

East Perth, Claisebrook Village

In Brief

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| Town/ Region | East Perth |
| State | Western Australia |
| Context | Inner City |
| Target Group | All of society |
| Organisation(s) | East Perth Redevelopment Authority Key urban design and planning consultants Various including TPG Town Planning and Urban Design |
| Timing | Commenced in 1991 85 per cent complete Completion 2015 |
| Weblink | http://www.epra.wa.gov.au/Projects/Claisebrook-Village |
| Key Outcomes | Built environments influencing active living Local employment and facilities Good access to public transport Sense of belonging Sense of place Positive health impacts |

Overview

The East Perth project has transformed an industrial wasteland into a high quality mixed-use development focused around a constructed inlet of the Swan River now known as Claisebrook Cove. The development encompasses quality residential and commercial development along with parkland, waterways and public art.

Design guidelines have ensured that the development of a diverse and inclusive community, where safety and walkability are assisted through the creation of an active street network and passive surveillance. The project set new standards in terms of investment in the quality of public domain. It is linked directly to the city by the Central Area Transit (CAT) system.



Central Area Transit (CAT) bus stop on main street

OUTCOMES

Successes

- Providing a variety of housing types, mixed densities and affordable housing opportunities for the creation of an inclusive urban environment.
- Reconnecting the urban environment to the waters edge, creating a high quality public realm that promotes integration of a wide variety of outdoor recreation activities.
- Creating a variety of accessible and interconnected high quality public open space destinations to facilitate both passive and active recreation opportunities.
- Improving safety in the public realm by facilitating the natural surveillance of streets, laneways parks and garden.
- High quality built form with landmark development that promotes a sense of place and local identity.
- Facilitating access through an interconnected street network to a wide range of retail, service, office and employment opportunities.
- Increasing residential densities within proximity to a wide variety of services and amenities to create a walkable urban form.



Mixed use development on main street



Claisebrook Inlet off the Swan River

Learnings

- The investment made in improving the public domain up front can create an environment that attracts consolidated higher value mixed use development.
- Long-term continuity of the project team helps to ensure the vision is delivered.

Costs

- Costs of creating the quality public realm were met up front and recouped at a later stage through the sale of value added land parcels. Providing high quality infrastructure enhanced land values prior to sale.

Benefits

- A quality and engaging public realm consisting of parks, gardens, boardwalk and civic space which promotes an active community through a variety of recreational opportunities that facilitates interaction with the district's natural assets such as the Swan River.
- Urban design has provided a range of public spaces that provide for both active and passive recreational opportunities. Parks and gardens have been provided with a variety of treatments that provide an engaging experience for the entire community.
- Victoria Gardens has become a favorite destination particularly for children who enjoy sliding down grassy banks on pieces of cardboard. The evolution of these informal activities contribute to the health and vitality of people and place.
- Quality built form contributes to a sense of place and provides integration of a wide range of land uses including retail, commercial, entertainment, residential and education, promoting connectivity and accessibility within a compact urban environment.



Promenade around Claisebrook Inlet