

## **Claisebrook Village and Subi Centro Case Studies**

Claisebrook Village is now home to a new population of 2,500 residents and has delivered more than 130,000sqm of commercial space to Perth's business district. Planning control for 85 per cent of the Claisebrook Village has been returned to the City of Perth.

Subi Centro, now 85 per cent complete, is internationally recognised as a best practice transit-oriented development. Upon completion, Subi Centro will deliver more than 1,900 new dwellings and provide 280,000sqm of new office and retail space.

Both projects were assessed against six redevelopment goals, to:

- build a sense of place
- enhance environmental integrity
- enhance connectivity
- promote urban efficiency
- promote economic well-being
- promote social inclusion.

The key lessons learned from Western Australia's first two major redevelopment projects include:

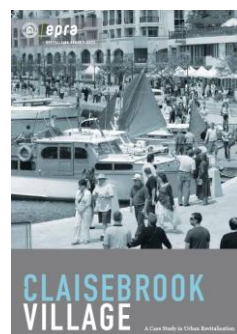
- communities are not created overnight; places take time to settle into themselves
- getting the balance between nature, culture and activity right from the beginning is a good start
- there is a need for place activation and ongoing place management as a key part of any redevelopment project; an area that the East Perth Redevelopment Authority (EPRA) is now showing leadership in
- although pioneering in challenging the attitudes of the day towards density, it is clear in hindsight that the market could have accepted greater density and a more diverse mix of residential, commercial and retail uses
- despite efforts by EPRA and the SRA, both projects experienced difficulty in delivering social and affordable housing as part of the redevelopments. There remains a desire to integrate a diversity of housing options that can adequately accommodate Perth's growing population. Accordingly, EPRA/SRA developed an Affordable and Diverse Housing Policy in 2010 to guide the future delivery of affordable housing across all of its redevelopment projects.

### **Claisebrook Village**

Formed by an Act of Parliament in 1991, EPRA started its redevelopment portfolio with the Claisebrook Village project. The aim was to transform a 19th century industrial area into a modern urban community while retaining and emphasising the heritage of the site and its riverside location. Extensive environmental rehabilitation and remediation was undertaken at Claisebrook Village and more than a dozen heritage sites, including the heritage-listed Boans Warehouse, underwent significant restoration and refurbishment works.

At 137ha in size, Claisebrook Village is recognised as one of the State's best urban renewal projects and is now home to 2,500 residents, combining commercial and residential development with beautiful parkland, waterways and public art.

The redevelopment has helped to challenge the 'Australian Dream' of the quarter-acre block, making smaller lots an aspirational position and encouraging new styles of architecture and building in Perth.



## Subi Centro

The Subiaco Redevelopment Authority (SRA) was enabled by an Act of Parliament in 1994 and planning for the Subi Centro project began in 1995. The project aimed to transform 80ha of largely derelict industrial land into a vibrant, sustainable extension to the existing community of Subiaco.

Acknowledged as one of Australia's best urban renewal projects, Subi Centro is a cosmopolitan mix of townhouses, apartments, parkland and new commercial and retail spaces. The project has breathed new life into downtown Subiaco and is an internationally recognised example of best practice in transit-oriented development.

From a total Government investment of \$200million, Subi Centro has stimulated private sector investment in excess of \$960million.

