

Our ref: ECOD/PLANNG/1

New Development Opportunity – 1 (Lot 9644) Park Lane, Bassendean

Interest from the development industry is sought to develop 2,600m² of land in the heart of Bassendean opposite the Bassendean Train Station, as identified below.



The Town of Bassendean and its community are committed to creating a vibrant town centre. This has been reinforced through extensive community feedback and, to make this a reality, a new local planning scheme has been drafted to support the intensification of housing in and around the town centre. A new Town Centre Masterplan, currently being developed, will create an overarching vision for the precinct for the next 20 years; one which will stimulate investment and enhance the vibrancy and liveability of the town centre precinct.

Strategic Location

The Bassendean town centre is located just 11km from the Perth CBD with a train station at the west end of the Old Perth Road high street and the iconic Bassendean Oval and Swan River at the east end.

A multi-million dollar investment in the historic Bassendean Hotel is underway and will see this historic building transform and re-open next summer.

Presently there are several government land holdings within the town centre that are undercapitalised, some with ageing infrastructure. One significant land holding is the Wilson Street car park (1 Park Lane), which is an under-utilised facility positioned opposite both the Bassendean train station and the BIC Reserve. The site is ripe for development, aligning strongly with the State Government's Metronet and Housing agendas.

Key features of the site include:

- 2,600m² parcel of land, offering significant development potential.
- three street frontages
- opposite the Bassendean train station
- close proximity to town centre amenity including shopping centre, cafes, the newly renovated Bassendean Hotel and sporting facilities
- opposite a significant green reserve (BIC Reserve)
- views to the Darling Ranges

Whilst the site is a Crown Reserve with a management order to the Town, Council has recently initiated a draft new Scheme which would effectively see the site rezoned to R-AC1.

Opportunity

Interest is sought to develop the site using the streamlined Department of Finance Market-led Proposal single channel process for the primary purpose of creating new housing in the town centre, opposite the train station.

If you are interested, or would like to know more about this opportunity, please contact Luke Gibson, Director Community Planning by email to lgibson@bassendean.wa.gov.au. Alternatively a site visit can be arranged by contacting Liz Nicholls by email to enicholls@bassendean.wa.gov.au or on 08 9377 8017.

Yours sincerely



Peta Mabbs
Chief Executive Officer

2 June 2021