

2

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

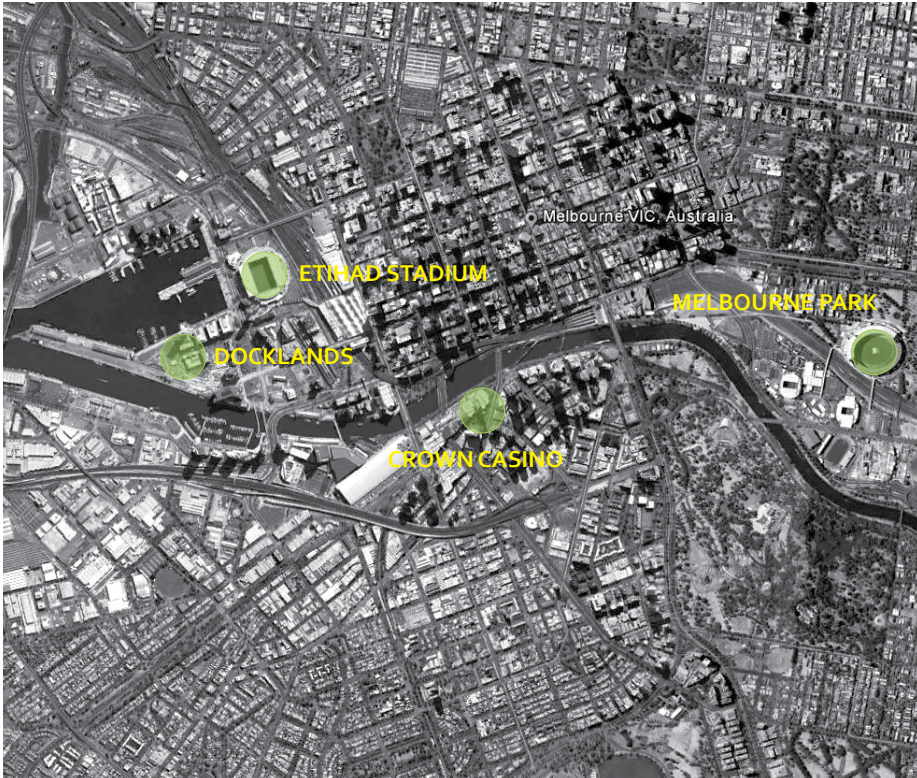
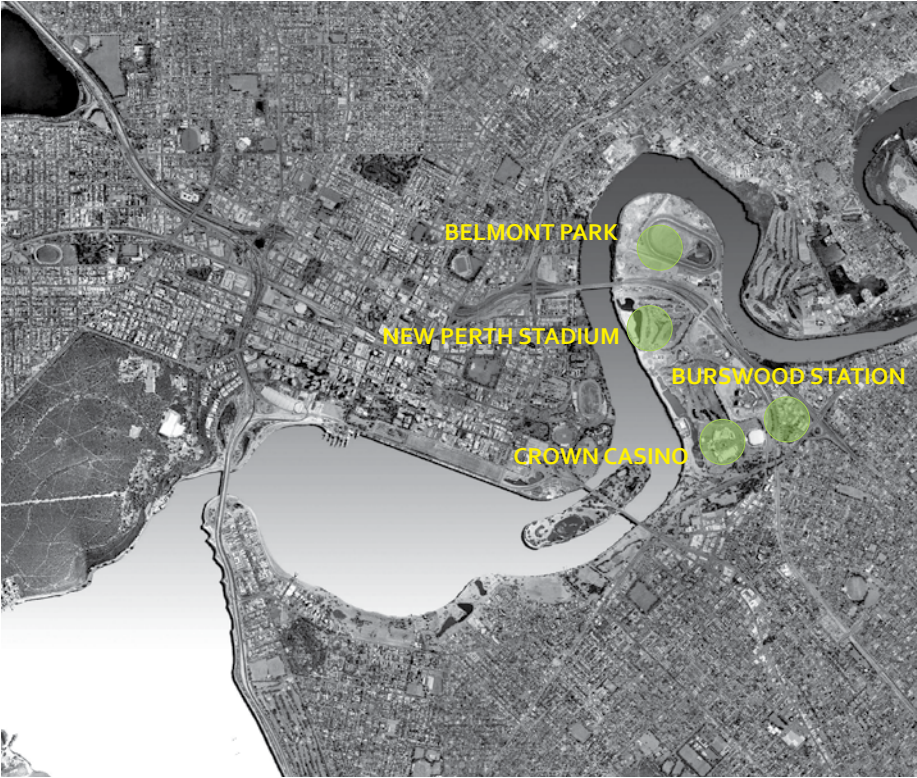
This type of investment is not unique to Perth. Cities across Australia and around the world have invested and are continuing to invest in major sporting infrastructure, entertainment precincts, and urban regeneration initiatives to support the needs of growing populations.

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



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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.



Burswood Peninsula - existing landscape setting >>



KINGS PARK

NARROWS INTERCHANGE

EAST PERTH FORESHORE

PERTH FORESHORE

SOUTH PERTH FORESHORE

BURSWOOD PARKLANDS

PERTH WATER

MELVILLE WATER

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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.

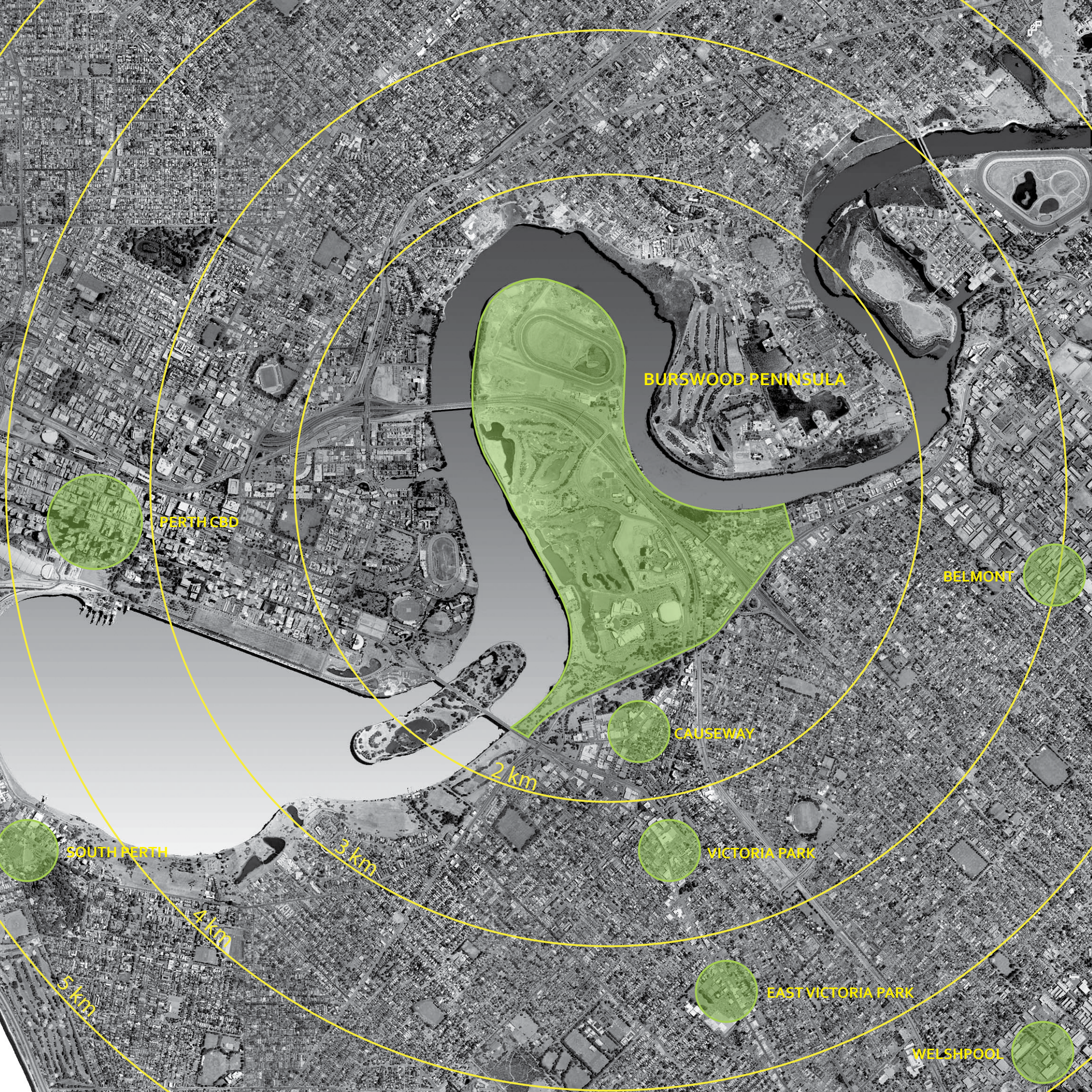
While it is estimated that a significant new population of up to 20,000 residents will ultimately live at Burswood Peninsula, it is proposed that all but the necessary services and amenities for day to day local needs will continue to be provided within existing established centres.

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.





BURSWOOD PENINSULA

PERTH CBD

BELMONT

CAUSEWAY

VICTORIA PARK

EAST VICTORIA PARK

WELSHPOOL

SOUTH PERTH

2 km

3 km

4 km

5 km

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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.





