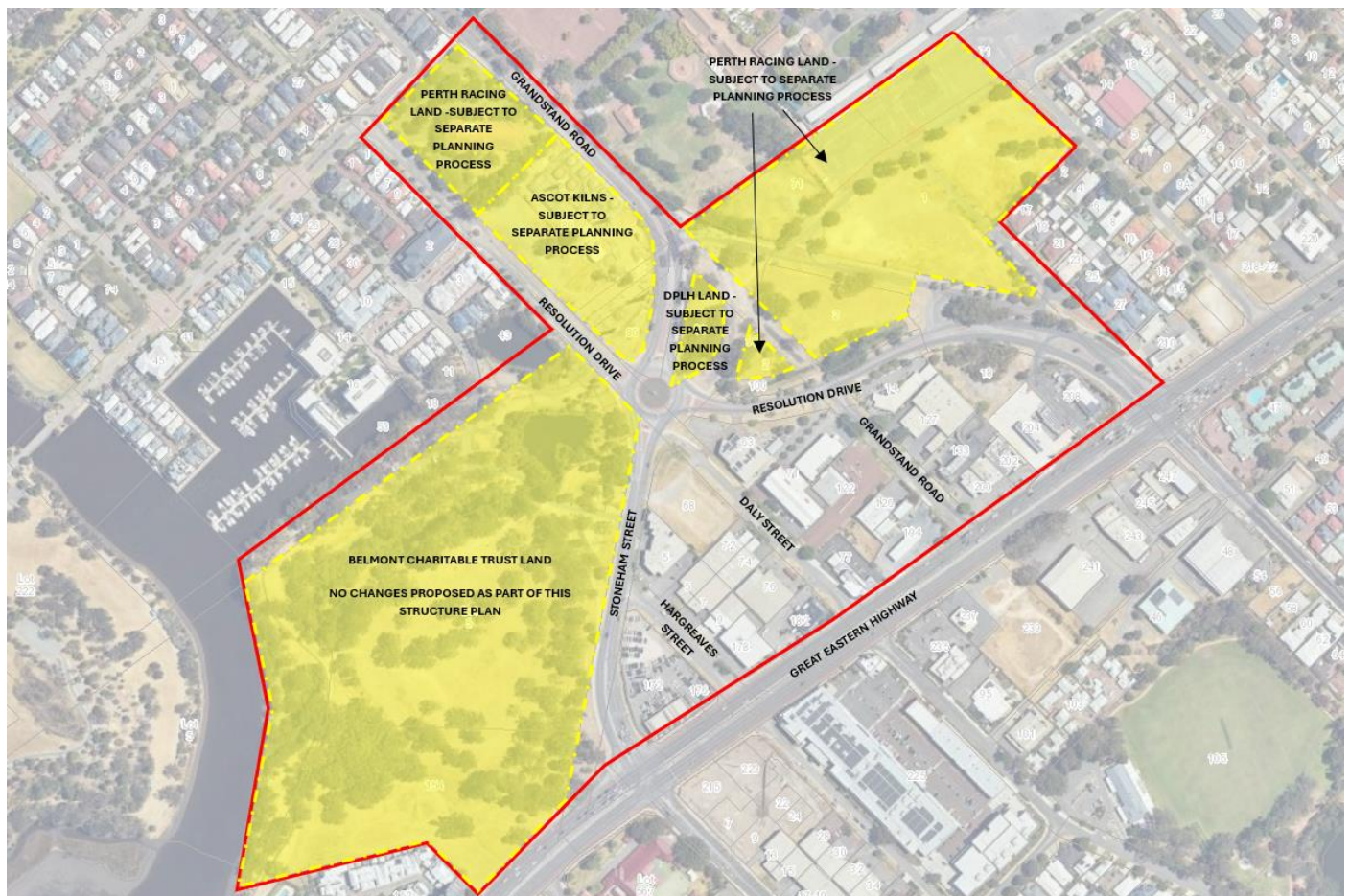


Frequently Asked Questions: Golden Gateway Local Structure Plan

Where is the Golden Gateway precinct?

The Golden Gateway precinct is illustrated in the image below.



Above: The Golden Gateway precinct is an area generally bounded by Great Eastern Highway, the Swan River, the Ascot Waters precinct, and Ascot Racecourse.

What is the purpose of the Golden Gateway Local Structure Plan and why has it been prepared?

The draft Golden Gateway Local Structure Plan (GGLSP) has been prepared in response to the need for comprehensive planning and to revitalise the area as the north-west gateway to the City of Belmont.

Why is the draft Golden Gateway Local Structure Plan being advertised a second time and what key changes have occurred since the document was last advertised?

Council considered the draft GGLSP following public advertising at the 23 June 2020 Ordinary Council Meeting. At this meeting, Council resolved to investigate and make modifications to the document. Following investigations, the draft GGLSP has been revised with key modifications relating to:

- The road network
- The Central Belmont Main Drain and public open space
- Development requirements
- The designation of Perth Racing landholdings as subject to a separate planning process.

At the 27 August 2024 Ordinary Council Meeting, Council endorsed the modified Local Structure Plan for public advertising. We're now seeking Public comment on the updated draft GGLSP.

How does the Golden Gateway Local Structure Plan relate to the Belmont Trust Land?

The draft GGLSP does not propose any changes to the use of the Belmont Trust Land.

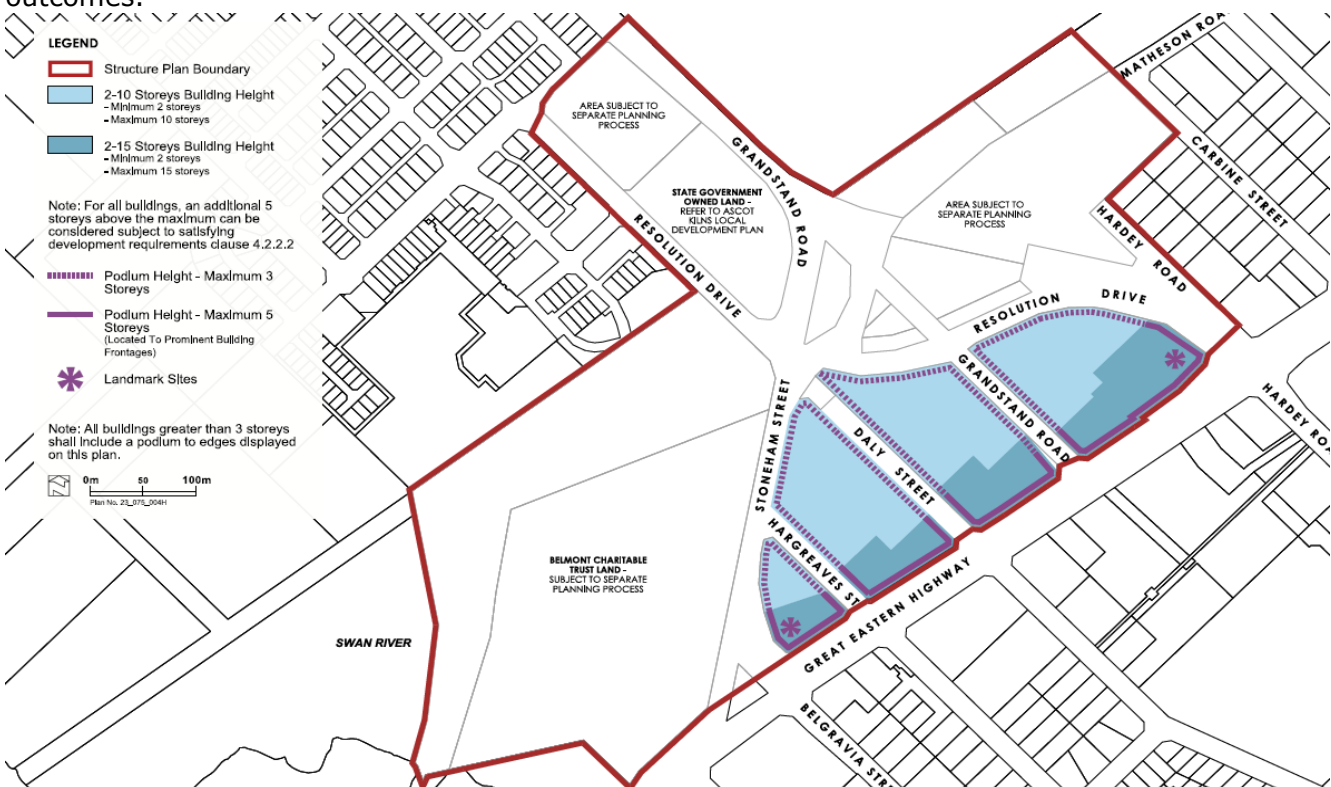
The Belmont Trust Land is subject to a Declaration of Trust which requires the land to be provided for public enjoyment and recreation.

What building height limits are proposed by the Golden Gateway Local Structure Plan?

Building heights have been amended from nine storeys to 15 storeys along Great Eastern Highway and from six storeys to 10 storeys for land bound by Resolution Drive, Stoneham Street and Great Eastern Highway.

Heights can potentially be increased by five storeys if certain criteria, such as providing public open space or incorporating sustainable design features, are met.

Currently, there are no building height limits for this precinct. Introducing the proposed heights provides the community and developers with further certainty regarding future development within the precinct. The proposed building heights balance development feasibility with appropriate built form outcomes.



Above: The light blue and teal regions on this image show the areas with 10 and 15 storey building height limits.

How does the Golden Gateway Local Structure Plan relate to the Ascot Kilns site?

The draft GGLSP does not propose any changes to the use or development of the Ascot Kilns site.

The draft GGLSP identifies an opportunity to achieve public open space on the Ascot Kilns site and the need for further planning to be undertaken by the landowner. This is consistent with previous Council resolutions relating to this site.

What will happen to Perth Racing's land?

Perth Racing is working on its own planning framework to guide the future development of its landholdings. This includes several of their lots located within the Golden Gateway precinct. These lots have been designated as subject to a separate planning process.

Where will the local centre be?

The draft GGLSP supports the development of a 1,200m² local centre within the Golden Gateway precinct, however there is no specific site designated within the Plan. The exact location will depend on the development intentions of individual landowners.

What impacts will the Golden Gateway Local Structure Plan have on traffic in the area?

Traffic modelling was undertaken in support of the draft GGLSP. Any traffic impacts will be balanced with broader increases in regional traffic movements. Main Roads will be responsible for monitoring traffic along Great Eastern Highway and the associated side streets and making improvements as needed.

How does the Golden Gateway Local Structure Plan address open space?

The draft GGLSP identifies several opportunities for open space, including the redundant portion of the Daly Street road reserve, Belmont Trust Land, the Ascot Kilns site, and private development sites. These areas will provide recreational spaces within the precinct.

When will development occur?

As most of the developable land is privately owned, the actual timing and sequence of development will be subject to market demand and development intentions of individual landowners.

What will happen to existing businesses in the area?

The draft GGLSP does not affect the ability for existing businesses to continue operating within the precinct. The redevelopment of land will be subject to market demand and development intentions of individual landowners.

What happens after the conclusion of the advertising period for the Golden Gateway Local Structure Plan?

After the public advertising period, Council will make a recommendation to the Western Australian Planning Commission (WAPC). The WAPC will then assess the GGLSP and make a final decision.