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BURSWOOD PENINSULA
DISTRICT STRUCTURE PLAN
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

1.1 Vision for Burswood 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.
context
2. CONTEXT

2.1 REGIONAL CONTEXT

Directions 2031 defines Burswood as a Metropolitan Attractor; a place or destination that services both a local and regional catchment, is highly valued by residents and visitors, and serves to stimulate the local economy through investment and employment.

While Burswood Peninsula is home to regional activities such as the Belmont Park Racecourse, it’s Metropolitan Attractor status is driven primarily by Crown Perth (formerly the Burswood Entertainment Complex). Crown Perth is an important tourism asset, with the current offering of more than 700 rooms over two hotels set to increase by a further 500 rooms with the planned construction of the new 6-star Crown Towers hotel. Crown Perth is also one of the State’s largest private sector employers with a workforce in excess of 5,000 staff.

The importance of Burswood Peninsula as a Metropolitan Attractor is set to be further enhanced with construction of the new Perth Stadium, creation of high density transit oriented neighbourhoods at Belmont Park and Burswood Station, and expansion of the existing parkland to include a range of active and passive recreational opportunities.

2.2 CONTEMPORARY COMPARISONS

This type of investment is not unique to Perth. Cities across Australia and around the world have invested and are continuing to invest in major sporting infrastructure, entertainment precincts, and urban regeneration initiatives to support the needs of growing populations.

However, few cities have the opportunity afforded by Burswood Peninsula to bring all of these elements together in a single location, in close proximity to the central business district and the river foreshore, with the ability to capitalise on key transport and services infrastructure, and create important synergies between major metropolitan destinations.

The locational advantage that Burswood Peninsula offers compared with other Australian cities is illustrated on the following page.
1. Perth - 2 kilometre spread
2. Brisbane - 4 kilometre spread
3. Sydney - 16 kilometre spread
4. Melbourne - 3.5 kilometre spread
2. CONTEXT

2.3 LANDSCAPE SETTING

Another important contextual consideration is the relationship of Burswood Peninsula to its landscape setting. Burswood Peninsula has been physically defined by the Swan River over hundreds of years as the upper reaches of the river flow to meet the broad expanses of Perth Water and Melville Water.

Natural and man-made landscapes fringe the riverine environment to give Perth a unique and identifiable character. These landscapes vary in form and function from the remnant character of Kings Park to the west, to the John Oldham designed landscape surrounding the Narrows Interchange, the classical form of Langley Park and Supreme Court Gardens to the north of Perth Water, and the less formal nature of the extended parklands along the South Perth foreshore.

The further planning and development of Burswood Peninsula provides an opportunity to positively contribute to the landscape setting of the central Perth area. The Burswood Parklands are currently defined by a series of public parks surrounding the entertainment complex, the former public golf course, and an incomplete riverside park along the eastern bank of the Swan River.

The Burswood DSP sets out a strategy to enhance the existing parklands, make them more accessible, and improve connections with the surrounding landscape setting. The result will be a suite of active and passive parklands that add to the rich composition of landscape and open space experiences in close proximity to the Perth central area.
2.4 RELATIONSHIP TO SURROUNDING CENTRES

Burswood Peninsula does not exist in isolation, it is part of a well developed network of places and centres that perform established roles and functions. In planning for the future of Burswood it is important to acknowledge the relationship of the area with surrounding centres and avoid the unnecessary duplication of services, facilities and functions.

Primary employment, retail and service functions are located in the Perth central business district, while secondary functions are situated in adjacent Victoria Park, East Victoria Park and Belmont. The planning intent for Burswood Peninsula is to reinforce and support the role and function of existing centres, while also providing a complementary range of attractions and land uses.

While it is estimated that a significant new population of up to 20,000 residents will ultimately live at Burswood Peninsula, it is proposed that all but the necessary services and amenities for day to day local needs will continue to be provided within existing established centres.

At the same time the tourism, entertainment, sporting and recreation character of the Peninsula will be reinforced and diversified with the addition of new land uses and activities.

Planning for Burswood Peninsula also provides an opportunity to build on an emerging synergy with the Town of Victoria Park’s Causeway Precinct, which adjoins the southern boundary of the Burswood DSP area.

The Town released the *Causeway Precinct Review Final Report* (the Report) in March 2009, which proposes to transform the precinct into a sustainable, mixed use urban environment with its own distinctive identity. The Report suggests the location has the potential to provide significant employment and housing, and offers scope for people to live and work locally.
2.5 PLANNING AND GOVERNANCE

Land use planning in Western Australia is administered under the Planning and Development Act 2005, which provides for the establishment of a Metropolitan Region Scheme (MRS) by the WAPC and Town Planning Schemes by local governments, to guide land use planning and development.

Burswood Peninsula is subject in part to the standard land use and development provisions of the MRS and the Town of Victoria Park Town Planning Scheme No.1 (TPS), however, a large area of the Peninsula falls under the control of the Casino (Burswood Island) Agreement Act 1985 (the Agreement Act) - see plan on opposite page. The Agreement Act supersedes both the Planning and Development Act and the Town of Victoria Park TPS, and confers on the Minister for Racing and Gaming the authority to determine planning and development proposals.

Any proposed development outside the Agreement Act area will be assessed and determined under the provisions of the MRS and TPS.