

6

implementation

# 6. IMPLEMENTATION

## 6.1 IMPLEMENTATION TABLE

### GOVERNANCE & PLANNING

ITEM	DESCRIPTION	RESPONSIBILITY
Planning and Approvals		
Belmont Park	Prepare Detailed Area Plans for approval by the Town of Victoria Park	GG
New Perth Stadium	Undertake construction in accordance with approved Management Plan	SP
Stadium South	Prepare local structure plan	DSR/DOP/TOVP
Belmont Station South	Prepare precinct masterplan (long term)	DSR/DOP/TOVP
The Peninsula	Obtain remaining planning and development approvals	MIRVAC
Crown Perth	Undertake construction in accordance with Ministerial approval	CROWN
Burswood Station West	Finalise precinct masterplan and local structure plan	DOP
Burswood Station East	Finalise precinct masterplan and local structure plan	TOVP
The Springs	Undertake construction and marketing in accordance with approved local structure plan	LANDCORP
Development Costs		
Project Funding	Proponents to secure financing for all costs arising from the project, including joint funded elements	Responsible Proponent
Development Contributions	Proponents to identify/establish mechanisms for securing reasonable contributions to development costs	Responsible Proponent
Engagement and Consultation		
Stakeholder Consultation	Proponents responsible for all statutory and non-statutory consultation with affected stakeholders	Responsible Proponent
Public Consultation	Proponents responsible for all statutory and non-statutory consultation with affected public and residents	Responsible Proponent

TECHNICAL

ITEM	DESCRIPTION	RESPONSIBILITY
Investigation and Modelling		
Site Investigations	Undertake all necessary cultural, environmental and geotechnical site investigations to support proposal	Responsible Proponent
Urban Water Management	Prepare local water management strategy for each development proposal in consultation with DOW	Responsible Proponent
District Access and Movement	Prepare a district wide integrated transport model to inform further planning and development	DOT/MRWA/DOP/TOVP
District Access and Movement	Prepare a comprehensive transport impact assesment for the Burswood Peninsula	DOT/DOP/TOVP
Local Access and Movement	Assess the impact of proposed landuse and network changes on local movement and access	Responsible Proponent
Infrastructure Provision		
Roads	Proponents responsible for all road infrastructure or upgrades necessary to support proposals	Responsible Proponent
Pedestrian and Cycling	Proponents responsible for all pedestrian/cycling infrastructure necessary to support proposals	Responsible Proponent
Water and Sewer	Proponents responsible for all infrastructure or upgrades necessary to support proposals	Responsible Proponent
Power, Gas & Communications	Proponents responsible for all infrastructure or upgrades necessary to support proposals	Responsible Proponent

Abbreviation	Organisation	Responsibility
DRG	Department of Racing & Gaming	Casino (Burswood Island) Agreement Act 1985
BPB	Burswood Park Board	Burswood Parklands
SP	Department of Finance - Strategic Projects	New Perth Stadium
DOP	Department of Planning	Burswood Peninsula DSP and Burswood Station West Masterplan
TOVP	Town of Victoria Park	Burswood Station East Masterplan
DSR	Department of Sport and Recreation	New Perth Stadium and Structured Parklands
LANDCORP	Landcorp	The Springs
DOT	Department of Transport	District transport modelling and infrastructure
MRWA	Main Roads WA	District transport modelling and infrastructure
MIRVAC	Mirvac Pty Ltd	The Peninsula
CROWN	Crown Ltd	Crown Entertainment Complex
GG	Golden Group	Belmont Park Redevelopment
DoW	Department of Water	Urban Water Management and Licensing



S1

governance

# S1. GOVERNANCE

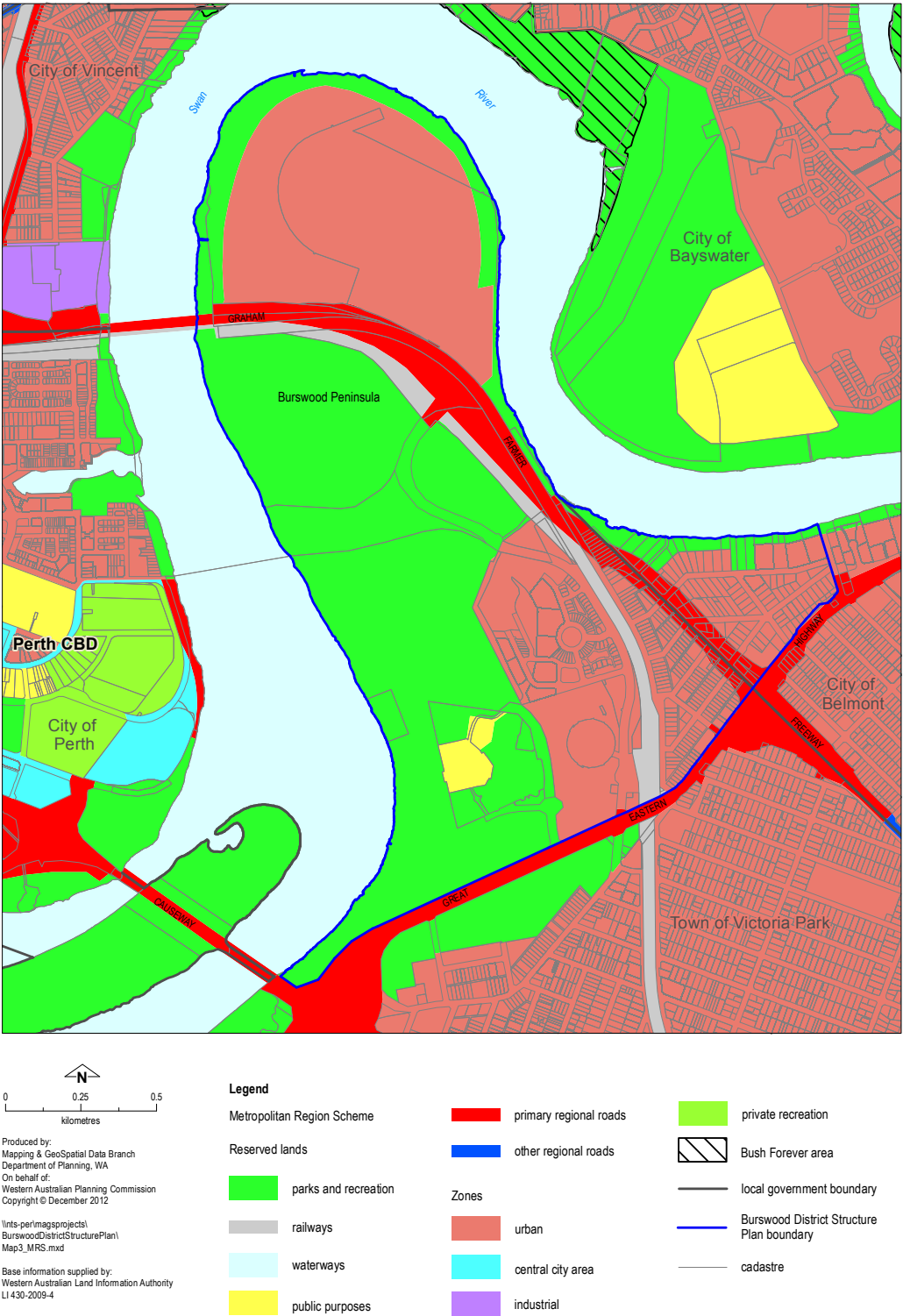
## S1.1 METROPOLITAN REGION SCHEME

The Metropolitan Region Scheme (MRS) establishes a statutory land use framework to guide development in the Perth metropolitan area. The MRS provides a mechanism for the reservation and acquisition of land for regional purposes such as parks and recreation, the regional road system, and major public uses; and gives the Western Australian Planning Commission (WAPC) the option to determine planning and development proposals that are considered to be of state and regional significance. The Peninsula is currently classified under the MRS as:

- Parks and Recreation;
- Public Purposes;
- Primary Regional Road;
- Private Recreation; and
- Urban

A significant portion of the Peninsula is impacted by the *Casino (Burswood Island) Agreement Act 1985* (the Agreement Act). In areas covered by the Agreement Act the provisions of the MRS do not apply, and the Minister for Racing and Gaming is responsible for approving planning and development applications.

MRS amendments will be required to accommodate some of the land use and transport initiatives identified in the Burswood DSP. The amendments will be defined and initiated as part of the detailed planning for each precinct.

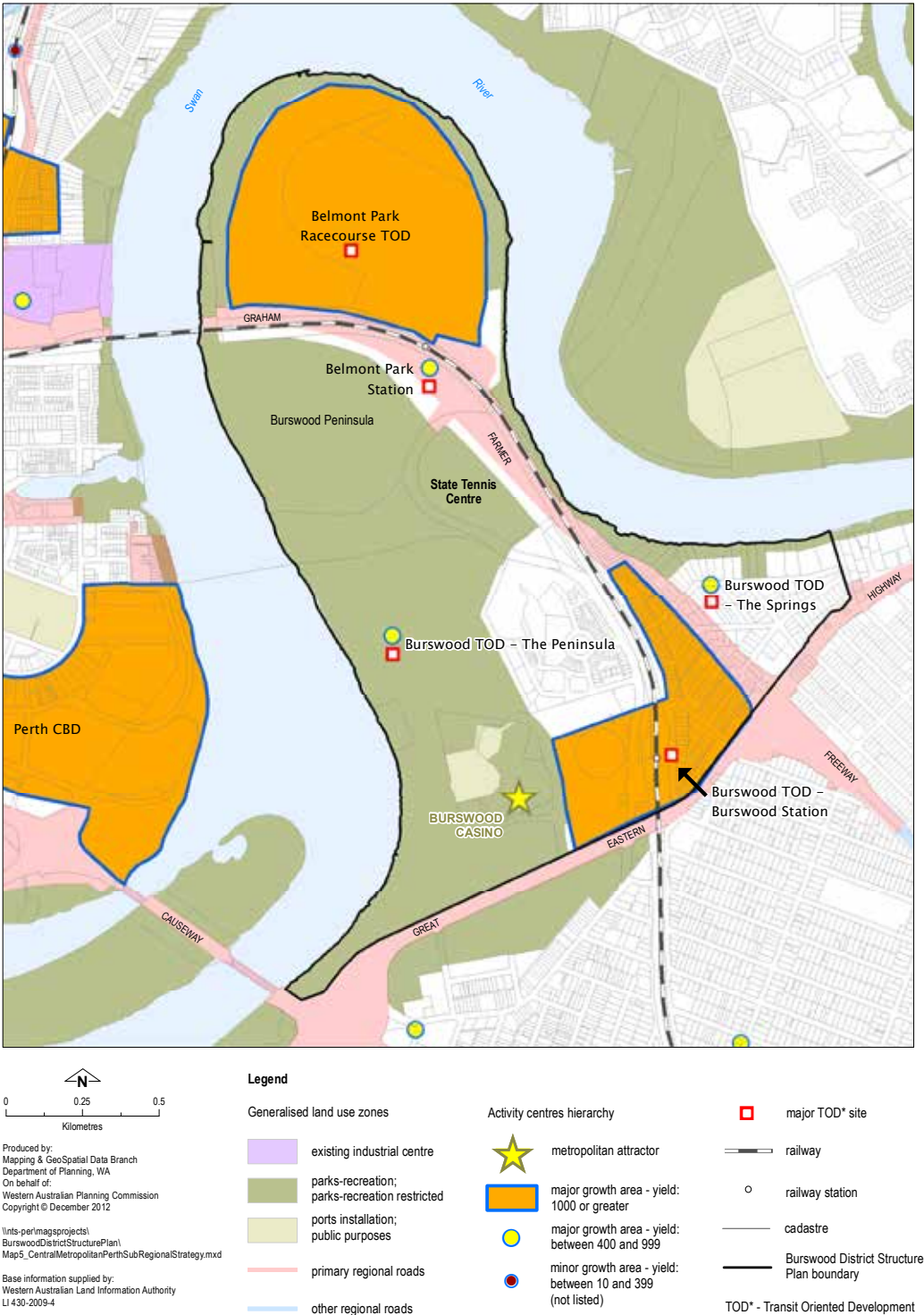


Metropolitan Region Scheme

### S1.2 DIRECTIONS 2031 AND BEYOND

The *Central Metropolitan Perth Sub-regional Strategy* has been released by the WAPC as a key implementation initiative of Directions 2031 and Beyond. The strategy identifies the following key elements:

- Belmont Park and Burswood railway stations are identified as the location for future major transit-oriented developments
- Belmont Park and the Burswood Station East and West precincts are identified as major growth areas (yielding approximately 1,000 dwellings or greater)
- The Springs, The Peninsula and the area to the south of Belmont station are identified as minor growth areas (yielding up to 400 dwellings)
- Burswood TOD is identified as a district centre. District centres generally serve the main weekly household shopping, service and community needs of the district. They are predominantly retail focused but many also include a limited mix of other uses.
- The Crown Perth complex is identified as a significant metropolitan attractor. Metropolitan attractors are places that generate economic and tourism activities. Metropolitan attractors are not recognised in the activity centres hierarchy due to their limited mix of uses yet they generate significant transport, infrastructure and other planning requirements. They typically attract large volumes of visitors, leading to employment growth and economic activity.



Central Metropolitan Perth Sub Regional Strategy map



# S1. GOVERNANCE

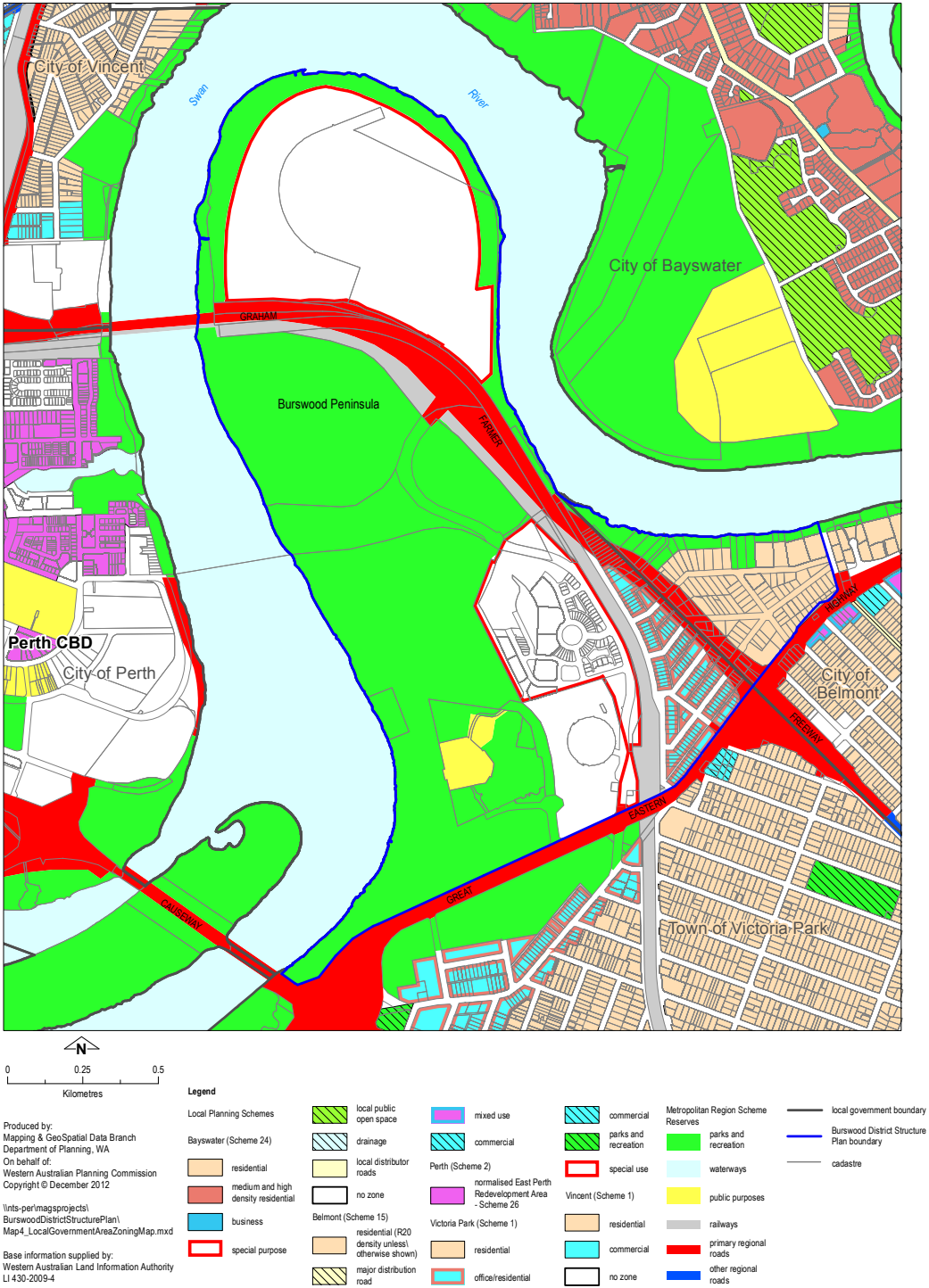
## S1.3 TOWN PLANNING SCHEME NO.1

The *Town Of Victoria Park – Town Planning Scheme No.1* (TPS No.1) is a statutory document that forms the basis for assessing and determining proposals for the use and development of land within the Town of Victoria Park. The Town has also prepared a draft local planning strategy and a range of local planning policies to guide and control development.

The Town of Victoria Park local government area has been divided into thirteen distinct precincts, including the Burswood Peninsula Precinct and Burswood Precinct within the District Structure Plan area. Separate precinct plans have been prepared to guide detailed planning and development, and include:

- Statement of intent;
- Specific development standards that apply to each precinct; and
- Information on relevant Town of Victoria Park policies that should be referred to when undertaking planning for each precinct.

The Town of Victoria Park will consider whether the existing precinct plans require amendment or new plans prepared to accommodate the significant proposals identified in the Burswood DSP.



Local Government Area zoning map



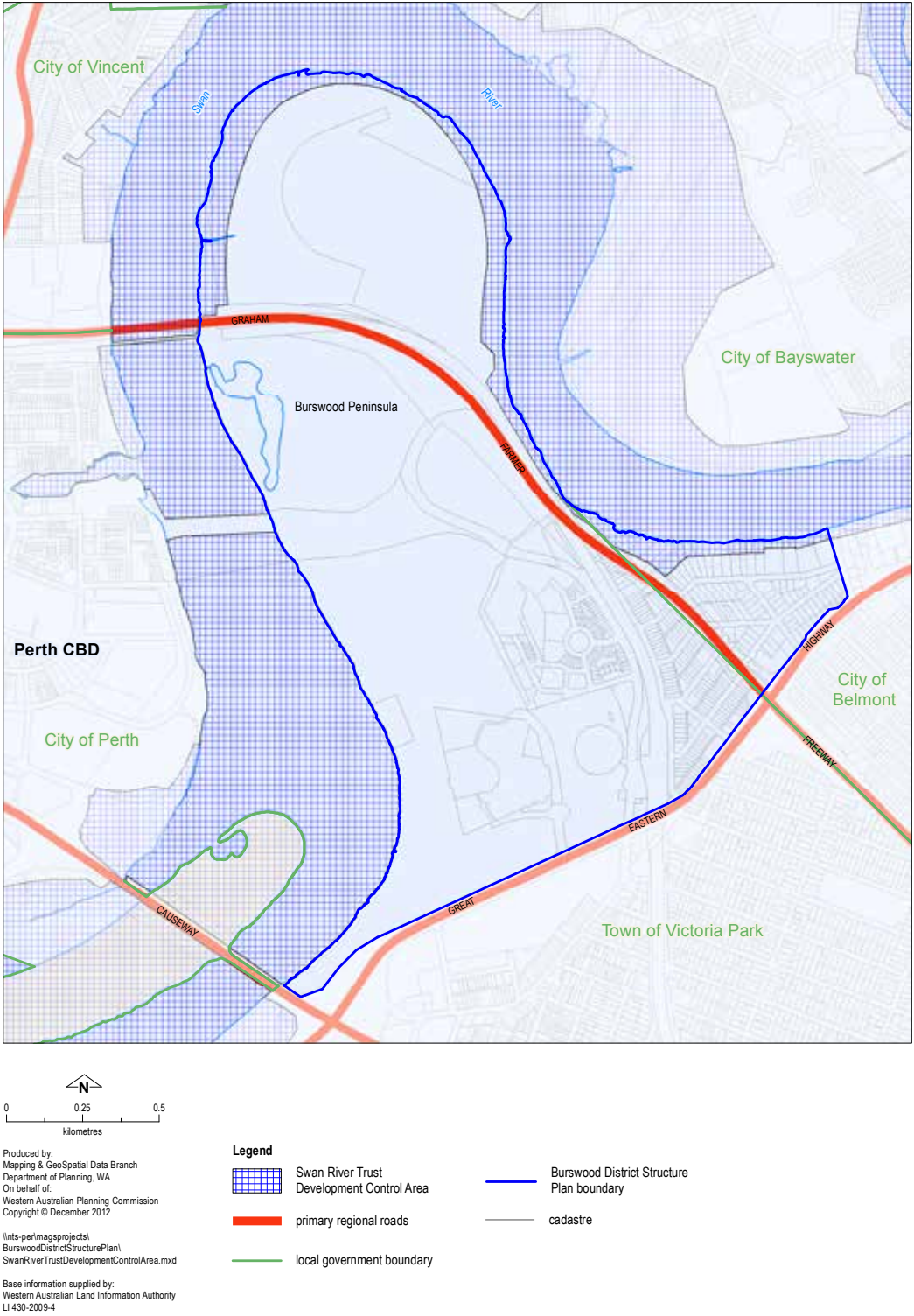
# S1.4 SWAN AND CANNING RIVERS MANAGEMENT ACT

The *Swan and Canning Rivers Management Act 2006* provides for:

- the protection of the Swan and Canning rivers and associated land to ensure maintenance of ecological and community benefits and amenity;
- the establishment of a Trust with planning, protection and management functions in respect of the Swan and Canning rivers and associated land; and
- the management policies to be followed by the Trust and other persons in relation to the Swan and Canning rivers and associated land.

The *Swan and Canning Rivers Management Act 2006* replaces the *Swan River Trust Act 1988* and defines the Trust's statutory planning role in respect of development proposals located within or adjacent to a geographical boundary defined as the Development Control Area (DCA).

The DCA abuts the Burswood DSP area to the west, north and east, therefore, future planning and development will require close consultation with, and in some cases formal referral to, the Swan River Trust.

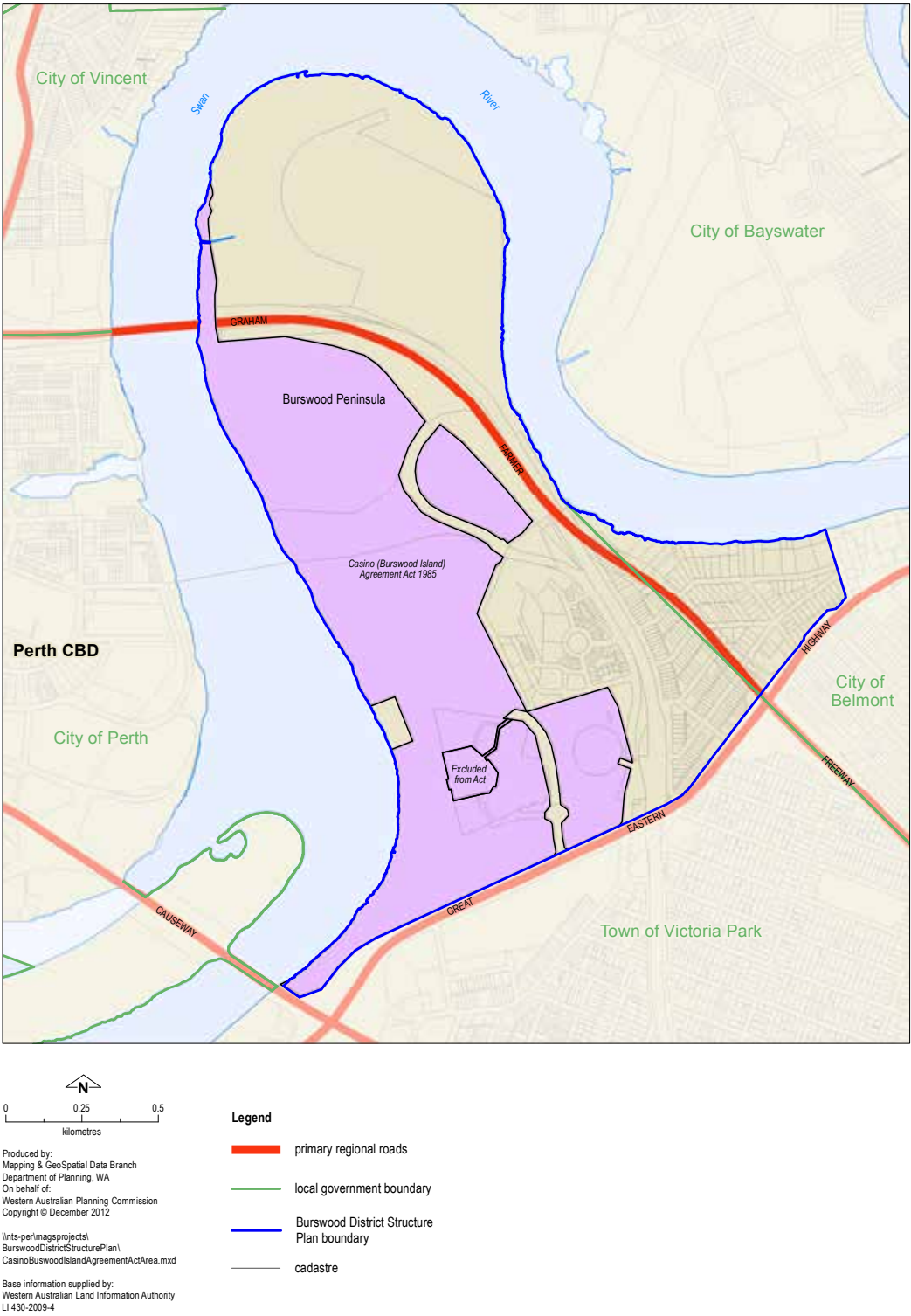


## Swan River Trust Development Control Area

# S1. GOVERNANCE

## S1.5 CASINO (BURSWOOD ISLAND) AGREEMENT ACT 1985

A significant area of the Peninsula falls under the control of the *Casino (Burswood Island) Agreement Act 1985* (the Agreement Act). The primary purpose of the Agreement Act was to provide for the assembly of land and construction of the Burswood casino and entertainment complex, most of which was completed by the late 1980s. Among other things, the Agreement Act authorises the Minister for Racing and Gaming to approve planning and development proposals in areas referred to as the ‘Resort Site’ and the ‘Site’, which combined cover almost 50 percent of the District Structure Plan area.



Casiono (Burswood Island) Agreement Act area

### S1.6 ABORIGINAL HERITAGE ACT 1972

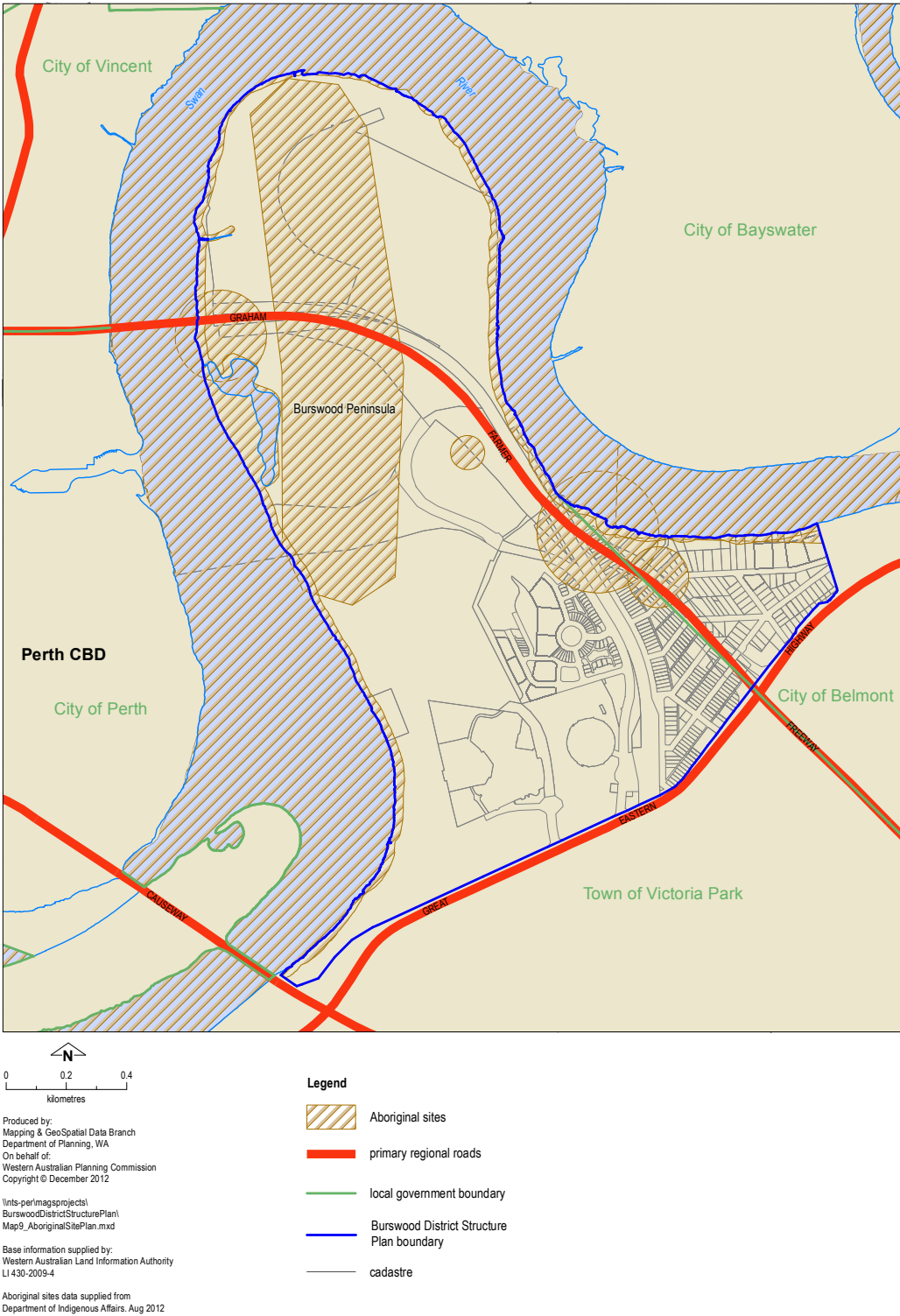
The *Aboriginal Heritage Act 1972* makes provision for the preservation on behalf of the community of places and objects customarily used by or traditional to the original inhabitants of Australia or their descendants. Section 17 of the *Aboriginal Heritage Act 1972* provides that any person who:

- excavates, destroys, damages, conceals or in any way alters any Aboriginal site; or
- in any way alters, damages, removes, destroys, conceals, or who deals with in a manner not sanctioned by relevant custom, or assumes the possession, custody or control of, any object on or under an Aboriginal site,

commits an offence unless he is acting with the authorisation of the Registrar under section 16 or the consent of the Minister under section 18.

A search of the Department of Aboriginal Affairs Aboriginal Heritage Register has identified six heritage sites within and immediately adjacent to the Burswood DSP area, including the Swan River which has particular significance in Aboriginal mythology.

If Aboriginal heritage sites are affected by future development, full ethnographic and archaeological surveys will be required to assess the extent of potential impacts.



**Aboriginal site plan**



# S1. GOVERNANCE

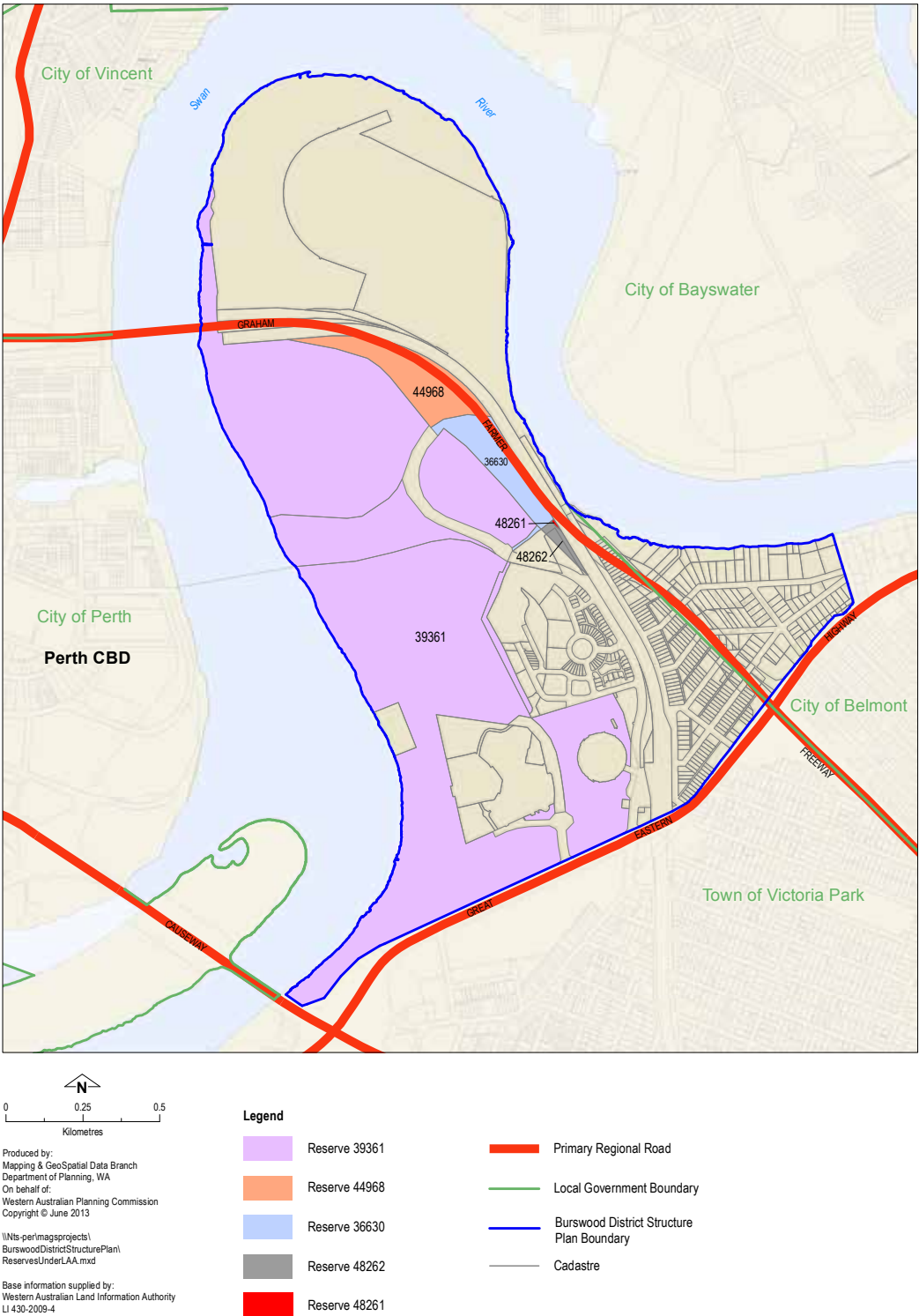
## S1.7 LAND ADMINISTRATION ACT 1997

A significant portion of the Burswood Peninsula is reserved for parks and recreation under the *Land Administration Act 1997*. Burswood Park (Reserve No. 39361) comprises 110 hectares of 'C' class reserve and includes:

- former 18-hole public golf course (60 hectares);
- parks and gardens (43 hectares);
- car parks (4.8 hectares); and
- State Tennis Centre (7 hectares).

The reserve is managed by the Burswood Park Board which was established under the provisions of the *Parks and Reserves Act 1895*. Funds for the management of Burswood Park are derived from the operations of Crown Perth.

The vision for the Peninsula has fundamentally changed since the Burswood Park was set aside for parks and recreation in 1985. It is therefore recommended that the extent of the reserve be reviewed, to enable development identified in the Burswood DSP.

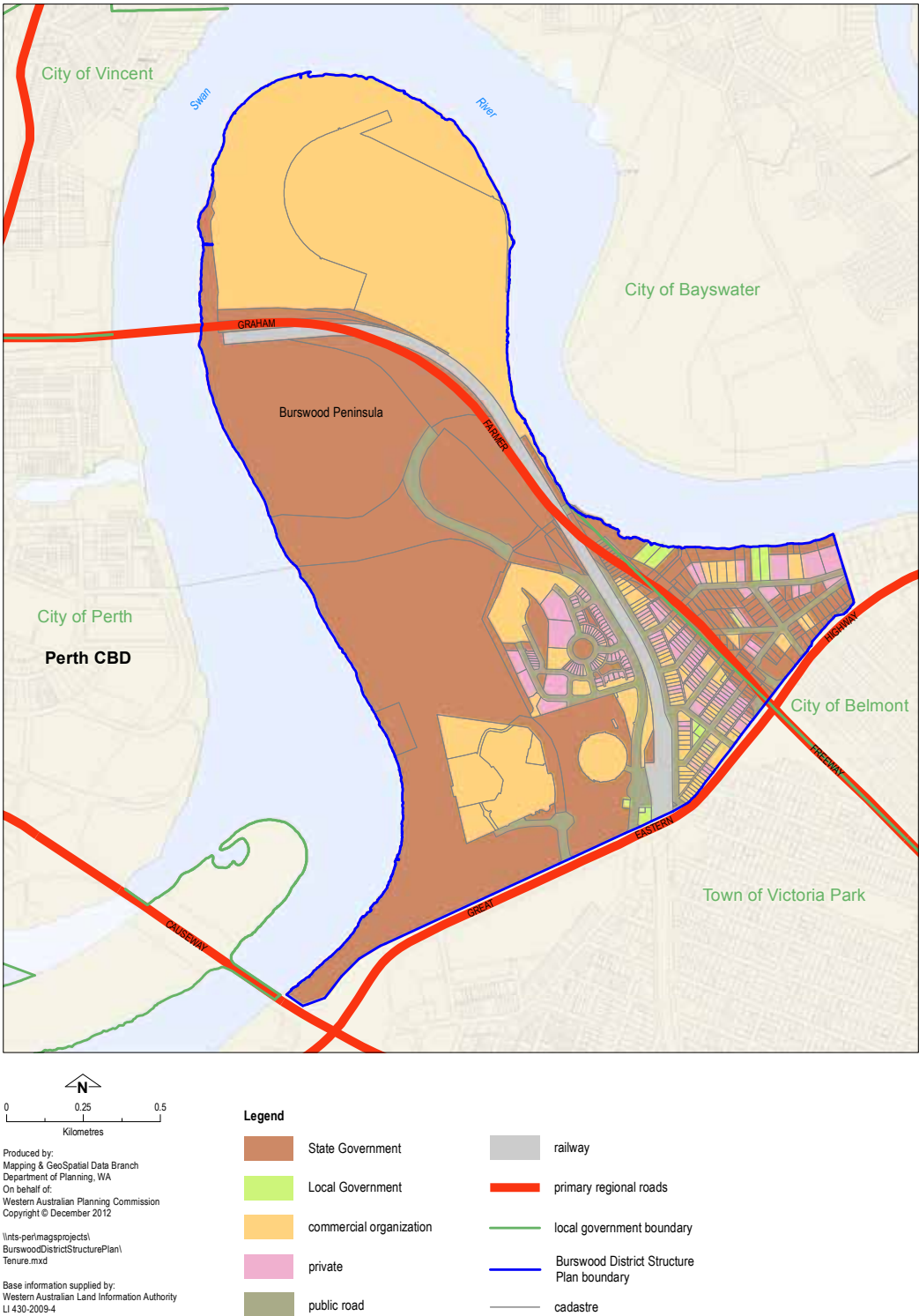


Reserves under the Land Administration Act 1997

### S1.8 LAND OWNERSHIP

Land ownership patterns across the Burswood DSP area vary from large single holdings in the north and west, to a more fragmented ownership pattern in the south-east. The large holdings are owned by the Western Australian Turf Club, Crown Perth, and the State Government, a tenure arrangement that is more conducive to major redevelopment due to the certainty of single ownership.

The smaller holdings, conversely, have a much broader mix of State Government, local government, commercial organisation, and individual private ownership, which makes the task of comprehensive and integrated redevelopment more complex. This complexity often requires the adoption of detailed provisions under the local town planning scheme to control development and coordinate infrastructure provision. Alternatively, in some cases it may require State Government intervention under the *Planning and Development Act 2005* or *Metropolitan Redevelopment Authority Act 2011* with the necessary legislative powers to undertake the planning and development of a particular area.



### Tenure

# S1. GOVERNANCE

## S1.9 HERITAGE OF WESTERN AUSTRALIA ACT 1990

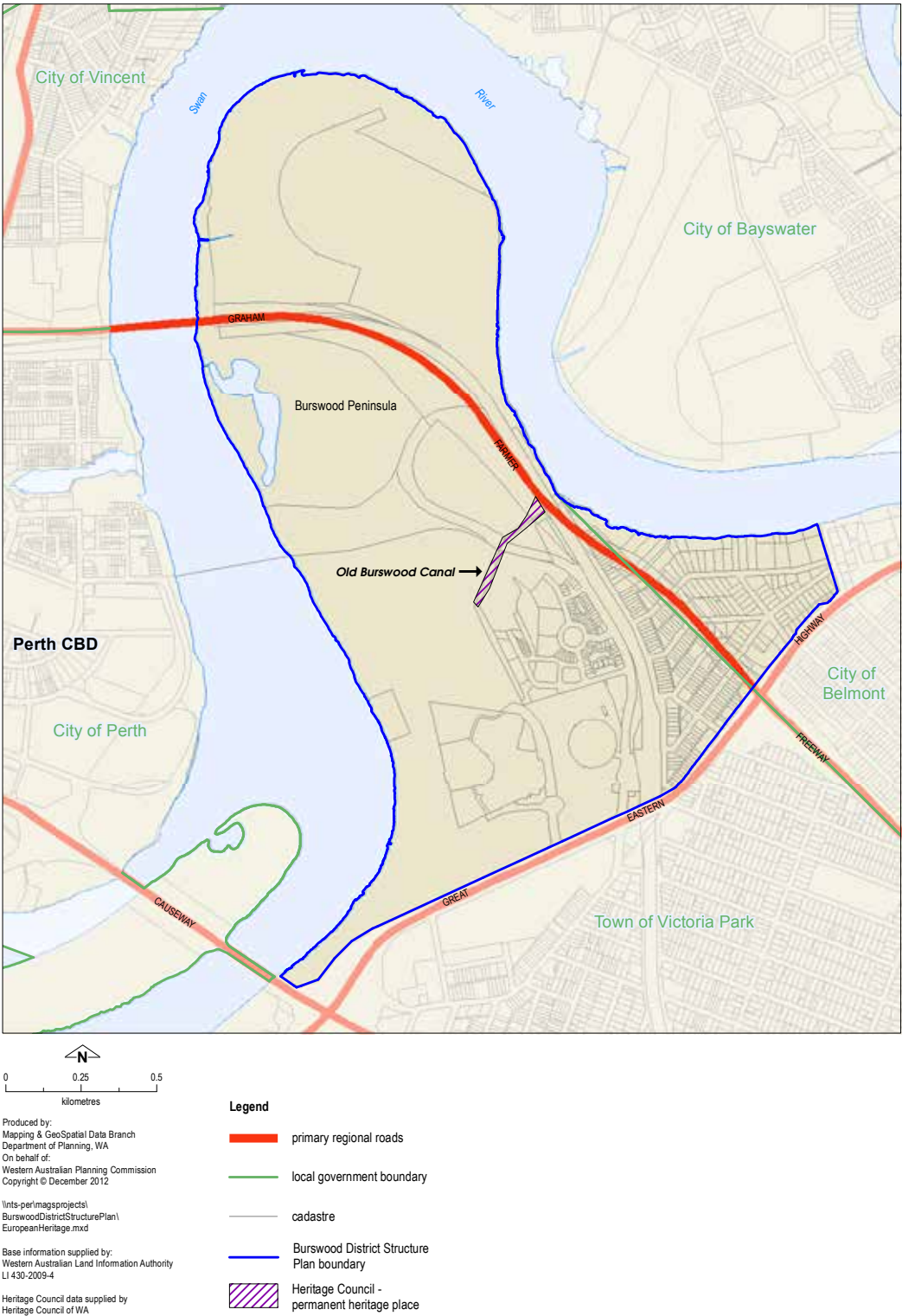
The Heritage Council of Western Australia is established under the *Heritage of Western Australia Act 1990*. The Heritage Council is responsible for identifying and preserving places of State heritage significant, and maintaining a State Register of Heritage Places.

The Old Burswood Canal is listed as a permanent entry on the State Register of Heritage Places, and includes the following Statement of Significance on its listing:

*Old Burswood Canal, a section of disused boat canal, has cultural heritage significance for the following reasons:*

- *the place is a remnant of one of the earliest public works projects carried out by the Stirling Administration and represents a commitment to supporting settlement of the Swan River Colony;*
- *the place is a relic of Western Australia's transport history and demonstrates the importance of the Swan River as a transport route in the 1830's;*
- *the place is indicative of the experimental nature of early public works in a new colony; and*
- *the place illustrates a way of life and mode of transport that is no longer practiced in this part of Western Australia.*

The Old Burswood Canal has been identified for preservation under the Burswood DSP, and any adjacent development will be expected to enhance and interpret the heritage qualities of the site.



### European Heritage







S2

technical

# S2. TECHNICAL

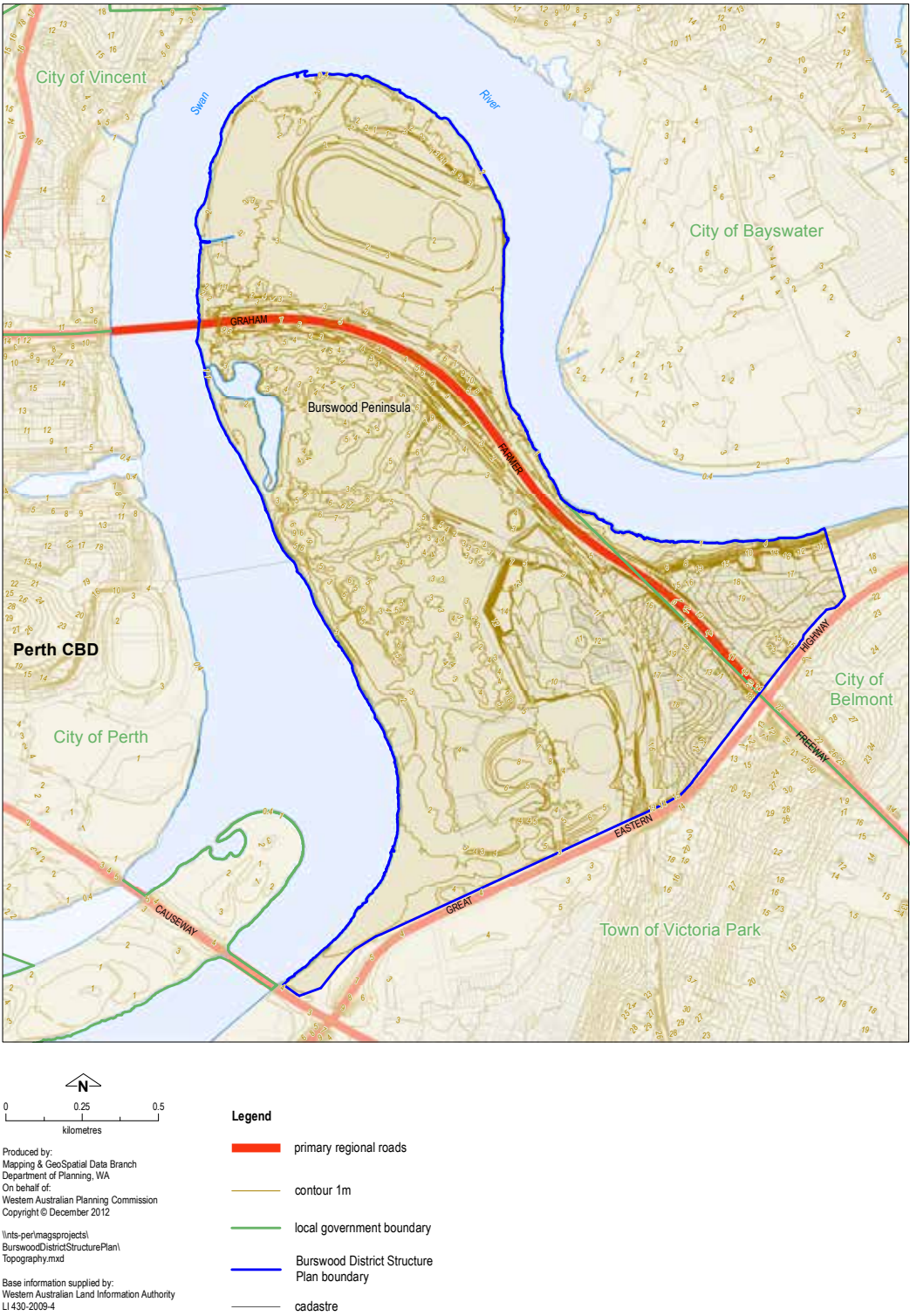
## S2.1 TOPOGRAPHY

The Burswood Peninsula is part of the Swan Coastal Plain and is characteristically low lying and gently undulating. The topography of the peninsula has changed and the spatial dimensions have increased dramatically over the years due to the importation of various types of fill material.

The elevation ranges from 0m Australian Height Datum (AHD) along the margin of the Swan River to approximately 18m AHD around Burswood Station and The Springs. Much of the northern part of the peninsula comprising Belmont Park and the golf course ranges in elevation from approximately 3m to 5m AHD.

The southern part of the peninsula is more vertically differentiated, with the Burswood Station/Springs area forming a plateau, which terraces relatively sharply to the west following the alignment of the railway and Victoria Park Drive, dropping to approximately 4m AHD surrounding the former Burswood Dome site and rising again to approximately 8m AHD at the entry to the Crown Perth. This change in levels has made it particularly difficult to develop clear and comfortable pedestrian linkages between Burswood Station and Crown Perth, requiring the introduction of a shuttle bus service for the comfort and safety of its patrons.

The most recent change in elevation has occurred as a result of The Peninsula development, where clean fill has been imported to raise the finished ground level to between 9m and 12m AHD. It is anticipated that similar landfill and recontouring of the existing topography (although not necessarily to the same levels) will be required for any new development in the lower lying areas of the Peninsula.



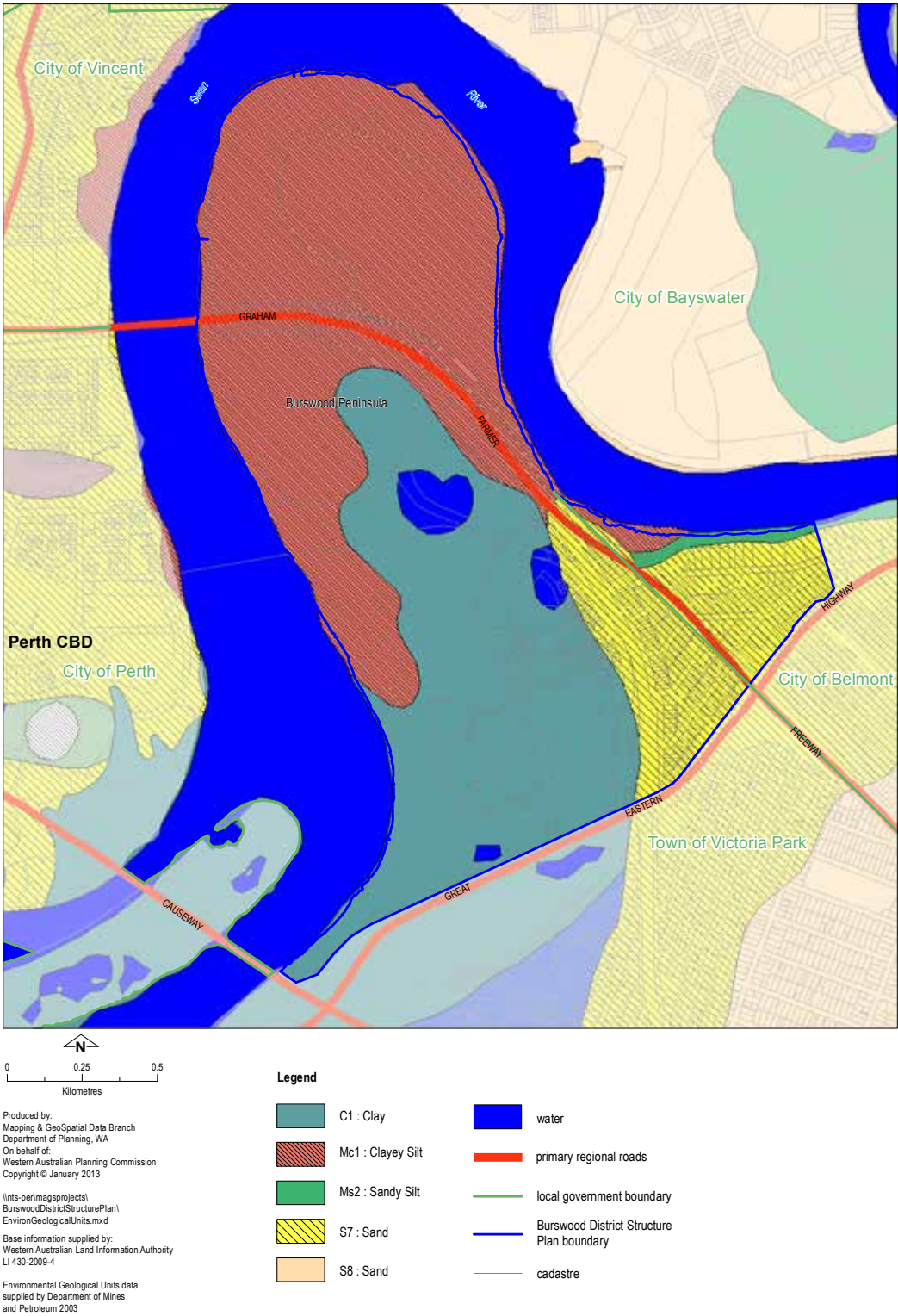
Topography

## S2.2 GEOLOGY

Beneath the imported fill, the dominant soil types are principally alluvium in the north and north-western section of the Burswood DSP area, and silt and sand layers of the Guildford formation to the south and south-east.

A geotechnical review undertaken by Coffey Geotechnics in 2006, indicated that the sub-surface profile is very complex. In brief, bedrock is anticipated to comprise a sedimentary rock (Kings Park formation - possibly Mullaloo Sandstone Member, extending into Osborne Formation - Kardinya Shale member towards the south east). The “superficial” formations that overlie bedrock in the higher elevation areas to the south east comprise Bassendean Sand overlying Guildford Formation alluvium, both of which are relatively old (greater than 10,000 years). Further to the west, the ground surface drops and most of the lower area comprises an alluvial floodplain.

Any proposed development within the Burswood DSP area will require independent geotechnical investigation to confirm the underlying soil conditions and determine the most suitable form of stabilisation. Lessons can be drawn from The Peninsula development, which utilised a combination pre-loading to accelerate settlement (thereby seeking to mitigate longer term settlement to manageable levels for both roadworks and services) and deep pile footings to support taller buildings.



### Environmental Geological Units



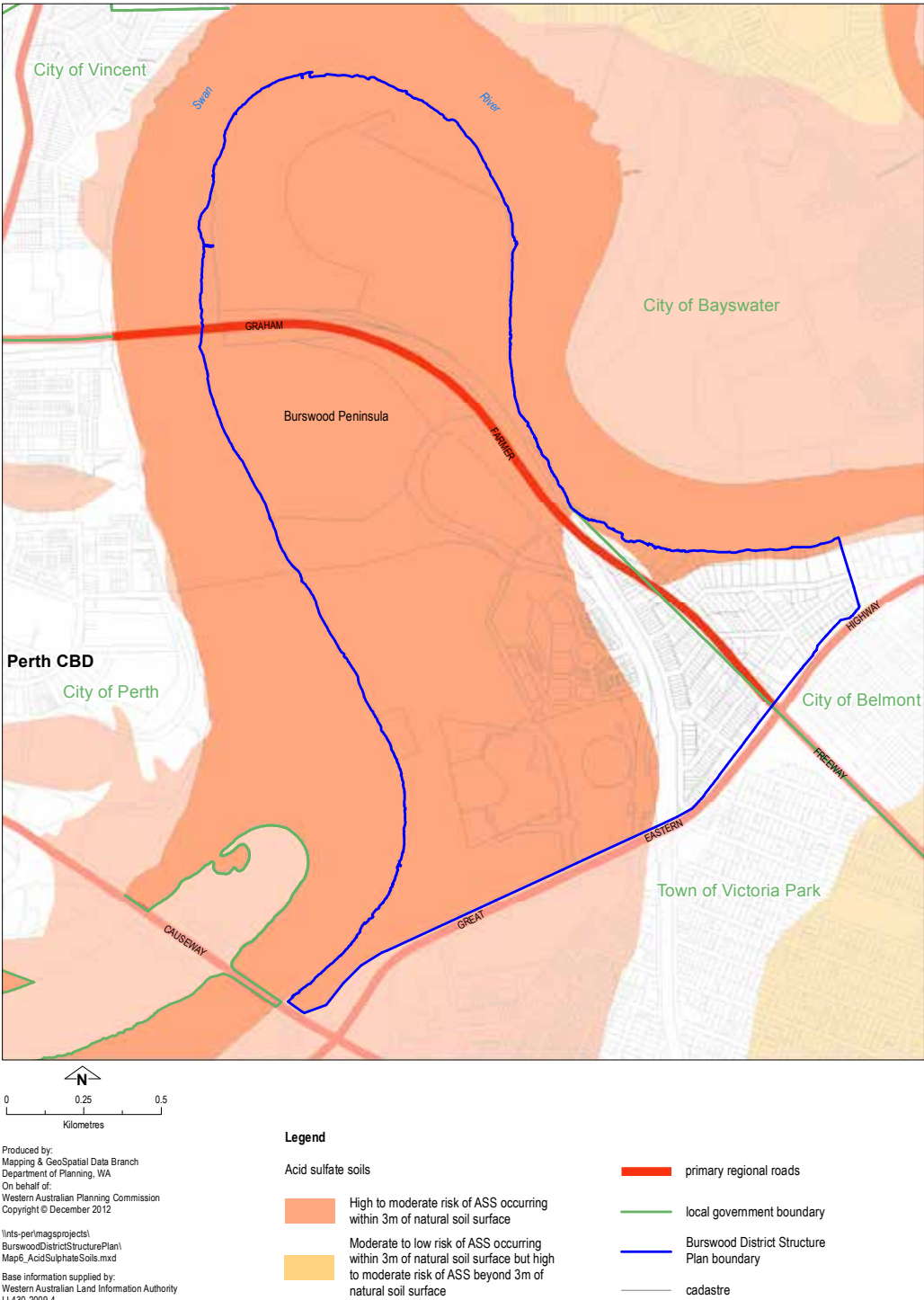
# S2. TECHNICAL

## S2.3 ACID SULPHATE SOILS

Acid sulphate soil is the common name given to a soil or sediment that is low lying or seasonally waterlogged, and contains naturally occurring iron sulphides. When soils are excavated and sulphides are exposed to air, oxidation takes place and sulphuric acid can be produced.

This soil condition is common in Western Australian river floodplain environments, and there are a number of techniques available to manage the acidification process and mitigate any potential impact.

Specific management measures will need to be developed by proponents in consultation with the Department of Environment Regulation.



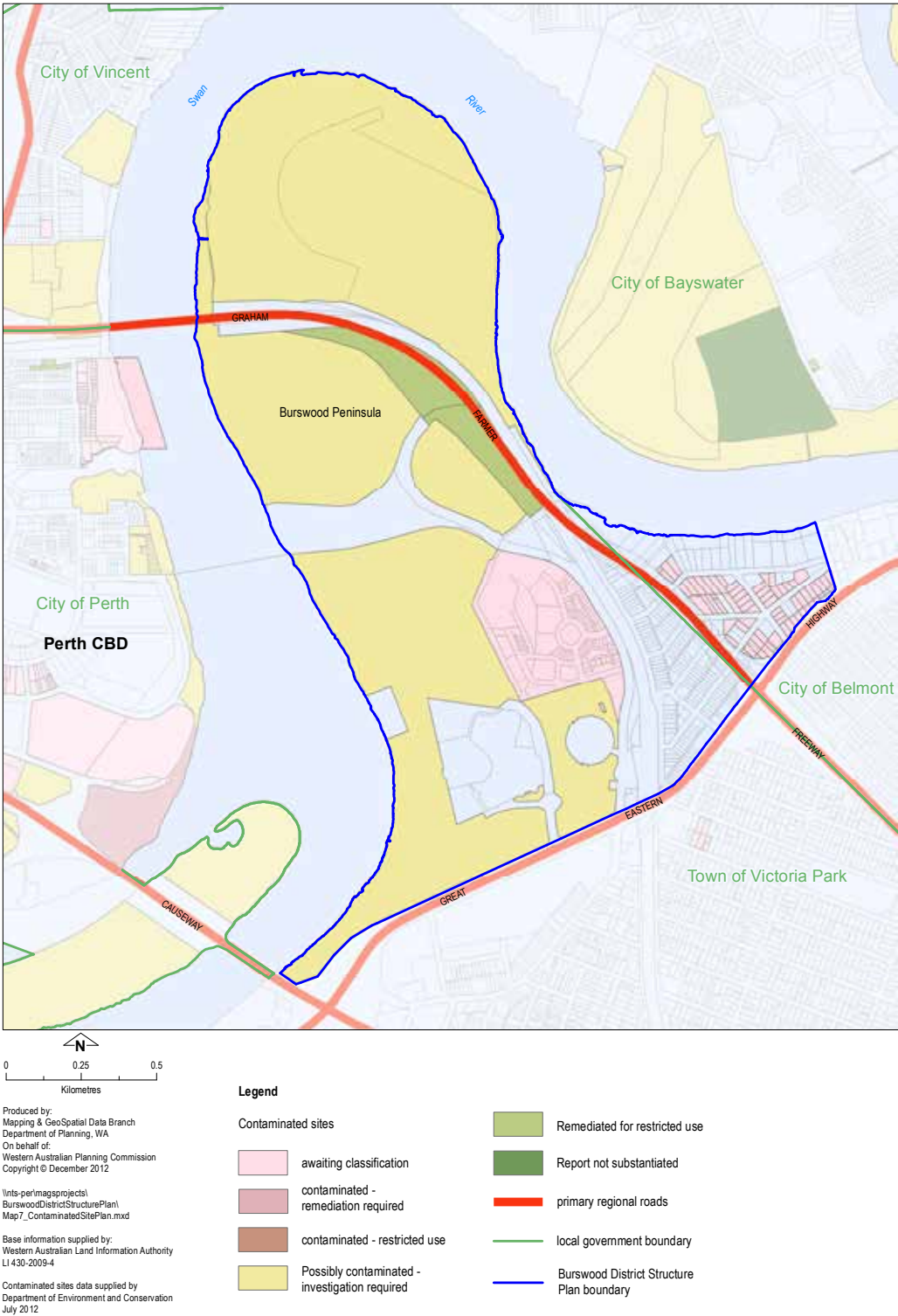
Acid sulfate soils

## S2.4 CONTAMINATED SITES

Based on historic land uses and activities the following types of fill material are likely to be evident in various parts of the Burswood DSP area:

- Cinders - including the ashes and slag from coal burning in steam locomotives.
- Domestic solid waste - includes most household material such as putrescibles, paper, cardboard, rags, plastics (PVC, polythene), rubber and tin cans.
- Industrial solid waste - consists of virtually anything that can be moved by truck including sand, building rubble, bricks, concrete, reinforcing steel, metal, glass, timber, tyres, pipes, etc. Most of the material is considered relatively inert being contained in a sandy matrix.
- General solid wastes - a combination of industrial and domestic solid waste.
- Sand fill - clean granular fill which was used in the building of road embankments.
- Tree burning area - an area of the dumping site used to burn trees, stumps, prunings as well as car tyres
- Nightsoil - effluent and septic tank wastes.

Detailed contaminated sites assessment (under the *Contaminated Sites Act 2003*) and environmental impact assessment (under the *Environmental Protection Act 1986*) will be required as part of the structure planning for proposed development areas, to accurately determine the full extent of environmental issues and appropriate remediation and management measures.



**Contaminated site plan**



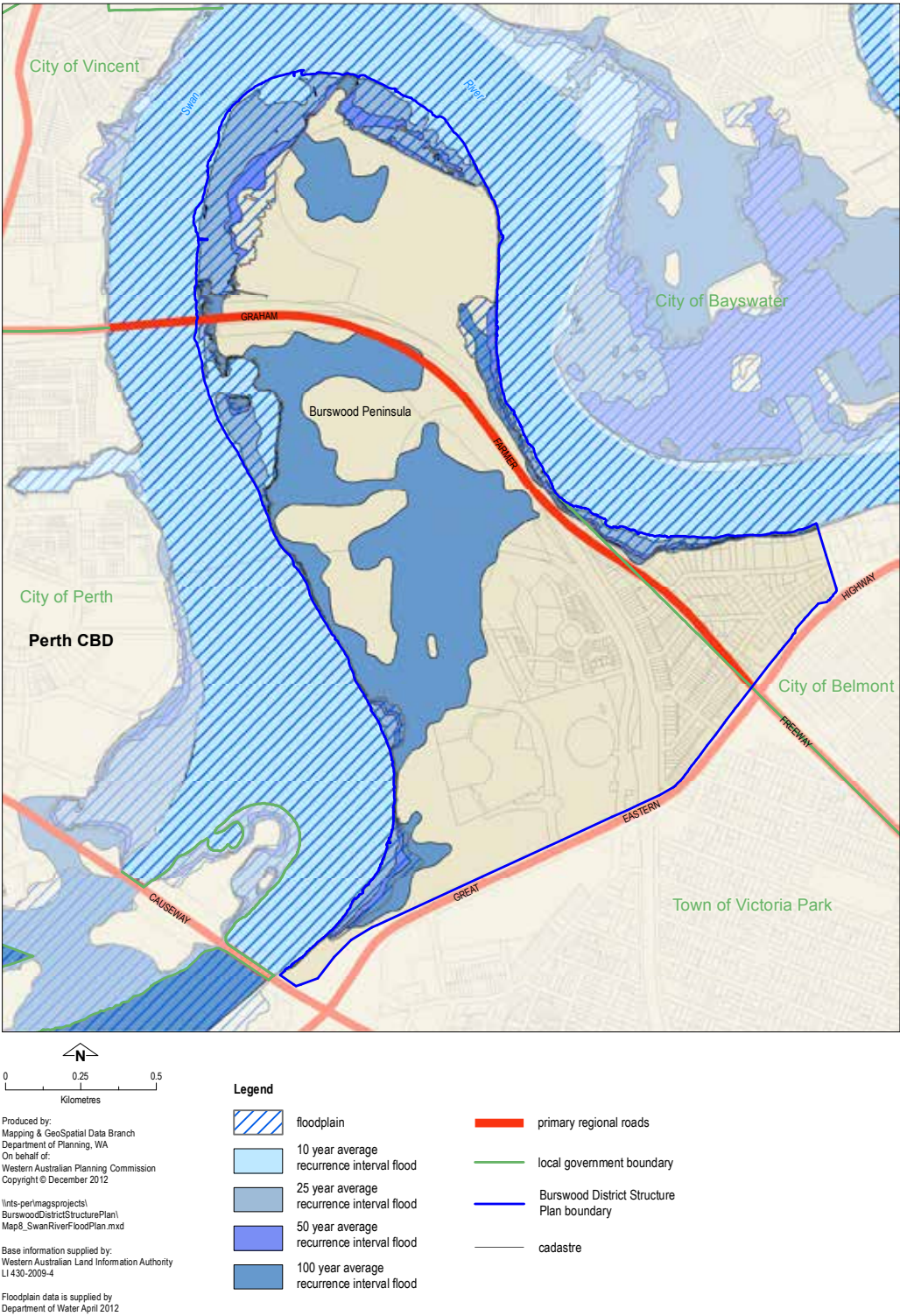
# S2. TECHNICAL

## S2.5 SWAN RIVER FLOODPLAIN

Areas of the Burswood Peninsula are affected by the Swan River Floodplain, in particular the lower-lying areas in the central and northern parts adjacent to the River. During summer, the influence of the Swan River is limited to the river’s fringe, whereas in winter months river levels can rise and extend further into the Peninsula.

As indicated earlier, development in these areas is likely to require filling and recontouring to a level sufficient to mitigate the risk of flooding associated with winter storm events and sea level rise.

Further detailed work will be required at structure planning stage to determine the appropriate finished ground levels for each of the identified development areas.



**Swan River 1:100 year flood plan**



### S2.6 HYDROLOGY

Eleven ‘Multiple Use Wetlands’ are located within the Burswood DSP area, the majority of which have been created as ornamental and drainage lakes associated with the former golf course. The Environmental Protection Authority (EPA) defines Multiple Use Wetlands as having few remaining important attributes and functions, however, it urges that “all reasonable measures are taken to retain the hydrological functions of multiple use wetlands (including on-site water infiltration and flood detention) and, where possible, other wetland functions” (EPA, 1997).

The Swan River borders the Peninsula to the west, north and east. The EPA classifies the Swan River as a Conservation Category Wetland (CCW), which is defined as a wetland that supports a high level of ecological attributes and functions. EPA Draft Guidance Statement No. 33 states that:

*Conservation Category Wetlands are the most valuable of wetlands and any activity that may lead to further loss or degradation is inappropriate*

Seven non-geomorphic wetlands (other wetlands) have also been identified within the Burswood DSP area, including those constructed along the western edge of The Peninsula development, and the western edge of the former golf course.

In the preparation of structure plans for proposed development areas all reasonable measures should be taken to retain the hydrological functions of Multiple Use Wetlands and other wetlands, whereas CCW should be protected from any development or activity that has the potential to result in degradation of the wetland.



**Burswood Peninsula Geomorphic Wetland**

