



VOLUME  
3

**BURSWOOD  
SOUTH  
PLACE PLAN**

# An Introduction to the Burswood South

Situated at the eastern gateway to the Perth central business district, Burswood South is home to numerous businesses and homes that enjoy convenient access to the attractions of the city, Burswood Peninsula and Victoria Park.

With an attractive parkland setting and its outstanding proximity to the city, Perth Airport and road and public transport connections, the area is set to transform into a vibrant centre for business, entertainment and inner city living.



# Snapshot

## HISTORIC

### Pre-Settlement

The Noongar people are the original inhabitants of the south-west of Western Australia, with Whadjuk being the language group for the area now known as the Town of Victoria Park.

The Whadjuk people have a close connection to this country and the Derbarl Yerrigan (Swan River). The provision of fresh water and hunting grounds made the banks of the Derbarl Yerrigan regular camping spots. Matagarup (Heirisson Island) means knee deep and is the place where the river could be crossed safely.

### Post-Settlement

**1841**

Causeway built to assist with crossing Swan River and accessing Albany Road to Albany



**1889**

Perth to Armadale railway line opens



**1979**

GO Edwards Park opens following construction of Great Eastern Highway



**1862**

Causeway washed away by floods and re-built by convicts, who also improved Albany Road by surfacing the road with hand sawn cross-cut jarrah lots finishing in 1870



**1892/1907**

Victoria Park "A" Estate develops



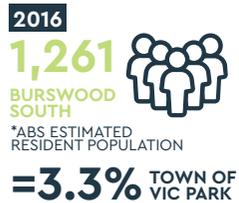
**2019**

GO Edwards Park is upgraded

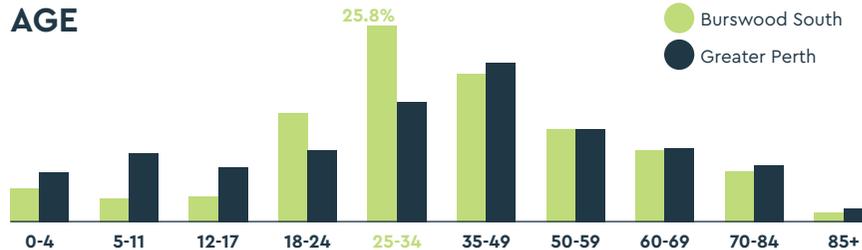
# Snapshot

## DEMOGRAPHIC

### POPULATION



### AGE



### BACHELOR OR HIGHER DEGREE



### LANGUAGES OTHER THAN ENGLISH



### CAR OWNERSHIP DON'T OWN A CAR



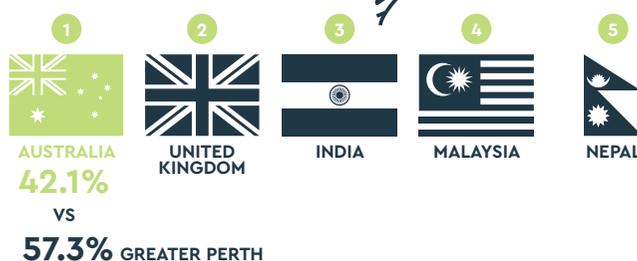
### AUSTRALIAN CITIZEN



### LONE HOUSEHOLD



### TOP 5 COUNTRIES OF BIRTH



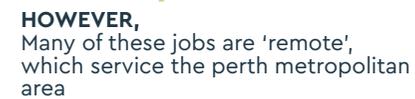
### COUPLES WITH NO CHILDREN



\*All data sourced from the Australian Bureau of Statistics, 2016 Census.

## ECONOMIC

### 2016 EMPLOYMENT



### BURSWOOD SOUTH COMMON INDUSTRIES

RETAIL TRADE, FOOD SERVICES, ACCOMMODATION, PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES

### INCOME



### 2009 CAUSEWAY PRECINCT REVIEW (TOWN OF VICTORIA PARK) IDENTIFIED POTENTIAL FOR BURSWOOD SOUTH



### 2015-2017 STATE GOVERNMENT'S SURVEY OF LAND USE AND EMPLOYMENT IDENTIFIED



at the full build out of development under the Town's current Planning Scheme.

supporting a mix of business activity including professional and support services, social and community services, some retailing and service industry (motor vehicles).

# Snapshot

## ENVIRONMENT

Burswood South is bound by Great Eastern Highway, Harper Street and the railway line. Located just inland from the Swan River, Burswood South moves from residential land use in the south, commercial uses located centrally, through to parklands in the north.

Burswood South has an average coverage of tree canopy along residential streets, and very poor coverage in the commercial areas. The jewels in the crown are the GO Edwards and Charles Paterson parks which provide opportunities for walking, cycling, playing, connecting with nature, barbequing, picnicking and holding celebrations in the gazebo overlooking the ornamental lake. GO Edwards is also home to the Heritage Circle; a public artwork that celebrates the Town's unique Indigenous and settlement history.



GO EDWARDS PARK

# The Purpose of Place Plans & How They Have Been Created

The Place Plans provide a 'place filter' on the Town's suite of Informing Strategies to create a clear 'work list' for each of the neighbourhoods within the Town.

The Place Plans directly inform the Town's Corporate Business Plan, which is a requirement for all Local Governments. An outline of the role of the Place Plans in the Town's Integrated Planning and Reporting Framework is provided below.



The Place Plans are action plans that clearly demonstrate what is planned to be delivered in each neighbourhood across the entire organisation. This provides a clear, one-stop shop for the community to access critical information about their neighbourhood, while also providing the means for a cross-departmental approach to the delivery of great place outcomes.

The Place Plans organise the range of projects and initiatives identified for each neighbourhood across all of the Town's suite of strategic documents and plans. These projects are cross checked against the direction set in the Town's Strategic Community Plan, other Strategies, current data and best practice to ensure they are relevant. The list of Town Strategies and Plans that have been reviewed are contained in Volume 1 – Town Wide.

Some of the Town's strategies and plans provide high level guidance for the direction and type of work the Town should be undertaking, while others provide very specific place actions.

The Place Plans provide a critical cross-departmental lens on these strategies and plans. Clear, detailed and relevant projects are carried over, while high level strategic statements are, where appropriate, extrapolated into clearer projects. This ensures that the Place Plans contain clear, actionable projects that can be planned, budgeted and delivered.

The level of consultation and community involvement will be delivered as appropriate for each project in accordance with the Town's Policies. Every project is different and the level of community engagement and involvement will be assessed on a project-by-project basis.

# Reading this Document

Each project is explained using the following three step process



## STEP 1 DIAGNOSIS



## STEP 2 ANALYSIS



## STEP 3 SOLUTION



## STEP 4 STRATEGIC CATEGORY

Actions might be delineated with one or more of the following icons, demonstrating that the action is linked to or is fulfilling a key strategic focus of the Town.

### Covid-19 Strategy

These projects will contribute to the economic recovery of the Town following the Covid-19 pandemic emergency

**S** Survive   **R** Revive   **T** Thrive

#### SOCIAL RECOVERY

- S1** Maintain the social fabric of our community
- R1** Reconnect our local community
- T1** Re-imagining the community

#### ECONOMIC RECOVERY

- S2** Maintain our local economy
- R2** Reactivate the local economy
- T2** A new and revived local economy

### Other categories:



#### GREENING

This is a project that will contribute to the Town's strong focus on greening and increasing canopy coverage.



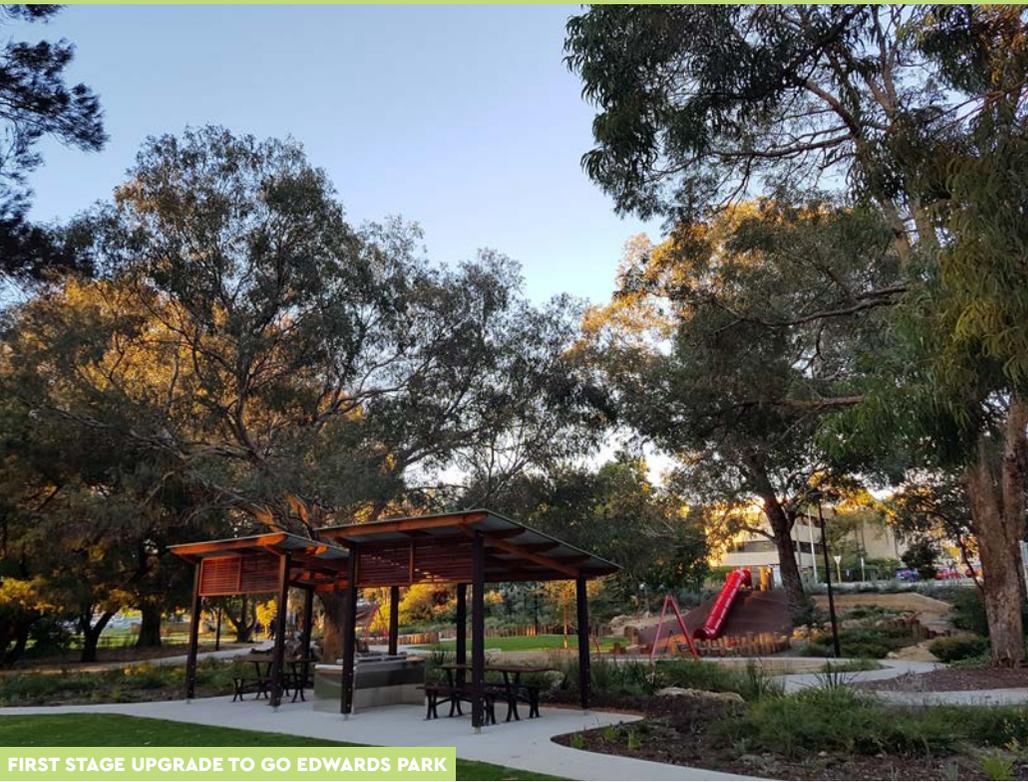
#### ADVOCACY REQUIRED

This project requires advocacy at multiple levels to attract funding and/or support from State or Federal Government.



#### CLIMATE CHANGE ADAPTATION & MITIGATION

This project will be a significant contributor to the Town's climate change adaptation and mitigation efforts.



FIRST STAGE UPGRADE TO GO EDWARDS PARK



RIGHT OF WAY ADJACENT TO GO EDWARDS PARK DUE FOR IMPROVEMENT

### Action 3.01 Burswood South Place Group



Giving community (residents, landowners, businesses) power to improve the way their place functions and feels, helps people and place prosper, making happier and healthier communities.



Place Groups (or sometimes called Town Teams) are collectives of local residents, businesses and others who come together to identify and plan many small improvements and changes to their place over time. They can develop their own plan of action and apply for grant funding from the Town and other bodies. They can raise funds to spend on their place. They can develop a place-based branding and marketing campaign, address community safety or greening and public art.



Facilitate the creation of a Burswood South Place Group.



R1 T1 R2 T2

### Action 3.02 Complete GO Edwards Park Upgrade



GO Edwards is an important local place for residents and workers of Burswood South, and a major landmark and attraction for the Town as a whole.



Stages 4 and 5 of the GO Edwards Master Plan cover the majority of the park and will be constructed in 2020-21. The improvements and renovations will include improved pathways with better lighting, picnic shelter (including accessible spaces for mobility impaired), more trees, improved drainage and exercise stations.

This work will also include upgrade to the laneway (Right of Way) at the rear of properties on Burswood Road including additional car parking areas and a better connection to the park.



Complete the GO Edwards Park Master Plan and Laneway (ROW 59) upgrade.



R1 T2



BURSWOOD AND TEDDINGTON ROADS HAVE THE POTENTIAL TO BE A SIGNIFICANT HIGH STREET IN THE TOWN, BUT THEY CURRENTLY FUNCTION MOSTLY AS A THRU-TRAFFIC ROUTE

### Action 3.03

#### Streetscape Plan For Burswood and Teddington Roads



Burswood and Teddington Roads have the potential to form a major 'business' high street in the Town, but currently function mostly as a thru-traffic route. The poor-quality environment, parking and traffic access issues from side streets, hinders the attraction of investment in the redevelopment of Burswood South and needs addressing.



There is a need to rejuvenate this important streetscape to attract investment in redevelopment and attract more people to Burswood South as customers and residents. The Streetscape Improvement Plan will address undergrounding power, greening and shading, creating people-friendly footpaths and spaces, parking, vehicle access from side streets and people access through to GO Edwards park. The Plan will create a better identity for Burswood South and a better place for business and people, while managing thru traffic. The Plan will align with the Local Area Traffic Management Plan being prepared for the wider area to address rat-running and access to Burswood Road.



Prepare and implement a Streetscape Improvement Plan for Teddington and Burswood Roads.



R1 R2 T2 

### Action 3.04

#### Underground Power in Burswood South



Overhead powerlines inhibit trees growing to their full canopy which negatively impacts on walkability and opportunities for redevelopment.



The Town will plan and advocate for funding to underground powerlines. The benefits are enhanced streetscapes, improved amenity along the street to attract investment in office and apartment redevelopment, more space for trees and greening, improved power supply reliability and upgrades to street lighting for better safety and security.



Plan and advocate for underground power in Burswood South.



T2  

### Action 3.05

#### Improve the Shepperton and Teddington Road Intersection

 Back-up of vehicles during peak hour from Shepperton Road into Teddington Road stalls the flow of traffic along Shepperton Road.

 Shepperton Road is a major road managed by Main Roads WA. The Town will advocate for Main Roads to address the need to better manage vehicles turning into Teddington Road during peak hour.

 Advocate for Main Roads WA to improve the Shepperton Road/Teddington Road intersection.



### Action 3.06

#### Investigate Use of Buildings at GO Edwards

 The former gatehouse and toilet block at GO Edwards park present an opportunity for use and activation that could bring extra people into the park and add to their visitor experience.

 The renovation of GO Edwards park is almost complete, with a new nature playground, picnic area and renovated lake-side areas, attracting many more people to the site. There is an opportunity to re-use the former gatehouse and toilet block for complementary activities that attract more people to the park and make the most of under-utilised buildings.

 Investigate options for use and activation of the former gatehouse and toilet block at GO Edwards Park.



### Action 3.07

#### Investigate development potential at 176-178 Burswood Road

 The Town's Land Asset Optimisation Strategy (LAOS) has identified this land as a priority for sale and/or redevelopment to generate revenue for the Town and act as a catalyst for redevelopment in Burswood South.

 The Town owns 178/176A/176B Burswood Road and has entered into an agreement with the landowner of 176 Burswood Road to investigate options for redevelopment. The size and location of the land on Great Eastern Highway and adjacent to Crown Perth, presents a significant opportunity to develop an iconic 'gateway' building that may act as a catalyst for the regeneration of Burswood South as well as the Burswood Station precinct on the Burswood Peninsula.

 Investigate the potential for development of 176-178 Burswood Road (corner Kitchener Rd) Burswood.



### Action 3.08

#### Investigate and improve the Great Eastern Highway/Canning Highway Underpass

 The Public Open Space Strategy recommends improving all major access routes to public open space to increase access to recreation and leisure opportunities.

 The Great Eastern Highway/Canning Highway underpass, along Shepperton Road near the Causeway bus station, is under the control of Main Roads WA and the Town will investigate any specific issues with access to the Swan River foreshore and advocate for improvements.

 Investigate and advocate for improvements to the Great Eastern Highway/Canning Highway Underpass.





### Action 3.09

Investigate development potential at 31 Rushton St (former Croquet Club)



The Town's Land Asset Optimisation Strategy (LAOS) has identified this land as a priority for sale and/or redevelopment to generate revenue for the Town and act as a catalyst for redevelopment within Burswood South.



31 Rushton Street provides a major opportunity for the Town to maximise the development potential of the site, to demonstrate high quality development, and catalyse the regeneration of this end of the Burswood South place.



Investigate the future of 31 Rushton St (former Victoria Park Croquet Club)



# Volume 3 Burswood South Action List

KEY ACTION/PROJECT		RESPONSIBLE TEAM	SUPPORT TEAM	TIMING *all timing to be determined				STRATEGIC ALIGNMENT	CORPORATE BUSINESS PLAN	CATEGORY
				20/21	21/22	22/23	23/24			
3.01	Facilitate the creation of a Burswood South Place Group.	Place Planning	Community Development	Ongoing				Nil		
3.02	Complete the GO Edwards Park Master Plan and Laneway (ROW 59) upgrade.	Infrastructure Operations	Technical Services					Public Open Space Strategy 2019 Corporate Business Plan	EN6.1.7	
3.03	Prepare and implement a Streetscape Improvement Plan for Teddington and Burswood Roads.	Place Planning	Project Management Office Infrastructure Operations Technical Services					Causeway Precinct Plan 2009		
3.04	Plan and advocate for undergrounding power in the Burswood South.	Technical Services						Causeway Precinct Plan 2009		
3.05	Advocate for Main Roads WA to improve the Shepperton Road/Teddington Road intersection.	Technical Services	Place Planning					Integrated Movement Network Strategy 2013		
3.06	Investigate options for use and activation of the former gate house and toilet block at GO Edwards Park.	Place Planning	Infrastructure Operations Property Development and Leasing					Nil		
3.07	Investigate the potential for development of 176-178 Burswood Road (corner Kitchener Rd) Burswood.	Property Development and Leasing	Place Planning Urban Planning	Ongoing				Land Asset Optimisation Strategy 2013		
3.08	Investigate and advocate for improvements to the Great Eastern Highway/Canning Highway Underpass.	Technical Services	Place Planning					Public Open Space Strategy 2019		
3.09	Investigate the future of 31 Rushton St (former Victoria Park Croquet Club).	Property Development and Leasing	Place Planning Urban Planning	Ongoing				Land Asset Optimisation Strategy 2013		



TOWN OF  
**VICTORIA PARK**



**WE'RE OPEN**  
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