

LDP APPLICATION FEBRUARY 2022

# Burswood Peninsula - Precinct



Burswood Peninsula  
LDP Package  
February 2022



**DKO IS A MULTIDISCIPLINARY  
TEAM OF MORE THAN 200 DESIGN  
PROFESSIONALS WORKING ACROSS  
SIX OFFICES IN AUSTRALIA, NEW  
ZEALAND AND SOUTHEAST ASIA.**



# INTRODUCTION | *DKO Architecture*

## AMONG AUSTRALASIA'S LEADING DESIGN PRACTICES, DKO IS RESPONSIBLE FOR SOME OF THE REGION'S MOST INNOVATIVE, SUSTAINABLE RESIDENTIAL COMMUNITIES.

From opening our doors in the year 2000, DKO has grown from a small team delivering medium-density residential architecture into a practice of more than 200 design professionals working in offices across Australia, New Zealand and Southeast Asia. While the practice has expanded, so too has the breadth of projects undertaken. From bespoke residences to distinctive residential communities, luxury hotels, unique hospitality and workplace interiors, urban design and large-scale master planning.

What remains consistent however, is the pursuit of high quality architecture driven by the needs of the client, site opportunities and the dynamic process of translating design intent into built outcome.

At the core of DKO's design philosophy lies a commitment to an urban architecture that serves people, respects place and stands the test of time.

Our passionate and accomplished design team focus on sharp, intelligent and articulated design. With an understanding of how a space works, moves and moulds with the user, DKO's intuitive approach encourages collaboration on each project, bringing individual strengths and experiences to maintain a crisp, lively and reflective angle on our designs.

Having six studios ensures DKO has the ability and flexibility to assign the appropriate resourcing as demand requires.





INTRODUCTION | *DKO Projects*

MARINA TOWERS



AC HOTEL



QUEENS ROAD





INTRODUCTION | *DKO Projects*

EVE



ARKADIA



PEEL STREET





# Executive Summary

DKO have formed an expert Masterplanning and Architectural team to support Golden Group’s vision at Burswood Peninsula.

Our team is ambitious and motivated to achieve a global exemplar ‘Community-Centric’ sustainable neighborhood on the foreshore of the Swan River at Burswood.

This report outlines DKO’s goals and strategic objectives In support of Golden Group’s statutory application for a Local Development Plan.

The LDP is the over arching masterplan vision for the site. The report covers the analysis that has been drawn upon to make design proposals that achieve the vision.

The LDP process has included significant consultation with project stakeholders. These have included engagements with the Town of Vic Park, statutory bodies, neighbouring land owners and others as referenced.

The document is to be read as part of the suite of documents to support this application.

*“Community is much more than belonging to something; it’s about doing something together that makes belonging matter”[ Brian Solis ]*





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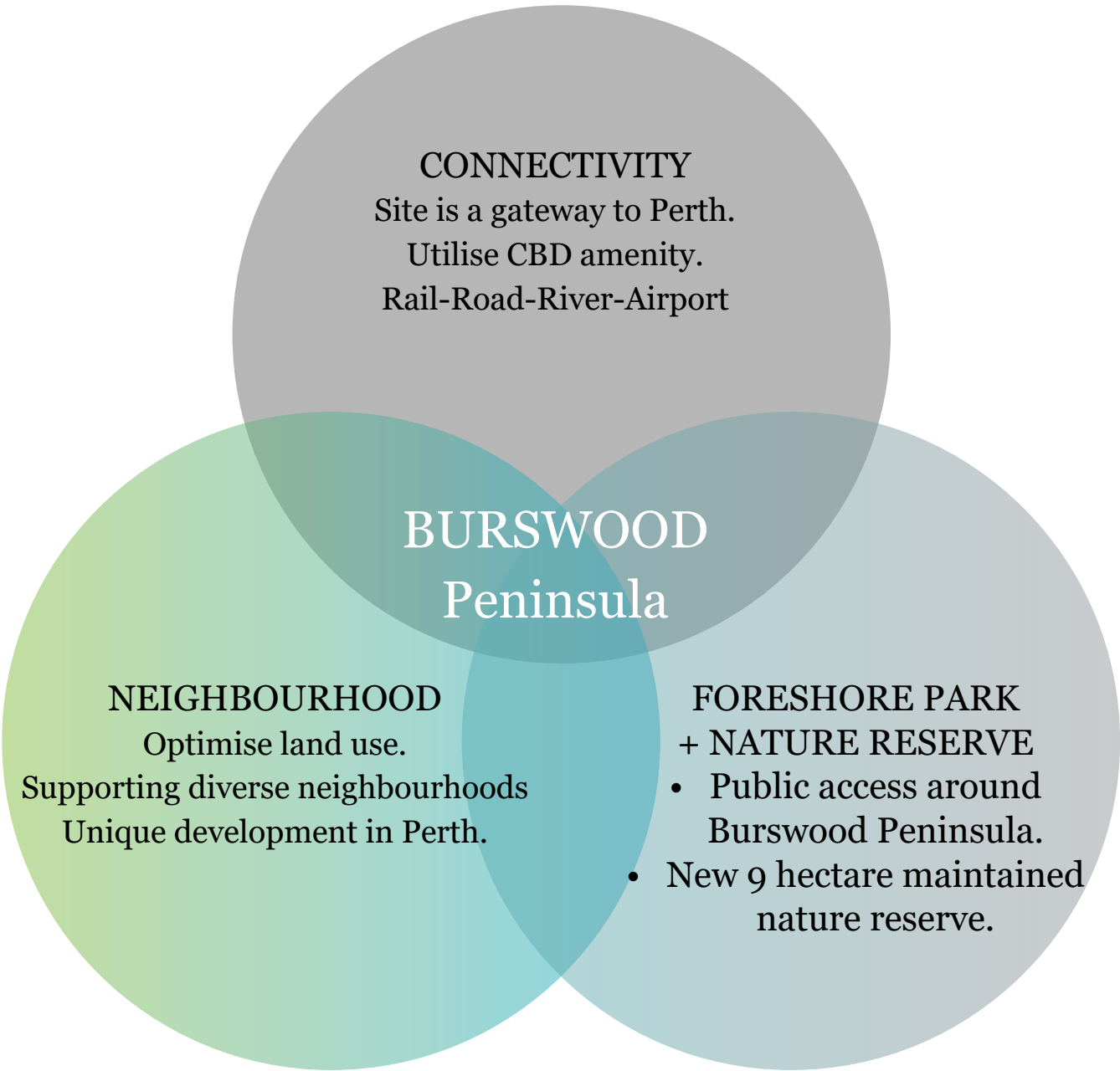




In defining a clear strategic vision at the start of each project, we assess and identify 3 key focus points; Project Goal, Objectives and Strategies. The purpose of these is to integrate the Town of Victoria Park goals with the development teams aspirations.



01. GOAL  
The project presents the opportunity to create a truly unique and desirable destination within the heart of Perth Metro area. The site will act as the catalyst for future redevelopment to the east of the CBD.
02. OBJECTIVES  
Create a long term sustainable asset to the Perth metro area.
03. STRATEGIES  
The project strategies connect the surrounding precincts as well as the CBD to the site. Optimising landuse to support diverse neighbourhoods. Connecting the neighbourhood to the foreshore park and nature reserve.





ANALYSIS | *Surrounding Amenities*



Burswood Peninsula is located at the pinnacle of Burswood Peninsula in the Town of Victoria Park. Burswood is an iconic destination in the Perth metro area. It is home to major city attractions such as Belmont Race track, Optus Stadium and Crown Casino.

Burswood is a neighbour to ‘East Perth’ which has an equal amount of major recreation infrastructure. The WACA cricket stadium, Gloucester park racetrack.

Burswood Peninsula will be Perth’s Premium residential neighbourhood with a ‘Community centric’ design philosophy.







- ✓ **Continuous pedestrian** route through entire precinct
- ✓ Pedestrian path **linking** to the **city** and **Swan river**
- ✓ 15 min. walk to **Perth Stadium Train Station.**
- ✓ 10 min. drive to **Perth CBD.**


Burswood Peninsula is served by major public transport and road infrastructure and is less than 5 minutes drive to the centre of the CBD.

The site has clearly defined new road layouts that will support the multi-stage development time frames.

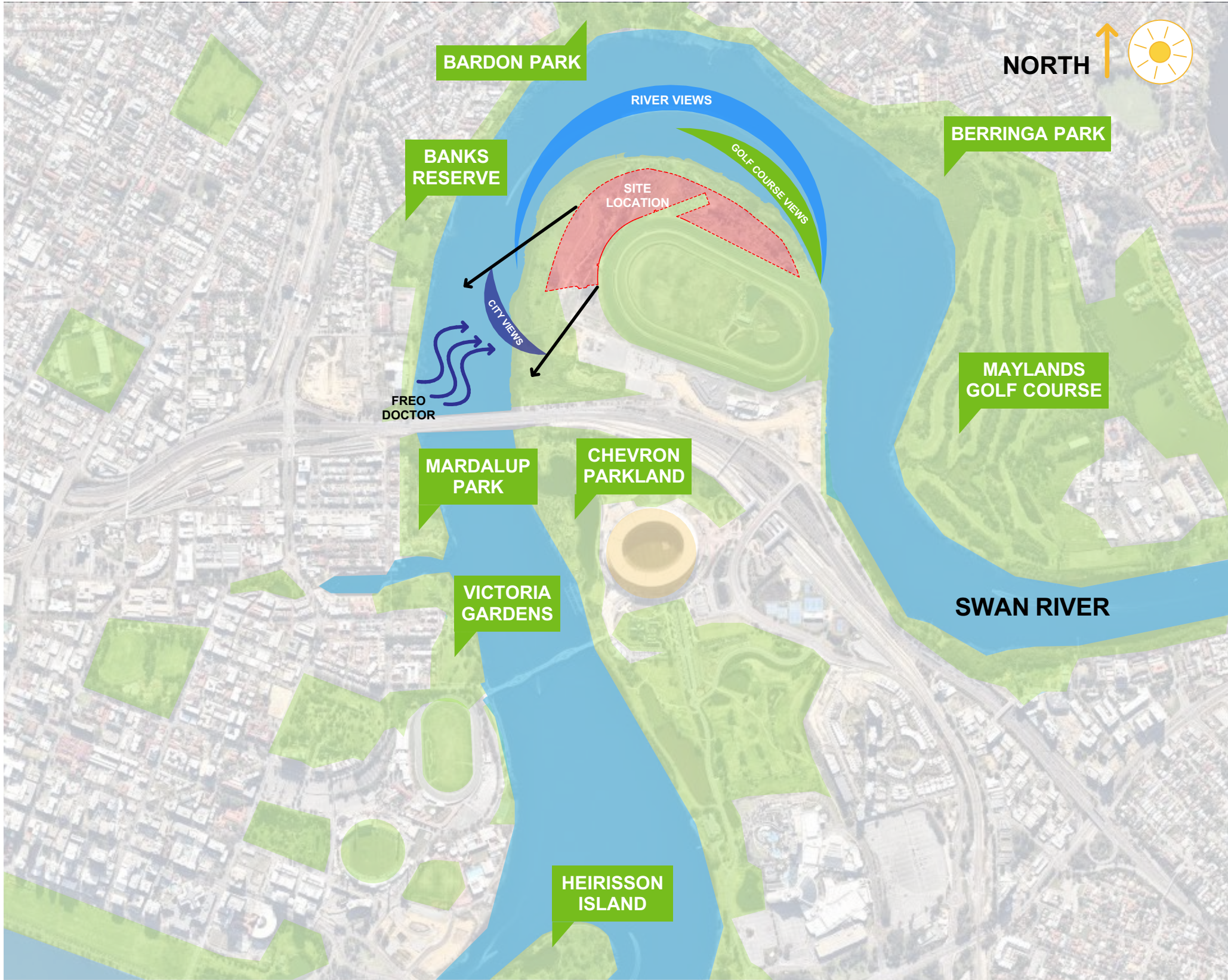
The site is a gateway into and out of the city to Perth Airport further to the East.


PEDESTRIAN MOVEMENT


VEHICULAR MOVEMENT


TRAIN STATION





- ✓ **View** of the Swan River & the foreshore
- ✓ **View** back towards the Perth CBD & Optus Stadium
- ✓ **Major North Facing** boundaries and views to the North.
- ✓ **Major Public Open Space** along foreshore

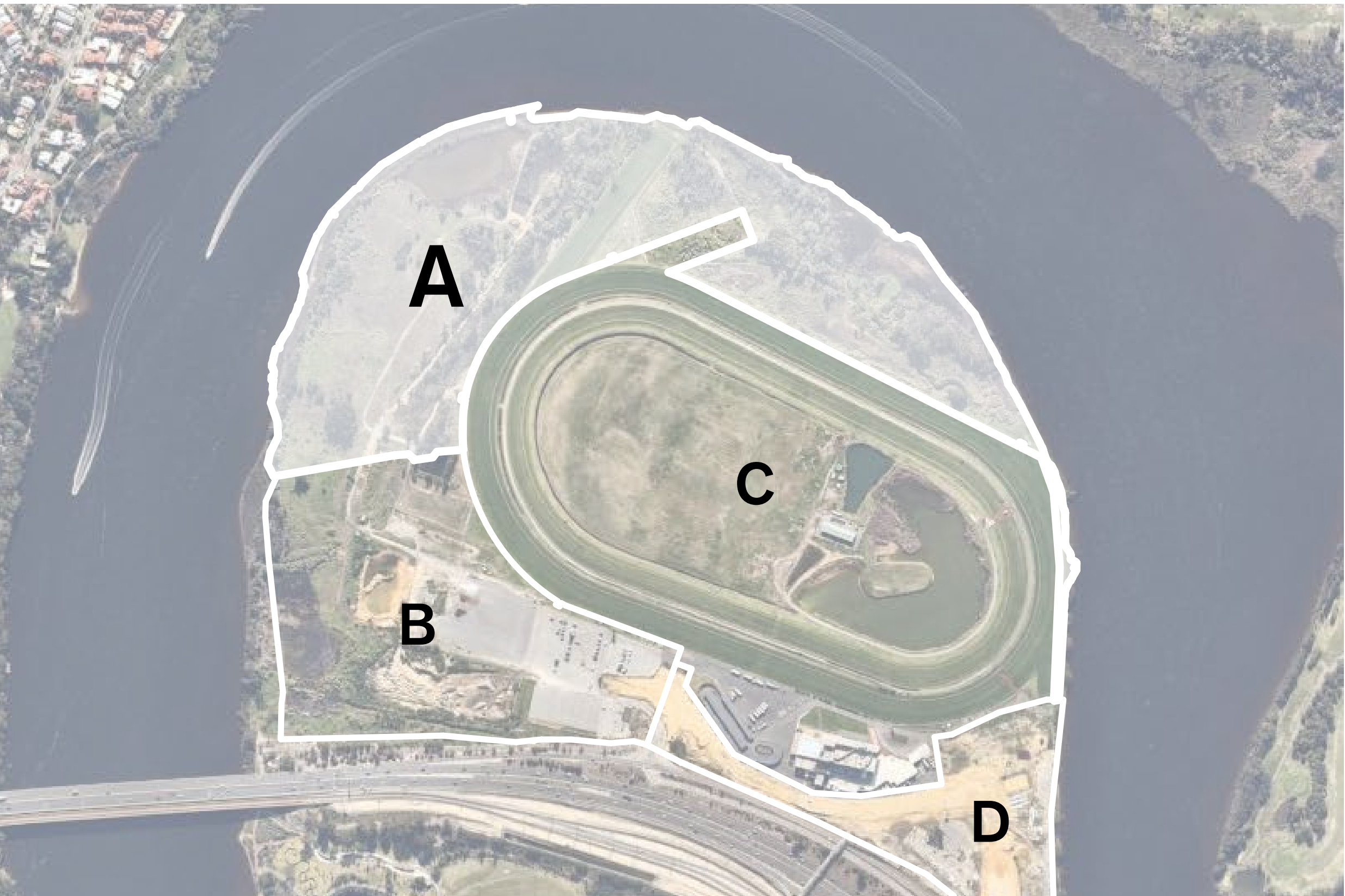
Burswood Peninsula has a unique geography in the Perth metro area. The Swan River wraps around the entire Peninsula and results in an extensive foreshore that will remain public access.

The adjacent Belmont Race track forms a barrier to the development in the South.

The site is adjacent new open space developments of Chevron Gardens and is in 10 walking distance of the new Matagarup Footbridge.

Proposals at Burswood Peninsula are designed to augment the unique site geography of the locality.





Golden Group own a number of adjoining sites around Burswood Peninsula.

This application is for Precinct A, the site to the furthest North of Burswood Peninsula.

Precinct A will require new road and service Infrastructure across Precinct B to enable development. Precinct A does not connect to Precinct C or D by Road.

A primary function of the masterplan is to enable public pedestrian connectivity around the entire length of Burswood Peninsula.



# ANALYSIS | *Site Photographs*

THE FORESHORE



OPTUS STADIUM



MAYLANDS



CBD



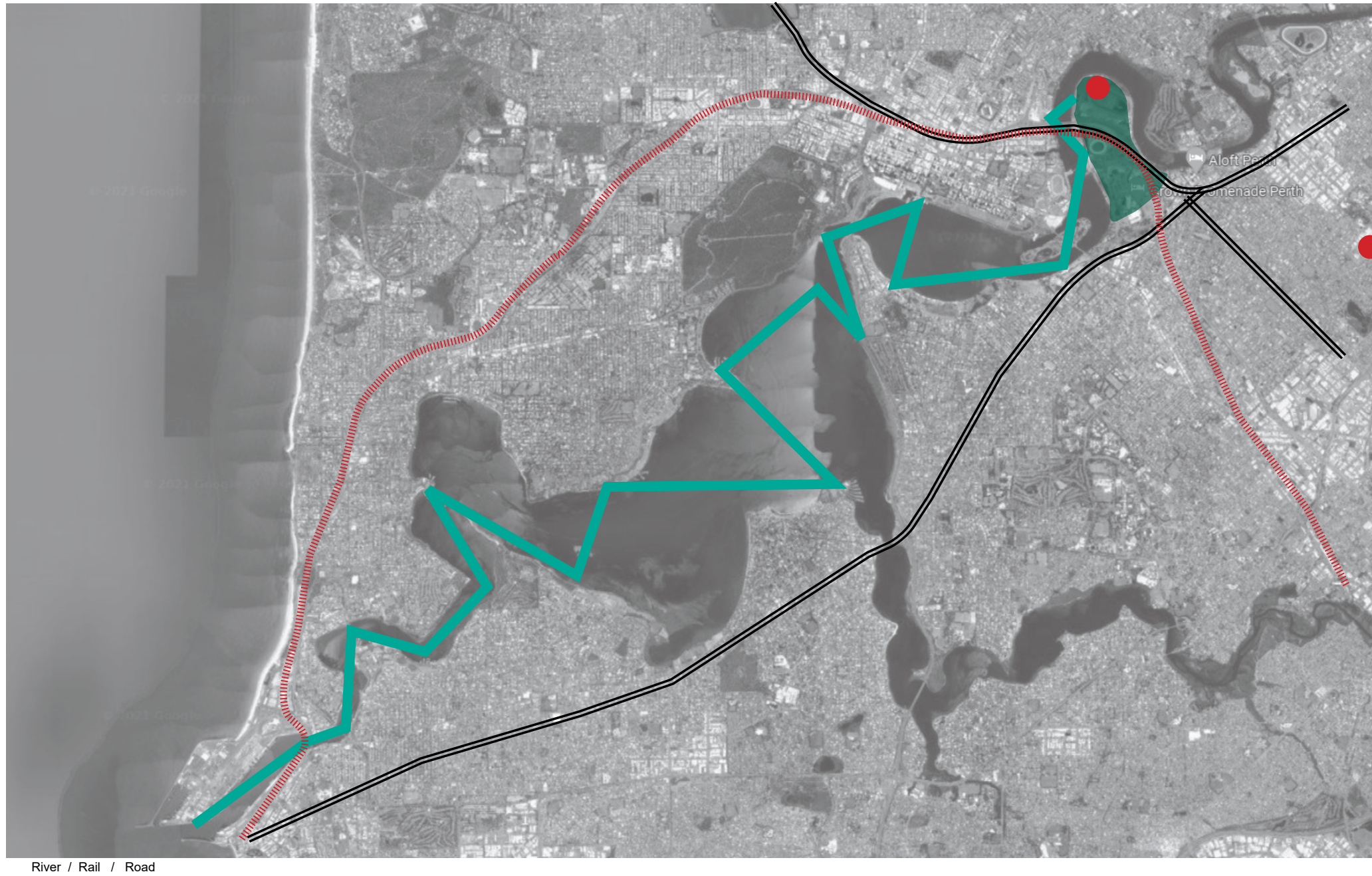
Burswood Peninsula has a unique geography in the Perth Metro area.

There is an extensive foreshore with areas of botanical scientific interest along the river and a race course to the South forming a rear boundary of the site. The site is designated for high density high rise development and will benefit from expansive 360 views. The site has clear views of adjacent tourism zones, such as Optus Stadium and the Matagarrip footbridge.

Conversely the site will be highly visible within the Perth horizon and the metropolitan skyline eastwards.

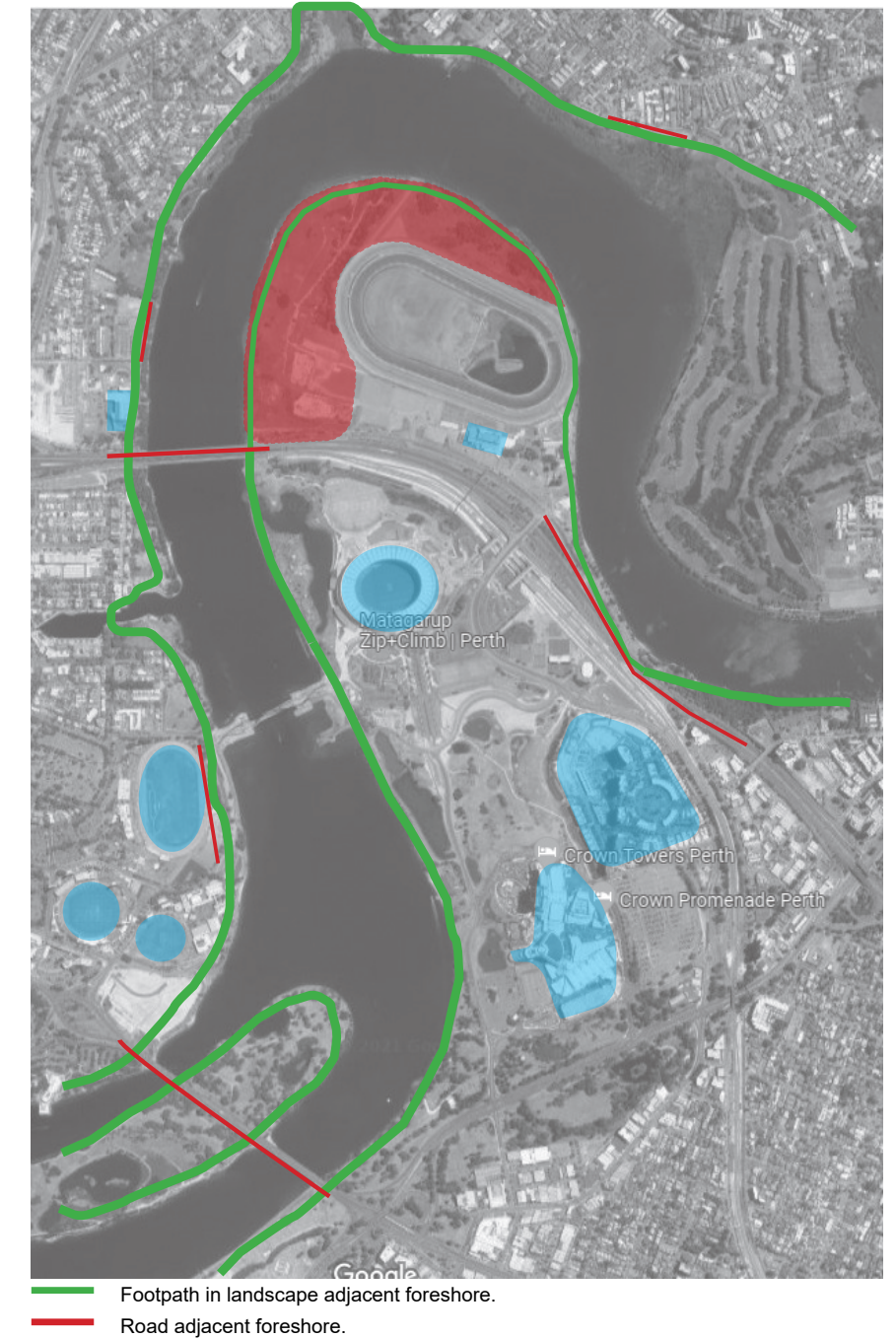


## EVALUATION | *Swan river + Foreshore Development Culture*



## TRANSPORT INFRASTRUCTURE

- The site is a gateway to the city from Perth Airport and the East.
- The site is a convergence of rail, road and River transport Infrastructure.
- Perth is built on the Swan River. All recent developments have provided the opportunity for river connections.
- These include Optus Stadium and proposals for East Perth Power Station.
- Development along the rivers edge are to respect the unique and significant development patterns along the Swan River.

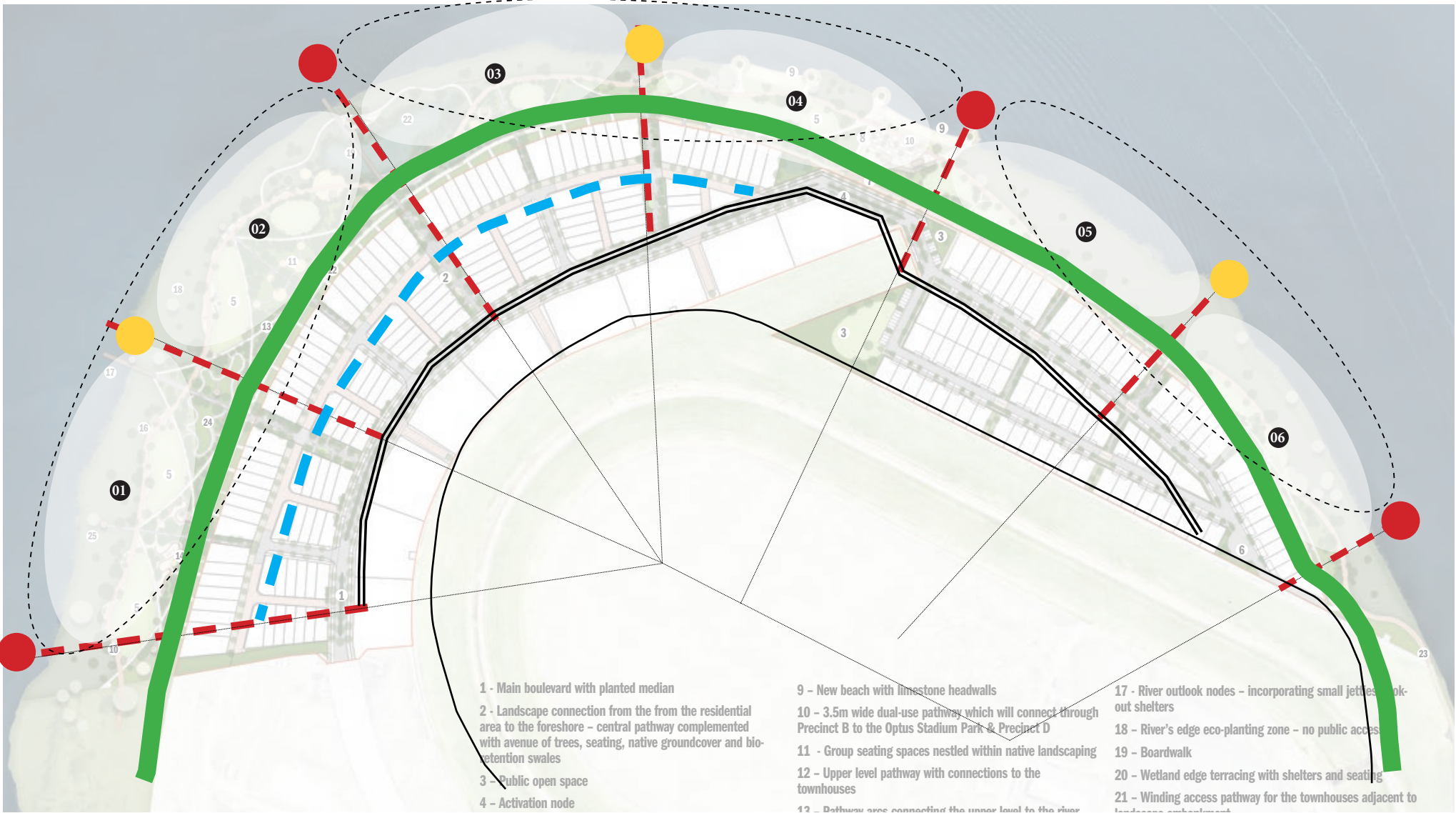
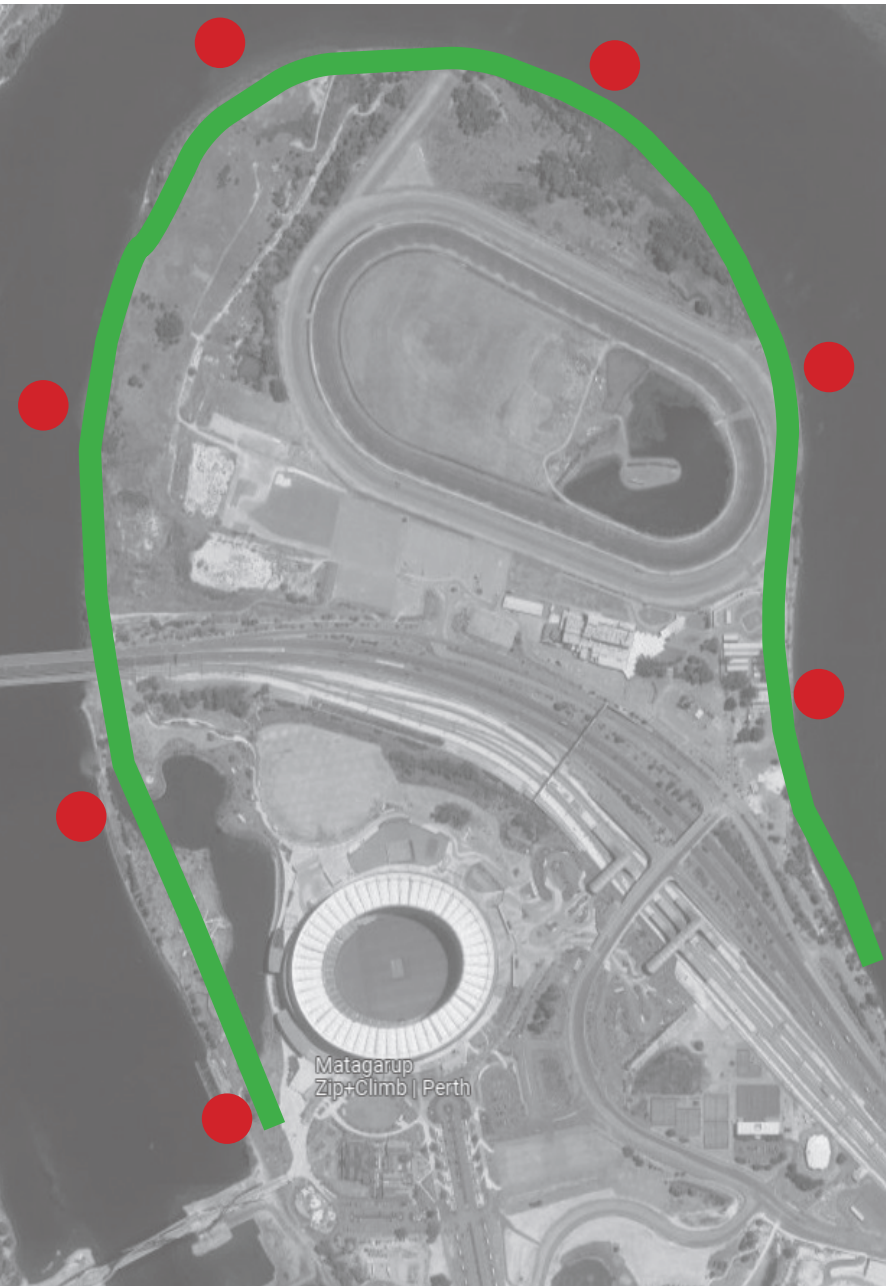


## EAST PERTH FORESHORE DEVELOPMENT CULTURE

- Predominantly the foreshore around Burswood Peninsula does not have streets or car parking adjacent the foreshore.
- Proposals at Burswood Peninsula proposals will follow this evidence based relationship of foreshore development.
- Burswood Peninsula will complete the foreshore path with a bio diverse parkland and nature reserve and is founded on the principle of full public access.



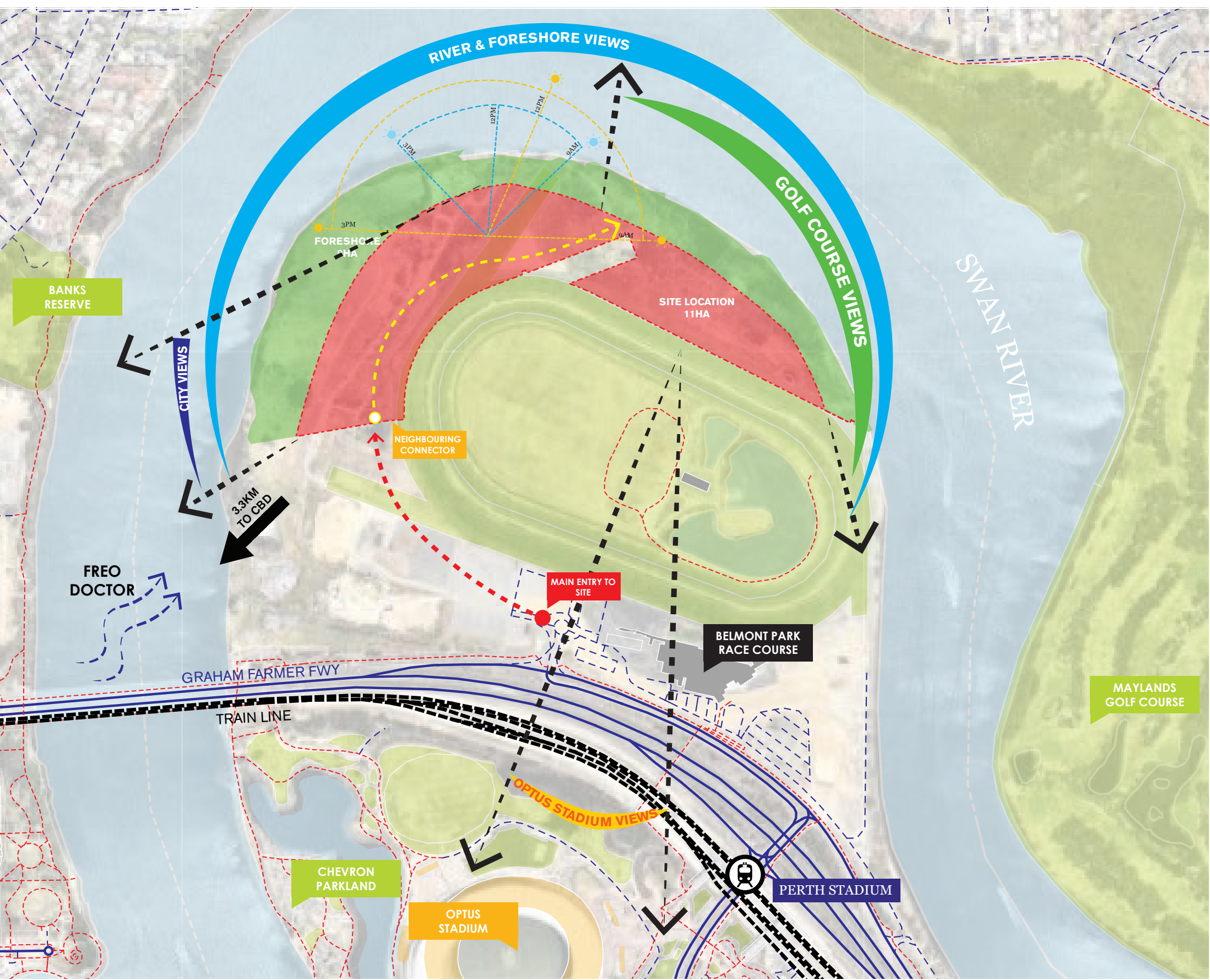
# EVALUATION | Foreshore *Development Pattern*



## FOLLOW PATTERN OF ESTABLISHED FORESHORE NODES

- Proposals at Burswood Peninsula will follow the occurrence of foreshore activity nodes as set in recent foreshore developments to the south West.
- Continue and extend regular frequency (major/minor) of foreshore nodes on Burswood Peninsula as established at Optus Stadium and Crown.
- Landscape markers along the foreshore of Burswood Peninsula will mark the start and end of this new community centric neighbourhood.





## OPPORTUNITIES

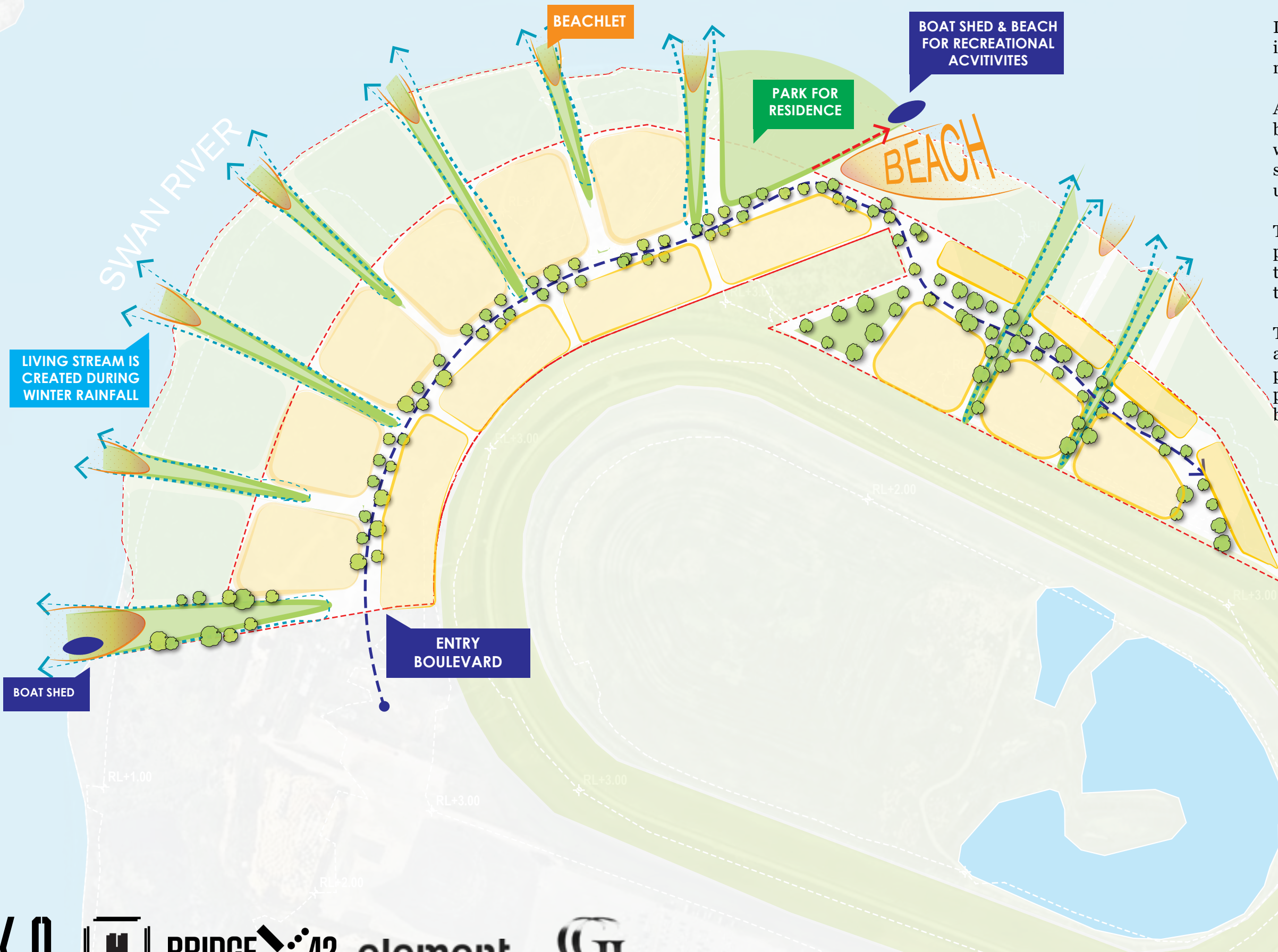
- **The view** of the Swan River & the foreshore
- **Major North Facing** boundaries and views to the North.
- **Proximity** to CBD, Crown entertainment and Optus Stadium

## CONSTRAINTS

- **The journey driving** through undeveloped precinct and creating sufficient local amenities for the residence and its travel experience through the precincts.
- **Existing soil conditions** to be considered.
- **Sensitivity towards the Foreshore & Swan River**



**PEDESTRIAN FRIENDLY** green links providing a **CONNECTION** from the activated road network and the foreshore **ACTIVITY NODES**.



It is proposed that the foreshore is connected back through the masterplan with landscaped lanes.

At the foreshore these alternate between major and minor nodes that will include a beach, pontoons, shade structures, water inlets and other uses.

The foreshore is connected with pedestrian paths that weave through the landscape and connect the terrain.


The foreshore path connects to adjacent footpaths and enables pedestrian connectivity to the entire perimeter of Burswood Peninsula and beyond.




# EVALUATION | Vegetation

Burswood Peninsula has a broad array of established vegetation along the foreshore. The landscape design will be based on providing a natural and authentic West Australian parkland and an area of nature reserve that are built on the foundation of the pre-existing natural plant species.


FrJk - Fringing sedgelands vegetations




Juncus kraussii



Sarcocornia quinqueflora




Tecticornia indica




Casuarina obesa

Co - Patch of Casuarina obesa over introduced species




Casuarina obesa

Er - Woodland and introduced species




Eucalyptus rudis




Casuarina obesa

Jp - Patch of Juncus pallidus




Juncus pallidus

Vj - Patch of Viminaria juncea over introduced species




Viminaria juncea


SqTJk - Herbland vegetations




Juncus kraussii



Suaeda australis




Tecticornia indica




Casuarina obesa

Td - Patch of Typha domingensis




Typha domingensis


CoMcJk - Emergent Vegetations



Juncus kraussii




Melaleuca cuticularis




Melaleuca raphiophylla



Casuarina obesa



Suaeda australis



Tecticornia indica

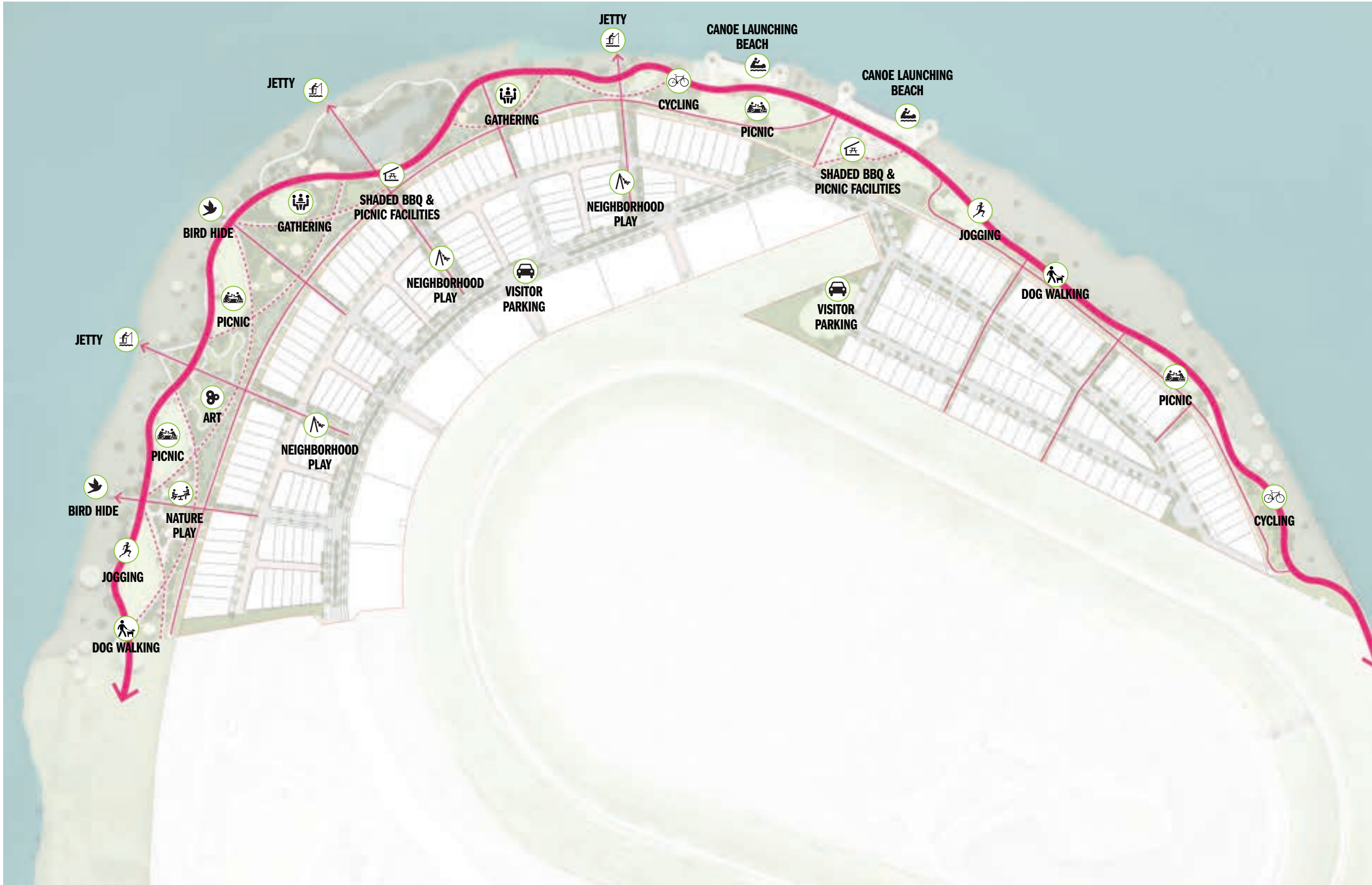




# EVALUATION | *Concept Zones*

This diagram illustrates the activation strategy for the open spaces. These range from the passive to the active providing a wide range of experiences, within the development area and natural foreshore landscape.

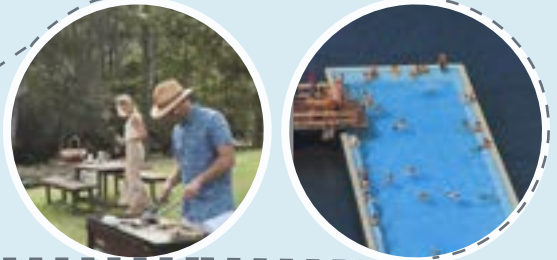
- ART
- SHADED BBQ FACILITIES
- GATHERING
- JETTY
- PICNIC
- BIRD HIDE
- JOGGING
- DOG WALKING
- NATURE PLAY
- NEIGHBOURHOOD PLAY
- CANOE LAUNCHING BEACH
- CYCLING
- VISITOR PARKING





FORESHORE ACTIVITIES HUB

Connecting the main activity nodes through an **INTEGRATED GREEN TRACK** through the boulevard and the precinct.



PARK FOR RESIDENCE

BEACH

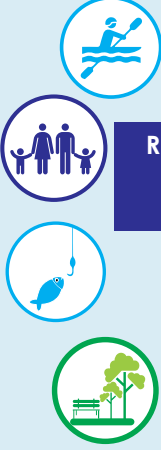
The masterplan enables circular routes through Precinct A and connecting through adjacent areas of Burswood Peninsula.

The broad array of activities around the site will encourage residents and visitors to explore the site, making the site a vibrant and enjoyable place to live and recreate.

SWAN RIVER



BEACH ACTIVITIES



RECREATIONAL ACTIVITY NODES

WELLNESS TRACK CONNECTING TO THE ACTIVITY NODES

POTENTIAL CAFE/RETAIL SPACE



WELLNESS RUNNING TRACK



RL+1.00

RL+3.00

RL+2.00

RL+3.00

RL+2.00

RL+3.00



**PEDESTRIAN FRIENDLY** green links providing a **CONNECTION** from the activated road network and the foreshore **ACTIVITY NODES**.



Proposals at Burswood Peninsula follow the geometry that have been observed on and around the site.

There is a natural arrangement of destinations and routes across and through the site.

The masterplan encourages exploration by the public and daily enjoyment by residents.

The site benefits form a 9 Ha Parkland and nature reserve.



EVALUATION | *Visual Appraisal - West*

The western portion of Precinct A is dominated by the extensive couch grassland. There is well established Juncus and Samphire vegetation with pockets of Casuarina and Melaleuca trees. The area enjoys great view of the river.

The northern portion has an interesting water inlet with established vegetation and some degraded soils. This area creates a place of interest with open views across the river and to the CBD towers.

1



Extensive grassland with native vegetation colonising the flood plain

2



Good quality river edge vegetation supports the integrity of the bank

3



Wetland zone edge by a riverside bund and native Samphire, Juncus and Casuarinas

4



Impressive view back to the CBD from the north-east edge of the wetland





EVALUATION | *Visual Appraisal - East*

Around the northern tip of the peninsula there is a quiet feel with narrow beaches and characterful trails through stands of trees. The eastern most portion has extensive areas of woodland and river's edge Juncus and Samphire. This area requires retaining as much vegetation as possible and limiting public access.

5



Trail edges the river at the northern tip of the peninsula

6



Small beaches combine with Juncus and Casuarinas forming a stable river edge

7



Good quality vegetation structure exists north of the racecourse

8



Existing groups of Eucalyptus Rudis trees create interesting landscape experience north of the racecourse.





# EVALUATION | *Benchmarks - Riverside Parks*

Riverside parks should accommodate a range of expeiriences balancing natural systems, community access, activities and consideration for the neighbourhood.



Strong axis pathways to the river



Lawns for gathering and play



Moments to sit by the water



Cyclists and pedestrians



Shelters



Tree canopy



Access for all



Kids play, learning and discovery



Experiential walks



Engaging with the water



# EVALUATION | *Benchmarks - Residential*

**Residential landscapes balance open spaces, pockets parks, streetscape, gardens, play spaces and access to the natural environment.**



**Moments of respite**



**Integrated landscape and housing**



**Community gardens**



**Connecting with the earth**



**Pocket parks**



**Access to nature play**



**Opportunities for bushland to play**



**Integrated streetscape**



**Formal play**



**Courtyards**



# PLACE

- Create a beautiful and enticing landscape experience for residents and the broader community.
- Balance landscape character and community activation to ensure the environment is peaceful and in keeping with its locale.
- Provide opportunities for river engagement for fishing, bird watching and small boat mooring.
- Ensure the landscape experience is comfortable for people.
- Create places to sit, contemplate and view the environment.
- Tell stories of place – natural, aboriginal and post-settlement.
- Create a safe and inviting environment for all.
- Explore opportunities for river’s edge interventions (beaches, jetties, boardwalks).

# ENVIRONMENT

- Re-establish a landscape rich in native flora and fauna.
- Where possible retain native plant communities.
- Regenerate degraded native plant communities.
- Light touch approach to the river’s edge, balancing nature, access and stability.
- Minimising amount of fill required.
- Rational solution to geotechnical/contamination issues.
- Natural systems approach to storm water management.
- Minimise amount of irrigation and fertiliser.

# CONNECTION

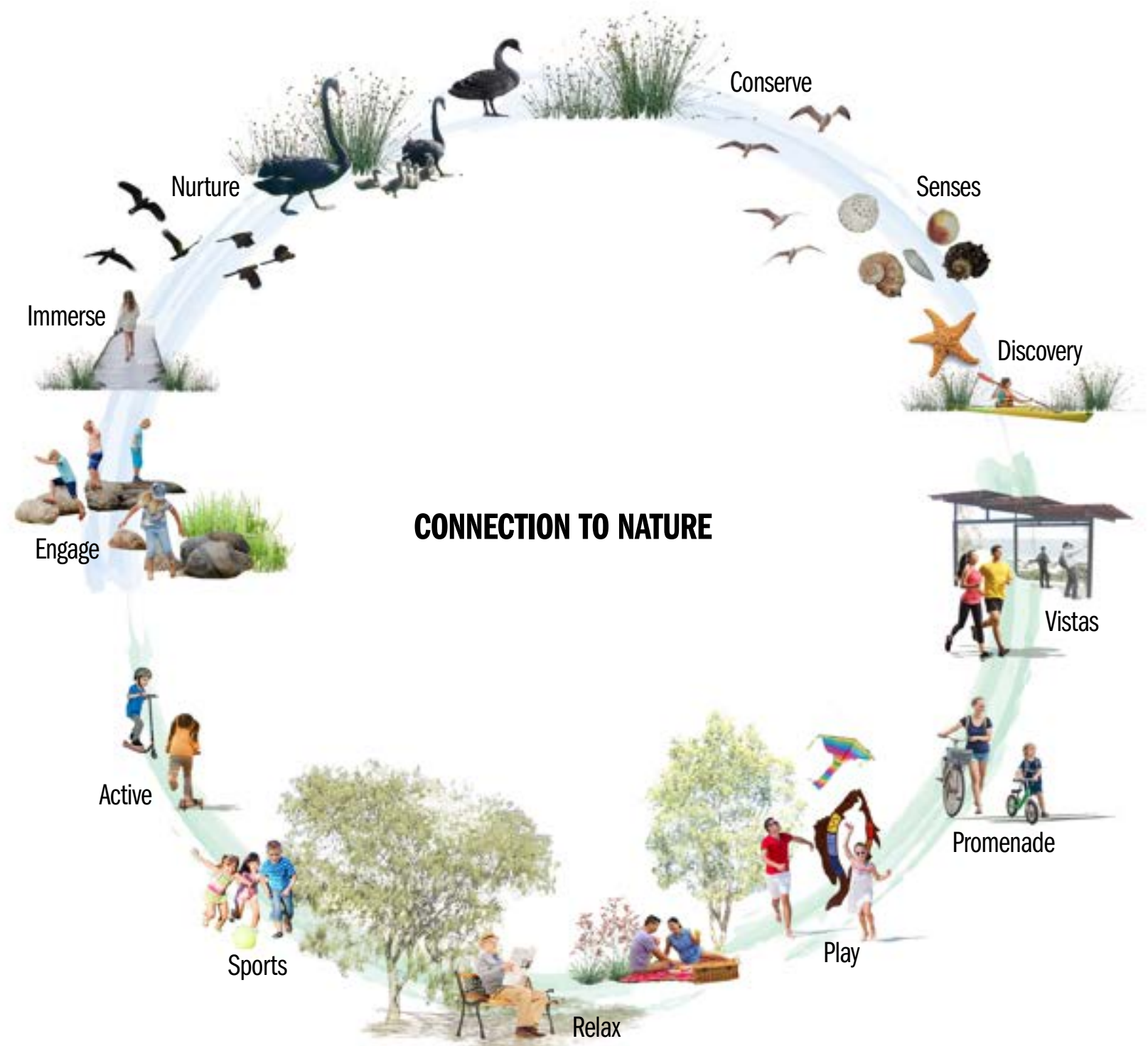
- Create a legible and easy to navigate landscape experience for the residents and wider community.
- Integrate a continuous shared pathway around the peninsula connecting to Precincts B and D as part of the DBCA River Park Trail.
- Ensure the landscape is easily accessible by all promoting activity based movement (walking, running, cycling).
- Integrate vehicles sensibly within the streetscape ensuring pedestrian pathways are well designed.
- Ensure service and maintenance access is accommodated.



# EVALUATION | *Connection to Nature*

The concept driving the landscape design focusses around enabling a sense of 'Connection to Nature'. The urban and landscape design have been developed in tandem to promote these connections via the following:

- Physical** - urban form, pathways, jetties, beaches and shelters.
- Visual** - views to and from the foreshore with strong visual connection from the streetscape.
- Systems** - storm water bio-filtration, retention and rehabilitation of native flora and fauna.
- Sensory** - touch, smell, sound, sight, taste.
- Cultural** - connection through storytelling and sense of place interpretive design.
- Discovery** - through play and public art.
- Peaceful** - connection to landscape with moments to reflect and relax.





EVALUATION | *Benchmarks - Swan River Edge*

The Swan River offers the opportunity to create a range of edge conditions and experiences.



Natural condition retained



Bird hides



Boardwalks



Look-outs



Steps and terracing



Bio-engineering



Beaches



Riverside lounge decks



Access for boats



Bio-swales



EVALUATION | *Benchmarks - Landscape Attractions*

The landscape offers the opportunity to integrate a range of ‘discovery’ attractions - inspired by nature - play, art, light, structure.



Flora inspired artwork



Light and structure



Water and play



Climber play



Art within the water



Serene lighting installation



Landmark art piece



Surprise features to explore and find



Oversized play feature





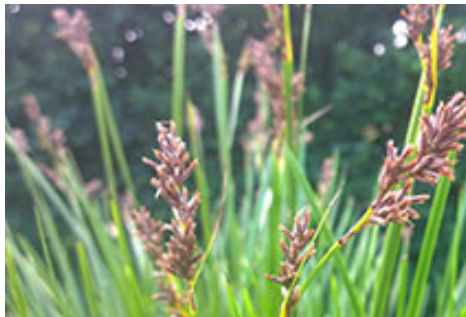



Mist and smoke



# PROPOSAL | Protected Nature Reserve



## RETAINED AND REHABILITATED FORESHORE VEGETATION

					
<i>Melaleuca raphiophylla</i> Swamp Paperbark Height: 5m	<i>Allocasuarina fraseriana</i> Sheoak Height: 5 - 10m	<i>Lepidosperma squamatum</i> Sword Sedge Height: 50cm	<i>Juncus kraussii</i> Sea rush Height: 1m	<i>Sarcocornia</i> spp. Samphire Height: 50cm	<i>Tecticornia</i> spp. Samphire Height: 50cm



# PROPOSAL | Landscape Concept



The Landscape Concept Plan illustrates the composition of the open spaces both within the Swan River foreshore as well as within the development area.



# PROPOSAL | Landscape Concept

Section 1



Section 2



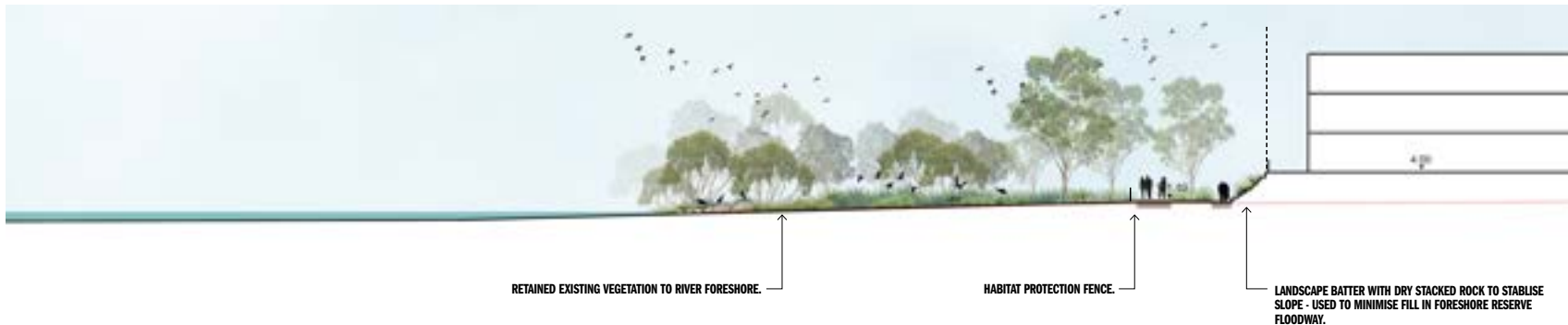
Section 3



Section 4



Section 5



The foreshore park and nature reserve have a relatively shallow topography that with careful planning result in a pedestrians accessible paths.

Paths and thresholds to other parts of the site that sit at a higher level are all designed to be accessible to ambulant disabled and wheelchair users with compliant ramps and stairs.

The rivers edge is activated with a range of edge conditions.

Buildings sit behind the natural line of foreshore trees.



PROPOSAL | Masterplan

