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 130,000m² 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.
5. DEVELOPMENT

Precinct Character

- A new residential neighbourhood situated between the Belmont Park Racecourse and the Swan River, offering a range of dwelling sizes and types, including affordable housing.
- A mixed use (including retail, entertainment and office) centre focused on the northern side of the Belmont Train Station.
- Development within a landscape setting, capitalising on and enhancing access to the Swan River, its foreshore and surrounding parklands.
- Creation of new marina, public and civic spaces, a foreshore park, river beaches and interpretation of local Aboriginal heritage.

Key Features

- 4,500 dwellings.
- 8,000 residents.
- 60,000m² of office/commercial.
- 31,000m² of retail.
- 13,500m² Racing Club.
- 9,000m² Sports Club.

Status / Next Steps

- A local structure plan was approved in April 2013.
- Early site works commenced in mid 2013.
- Stage 1 civil works commenced in 2014.
- Full redevelopment expected to be completed by 2025.

Note: development yields are estimates only and are subject to detailed planning and design.
**Key Features**

- 60 000 seat multi purpose stadium with provision for future expansion.
- State of the art configuration, seating and technology to provide a world class spectator experience.
- Upgraded Belmont Park train station and bus connections to the stadium.
- A new pedestrian bridge across the Swan River linking to East Perth and the CBD beyond.

**Precinct Character**

- The new Perth Stadium will transform the former Burswood Park Golf Course into a world class sporting destination, and significantly enhance the eastern gateway to the City.
- The stadium will be surrounded by a generous public plaza connected to Belmont Park railway station to the east, Windan and Goongoongup bridges to the north, and East Perth and Perth CBD to the west via a new pedestrian bridge.
- The stadium will be constructed in a landscape setting, opening up the area to public access and maintaining views to the Swan River and Perth CBD.

**Status / Next Steps**

- Stadium Masterplan completed in 2013.
- Pre-construction site works commenced in 2013.
- Construction of the Stadium and Swan River Pedestrian Bridge to commence in late 2014.
- Stadium completed and operational by 2018.