

Our Ref: 21-055

21 October 2022

Chief Executive Officer
Town of Victoria Park
99 Shepperton Road
VICTORIA PARK WA 6100

Attention: Robert Cruickshank – Manager Development Services

Dear Robert,

DEVELOPMENT APPLICATION FOR TEMPORARY SALES AND DISPLAY SUITE AT LOT 3002 BURSWOOD PENINSULA, BURSWOOD 6100

element, on behalf of Golden River Developments (WA) Pty Ltd, has prepared this development application in support of a temporary Sales and Display Suite and associated infrastructure at Lot 3002 Burswood Peninsula, Burswood (the subject site).

This letter outlines the planning and site considerations for the proposal, relative to the nature of a temporary development. Please find enclosed the following items in support of this development application:

- A completed and signed Application for Development Approval and Metropolitan Region Scheme (MRS) Form 1;
- A copy of the Certificate of Title;
- Proposed development plans in line with the Town's requirements; and
- Technical reports including Landscape Concept Plan and Services Plan.

The statutory application fee will be paid in due course based on an estimated development cost of \$1.5 million.

Development Approval Required

This application for temporary development approval is made under the Town of Victoria Park (the Town)'s Local Planning Scheme No. 1 (LPS1) (clause 72 of the Deemed Provisions, *Planning and Development (Local Planning Schemes) Regulations 2015*). Approval is also sought under Clause 30A(2)(a) of the MRS as, while the development is located wholly within the Urban zone of the MRS, a portion of Lot 3002 lies within the Swan Canning Development Control Area (DCA).

Background

The proposed temporary Sales and Display Suite will facilitate the sales and delivery of Precinct A of the Belmont Park Racecourse Redevelopment area. It follows various precinct planning approvals and sits alongside current planning applications as summarised below:

- In April 2013, the Belmont Park Racecourse Redevelopment Structure Plan (the Structure Plan) was approved. The Structure Plan Area is divided into four precincts which each requiring a Local Development Plan (LDP) to be prepared in order to administer planning controls within each precinct;
- In September 2021, an LDP for Precinct A was lodged with the Town (Ref: DA 5.2021.436.1). The LDP divides the precinct into 'North Park' (townhouses) and 'West Park' (townhouses and apartments). This LDP is currently under assessment by the Town;
- In March and April 2022, a development application for forwards works in 'North Park' was conditionally approved by the Town and Western Australian Planning Commission (WAPC), respectively (Ref: DA 5.2021.269.1; WAPC 32-50114-2). This development approval includes site works that comprise preloading fill;
- In June 2022, a development application (for forwards works in 'West Park' was lodged with the Town in June 2022 Ref: 227/2022; WAPC 32-50114-3). These proposed works include site works that comprise of preloading fill as well as stockpiling and compound area adjacent to the proposed temporary Sales and Display Suite. This application is currently under assessment by the Town and WAPC; and
- In July 2022, a subdivision application (Ref: WAPC 162656) for 'North Park' was lodged with the WAPC in July 2022. This subdivision application is currently under assessment by the Town and WAPC.

Site Details

The proposed Sales and Display Suite is located southwest of the Belmont Racecourse with the primary structure approximately 110m from the western boundary of Lot 3002. The site is bounded by Graham Farmer Freeway to the south, the Swan River to the west, Precinct A to the north and Belmont Racecourse and its facilities to the east.

The proposal comprises an area approximately 50m x 115m (refer to attached Site Plan) for the sales and display suite, car park and external landscaping, including lawn area with marquee (refer to proposed development details below). The development site is predominantly cleared.

The particulars of the Certificate of Title are summarised below:

Table 1 – Certificate of Title

Lot	Street Address	Diagram	Volume/Folio	Site Area	Registered Proprietor
3002	N/A	P422596	4015/407	91,024m ²	Golden River Developments (WA) Pty Ltd

Refer to Attachment A – Certificate of Title

Encumbrances on Title

An easement exists along the southern edge of Lot 3002 for a portion only, adjacent to the Graham Farmer Freeway (L735672). This easement does not impact upon the proposed development.

Aboriginal Heritage and Historic Heritage

An historical *Aboriginal Heritage Act 1972* Section 18 approval was issued in April 2014 for the precinct and will remain for a period of time under the *Aboriginal Cultural Heritage Act 2021*.

A desktop search of the Heritage Council's State Register and the Town's heritage records indicate that there is no recognised heritage significance on the subject site.

Environmental Considerations

A desktop search indicates the subject site:

- Is not located within a bushfire prone area;
- Is subject to high to moderate risk of encountering acid sulphate soils (ASS) based on a review of the Department of Water and Environmental Regulation's (DWER) online mapping database. It is anticipated that an advice note on the development approval can address the potential requirement for an ASS self-assessment prior to any ground disturbing works commencing;
- Is classified as 'remediated for restricted use' based on a review of DWER's contaminated sites database. The site has historically been used to dispose of fly ash and current concentrations are considered to be at background levels. Within DWER's Basic Summary of Records the results of an auditor's report completed in 2019 (accepted by DWER) indicate that the substances on site do not impose an unacceptable risk to human health, recommending that groundwater use is restricted; and
- Is mapped partly within a designated flood event floodplain. In addition to being a temporary structure, finished ground levels (RL5.00) have been proposed above flood impact levels (RL3.26), to mitigate flood risk.

The development is located outside of mapped Threatened Ecological Community (TEC) (Subtropical and Temperate Coastal Saltmarsh) and within an area identified as 'completed degraded'.

Refer to Attachment B - TEC and Vegetation Condition Plans.

Proposed Development

This application seeks approval for a temporary Sales and Display Suite for a period of 10 years from occupation to facilitate the sales and delivery of Precinct A of the Belmont Park Racecourse Redevelopment area. Similar in nature to a sales office, the proposal will include a display suite and area for events and promotion. This development is standard industry practice for contemporary residential land development sites.

The proposed temporary development will include:

- A single-storey display townhouse featuring a display kitchen, dining and lounge, bathroom and outdoor living area;
- A sales office, connected to the display townhouse by a walkway featuring material plinths, development models, flip book bench, wall displays of renders and plans and private signing rooms;
- A separate amenity's building including restrooms, furniture storage, garden storage, cleaning storage, bin store and golf buggy storage;
- A compacted gravel carpark and driveway with significant planting comprising an avenue of semi-mature and up-lit trees. The carpark includes of a total of 22 car bays;
- A nature playground constructed using salvaged wood, steppers and swings within in a dry creek bed and river grass planting to emulate the landscaping proposed within Precinct A;
- A lawn area with temporary 15m x 20m marquee intended to host occasional events associated with the sales of Precinct A, accessible from alfresco decking areas along the primary structure and flood-lit at night;
- Perimeter fencing comprising 1.5m – 1.8m Colorbond with lockable gates, plus 1.5m permeable fencing facing the River foreshore at the bottom of the western most planted 1:3 embankment; and
- Semi-mature trees of species that will be transplanted into the streetscapes and public open

spaces of Precinct A following the decommissioning of the Sales and Display Suite.

Note: Signage does not form part of this application.

Refer to Attachment C – Proposed Development Plans

Temporary Approval Timeframe and Operational Information

This application requests a temporary development approval for a period of 10 years from the date of occupation, within which the Sales and Display Suite will cease operation and the structure and car park will be removed to the satisfaction of the Town and WAPC.

During its lifespan, the Sales and Display Suite (including lawn area) will operate from 8am until 5pm Monday – Saturday and may be open other times by appointment only. Occasionally, the development will host special events on Saturday evenings, utilising the Sales and Display Suite, alfresco, and lawn area with marquee.

For larger events, for example a project launch/opening, it is intended that a traffic management company be engaged as required, to direct traffic and utilise an overflow parking area to the north of the development. Events could include an opening night for the launch of the wider precinct redevelopment project and other sales promotions.

Access and Car Parking

The development is sited to enable access roads to tie into existing pavements at appropriate grades. A compacted gravel driveway will provide access to the carpark from the informal extension of Saintry Entrance, which will be a low speed and low volume environment and lined with an avenue of semi-mature trees. An access ramp will also be constructed to link an overflow carpark to the north.

The car park comprises 22 parking bays, with provision for disabled parking to be finalised during detailed design. Two additional covered parking bays are provided for golf buggies within the amenities building. We anticipate a car parking management plan will ensure the car park is utilised only by sales and display suite visitors and not Optus Stadium or Racecourse patrons.

Landscaping

A Landscape Concept Plan has been prepared by Hassell in support of this application. The Concept Plan features extensive landscaping reflective of that envisioned throughout Precinct A.

Select landscaping used within the development is intended to be transplanted into the streetscapes and public open spaces of Precinct A, including *corymbia maculate* (Spotted Gums) that will line the entry driveway to the Sales and Display Suite (a species selected for its ease of transplantation).

Refer to Attachment D - Landscape Concept Plan.

Design and Materiality

Designed by DKO Architects, the temporary Sales and Display Suite features a contemporary design narrative and materiality consistent with that envisioned for the townhouses in Precinct A. Materials and finishes include stone cladding and clear glass, with segments of bronze powder coat and rendered concrete. The amenities building features metal cladding, contrasting with the primary sales suite structure.

This design cohesion will provide potential homebuyers the ability to experience the high quality material and architectural finishes of their homes prior to purchase and is a primary focus given the extended 10 year lifespan requested.

Refer to Attachment C – Proposed Development Plans

Servicing, Waste and Wastewater Management

The development site will be serviced with essential power and water. Soakwells will be installed at a depth of 1.2-1.8m at various locations across the development site to management stormwater.

Refer to Attachment E – Services Plan

Wastewater will be treated and disposed of via an aerobic treatment unit (ATU). An ATU is a self-contained electrical wastewater sewage treatment system. It has similar traits to a septic tank arrangement, however, uses an aerobic process for digestion rather than just the anaerobic process used in septic systems. An aerobic treatment system uses several chambers to treat wastewater in varying stages using biological processes. The resultant liquid can be used for irrigation or disposed.

We anticipate the ATU location and design will require Department of Health approval prior to installation and commissioning, and managed decommissioning and removal as part of the temporary use expiration.

Waste management for the temporary Sales and Display Suite will be established via a commercial waste management contract prior to occupation. Conceptually, the development allows for general waste and recycling storage within the amenities building, easily accessible via stabilised limestone pathways that encircle the site, connecting it to the driveway and existing pavements beyond.

Special events will be managed on an event-by-event basis to ensure waste and wastewater management needs are met onsite.

Planning Assessment and Discussion

Metropolitan Region Scheme and Swan and Canning River Development Control Area

The proposed development is sited wholly within the ‘Urban’ zone under the MRS. The nature of the proposed development is appropriate with respect to the applicable zoning.

Notwithstanding the above, Lot 3002 is partially located within the Swan Canning DCA, corresponding with the Parks and Recreation regional reserve. In addition to being of a temporary nature with significant landscaping and open fencing facing the River, the proposed Sales and Display Suite is set back approximately 75m from the DCA and over 100m from the River’s edge, further mitigating any adverse impact upon the foreshore area.

Town of Victoria Park Local Planning Scheme No. 1 and Belmont Park Racecourse Redevelopment Structure Plan 2013

Under the Town’s LPS1, the subject site is zoned ‘Special Use’ with a residential density code of R-AC0. The site is within special control area ‘DA1’ which references the Belmont Park Racecourse Redevelopment Structure. Under the Structure Plan, the Sales and Display Suite is located within Precinct B.

The land use proposed for the site is best classified as an ‘Unlisted Use (Temporary Sales and Display Suite)’. Therefore, Clause 16 of LPS1 allows the town to:

- (1) *determine that the use is consistent with the objectives and purposes of the particular zone and is therefore permitted.*

Having regard to the above and the objectives of the Structure Plan, the proposed temporary Sales and Display Suite (including the 10 year timeframe being sought) is considered appropriate on the basis that:

- It will facilitate the delivery of the comprehensive redevelopment of Precinct A, in accordance with the aims and objectives of the Structure Plan;
- The proposed high quality materiality and finishes are reflective of that envisioned within Precinct A, complemented with extensive landscaping that will improve the amenity of the area;
- It provides clear and legible vehicle and pedestrian access. Parking provided sufficient for the daily use of the temporary Sales and Display Suite, with additional overflow parking available for special events within existing asphalt handstand to the north;
- The use of the site for occasional events and the inclusion of play space will activate the currently underutilised area during its hours of operation, providing passive surveillance of the

River foreshore. The sales suite will provide employment on site, attracting a workforce both during its construction and while in operation;

- Semi-mature trees will have the opportunity to mature before being transplanted in the streetscapes of Precinct A and, similarly, the reuse of nature play equipment in order to increase material recycling;
- The construction of a temporary sales office in the form of an unlisted use has been supported previously by the Town, being standard industry practice for residential developments;
- The proposed structure will be oriented to address the River foreshore, featuring open windows and alfresco decks spilling out onto the lawn area along the western portion of the building, maintaining the amenity provided by the Parks and Recreation reserve and adjacent Swan River;
- The 10 year approval timeframe being sought is proportionate to the scale of Precinct A, which will deliver over 1,100 dwellings in a staged manner; and
- The proposed land use is temporary in nature and will not prejudice the long-term mixed-use development of Precinct B.

Conclusion

On the basis of information presented above, the proposed temporary sales suite is considered an appropriate use and development for the subject site, noting that the proposal will facilitate the delivery of a comprehensive redevelopment of Precinct A in accordance with the objectives of the Belmont Park Racecourse Redevelopment Structure Plan.

As such, the approval of the Town and WAPC is respectfully requested. Should you have any queries or require clarification on the above matter, please do not hesitate to contact Alison Healey or the undersigned on 9289 8300.

Yours sincerely

element



Matt Raymond

Director

element acknowledges the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.