



BURSWOOD PENINSULA

DISTRICT STRUCTURE PLAN

March 2015



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Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000
Locked Bag 2506
Perth WA 6001

Published March 2015

website: www.planning.wa.gov.au

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MESSAGE FROM THE MINISTER FOR PLANNING

Burswood Peninsula is set to become one of the most important destinations in Perth and Western Australia. While the Burswood Entertainment Complex, now Crown Perth, has long been an important drawcard to the area for locals and visitors, the remainder of the Peninsula has largely been used for relatively low key activities such as golf and horse racing.

Transformation of Burswood Peninsula into a significant sporting, entertainment, residential and commercial location is well underway. Construction of the New Perth Stadium and expansion of the Crown Perth complex (including the development of a new 6-star hotel) have commenced and planning for the creation of high density mixed-use centres around Belmont Park and Burswood railway stations is well advanced. Together with the introduction of new public parklands and foreshore reserves, connected by an expanded network of pedestrian and cycle pathways, Burswood Peninsula will become one of the most enjoyable, attractive and accessible destinations in our city, and will offer a unique and memorable experience of contemporary urban life in Australian cities.

The Burswood Peninsula District Structure Plan has been prepared to guide the planning and development of these exciting initiatives, and will be used by state and local governments to assess proposals and ensure the vision for Burswood Peninsula is realised.

**HON JOHN DAY
MINISTER FOR PLANNING**



1

introduction

1. INTRODUCTION

1.1 VISION FOR BURSOOD PENINSULA

The Perth and Peel region is experiencing a period of significant economic and population growth. The State Government's strategic plan for the region, *Directions 2031 and Beyond (Directions 2031)*, estimates that in less than 20 years Perth's population will grow from 1.7 million to 2.2 million, with an additional 328,000 homes and 353,000 jobs required to support the 500,000 new residents.

In addition to essential homes and jobs, *Directions 2031* recognises that a growing city must provide a range of other leisure, recreation and entertainment opportunities to sustain the wellbeing of its residents and ensure it remains a liveable and desirable place.

Burswood Peninsula provides an important opportunity to bring many of these elements together in a central city location, in close proximity to the Perth central business district and city airports, and with direct access to the Swan River.

The long term vision for Burswood Peninsula is to create an attractive, vibrant and sustainable urban setting, with a diverse mix of housing, recreation, entertainment, tourism and employment opportunities. The area will have direct access to the city's regional road network, be serviced by high quality public transport, and include the following key elements:

- high density, contemporary urban neighbourhoods created at Belmont Park, Burswood Station and The Springs;
- an expanded tourism and entertainment precinct at Crown Perth, including the proposed new six-star Crown Towers hotel;

- a major sporting stadium with access to upgraded public transport facilities and an expanded pedestrian network;
- a significant area of new parkland that provides opportunities for passive and active recreation, and adds to the existing network of parks managed by the Burswood Park Board;
- new centres of living, employment, retail and hospitality within the walkable catchments of Belmont Park and Burswood railway stations; and
- an extended riverine parkland along the shore of the Swan River connected by a high quality network of pedestrian and cycle pathways.

Burswood Peninsula will literally be a place where people live, work and play.

“The long term vision for Burswood Peninsula is to create an attractive, vibrant and sustainable urban setting, with a diverse mix of housing, sports, recreation, entertainment, tourism and employment opportunities.”

1.2 PURPOSE OF THE DISTRICT STRUCTURE PLAN

Major projects that are either planned or underway will transform Burswood Peninsula, and establish a new context around which the area will continue to develop and evolve over the next 20 to 30 years. The purpose of the Burswood Peninsula District Structure Plan (Burswood DSP) is to provide a strategic framework to guide the development of these key projects in the short term, and support the planning, assessment, coordination and implementation of longer term development across the Peninsula. The principal objectives of the Burswood DSP are to:

- place Burswood Peninsula in its regional context and identify any factors that might influence the future planning and development of the area;
- confirm the role and function of Burswood Peninsula in the context of the State Government's metropolitan planning strategy, *Directions 2031*;
- develop a spatial plan that defines planning and development precincts, and informs the preparation of local structure plans, planning scheme amendments, and statutory planning and development proposals;
- identify existing environmental and geotechnical site conditions and confirm what additional studies and investigations are necessary to support planning and development decisions;
- identify any social and community infrastructure that will be necessary to support the proposed new development; and
- identify any services and infrastructure constraints, and options for the coordinated delivery of additional capacity to the area.

The Burswood DSP will be used by both State and local government to inform planning and development decisions across the Burswood Peninsula.

1.3 BACKGROUND TO THE DISTRICT STRUCTURE PLAN

In 2010, the Western Australian Planning Commission (WAPC) endorsed the *Burswood Peninsula District Framework* (the Framework). The Framework was a precursor to the Burswood DSP, and set out the broad landuse and planning objectives for the Burswood Peninsula.

A series of major new initiatives have since redefined the planning intent outlined in the Framework, and promise to deliver a more diverse range of activities across Burswood Peninsula that will firmly establish the area as a significant metropolitan destination.

These initiatives have been incorporated into the Burswood DSP, including a revised structure plan for the proposed Belmont Park development, the proposed new Perth Stadium, and a major expansion of Crown Perth.

The Burswood DSP has been prepared by the Department of Planning in consultation with key State and local government stakeholders.

