

# 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

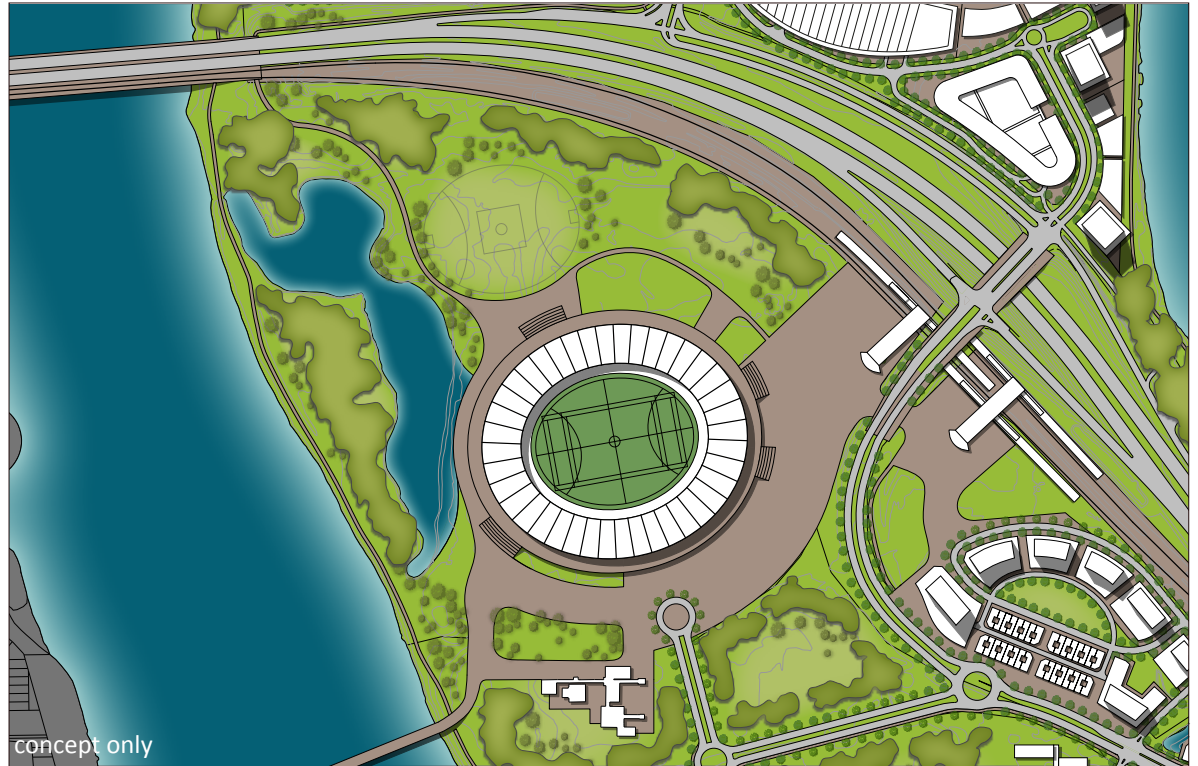
- 4,500 dwellings.
- 8,000 residents.
- 60,000m<sup>2</sup> of office/commercial.
- 31,000m<sup>2</sup> of retail.
- 13,500m<sup>2</sup> Racing Club.
- 9,000m<sup>2</sup> Sports Club.

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

## 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.

Belmont Park



### 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.

## New Perth Stadium

### 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.

# 5. DEVELOPMENT



## Precinct Character

- Construction of the new Perth Stadium to the north and closure of the Burswood Park Golf course presents an opportunity to redevelop the Stadium South precinct. As noted earlier, there are a number of possible options for future development of the precinct, varying in use and intensity.
- The scenario depicted here shows the area being used primarily for sporting and recreation purposes, to complement the new Perth Stadium precinct.
- Low speed “parkland” roads would be introduced to provide public access to the area.
- The precinct presents an opportunity for future co-location of a primary school with the sporting facilities (refer page 51).

## Key Features

- Potential mix of urban development and sporting facilities.
- A network of new roads and pathways to provide increased public access to the precinct.
- A generous setback from the rivers edge to provide a landscape buffer and contribute to the suite of riverfront parklands surrounding the Peninsula.
- Possible location of a new local primary school once threshold population levels are achieved.

## Status / Next Steps

- Preparation of a detailed local structure plan to determine the highest and best use of the precinct - timeframe yet to be determined.

Stadium South