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development

# 5. DEVELOPMENT

## 5.1 INDICATIVE DEVELOPMENT AND STAGING

While the Burswood DSP sets out an ultimate vision for the Peninsula, it does not expect that the vision will be realised in the short term, rather it will evolve in a staged way over the long term in response to market conditions and competing development priorities.

In the short to medium term (0-10 years) the new Perth Stadium will be complete and operational, the Crown Towers hotel will be constructed, and The Peninsula residential estate is expected to be fully built out.

In the medium to long term (10-20 years) The Springs and Belmont Park precincts are expected to be substantially redeveloped, while local structure planning for the Burswood Station East and West precincts will have been finalised and redevelopment underway.

In the long term (20-30 years) it is expected that the vision for Burswood Peninsula will be fully realised, including the final planning and development resolution of the Stadium South and Belmont Station South precincts.

While this may seem like a long time, it is important to recognise that the scale of development proposed for Burswood Peninsula is the equivalent of a large town or small city. By way of comparison, the Claisebrook Village redevelopment in East Perth is less than a quarter of the development size of Burswood Peninsula (i.e. 2,500 residents and 130,000m<sup>2</sup> of commercial space) yet took more than fifteen years to complete.

### ***Stadium South Precinct***

The Burswood DSP identifies the Stadium South precinct as being potentially suitable for long term urban and public use. The extent of these uses will have varying implications in terms of public facilities, infrastructure and services, access and movement, and relationship to surrounding precincts. Given the complexity of these issues, it is recommended that a separate local structure plan be prepared for the Stadium South precinct in consultation with key stakeholders, to determine the highest and best use for the precinct.

In the meantime, the Stadium South precinct will be managed by the Burswood Park Board as public open space.

### ***Precinct Characteristics***

The information on the following pages provides a conceptual indication of the scale and character of development expected within each of the identified precincts, together with a summary of the development status and required next steps. The information is based on information available at the time of publication and may be subject to change.



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