



Claisebrook Village, East Perth

FACT SHEET #1

Quick Facts

- EPRA was created by the East Perth Redevelopment Act 1991, to undertake, promote and coordinate the redevelopment of Claisebrook Village. The project commenced in 1992.
- The Claisebrook Village project area covers 137.5 hectares of land and is the State's largest inner-city urban renewal project.
- The project area was formerly industrial land including the former East Perth Gasworks, scrap yards, contaminated industrial sites, empty warehouses and railway yards.
- Claisebrook Village will be home to approximately 2,500 new residents with the creation of 1,450 new homes and apartments.
- The project area consists of more than 6,000 health, education and media employees, many of whom work within the 'Silver City' buildings on Royal Street, and 1,500 eCentral campus TAFE students. The ABC's state headquarters on Royal Street opened in early 2005.
- Government expenditure on the project is in excess of \$127 million. A grant of \$32 million was received from the Federal Government's Building Better Cities funding program.
- Private expenditure on new residential and other buildings in the project area is in excess of \$680 million.
- Key project milestones include the environmental rehabilitation of the Gasworks site, the creation of the new waterway, Claisebrook Cove and the provision of generous public open spaces.



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FACT SHEET #2

Claisebrook Cove

- Claisebrook Cove is the centre-piece of the redevelopment area.
- Claisebrook Cove has become the economic, marketing and social focus of the project area. All new roads and pedestrian access ways lead towards the Cove.
- The Cove was constructed along the former Claisebrook main drainage system.
- Innovative engineering and environmental solutions produced a landscaped open space spine, known as the Greenway, which runs west to east through the area. The Greenway focuses on Claisebrook Cove and features public artworks including free-standing pieces, designed seating and fountains and landscaped recreational areas.
- Claisebrook Cove has been created as an activated water front focus – taking the benefit of the river as far inland as possible, providing a waterfront scene for pedestrians and housing surrounding the Cove.
- The Trafalgar Road footbridge stretches across Claisebrook Cove carrying pedestrian and cycle traffic as well as power, telecommunications and lighting services.
- A program of monitoring water quality in Claisebrook Cove is in place.
- Mirvac Fini's Sebel Hotel, overlooking the Cove, opened in October 2003 and delivers the complete vision for the Cove.



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FACT SHEET #3

Conservation and the Environment

- Environmental rehabilitation of the Gasworks site was a major component of the redevelopment of Claisebrook Village.
- At the time, the remediation of the Gasworks site was the largest contaminated site remediation project of its type in Australia.
- The environmental clean-up improved stormwater and groundwater quality and transformed the river-side land into recreational parkland and public open space with natural bush gardens, walkways and public art.
- Gasworks remediation included:
 - Demolition of buildings
 - Relocation of valuable trees
 - Extensive earthworks
 - Site drainage and subsoil groundwater interception drains
 - Construction of retaining walls, hard landscaping and planting to finalise the rehabilitation of the site to create parkland on the Gasworks Foreshore and residential property on the western boundary of the site.
- EPRA has won three UDIA Awards for the Claisebrook Village project. These include:
 - 1996 – East Perth Gasworks site for site rehabilitation
 - 1997 – Urban Renewal project for the East Perth Redevelopment
 - 1999 – Urban Renewal Award for East Perth Project
- In 2002, in conjunction with Western Australian contractor Marsh Civil, EPRA won a Case Earth Award for the environmental and geotechnical rehabilitation of the Precinct 17 site next to the East Perth Power Station. A second Case Earth Award was awarded for the environmental remediation of the former Imago site in 2004.
- Environmentally sustainable building policies ensure that new development at Claisebrook Village looks after the development long into the future.



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FACT SHEET #4

Building a Community

- The redevelopment of Claisebrook is based on the creation of a sustainable 'Urban Village'.
- The urban design concept to rejuvenate Claisebrook Village focused on reflecting the existing qualities of the area, including the river and heritage.
- EPRA's planning and design of Claisebrook Village allows for a mixture of lifestyle and business, creating a cosmopolitan feel.
- The Urban Village integrates residential housing, retail shops, commercial buildings, educational facilities and nearly 22 hectares of recreational parks, open spaces and other public areas.
- Claisebrook Village has been designed to facilitate non-motor vehicle dependent access. Planning incorporates pedestrian and cycle links between the project area, the CBD and the Swan River.
- Pedestrian footpaths also feature defined edging, tactile paving and pram ramps to enable public areas to be easily accessed by people with disabilities and people with prams.
- The public transport CAT system provides easy access to the CBD and throughout the project area.
- The Claisebrook Village project area features numerous public artworks that reflect on the history of the area. Artworks include free-standing pieces, functional seating pieces and fountains.



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FACT SHEET #5

City Farm

- City Farm was formed in 1994 when EPRA offered the then Planetary Action Network the site for the development of a sustainable agriculture project.
- It is on a one hectare site within the Claisebrook Village redevelopment area.
- The former scrap metal yard has been transformed into a thriving community garden focusing on the principles of sustainability and permaculture.
- City Farm also manages a not-for-profit youth project run under the auspices of Men of the Trees. The organisation is involved in a wide range of sustainable issues including community development, land reclamation, organic food production and waste management.
- EPRA undertook site improvement works at City Farm in early 2004 to enable the site to be fully utilised by City Farm volunteers and visitors in a safe and prosperous environment.
- The site improvements also assisted City Farm to become more publicly accessible.
- City Farm coordinator and co-founder Rosanne Scott said the works gave City Farm more creative space for art and other uses through renewed access to previously unsafe buildings. The new space is used as an auditorium for dance, theatre and the display of artwork.



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FACT SHEET #6

Preserving Heritage

- The Claisebrook Village project area has a rich heritage and important sites were preserved and enhanced as part of the area's urban design.
- Collaboration with the National Trust, the Heritage Council and the local community facilitated the restoration of East Perth heritage sites.
- Major restoration and refurbishment works were undertaken on more than a dozen sites in the project area including Victoria Gardens, the East Perth Cemetery, the former East Perth Primary School and the Boans Warehouse.
- Some original East Perth buildings, such as the Boans Warehouse, have been restored and converted to create high quality apartment blocks with mixed-use and residential space.
- Many of the artworks within Claisebrook Cove have been created using recycled materials from demolished East Perth buildings and pay homage to the former industrial area.



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FACT SHEET #7

Royal Street West

- EPRA has commenced planning for one of the last sites within its Claisebrook Village project area, Royal Street West.
- The Royal Street West Precinct, located at the western end of Royal Street and adjacent to the area known as Silver City, is bounded by Lord Street to the west, TAFE e-Central to the east, the rail line to the north and Royal Street to the south.
- The vision for the site is based around a transit oriented, mixed-use village maximising the use of the Claisebrook and McIver train stations, CAT bus routes and pedestrian and bike access paths.
- EPRA is working with local agencies, the City of Perth, residents and businesses to create a plan that embraces sustainable development principles.
- Transit Oriented Development will provide integration of urban design practice and transit opportunities.