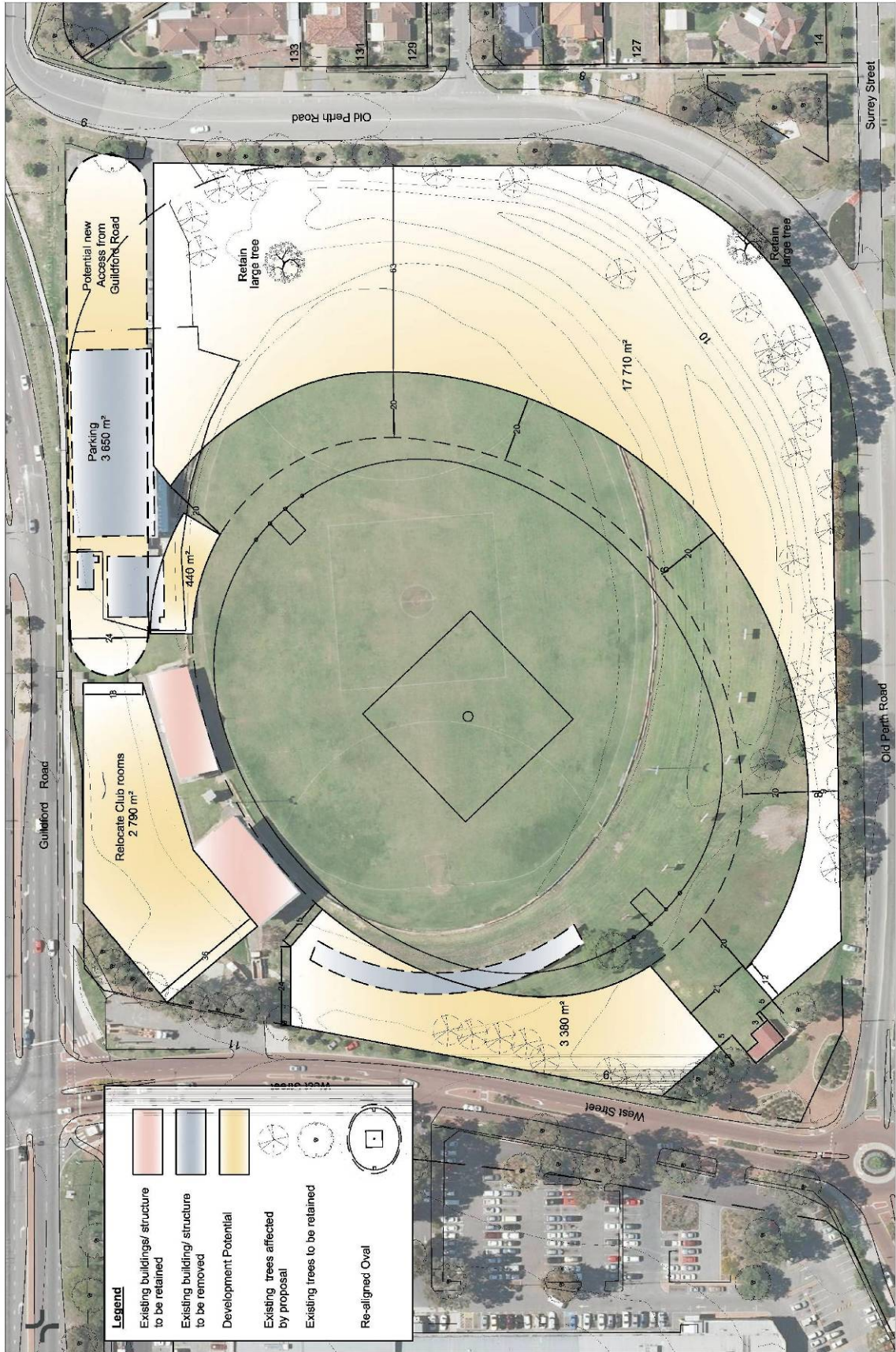


Fig 9.2



DEVELOPMENT PLAN - OPTION 2A
 BASSENDEAN OVAL

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 +61 8 93819277

Fig 9.3

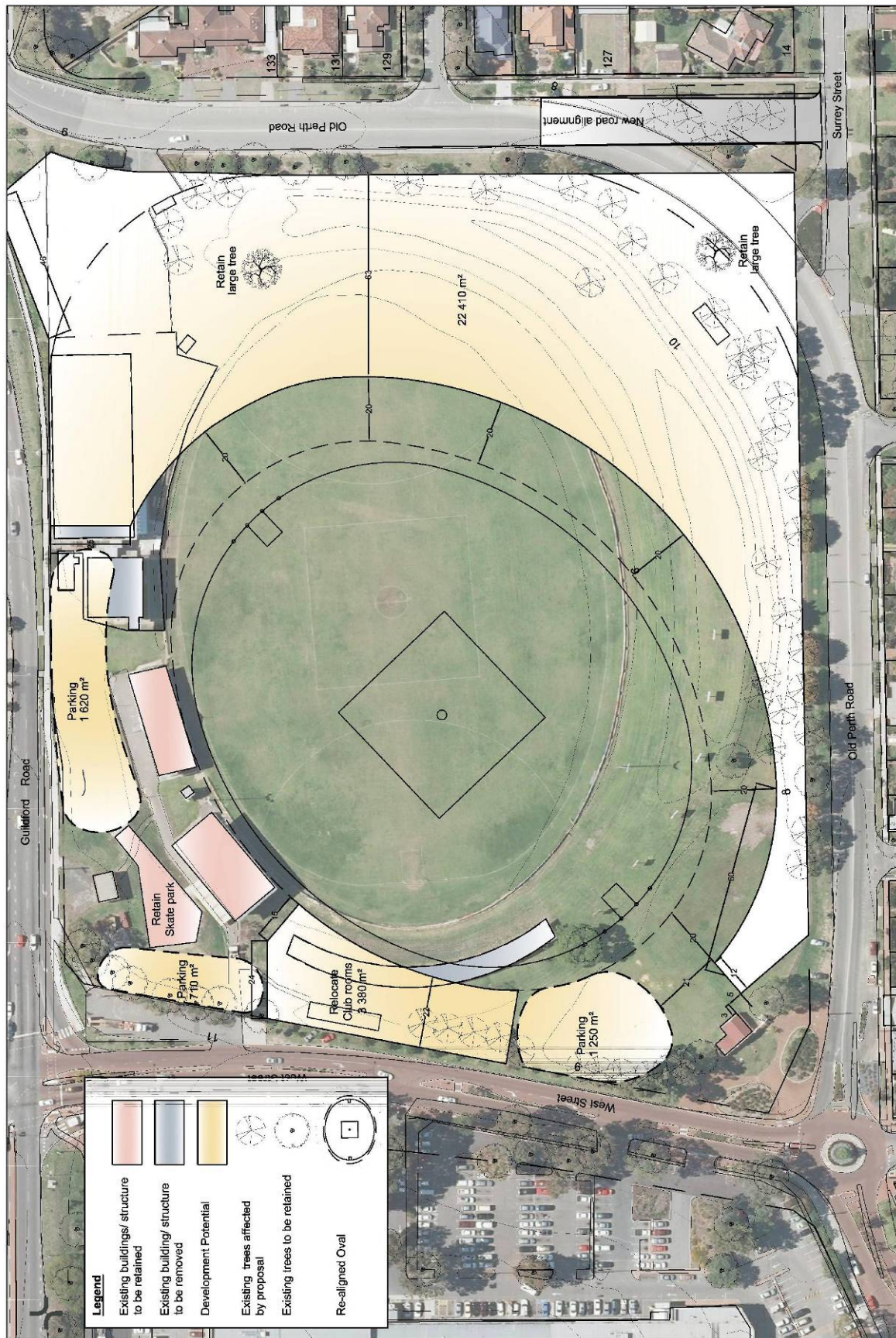


Fig 9.4

10 PREFERRED REDEVELOPMENT OPTIONS

10.1 OVERVIEW

Following the consideration of the 4 preliminary redevelopment scenarios, the project team decided on a preferred redevelopment concept for each redevelopment option. These are:

Preferred Existing Orientation Option (Option 1B) and Preferred Re-orientation Option (Option 2B)

A variation of the Preferred Re-orientation Option - **Option 2B (a)** is also included to demonstrate potential for medium density residential with more north facing dwellings. This option demonstrates greater flexibility afforded by the larger, more regular development lot resulting from the re-orientated oval. This enables provision of more dwelling variety.

Key common elements of the preferred options are:

Residential apartments and parking

The apartments are set out to reflect the bowl shape of the oval with undercroft parking set into the bank on the oval side and open away from the oval for natural ventilation.

The apartments are shown with a 20m deep undercroft for efficient double sided parking and storage lockers. An 18 -20m floor depth is considered optimum for double loaded circulation, giving typically 8 to 9 metre unit depth. Dwelling numbers and therefore building height are limited by the car parking numbers that can be provided in a single level undercroft. The use of open space on the site for residential parking is considered undesirable.

Higher densities and heights up to six storeys could be achieved with an additional underground car parking level. The fourth storey indicated could be additional dwellings or a second level for third floor units. These areas are not included in yields provided for the options.

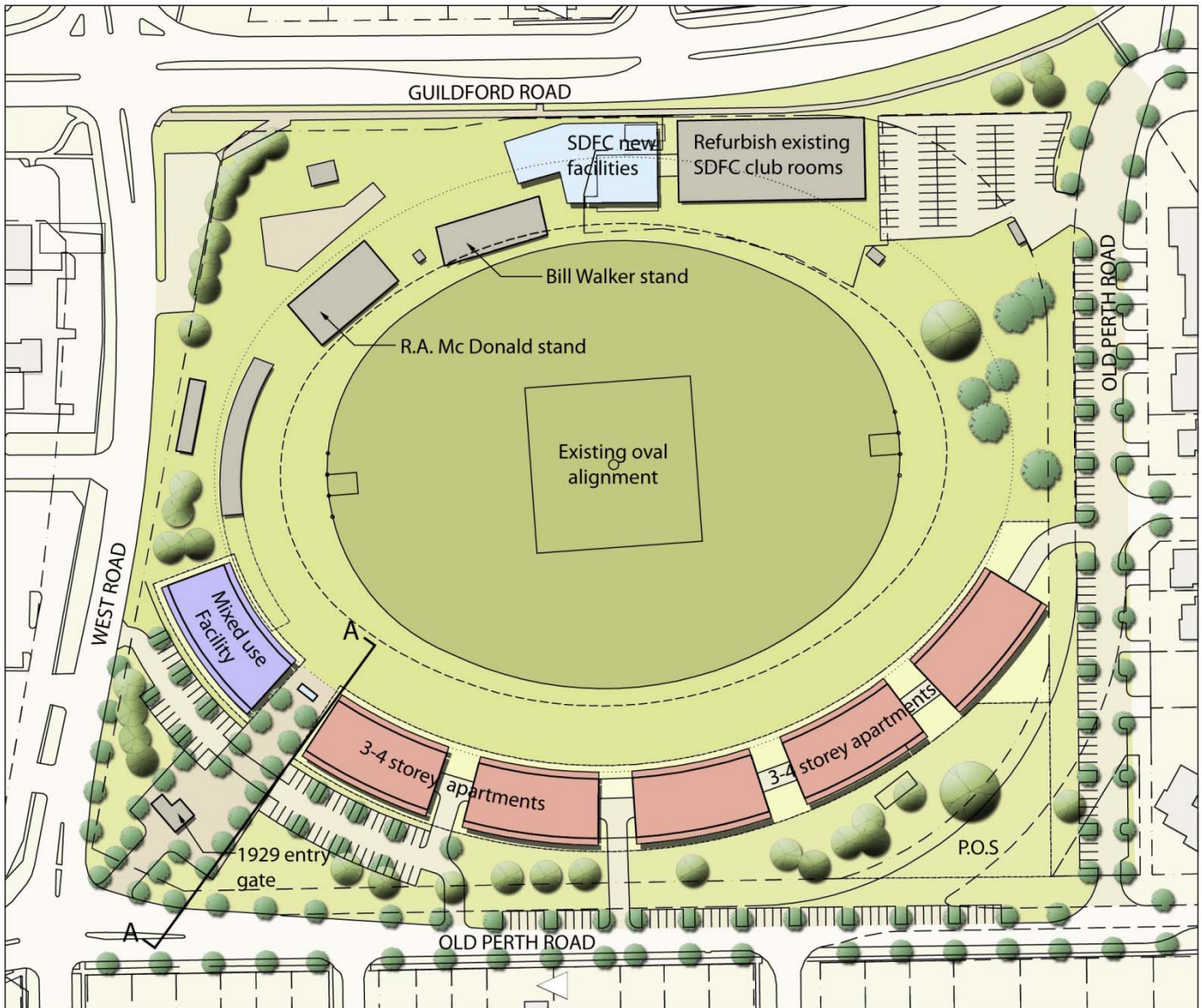
Swan Districts Football Club

An improved facility for the SDFC is considered an essential element of any redevelopment. SDFC has advised the ideal size of facility to accommodate all desired activities and this has been incorporated into the plans. The size and quality of the building will play a significant part in its cost (whether refurbished or rebuilt). Maintaining and consolidating parking is essential for continuing operation of the football club.

Community facility

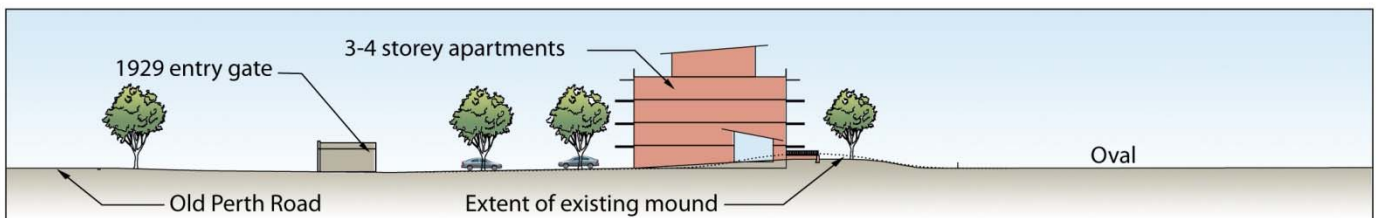
Space for a possible community facility (Mixed Use Facility) has been provided for in each option. Should this space not be required the area could be a residential where the oval is not re-orientated.

10.2 PREFERRED EXISTING ORIENTATION OPTION - OPTION 1B



OPTION 1B
PREFERRED EXISTING ORIENTATION OPTION

Scale 1: 2000 @ A4  



SECTION A-A

Scale 1: 1000 @ A4 

Nominal yields

Lot area	0.9 ha approx
No. apartments	60 large -120 small

Option 1B shows five residential buildings (650sqm footprint) and one mixed use building with parking undercrofts (850sqm). The undercrofts are set into the bank on the north side and open on the south for ventilation, with 3 storeys of accommodation over and a setback fourth storey. Each undercroft accommodates approx 22 cars, a stair and lift shaft.

The following table indicates a range of apartment yields from 75sqm to 160sqm floor area.

Apartments	Each level	Each building	5 buildings
Gross floor area	690 m ²	2070 m ²	10350 m ²
8 unit per level, nominal 75 m² each unit.			
Circulation, lifts/stairs	90 m ²	270 m ²	1350 m ²
Number of units	8	24	120
Area of units	600 m ²	1800 m ²	9000 m ²
6 unit per level, nominal 100 m² each unit.			
Circulation, lifts/stairs	90 m ²	270 m ²	1350 m ²
Number of units	6	18	90
Area of units	600 m ²	1800 m ²	9000 m ²
5 unit per level, nominal 120 m² each unit.			
Circulation, lifts/stairs	90 m ²	270 m ²	1350 m ²
Number of units	5	15	75
Area of units	600 m ²	1800 m ²	9000 m ²
4 unit per level, nominal 160 m² each unit.			
Circulation, lifts/stairs	50 m ²	150 m ²	750 m ²
Number of units	4	12	60
Area of units	640 m ²	1920 m ²	9600 m ²

Residential accommodation - Option 1B

Accommodation schedules are based on approximate gross floor areas. They do not include fourth level or balcony areas. The regular building footprints can accommodate different unit sizes.

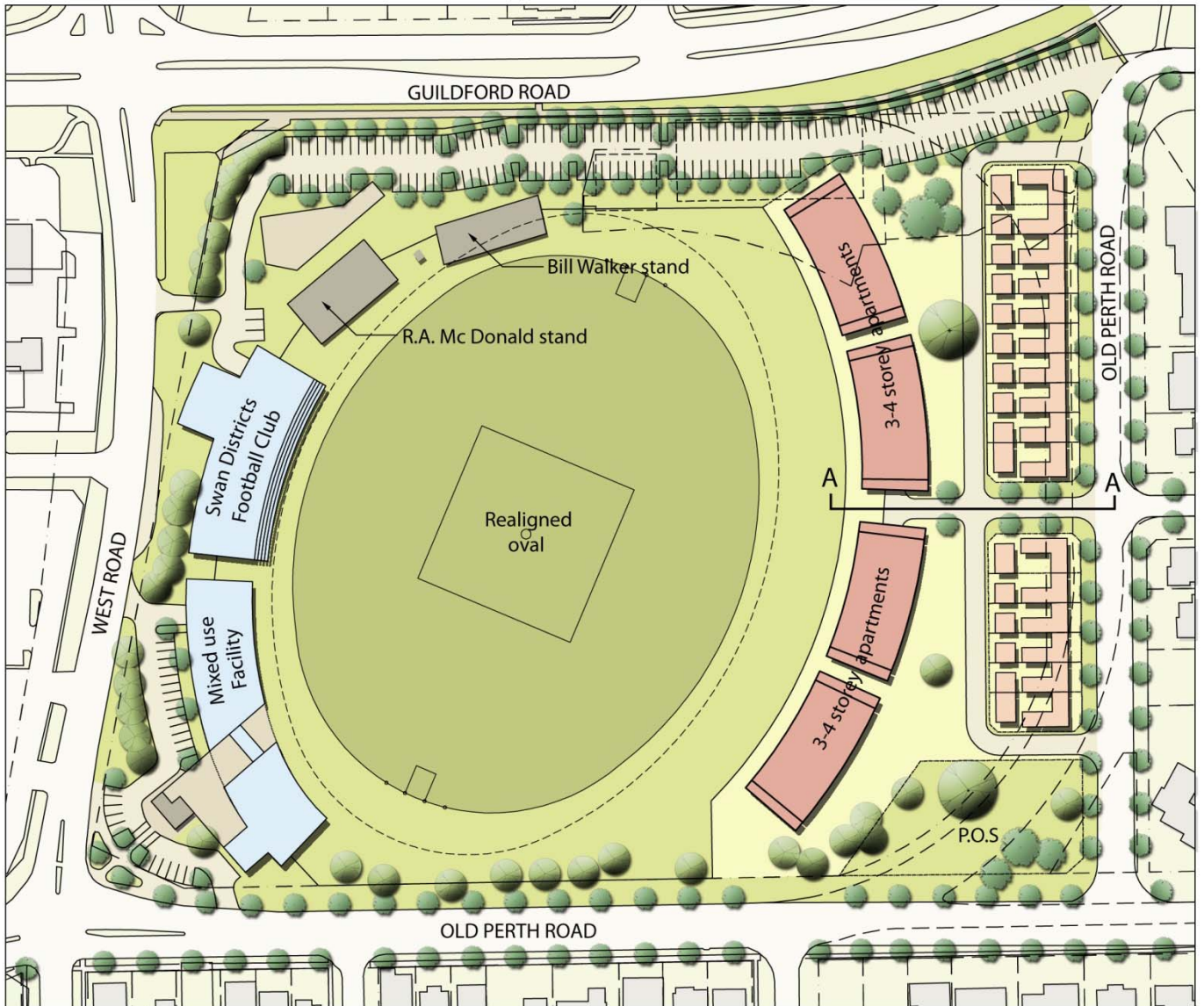
Mixed use building

The mixed use building is shown the same size as the residential buildings. Generally, community use buildings require greater floor to ceiling heights and vary in building depth requirement. This building could also provide the same dwelling yield as described above.

SDFC clubrooms

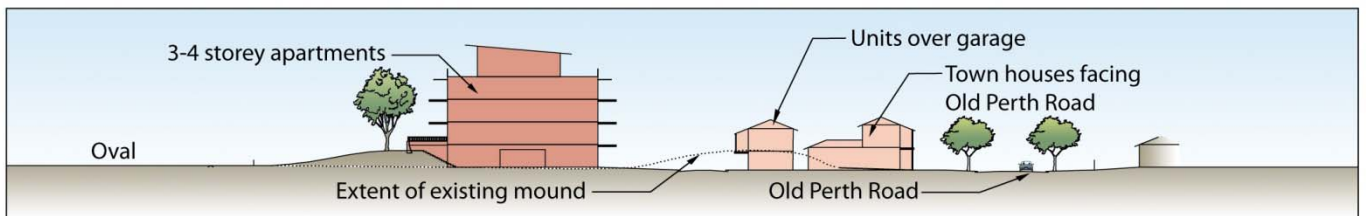
The SDFC clubrooms are shown to be within a refurbished existing building that will be brought up to current standards with additional facilities added to the west. This will enhance the clubrooms as a landmark on Guildford Road.

10.3 PREFERRED RE-ORIENTATION OPTION (OPTION 2B)



OPTION 2B
PREFERRED REORIENTATION OPTION

Scale 1: 2000 @ A4



SECTION A-A

Scale 1: 1000 @ A4

Nominal yields

Lot area	1.65ha aprox
No. townhouses	16
No. single bed units over garages	16
No. apartments	48 large to 98 small

Option 2B shows 4 apartment buildings with undercroft parking, townhouses facing Old Perth Road with single units over garages. The section illustrates the undercroft set into the bank on the north side and the 2 storey garage and townhouse accommodation.

The combined undercroft area is 3,160m², accomodating aprox 112 cars, stairs, lifts and storage. The townhouses and single units have accommodation for 36 cars.

The townhouses facing Old Perth Road are shown on nominal 8m wide x28m deep 'lots', including garages. Small rear courtyards are shown between the townhouses and garages. The end townhouses are shown on wider 'lots'.

Old Perth Road Townhouses	Ground level	Upper level	Total
12 units, 2 storey			
Gross floor area /unit	85 m ²	60 m ²	
Veranda's 4x2m + 2x8m	24 m ²		288 m ²
Balconies 4x 2m, x2 internal		16 m ²	192 m ²
	61 m ²	44 m ²	1260 m ²
Garages	36 m ²		432 m ²
4 corner units . 2 storey			
Gross floor area /unit	93 m ²	66 m ²	
Verandas 4x3m + 2x8m	28 m ²		112 m ²
Balconies 4x 2m, x2 internal		16 m ²	64 m ²
	65 m ²	50 m ²	460 m ²
Garages	54 m ²		216 m ²
12 Single units, second storey over garages.			
Balconies & stairs		17 m ²	204 m ²
internal		36 m ²	432 m ²
4 Single+ units, second storey over corner garages.			
Balconies & stairs		17 m ²	68 m ²
internal		56 m ²	224 m ²

The following table indicates a range of apartment yields from 75sqm to 160sqm floor area.

Apartments	Each level	Each building	For 4 buildings
Gross floor area	770 m ²	2310 m ²	9240 m ²
8 units per level, nominal 75 m² each unit.			
Circulation, lifts/stairs	90 m ²	270 m ²	1080 m ²
Number of units	8	24	98
Area of units	680 m ²	2040 m ²	8160 m ²
6 units per level, nominal 100 m² each unit.			

Circulation, lifts/stairs	80 m ²	240 m ²	960 m ²
Number of units	6	18	72
Area of units	690 m ²	2070 m ²	8280 m ²
5 units per level, nominal 120 m² each unit.			
Circulation, lifts/stairs	70 m ²	210 m ²	840 m ²
Number of units	5	15	60
Area of units	700 m ²	2100 m ²	8400 m ²
4 units per level, nominal 160 m² each unit.			
Circulation, lifts/stairs	50 m ²	150 m ²	600 m ²
Number of units	4	12	48
Area of units	720 m ²	2160 m ²	8640 m ²

Residential accommodation-Option 2B

Accommodation schedules are based on approximate gross floor areas. They do not include fourth level or balcony areas. The regular building footprints can accommodate different unit sizes.

Mixed use building

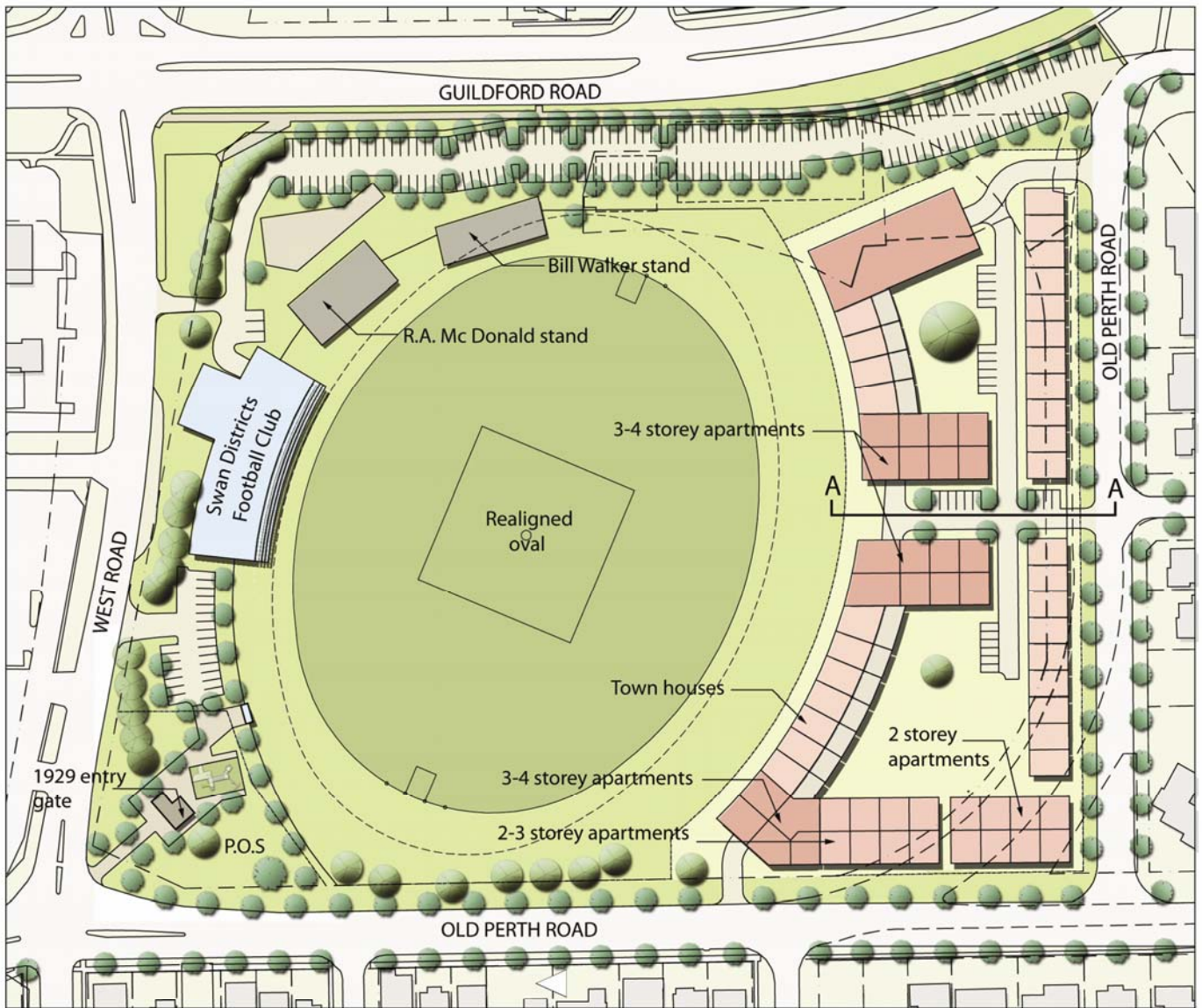
The mixed use buildings are shown with footprints of 2700 m² and 600 m² totalling 3,300sqm. Building area will depend on;

- extent of undercroft parking and ground level retail /mixed use such as gymnasium or sports medicine facilities;
- ceiling heights required for facilities and function rooms; and
- market demand and available funding.

SDFC clubrooms

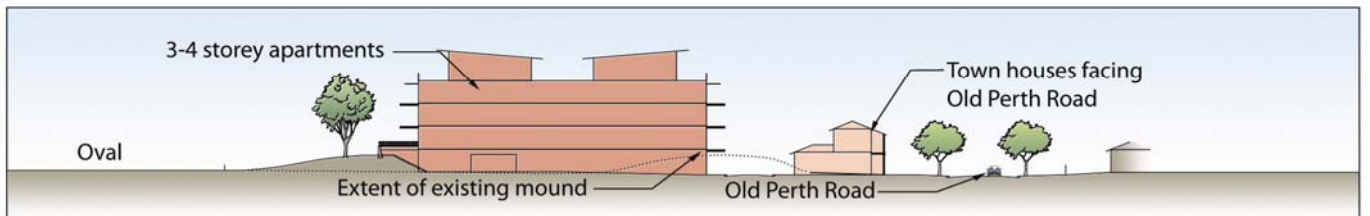
The SDFC clubrooms are shown relocated in a new building that fronts West Road. There is potential for this building to include a function facility for community use as well as expanded club facilities. The building will include terraced spectator seating and will be designed with an attractive frontage to both the street and the Oval.

10.4 PREFERRED RE-ORIENTATION OPTION - OPTION 2B (a)



OPTION 2B(a)
PREFERRED REORIENTATION OPTION

Scale 1: 2000 @ A4



SECTION A-A

Scale 1: 1000 @ A4

Nominal yields

Lot area	1.8 ha aprox
No. townhouses	31
No. apartments	88 large - 124small

Option 2B(a) shows 4 apartment buildings and 2 rows of townhouses over undercroft parking, with a 2 storey apartment building and townhouses facing Old Perth Road. Car parking for the on-street townhouses and apartments will be accommodated in the undercroft.

The section illustrates the undercroft set into the bank on the north side and continuing under the apartments. The overall undercroft area is 5549m² accommodating approx 162 cars, stairs, lifts and storage.

Town houses facing Old Perth Road are shown as nominal 8m wide x 12m deep including verandas and balconies. Small rear courtyards can be accommodated.

Townhouses over parking undercroft	Ground level	Upper level	For 11 units
Gross floor area	152 m ²	100 m ²	2772m ²
11 units . 2 storey			
Terrace	52 m ²		752 m ²
Balconies 4x 2m, x2		16 m ²	176 m ²
internal	100 m ²	84 m ²	2024 m ²

Old Perth Road Townhouses	Ground level	Upper level	For 20 units
Gross floor area	96 m ²	96 m ²	
20 units . 2 storey			
Veranda's 4x2m + 2x8m	24 m ²		480 m ²
Balconies 4x 2m, x2		16 m ²	320 m ²
internal	72 m ²	80 m ²	3040 m ²
20 units . Single level alternative			
Veranda's 4x2m, x 2	16 m ²		320 m ²
internal	80 m ²		1600 m ²

North Apartments	units	Area /level	3 levels
Gross floor areas		957 m ²	2871 m ²
3 levels, 8 units per level, @ 80 m² each + 2 units @110m² .			
Circulation, lifts/stairs		97 m ²	291 m ²
80m ² units		8	24
Area for 80m ² units	80 m ²	640 m ²	1920. m ²
110m ² units		2	6
Area of units	110 m ²	220 m ²	660 m ²
Alternative distribution			
3 levels, 6 units per level, @ 145 m² each			
Circulation, lifts/stairs		87 m ²	261 m ²
145m ² units		6	18
Area for 145m ² units	145 m ²	870 m ²	2610. m ²

Central Apartment buildings, combined	units	Area /level	3 levels
Gross floor areas		1536 m ²	4608 m ²
3 levels, 2x6 units per level, @ 80 m² each + 2x2 units @ 110m².			
Circulation, lifts/stairs		136 m ²	408 m ²
80m ² units		12	36
Area for 80m ² units	80 m ²	960 m ²	2880. m ²
110m ² units		4	12
Area of units	110 m ²	440 m ²	1320 m ²
Alternative distribution			
3 levels, 2x6 units per level, @ 115 m² each			
Circulation, lifts/stairs		156 m ²	468 m ²
115m ² units		12	36
Area for 115m ² units	115 m ²	1380 m ²	4140. m ²

South Apartments West end	units	Area /floor	3 levels
Gross floor areas		490 m ²	1470 m ²
3 levels, 4 units @ 110m².			
Circulation, lifts/stairs		50 m ²	150 m ²
110m ² units		4	12
Area of units	110 m ²	440 m ²	1320 m ²

South Apartments East end	units	Area /floor	2 levels
Gross floor areas		805 m ²	1610 m ²
2 levels, 9 units per level, @ 80 m² each.			
Circulation, lifts/stairs		85 m ²	170 m ²
80m ² units		9	18
Area for 80m ² units	80 m ²	720 m ²	1420. m ²
Alternative distribution			
2 levels, 5 units per level, @ 150 m² each			
Circulation, lifts/stairs		55 m ²	110 m ²
150m ² units		5	10
Area for 150m ² units	150 m ²	750 m ²	1500. m ²

Street Apartment block	units	Area /floor	2 levels
Gross floor areas		720 m ²	1440 m ²
2 levels, 8 units per level, @ 80 m² each.			
Circulation, lifts/stairs		80 m ²	160 m ²
80m ² units		8	16
Area for 80m ² units	80 m ²	640 m ²	1280. m ²
Alternative distribution			
2 levels, 6 units per level, @ 110 m² each			
Circulation, lifts/stairs		60 m ²	120 m ²
110m ² units		6	12
Area for 110m ² units	110 m ²	660 m ²	1320. m ²

Residential accommodation-Option 2B(a)

Accommodation schedules are based on approximate gross floor areas. They do not include fourth level or balcony areas. The regular building footprints can accommodate different unit sizes.

Mixed use building

A mixed use building is not included in this option, however the mixed use facility as shown in option 2B could be included on part of the south west POS.

SDFC clubrooms

The SDFC clubrooms are shown relocated in a new building that fronts West Road. There is potential for this building to include a function facility for community use as well as expanded club facilities. The building will include terraced spectator seating and will be designed with an attractive frontage to the street as well as the oval.

11 FEASIBILITY ANALYSIS

11.1 MARKET SENTIMENT AND ASSESSMENT RATIONALE

At the time of preparation of this report, world financial markets have experienced considerable volatility with some economists predicting a “double dip” recession in European and other developed economies. This has exacerbated an already delicate global economic recovery from the depths of the Global Financial Crisis (GFC) of 2008/09 resulting in a continuation of tight credit markets and a general lack of direction and confidence among investors and policy makers alike. The sovereign debt issues of countries in the Euro zone continue to play out and whilst there are encouraging signs in the US that a recovery is building, continued uncertainty appears to be the hallmark of the current global economy.

Australia, and in particular WA, fared well throughout the GFC, narrowly avoiding a technical recession. Strong economic growth evidenced by the RBA consecutively raising interest rates over the last 9 months have put Australia in a unique and leading position amongst its peers in the developed economies of the world. The future prospects appear to be stacked in Australia’s favour.

However, despite a booming resource industry, a relatively stable housing market and strong economy, Australia is not without its own very real risks in the short term. Tight bank finance and property lending, a reliance on China and the effects of the Government’s proposed Resource Super Profits Tax continue to create uncertainty and hold back certain sectors of the market. Until these issues and other global economic problems are resolved, Australia’s strong economic performance will continue to be overshadowed and subject to high levels of volatility.

Whilst interest rates remain at “normal” levels, the Perth property market is likely to show moderate levels of growth in the short to medium term with a general slowdown in activity expected over coming months as a result of the RBA’s aggressive monetary policy initiatives.

11.2 LAND VALUES OF PREFERRED OPTIONS

At June 2010, comparable sales evidence suggests that the per square metre (psqm) value of land for the preferred options (serviced and appropriately zoned) is \$425psqm.¹

In order to determine the unserviced value of the land which must be bought from the Crown, a discounted cash flow analysis of the \$425psqm value of the land was undertaken using LandCorp’s standard assumptions for the development of unserviced land. This

¹ Note that land values ascertained for the purpose of this report have been based on medium density development only and do not necessarily represent Highest and Best Use

value is derived by deducting the cost of servicing, sales and marketing fees, project management along with a designated target rate of return (in this case the figure used was 20%) from the \$425psqm value of the land.

Using the discounted cash flow model the value of the land to be bought from the Crown prior to any works being undertaken on the land for the two preferred options is set out in the table below.

	Option 1B – 0.9ha	Option 2B – 1.65ha
	Oval As Is	Re-Orientate Oval
Revenue (serviced land)	\$3,738,000	\$6,854,000
Less: Developer Costs	\$2,392,000	\$3,675,000
Less: Developer Return (@ 20%)	\$712,000	\$1,482,000
Land Value (unserviced)	\$634,000	\$1,697,000

The above land value amounts are what LandCorp would normally pay to the Department of Regional Development and Lands to obtain a freehold title to the land prior to undertaking rezoning and servicing works. This money would normally go to the Consolidated Revenue Fund unless there has been a prior agreement that the funds should be directed elsewhere. LandCorp would then expend development costs to rezone and service the lots.

A static hypothetical development model also confirmed the above values and that it would be feasible for a developer to build what is envisaged in each preferred option.

12 IMPLEMENTATION MODELS

Given the small size but high complexity of the development it is likely that the opportunity to develop serviced land would be unattractive for private developers. Current market conditions, with the private sector finding it difficult to access finance from banks unless projects are significantly 'risk free' would also count against the private sector taking up the opportunity to develop the serviced sites.

If the Oval is to be redeveloped, it is likely that rezoning and servicing the land will be required to be undertaken by the Government in close consultation with the SDFC and ToB. The serviced land could then be marketed to the private sector to purchase the site(s) and develop in accordance with agreed design guidelines to control the built form outcomes.

The zoned and serviced land may be sold as a complete parcel to one developer to build all the required apartments or each individual apartment site could be sold separately. This decision will depend upon market conditions at the time and the optimal outcome for the site. Townhouse lots could be sold directly individual purchasers.

13 RECOMMENDATIONS

It is recommended that SDFC, WAFC and the ToB:

1. Undertake further consultation to gauge community support for any of the redevelopment opportunities outlined in this report;
2. Consider which of the redevelopment options outlined in this report (if any) is the preferred redevelopment option; and
3. Consider how renovated or rebuilt clubrooms and other proposed community buildings for the oval would be funded.

14 REFERENCES

- Bassendean Town Centre Strategy*, Hames Sharley 2007
- Bassendean Town Centre Design Guidelines*, Hames Sharley 2008
- East Metropolitan Regional Council Community Profile*, id consulting August 2008
- Draft Ashfield Station Precinct Plan*, WAPC March 2009
- Bassendean Town Centre Feasibility for DPI*, Syme Marmion September 2008
- Town of Bassendean Town Planning Scheme no. 10*
- Register of Heritage Place Interim Entry*, Heritage Council of Western Australia Data Base no 07403-Bassendean Oval
- State Planning Policy 4.2 - Activity Centres for Perth and Peel*, August 2010
- Directions 2031-Draft Spatial Framework for Perth and Peel*
- Housing Diversity Guide* working draft August 2009 Landcom NSW
- Our Homes, our Communities: the Aspirations and Expectations of Older People in South Australia* for ECH inc. Andrew Beer Flinders University
- Draft Multi Unit Housing Code*, Urbis for DPI
- Town of Bassendean Strategy Plan for 2009 to 2019* Adopted June 2009
- Douglas Partners *Geotechnical report for Bassendean Oval*
- Herring Storer Acoustic report 11946-2-09127

Appendix 1- Heritage Issues Meeting Minutes



ARCHITECTURE ADELAIDE
 INTERIORS BRISBANE
 URBAN DESIGN PERTH
 PLANNING SYDNEY
 LANDSCAPE BEIJING

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Meeting Minutes

Project No: 42259
 Project Name: Steel Blue Oval
 Venue: Heritage Council, Adelaide Terrace
 Date / Time: Friday, 6 November 2009

Att	Apol	Dist	Name	Int	Organisation	Email
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dr Adelyn Siew	AS	Heritage Council	adelyn.siew@hc.gov.au
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Noel McCombe	NM	Hames Sharley	n.mccombe@hamessharley.com.au
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rachel Seal	RS	Hames Sharley	r.seal@hamessharley.com.au
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vaughan Brazier	VB	Landcorp	vaughan.brazier@landcorp.com.au

NEXT MEETING Not scheduled

Item	Description	Action	Date by
1	Brief description of project to date provided to AS. As per drawings from draft background report and drawings prepared for Landcorp meeting on Tuesday 10 th November.		
2	Both options 3 or 4 will require Heritage Council assessment for approval processes due to extent of works and listing.		
2.1	Assessment process is determined by approval process, which will be determined by ownership & MRS. (Council or WAPC approving agency?). (note, approval process for any changes to the crown grant in trust to SDFC need to be clarified for project)		
3	Heritage assessment will require item such as <ul style="list-style-type: none"> • Overall development plan or design guidelines • Demonstration of 'preservation of the oval setting' Note -Final building design may require additional assessment from the Heritage Council, this will depends on final sub-division or development processes.		
4	Preservation of oval setting will require <ul style="list-style-type: none"> • Listed grandstands in same or similar setting • 'Bowl' shaped landform • Retention of gate building 		
4.1	Adaptive re-use of southern gate generally the preferred outcome compared to just preserving the gate as an isolated building.		
4.2	Bowl shaped landform, retaining some form of embankment as shown on both options looks suitable. AS agreed that the use of apartments or larger buildings following the curve of the oval can retain and reinforce the 'sense of setting' and bowl form, subject to design details of the buildings.		
4.3	Most important components of any design guidelines or ODP for heritage assessment are <ul style="list-style-type: none"> • Mass • Size • roof forms 		
5	Keep the Heritage Council informed of any intentions and/ or programmes. Interim or working presentations of any developments can ease the assessment process, and avoid approval delays.		

Appendix 2-Bassendean Town Centre Strategy- Stakeholder consultation

FUTURE DEVELOPMENT OF STEEL BLUE OVAL, BASSENDEAN

7.00pm, Thursday 15th June 2006

SPONSORS LOUNGE, STEEL BLUE OVAL, BASSENDEAN

Summary of Key Points

- Keen to see Steel Blue Oval remain as a football ground used by Swan Districts with facilities commensurate with the club's needs.
- Mixed and community uses of the oval worth considering with civic and community uses combined with club uses
- Change of oval aspect is appealing with greater use of grandstands.
- Willing to look at ideas and opportunities provided fundamental club operations are able to continue.
- Not opposed to removal of fences. Ground control for payment purposes isn't as important as it once was and is a minimal revenue stream. The removal of fences may in fact generate more interest and revenue.
- WAFC view:
 - This could be a template for other ovals which were configured for a different purpose.
 - Looking to provide community facilities in partnership with the club and community.
 - Removal of fences is potentially a positive if the gate receipt issue can be addressed.
 - Keen to remove traditional physical barriers – gates and fences.
 - Opens the prospect of night time junior footy and other events.
- Local Govt is looking to manage costs and investment in its public facilities and this needs to be taken into account in any redevelopment.
- Need to remember the broader Town context when looking at new uses around the oval.
- Fencing could be shrunk to define the ground more closely and be of a specific type to allow greater operating flexibility. Buildings could also play a role in defining the ground.

- Development in the areas around other sporting clubs (bowling or other) will be considered on merit with a 'community-wide' perspective with thought given to the use of resultant proceeds.
- Land uses associated with the oval could include:
 - Community theatre.
 - Stage or entertaining platform.
 - Ampitheatre using parts of existing embankments.
 - Large covered community function centre
 - Big Day out type events – which cater for 35,000 people.
 - Residential.
 - Uses that support the public transport services available to the community.
 - Sports Specialist centre may be suitable.
 - Community gymnasium facilities.
 - Short stay accommodation or bed and breakfast
- Oval could be used for multiple field sports.
- Give consideration to the provision of Woolworths driving regrowth and renewal while not duplicating what we already have. Think in terms of the broader regional context.
- Respect the existing residential land uses and move to more active commercial uses near the existing shopping centre as a major district employment and commercial centre. Need to consider the potential for commercial oversupply and added pressure for existing traders.
- What about the tennis, bowling, croquet clubs from a study area perspective? Has been considered in earlier planning studies and not neglected.
- Opportunities to attract other community or sporting groups including the Wheelchair Sports Assoc of WA are worth exploring.
- Need to provide more housing and commercial activities near the existing station and the main street precinct. Flexible and adaptive built form is needed.
- Access to Success Hill from the town is problematic and needs to be improved.
- Could look at land swap with existing parks being used for residential in return for oval being redeveloped to include facilities such as children's playgrounds.
- Logical to reinforce the other side of Lord Street. Needs more activation.

- Ampitheatre effect of the existing mound adds value to the oval – helps maintain the buffer. Should try and maintain at least part of the mound or even consider reducing its height.
- Potential for short-stay accommodation and training for visiting AFL clubs.
- Would not like to see residential development that overly dominated the adjacent low rise residential uses.
- Opportunity to reduce width of Old Perth Road and realign to form a “T” junction at the commencement of Surrey Street.
- The Club values the heritage grandstands and would like to see them retained and used. Could provide the focal point for the club activities.
- Location of club facilities should be determined by choosing the area of best use rather than focusing on existing land holding.
- Parking at north-east corner of oval is logical. On street parking and dispersed parking shared by a variety of users should be considered to avoid parking problems. Need to think of parking on match days.
- Should maintain most of the large trees on the southern side of the oval.



Appendix 3 –Town of Bassendean Vision –Strategic Plan 2009-2019 (adopted June 2009)

OUR VISION

The following **Vision Statement** outlines where the Town would like to be in the Year 2030:

By 2030, the Town will be a highly accessible urban village offering a cohesive, vibrant and diverse community lifestyle and a thriving local business economy within a quality built and natural environment

The following dialogue from the Vision 2030 Community Plan describes the Town of Bassendean's 2030 Vision in more detail.

By 2030, the Town Centre has been transformed into a vibrant hub of mixed uses and activities with a unique sense of place, rich in history and heritage. Historic buildings have been renovated and restored, new shops and restaurants attract people from all over the City, and apartments and houses have given the centre a new cosmopolitan atmosphere. Bassendean has a modern village feel to it, attracting well designed new development. It is a place where people want to be.

There is a wide choice of housing options and densities to suit a diversity of lifestyles. Higher density development is clustered around the Town's three train stations. Bassendean's excellent public transport services, walkways and cycleways have encouraged people out of their cars. Attractive landscaping, street lighting, public artworks, street furniture and car parking enhance the safe, pedestrian friendly streets.

Bassendean has a healthy natural environment and a thriving ecosystem, which supports a diverse range of native flora and fauna. The Swan River foreshore has continuous natural vegetation along its full length and is accessible to all from Ashfield Flats to Success Hill. The Town's drainage system and parks have become a network of open "living streams" and part of a wider network of habitat corridors. Water quality entering the River has dramatically improved. The local business and residential community minimize consumption, and waste is fully recovered utilizing the world's best practice resource recovery facility. The Council and the community understands its impact on the environment and is actively involved in the enhancement and protection of the environment.

The community is diverse, vibrant and cohesive and the sense of "village" lifestyle prevails. The whole community recognizes, values and embraces people from many diverse cultures, languages and customs. Indigenous Australians are held in high esteem as descendents of the first Australians. People of all ages, abilities and backgrounds actively participate in community life and the Town's democratic processes. Residents have a holistic view of health and engage in a wide array of physical, recreational, intellectual, spiritual, social and community activities.

Residents are aware they can rely on each other, cherish the strongly held sense of belonging to a closely-knit community and actively volunteer to contribute to overall community health and well-being. Residents feel safe in their homes and in public places, and are welcomed in shops and other community meeting places.

Economic sustainability is also highly valued by the whole community. The Tonkin Park Industrial Area has been expanded and transformed to become the home of a diverse mix of modern business enterprises. Bassendean is a premier location attracting enterprising people who want to work locally and enjoy a sustainable lifestyle. A dynamic exchange of business ideas takes place in the vibrant cafes and restaurants in the Town's local centres. The technological infrastructure necessary for global success is in place. Business operators are organised into a strong, vital and respected business association, promoting the benefits of Bassendean as a prime modern business location for innovative businesses.

Firms are attracted to the area because of the highly trained and skilled workforce, and the supportive and welcoming assistance of the Council. New tourism based industries have established as more people value the natural environment, and beautiful tranquil qualities of life around the River.

The Town of Bassendean has a strong sense of place and belonging through the protection and recognition of its rich history and heritage and the installation of numerous public artworks. The community celebrates its diversity through regular festivals and community events. The rich history and association of Noongar people with the Bassendean area is recognised and celebrated in accordance with the traditional owners' wishes. An Indigenous cultural centre has been established at Pyrtton and interpretive signage, artworks and cultural heritage trails at key locations in the Town tell the story of Noongar history and culture in an honest and sensitive manner. The Town's Local Studies collection is a treasure chest of local history and cultural heritage, which is regularly displayed to the public through the Pensioner Guard Museum and other heritage locations. Buildings on the State Register of Heritage Places and key buildings on the Municipal Heritage Inventory are well maintained icons displaying their heritage ambiance but at the same time are well utilised and functional buildings.

Community members are vibrant participants both individually and collectively expressing their unique values, experiences and human spirit in a wide variety of artistic and cultural ways.

Bassendean residents value education and are lifelong learners participating in a network of interconnected and collaborative learning organisations. The Town is recognised for its learning culture with residents able to access materials for all ages, interests and abilities. The Bassendean Library is seen as a hub of community life and a primary point of access for an extensive and diverse range of current information. Bassendean has an energy and a vibrancy that encourages everyone to "have a go" irrespective of their backgrounds and abilities. Levels of educational achievement and use of information technology surpasses the Perth Metropolitan averages. Bassendean is connected to the Global Village by high quality telecommunications. Local community networks of interest flourish through special interest groups, multi-cultural communities, business and research clusters.

Bassendean is internationally recognized as "an amazing place with lots of character, " a breath of fresh air amidst the many places on offer in the wider urban sprawl.

Residents inhabit these other suburbs – People LIVE & THRIVE in Bassendean.

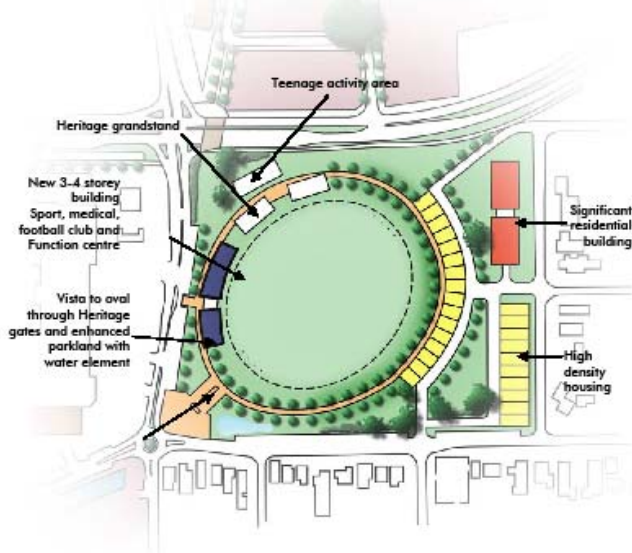
Appendix 4- Bassendean Town Centre Guidelines

HAMES SHARLEY



10.5. Bassendean Blue Steel Oval Precinct

Oval reorientated becomes a combined "people's" park and football oval



Bassendean Blue Steel Oval will remain as a football ground used by Swan Districts Football Club with facilities to suit the club's continued operation. The following points, raised in stakeholder consultation should be considered in any redevelopment of the oval.

- Change of oval aspect to north-south is appealing with greater use of heritage grandstands.
- Bassendean Oval could be template for redevelopment of other football ovals.
- Keen to remove traditional physical barriers – gates and fences. Gate takings provide only minimal revenue. May generate more interest and then revenue. Fencing could be designed to allow greater operating flexibility. Buildings could also play a role in defining the ground.
- Local Government should manage costs/ investment in public facilities.
- Consider broader Town context when looking at new uses around oval.
- Consider mixed and community uses combined or in partnership with club uses. Land uses associated with oval could include:
 - Large community function centre
 - Community theatre
 - Outdoor stage and/or amphitheatre using parts of existing embankments. (Big Day Out events cater for up to 35,000 people)
 - Medium and high density residential
 - Uses that support public transport

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HAMES SHARLEY



- Sports specialist centre /community gymnasium facilities
- Short stay accommodation
- Multiple field sports eg. night time junior footy
- Respect existing residential uses and place active commercial uses near shopping centre as major district employment and commercial centre.
- Explore opportunities to attract other community or sporting groups eg Wheelchair Sports Assoc of WA.
- Provide more housing and commercial activities near train stations and Old Perth Road. Flexible and adaptive built form needed.
- Improve access to Success Hill precinct from town centre.
- Lord Street needs more activation.
- Amphitheatre effect of existing mound adds value to oval.
- Potential for short-stay accommodation and training facilities for visiting AFL clubs.
- Residential development should not dominate adjacent low rise residential.
- Opportunity to reduce width of Old Perth Road and realign to form a "T" junction at Surrey Street.
- Retain heritage grandstands valued by club, use possibly as focal point for club activities.
- Locate club facilities in area of best use rather than focusing on existing land holding.
- Consider parking on match days. On -street and dispersed parking shared by variety of users should be considered to avoid parking problems.
- Retain majority of large trees on southern side of oval.

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Appendix 5 – Parking Management Issues

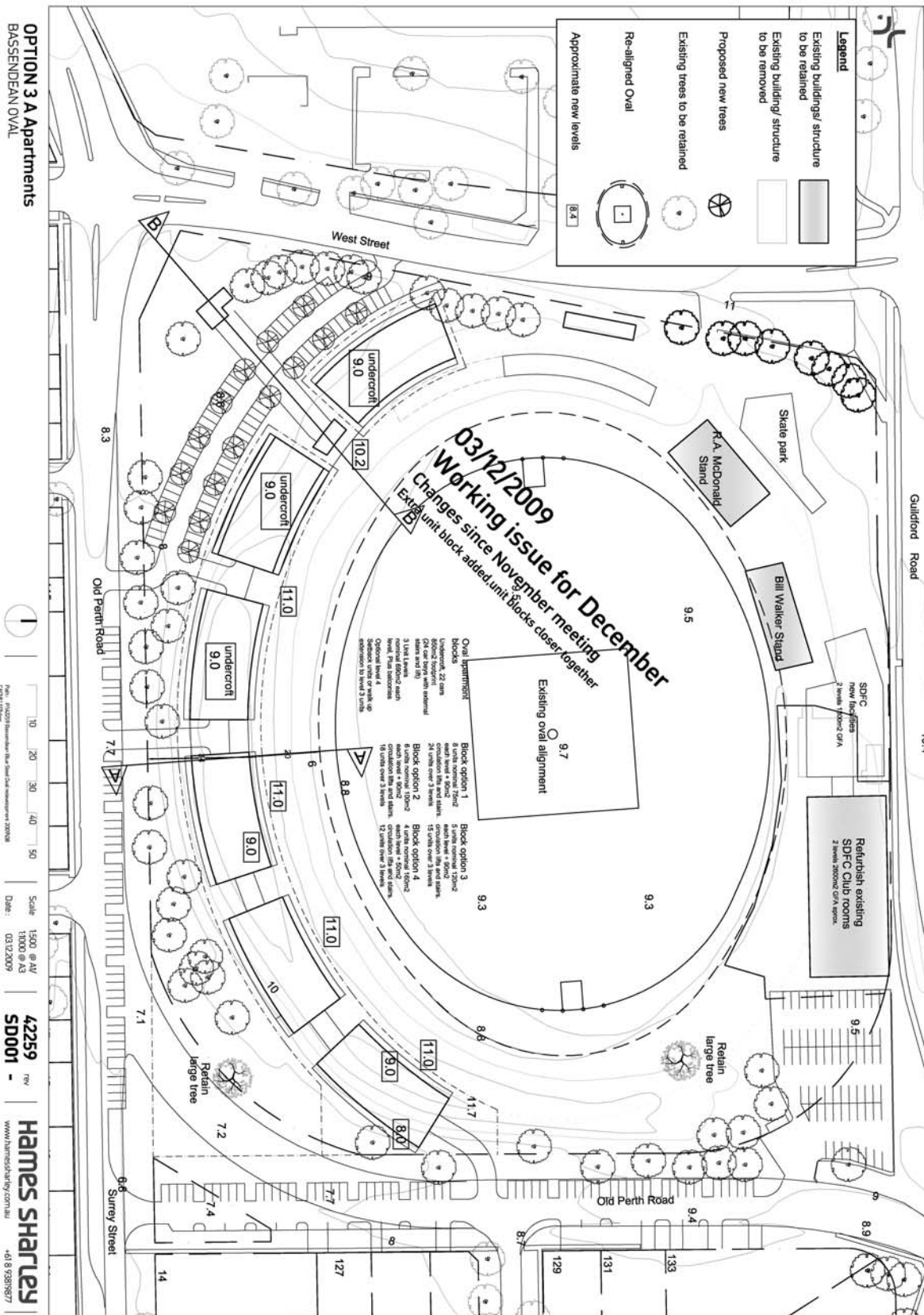
The following information has been provided by Town of Bassendean rangers:

Parking is only allowed on the oval verges, it is illegal to park on residential verges without the permission of the owner. There is no residential "street verge" parking.
Attendees park on residential streets, not verges.

Parking Management is as follows:

- Shopping Centre Management put in place 2 hr restrictions to deter football attendees as Centre is at capacity with staff and legitimate shoppers - cannot manage/accept overflow from football attendees
- Rangers/Town entered agreement with Centre to 'lease' back the parking lot to enforce restrictions - emphasis on football days
- Centre erected 'No Football Parking' signs at all entrances to advised football parking not allowed - shoppers parking only
- Rangers patrol parking on football days - chalk vehicles twice on football days and infringe vehicles that over stay time limit - Rangers also advise people seen to be heading to football to remove vehicle from Centre due to restrictions and requirements of Centre Management
- Rangers patrol surrounding streets to ensure street parking restrictions are complied with - most streets surrounding the oval have parking restrictions (No Parking/Stopping) on one side of the road for Saturdays in March to August (football season) to reduce congestion from overflow and to allow for ease of use/access by residents
- Parking can become a major issue when particular teams are visiting i.e. some have more supporters attend than others
- Many infringements are issued to legitimate users of the car park i.e. staff and shoppers - this creates conflict with residents and Rangers receive many complaints about the use of the Centre for football parking
- For this season so far Rangers have issued 108 infringements in the Shopping Centre for time limit, 7 infringements in the surrounding streets for non-compliance with restrictions and 9 written warnings for parking on verges without permission
- The option of including residential lots in the oval area does not appear to include any considerations for parking, it appears to have removed all the current parking. This would provide increased pressure on the surrounding streets and the Shopping Centre - neither of which are capable of coping with the proposed added pressure
- The current available parking is provided by verge parking adjacent to the oval, street parking as designated by parking bay templates or restrictions and on-site parking provided at the main gates. All other parking is subject to infringement (Shopping Centre and residential verges)

Appendix 6 – Preliminary Engineering Costs
Preliminary options 3A and 4B



Bassendean Oval Development OPINION OF PROBABLE COST

**OPTION 3A
12/01/2010**

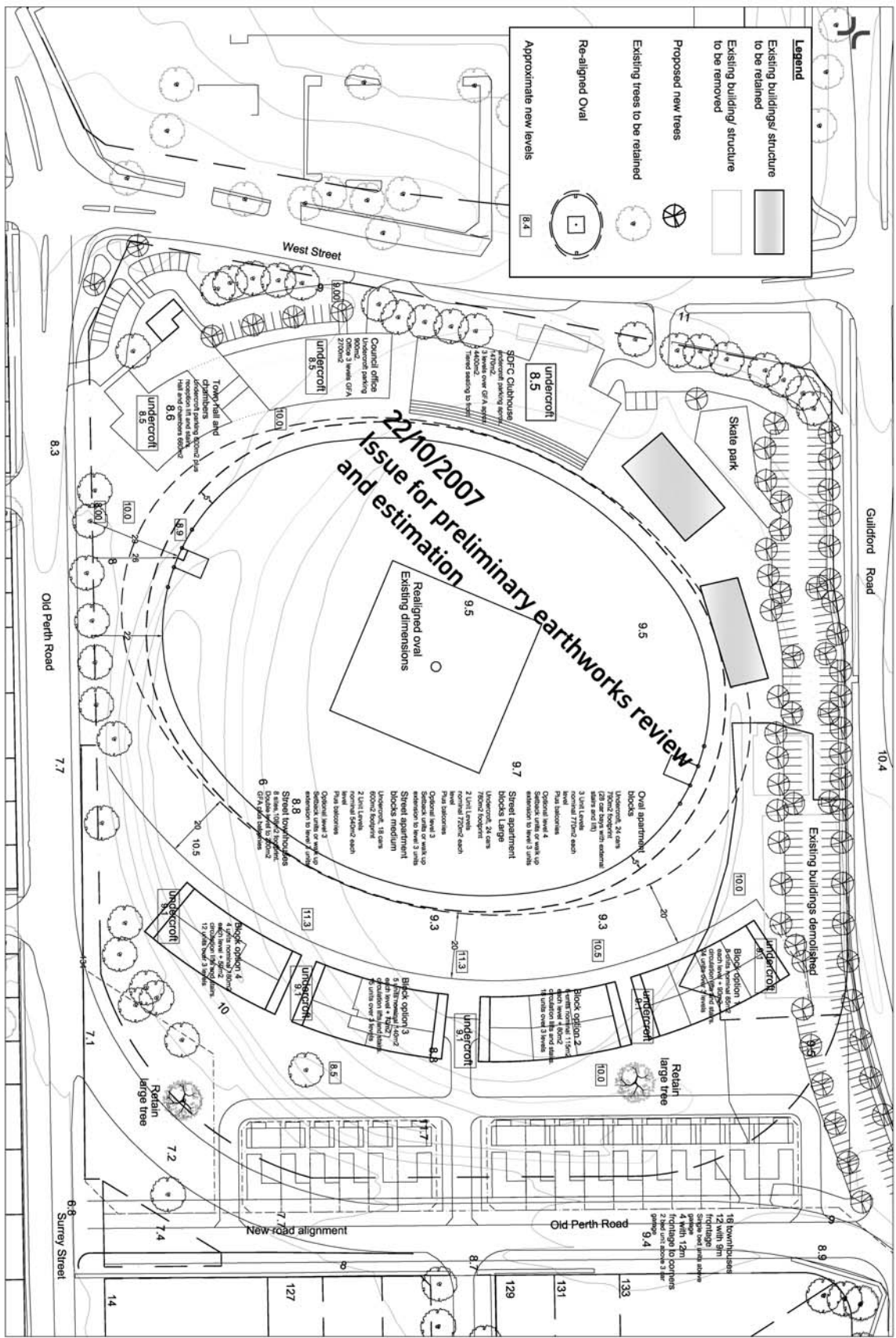
Item	Description	Cost
1.1	TOTAL EARTHWORKS	\$459,400.00
1.2	TOTAL SITEWORKS	\$81,600.00
1.3	TOTAL ROADWORKS	\$393,516.80
1.4	TOTAL CYCLEWAYS AND FOOTPATHS	\$0.00
1.5	TOTAL STORMWATER DRAINAGE	\$95,000.00
1.6	TOTAL WATER SUPPLY	\$60,750.00
1.7	TOTAL SEWER	\$90,500.00
1.8	TOTAL POWER AND STREETLIGHTS	\$199,100.00
1.9	TOTAL OTHER SERVICES	\$0.00
	TOTAL INFRASTRUCTURE	\$1,379,866.80
2	AUTHORITY CHARGES	
2.1	WATER CORP. HEADWORKS	\$32,988.00
2.2	WATER PLANNING & DESIGN FEE	\$1,200.00
2.3	LOCAL AUTHORITY SUPERVISION FEE	\$7,327.75
	TOTAL AUTHORITY CHARGES	\$41,515.75
3	PROFFESIONAL FEES	\$137,986.68
4	LANDSCAPING	\$0.00
5	CONTINGENCY	\$155,936.92
	TOTAL EXCLUDING GST	\$1,715,306.16
	GST	\$171,530.62
	TOTAL INCLUDING GST	\$1,886,836.77

OPTION 4 B Apartments and Townhouses with single units above garages shown with Council building

Scale: 1:500 @ A1
1:1000 @ A3
Date: 07/02/2009

42259 rev
SD002

HAMES SHARLEY
www.hamessharley.com.au
(61) 8 93919677



**Bassendean Oval Development
OPINION OF PROBABLE COST**

**OPTION 4B
12/01/2010**

Item	Description	Cost
1.1	TOTAL EARTHWORKS	\$527,000.00
1.2	TOTAL SITEWORKS	\$84,450.00
1.3	TOTAL ROADWORKS	\$684,368.80
1.4	TOTAL CYCLEWAYS AND FOOTPATHS	\$0.00
1.5	TOTAL STORMWATER DRAINAGE	\$195,000.00
1.6	TOTAL WATER SUPPLY	\$103,600.00
1.7	TOTAL SEWER	\$107,500.00
1.8	TOTAL POWER AND STREETLIGHTS	\$417,450.00
	TOTAL INFRASTRUCTURE	\$2,119,368.80
2	AUTHORITY CHARGES	
2.1	WATER CORP. HEADWORKS	\$126,454.00
2.2	WATER PLANNING & DESIGN FEE	\$4,600.00
2.3	LOCAL AUTHORITY SUPERVISION FEE	\$13,190.53
	TOTAL AUTHORITY CHARGES	\$144,244.53
3	PROFFESIONAL FEES	\$211,936.88
4	LANDSCAPING	\$0.00
5	CONTINGENCY	\$247,555.02
	TOTAL EXCLUDING GST	\$2,723,105.23
	GST	\$272,310.52
	TOTAL INCLUDING GST	\$2,995,415.76

Appendix 7- Acoustic Report Herring Storer- Executive Summary (extract)

Herring Storer Acoustics
Our ref: 11946-2-09127

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EXECUTIVE SUMMARY

LandCorp commissioned Herring Storer Acoustics to carry out an Environmental Noise Study of 2 possible redevelopment options for the Bassendean Football Oval. The redevelopment options are:

- 1 The current oval remaining largely in place and develop any land not required for football.
- 2 Modify the version of the Town Centre Concept Plan and if necessary re-align the oval, provide new club rooms and develop the remaining land.

For the redevelopment of the oval, the following acoustic factors were considered:

- A Noise received from vehicles travelling on the neighbouring road network (ie Guildford and West Roads).
- B Noise received from football related activities, including training and games.
- C Special events (Concerts) held on Bassendean Oval.

Noise received at the proposed residential residence for Option 3 (oval remaining largely unchanged) complied with the requirements of the State Planning Policy 5.4 relating to road transport. However, noise received at a proportion of the residence associated with Option 4A (Re-orientated Oval) would exceed the criteria outlined in State Planning Policy 5.4 and noise amelioration would be required.

Noise received from both football activities and special events is assessed under the requirements of the Environmental Protection (Noise) Regulations 1997. The football activities falls under Regulation 16 "Community Activity" and although the crowd noise is excluded from the Regulations, the noise emissions from players and umpires is not. Noise received at the proposed residence would not comply with the assigned noise levels as set out in the Regulations. However, we understand from information received from Department of Environment and Conservation personnel, that it is proposed that the latest review of the Regulations will contain a new Regulation for Approved Venues. We believe that this new regulations will allow venues such as the Bassendean Oval to carry out their normal activities, as well as allowing for additional non-conforming activities. It is anticipated that this revision of the Regulations would be gazetted before completion of this development and would resolve the issue of noise ingress into the development.

Even with the new Regulation, we believe that with the development of residential premises at the oval, the number of events that would be able to be held at the oval would be limited. Additionally, some protection of the residence from football activities would be required. As the training occurs 3 to 4 times per week for the majority of the year, it is recommended that the buildings constructions be improved such that noise received within the residence from training would comply with the following internal criteria:

Sleeping Areas	35 dB(A) L_{Aeq}
Living Areas	40 dB(A) L_{Aeq}

To achieve that above, the glazing facing Bassendean Oval (or adjacent to Guildford Road) should be:

Bedrooms	-	6.5mm or 10.38mm laminated glass in awning type windows or have an Rw rating greater than 33.
Living Spaces	-	6.38mm laminated glass in awning type windows or have an Rw rating greater than 30.

Standard construction for walls and roofs would provide adequate noise attenuation, however, the noise reduction provided by external doors, depending, on their location, may also require upgrading.

Additionally, where practicable, noise received at one outdoor living area be design to achieve an noise level during the night period of an L_{Aeq} of 50 dB(A).

Notifications should also be placed on Titles information residence that the residence would be impacted by external noise levels.

Finally, it is recommended that a review be undertaken of the number and noise levels set for "Special Events".

With regards to noise received at the neighbouring residence, the following is noted :

EXISTING ALIGNMENT

By retaining the existing alignment noise received at residence to the east of Old Perth Road (i.e. area without addition of residence) will be approximately the same as for the current situation. However, the addition of the residential building around the southern side of the oval, will provide a significant barrier to those residence located on the southern side of Old Perth Road.

NEW ALIGNMENT

By realigning the oval, we understand that not only will the oval move closer to the residence located on the southern side of Old Perth Road, but the height of the embankment will decrease. Therefore, noise received at these residence would increase relative to the existing noise levels. However, the development of new residential buildings provides a significant barrier to some of the residence that would be affected. For the other residence located at the western end of Old Perth Road, noise received at these residence could be ameliorated to that received with the current noise levels by installing 2 metre high barriers at the top of the embankment. We note that these barriers could incorporate sponsorship signing.