



The Peninsula

BURSWOOD

by mirvac



THE NEXT EVOLUTION OF
THE PENINSULA BURSWOOD



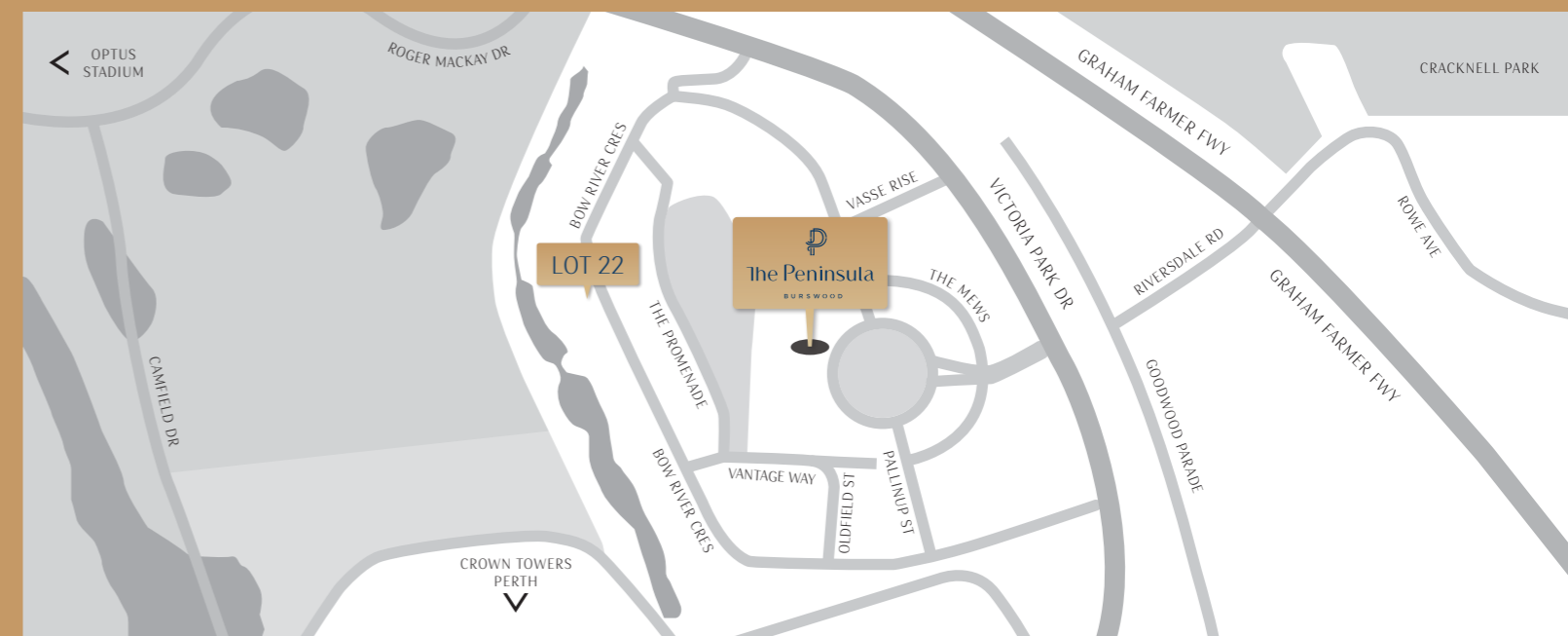
THE NEXT EVOLUTION OF THE PENINSULA BURSWOOD

OVERVIEW

The Peninsula Burswood by Mirvac is a leafy enclave overlooking the expansive Burswood parklands, Optus Stadium and the city skyline. Our growing community includes apartments and townhomes set amongst beautifully landscaped gardens with a boutique retail precinct including offices, a café and restaurant.

Mirvac is looking to progress an initial design concept for 'Lot 22' (Bow River Crescent), one of the remaining development sites within The Peninsula Burswood. In addition to new residences, the proposed development may include the delivery of a new public open space and landscaping to enhance the precinct.

As part of the design process, we would like to hear from you to help inform the new development and find out more about what you would like to see in the area. Stay informed by viewing our Frequently Asked Questions and have your say by taking part in our Community Survey.





WHAT YOU NEED TO KNOW...

- Mirvac is working on the concept and design for a boutique residential building within The Peninsula Burswood
- The development of the site will allow an opportunity to deliver an additional public open space and landscape surrounds
- We are seeking feedback from the community to help inform the new development and find out more about what you would like to see in the area
- Be part of the process by participating in our Community Survey or attending our neighbourhood briefing sessions
- At this stage, a development application is intended to be lodged with the relevant planning authorities in the coming months.

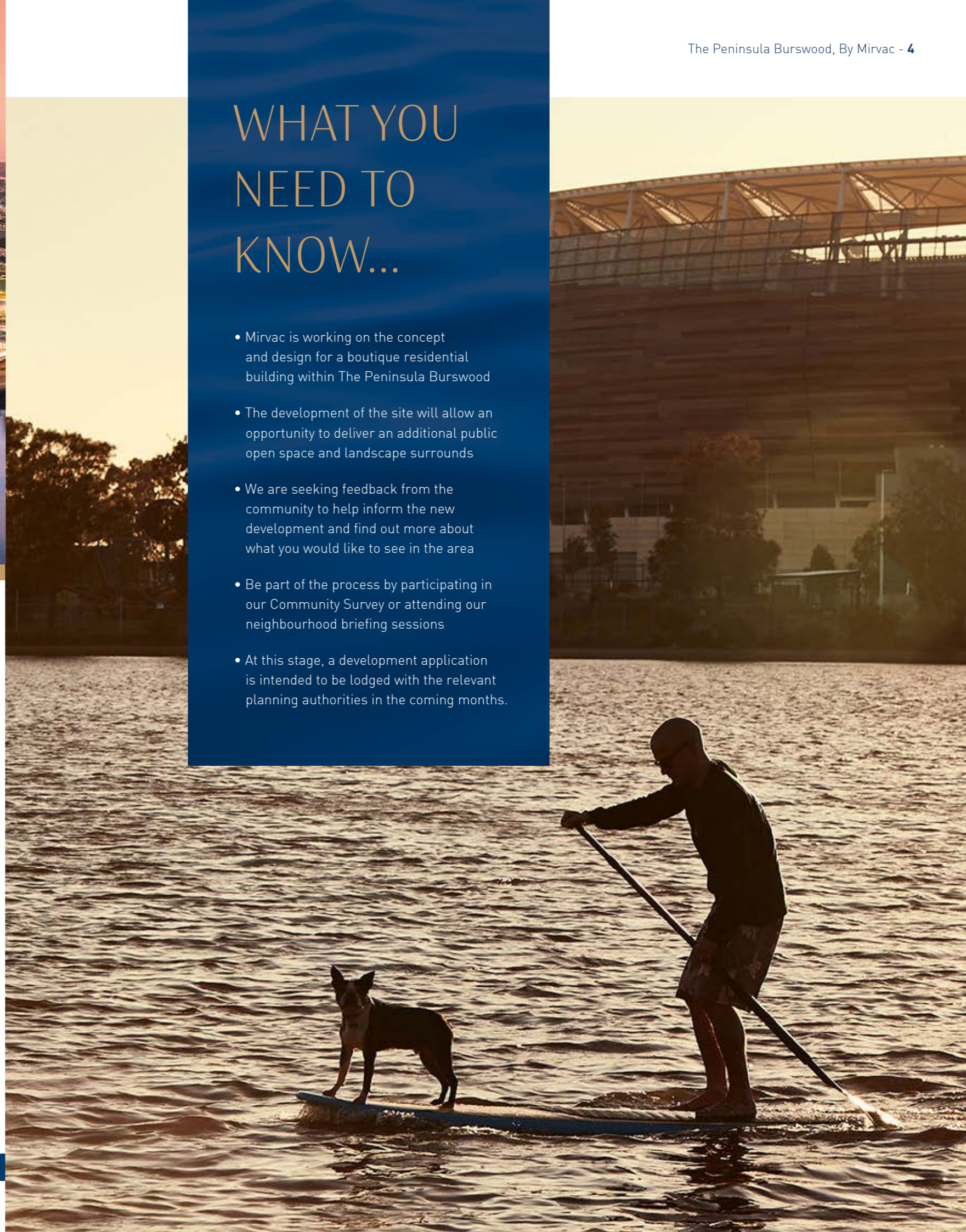
HISTORY AND PLANNING BACKGROUND

The history of The Peninsula Burswood precinct began almost 20 years ago. The area has evolved significantly in this time, seeing the establishment of a series of high and mid-rise apartment developments and high-quality homes along with landscaping and amenity being delivered, with hundreds of residents now calling the precinct home.

The proposed Lot 22 development represents the next evolution of The Peninsula Burswood and is proposed to incorporate a mid-rise boutique apartment building along with landscape surrounds.

This will improve the western boundary of the precinct, just north of the existing Fairways development.

Mirvac is in the process of engaging with architects, design consultants, the Town of Victoria Park and the community to prepare a development application for Lot 22 in the coming months.





WHAT IS PROPOSED

WHAT IS LOT 22?

Lot 22 is one of the future development sites within The Peninsula Burswood that is identified within the Burswood Lakes Structure Plan. It is located on Bow River Crescent, on the western boundary of the site and just north of the existing Fairways development.

WHAT IS PLANNED FOR THE SITE?

Mirvac is proposing a boutique residential development with public open space and landscaping for Lot 22.

WHO IS BEHIND THE DEVELOPMENT?

Mirvac will be responsible for the delivery of the proposed development and has a long set the standard in residential design and community creating places of enduring value that people are proud to call home.

WILL THE COMMUNITY HAVE ANY INPUT ON THE DESIGN?

We are consulting with the existing community currently on what they would like to see in the area with a Community Survey and neighbourhood briefing sessions. The feedback received will be taken into consideration when preparing the development application.

WHAT ARE SOME OF THE DESIGN FEATURES BEING CONSIDERED FOR THE PROPOSED DEVELOPMENT?

Mirvac is currently in the concept and design development stage and will be informed by engagement with the community. The proposed building aesthetic and height will be included in the development application and made available for public comment. The development will be subject to approval through the relevant planning authority's process.

WHAT CONFIGURATION WILL THE APARTMENTS BE?

The exact configuration of the development is yet to be determined, however a diverse mix of 1, 2 and 3 bedroom apartments as well as penthouse configurations are being considered. This will likely attract owner-occupiers, particularly downsizers and young professionals.

HOW WILL THE DEVELOPMENT INTEGRATE WITH THE EXISTING BUILDINGS IN THE PRECINCT?

The development is intended to have its own unique identity but also respond to the existing character of the area. Mirvac is still working through the concept development and design, so more details will be revealed in due course.

WHERE CAN I SEE THE DESIGN, & WILL I HAVE THE OPPORTUNITY TO COMMENT?

Once the final design of the proposed Lot 22 development has been completed a development application will be lodged. The plans will be available for the public to view and make comments during the local government advertising process.





PUBLIC SPACE



HOW CAN THE COMMUNITY INFLUENCE THE DESIGN OF THE PROPOSED PUBLIC OPEN SPACE?

Complete our Community Survey to let us know how you would like to see the proposed public open spaces utilised.



WHAT TYPE OF FACILITIES ARE BEING CONSIDERED WITHIN THE PROPOSED PUBLIC OPEN SPACE?

There are a range of uses being considered for the proposed public open space including landscaping, BBQ facilities, nature play, pet facilities and seating. We would love to hear your feedback if you have a few minutes to take part in our Community Survey.



WHEN WILL THE DESIGN OF THE PROPOSED PUBLIC OPEN SPACE BE PRESENTED TO THE PUBLIC?

The proposed designs for the public open space adjacent to Lot 22 will be available once complete through the development application process.

PLANNING AND DEVELOPMENT PROCESS

WHAT IS THE PLANNING FRAMEWORK FOR THE PENINSULA BURSWOOD & HOW WILL THIS DEVELOPMENT RESPOND TO IT?

The Peninsula Burswood is located within the Burswood Lakes Structure Plan. The proposed Lot 22 development will require Mirvac to work closely with the Town of Victoria Park and the Design Review Committee to submit an Development Application for approval.

HOW MANY APARTMENTS ARE PROPOSED TO BE DEVELOPED?

The number of apartments is yet to be determined. However, we are at present considering a mid-rise, boutique development for the site.

IS THERE ANYTHING ELSE BEING CONSIDERED FOR THE SITE OTHER THAN RESIDENTIAL APARTMENTS?

While we are still in the initial concept and design phase, it is proposed that the development will be for residential use only at this stage.

WHAT IS THE PROPOSED PROCESS & TIMELINE FOR KEY ELEMENTS OF THE DEVELOPMENT PROCESS?

It is too soon to confirm exact project timings, as this will depend on the approval process. However, we will carry out community engagement in April with the intention of submitting a development application soon thereafter.



COMMUNITY ENGAGEMENT

HOW DOES MIRVAC INTEND TO ENGAGE WITH THE COMMUNITY AND STAKEHOLDERS?

We want to ensure The Peninsula Burswood community is informed throughout the process and have their voices heard. A Community Survey will be conducted to learn more about what residents want to see in the area, our team will meet with members of the community including those on the Council of Owners in each building and a series of neighbourhood briefing sessions will be held. Our team are also available to answer any questions you may have at any stage.

In addition, the proposed development for Lot 22 will go through the statutory planning approval process in which the plans will be available for public viewing and comment.

HOW CAN I BE INVOLVED IN THE ENGAGEMENT PROCESS?

A great way to be involved is to take part in our Community Survey and attend our briefing sessions to find out more about the development.

NEIGHBOURHOOD BRIEFING SESSIONS

SESSION 1: Thursday, 29 April 2021 4pm

SESSION 2: Thursday, 29 April 2021 6pm

WHERE: Tennis West - State Tennis Centre Conference Room, 282 Victoria Park Drive, Burswood

RSVP: Sessions are limited to 50 seats. Please ensure you confirm attendance prior to 23rd April 2021 at wa.apartmentsenquiries@mirvac.com.

HOW WILL FEEDBACK FROM THE COMMUNITY BE IMPLEMENTED?

We will collate the feedback received from the Community Survey and also our neighbourhood briefing sessions to be considered as we refine the development concept and design.

HOW DO I KEEP UP TO DATE WITH THE DEVELOPMENT?

We will continue to update our website with information, and you can find out more at the upcoming neighbourhood briefing sessions. You can also contact our team should you have any specific questions.



TRAFFIC & PARKING

WHAT STUDIES OR MODELLING WILL BE DONE TO INFORM THE MANAGEMENT OF TRAFFIC & PARKING?

The development will offer parking to meet required planning guidelines. A Traffic Impact Statement will be submitted as part of the Development Application as per statutory requirements.

CONSTRUCTION

HOW WILL CONSTRUCTION BE PLANNED & MANAGED TO LIMIT THE IMPACTS ON NEIGHBOURING RESIDENTS?

A Construction Management Plan will be developed and submitted to the Town of Victoria Park for approval. This will include a range of measures to manage any impacts and limit disruption to the community.

HOW LONG WILL CONSTRUCTION LIKELY TAKE?

It is too early to determine the construction timings as we are still in the concept and design phase.

FUTURE DEVELOPMENT

WHEN WILL THE OTHER SITES BE DEVELOPED?

The remaining future development sites within the precinct will be reviewed on an ongoing basis and in line with external marketing conditions. We will aim to provide updates to the community as information becomes available.

WILL THE RESIDENTIAL TOWERS THAT WERE PROPOSED PREVIOUSLY STILL BE GOING AHEAD?

At this stage, we anticipate that the proposed residential towers will still go ahead at a later date pending market conditions and approvals.



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