Claisebrook Village
AN MRA PROJECT

Key Facts

<table>
<thead>
<tr>
<th>Category</th>
<th>Figure</th>
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<tbody>
<tr>
<td>Project Area</td>
<td>137.5 hectares</td>
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<tr>
<td>Dwellings</td>
<td>1,450</td>
</tr>
<tr>
<td>Residential Population</td>
<td>2,500</td>
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<tr>
<td>Commercial/Retail</td>
<td>130,000 sqm</td>
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<tr>
<td>Employees</td>
<td>6,000</td>
</tr>
<tr>
<td>State Government Investment</td>
<td>$127 million</td>
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<td>Investment Attraction</td>
<td>$685 million</td>
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The Project

• The Claisebrook Village project has transformed a 19th Century industrial service yard on the city's eastern doorstep into a modern urban village, while reflecting the area's existing qualities - the river and its heritage.

• Claisebrook Village commenced in 1992 and covers an area of 137.5 hectares. At the time, it was 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.

• Today, Claisebrook Village is home to 1,450 new homes housing 2,500 new residents.

• The 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 Central Institute of Technology students.

• The Australian Broadcasting Corporation's (ABC) state headquarters is also located in Claisebrook.

• Government expenditure on the project is in excess of $127 million, including a grant of $32 million from the Federal Government's Building Better Cities program.

• Private expenditure on new residential and other buildings is in excess of $680 million.

Claisebrook Cove

• Claisebrook Cove is the centerpiece of the redevelopment and has become the economic, marketing and social focus of the area.

• The Cove has been created as an activated waterfront - taking the benefit of the river as far inland as possible and providing a picturesque river setting for residents and visitors alike.

• Mirvac’s Sebel Residences and the Chinese Consulate-General, along with numerous shops, cafes, bars and restaurants, are a part of the Cove community and together attract people and economic activity to the area.

• 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 the Cove and features public artworks including free-standing pieces, designed seating and fountains and landscaped recreational areas.

• The Trafalgar Road footbridge stretches across the Cove carrying pedestrian and cycle traffic as well as power, telecommunications and lighting services.

• A program of monitoring Cove water quality is in place.
Conservation and the Environment

- Environmental rehabilitation of the former 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 riverside land into recreational parkland and public open space with natural bush gardens, walkways and public art.
- Remediation works 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 foreshore and residential property on the western boundary of the site
- The Claisebrook Village project has won three UDIA Awards:
  - 1996 - East Perth Gasworks site for site rehabilitation
  - 1997 - Urban Renewal Award
  - 1999 - Urban Renewal Award for East Perth Project
- In 2002, in conjunction with contractor Marsh Civil, MRA 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 in 2004 for the environmental remediation of the former Imago site (on the corner of Fielder and Kensington Streets).

Preserving Heritage

- Claisebrook Village has a rich heritage and important sites were conserved 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 and refurbishment of more than a dozen sites in the area including Victoria Gardens, East Perth Cemetery, the former East Perth Primary School and the Boans Warehouse.
- Some original buildings in the area, 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 buildings and pay homage to the area’s industrial heritage.

Building a Community

- The urban design concept to rejuvenate Claisebrook Village focused on reflecting the existing qualities of the area, including the river and heritage.
- The redevelopment of Claisebrook is based on the creation of a sustainable urban village.
- It integrates residential housing, shops, commercial buildings, educational facilities and nearly 22 hectares of parks, open spaces and other public areas.
- Claisebrook 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.
- The free Central Area Transit (CAT) bus system provides easy access to the CBD and throughout the area.

City Farm

- City Farm was formed in 1994 when MRA offered the then Planetary Action Network a one hectare site within the Claisebrook Village redevelopment area for the development of a sustainable agriculture project.
- 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.
- MRA undertook site improvement works at City Farm in early 2004 to enable the site to be fully utilised by volunteers and visitors in a safe and prosperous environment.
- The site improvements also assisted City Farm to become more publicly accessible and provide creative space for art and other uses through renewed access to previously unsafe buildings.