



Claisebrook Cove

IDEAS PLAN



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1.0 Project Works Area

1.1 Project Overview

Claisebrook Cove was redeveloped into an urban mixed-use community during the 1990s as part of Claisebrook Cove Village which included both Federal and State Government investment. Over time, the well-used site has matured & transformed, leaving ageing infrastructure and complex public realm issues.

Claisebrook Cove connects both the local East Perth community & wider catchments with walkways & cycle routes throughout the space & around the Swan River, as well as underpasses from Victoria Gardens through to Claisebrook Lake. The cove is overlooked by numerous cafes, restaurants and apartments, creating a vibrant hub, especially on weekends.

The public realm, which has served the community well, was originally constructed 30 years ago to a high quality. Over that time, several issues are being experienced due to the site & its original assets ageing concurrently. This is having an impact on the quality of the public realm & experience of the space which is creating a high frequency of feedback from the local community.

The Claisebrook Cove Project Area encompasses the public realm around Claisebrook Cove, as well as the parkland area surrounding Claisebrook Lake to Fielder Street. The project area is highlighted on the map to the right.

The landscape design & collective response to the project which are outlined within this Ideas Plan, will play a pivotal role in providing design-based solutions to revitalise Claisebrook Cove, returning the quality of finishes & public experience to what is expected of a prominent location along the Swan River.

Through the redevelopment of sites surrounding Claisebrook Cove, such as Optus Stadium Precinct, Burswood foreshore & Matagarup Bridge, Claisebrook Cove has seen an uptick in use providing a key connection from East Perth to Burswood Stadium Precinct. Surrounding businesses have also benefited, breathing new life & vibrancy to the area on event days.

The continual development of surrounding areas provides greater justification for rejuvenating the site through the Public Realm Concept Plan.



Project Works Area



2.0 Demographics

2.1 East Perth Overview

East Perth is an inner suburb of Perth, Western Australia, located next to the Perth central business district.

Claisebrook Cove & Lake are located within East Perth, with both areas commonly associated with the suburb.

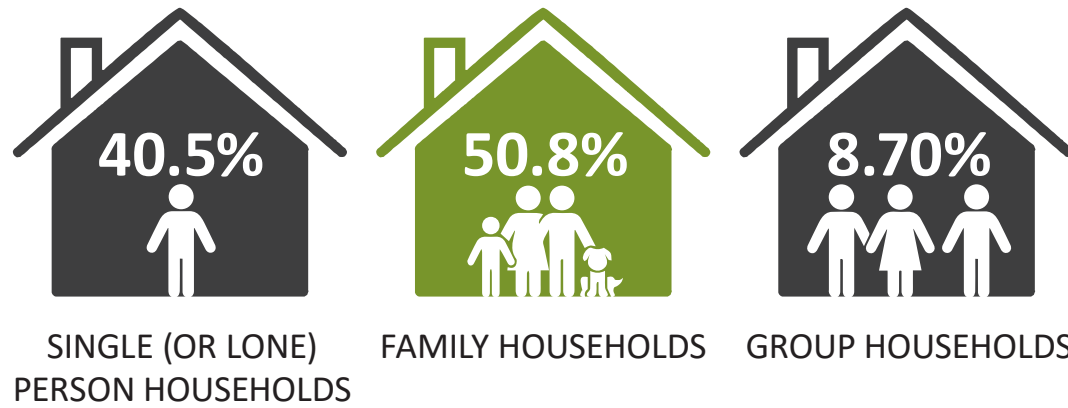
Formerly characterised by industrial land uses and urban blight, the redevelopment of East Perth was, and remains, the largest inner-city urban renewal project in the state. The design of the new residential neighbourhoods was strongly influenced by the new urbanism movement.

2.2 East Perth Demographics

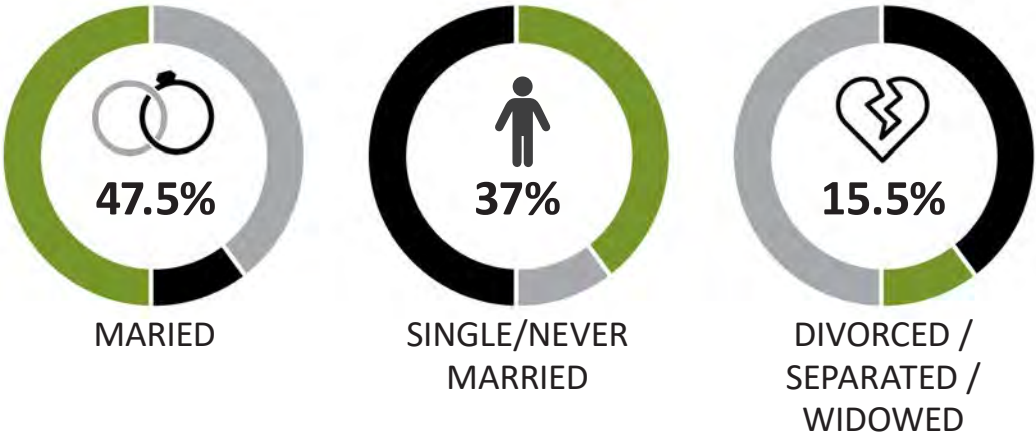
Infographics shown are based on statistics provided by Australian Bureau of Statistics Census for East Perth undertaken in 2021. Key statistics have been shown to establish a demographic of key & most frequent users of the area.



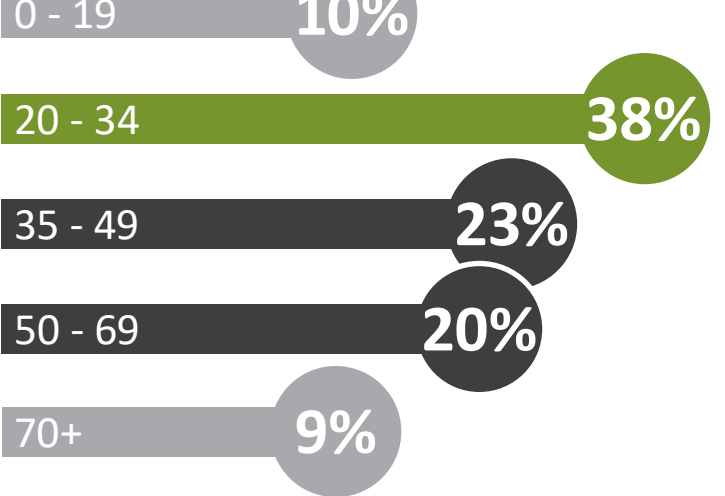
HOUSEHOLD SIZE



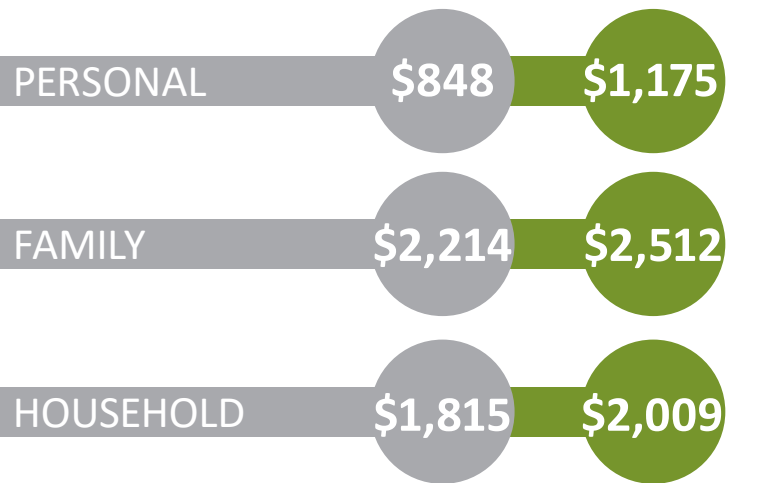
MARITAL STATUS



AGE



WEEKLY INCOME



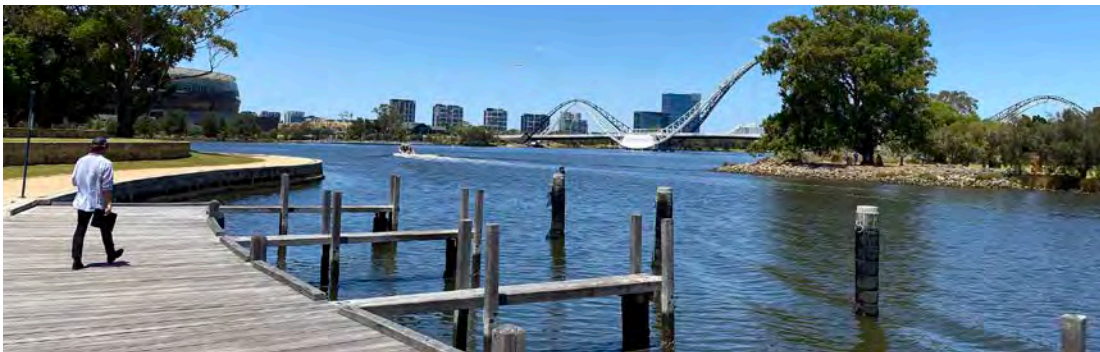
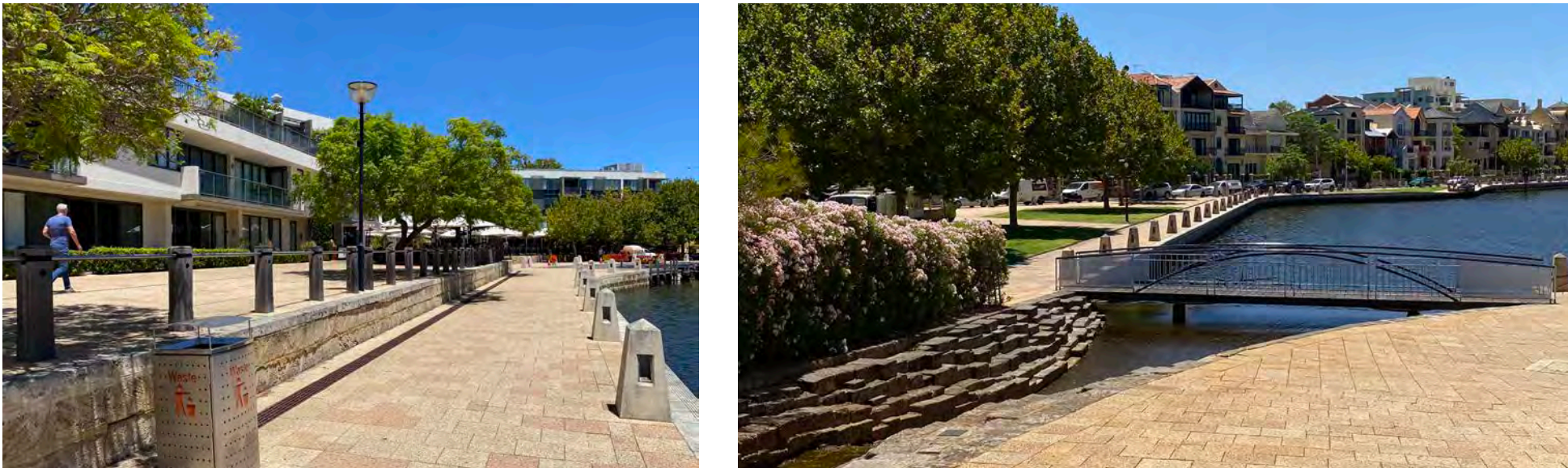
HOUSEHOLD TENURE



3.0 Existing Site Character

2.3 Site Character

Concept Direction
To strengthen & maintain the existing site character



4.0 Design Principles



Activation



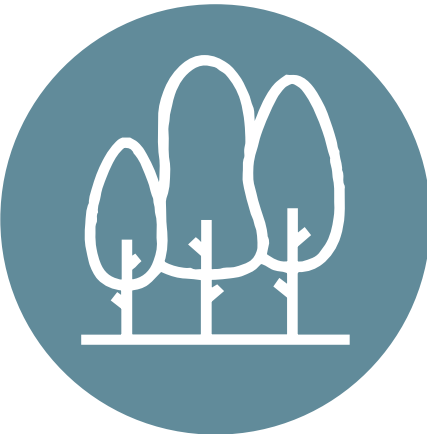
Connectivity



Access & Inclusion



Spaces for People



Tree Health



Water Health



Passive Recreation



Active Recreation



Lighting Improvements



Safety In Design

5.0 Site Analysis

5.1 Site Context



5.2 Land Tenure & Site Use Analysis



6.0 Site Issues & Opportunities

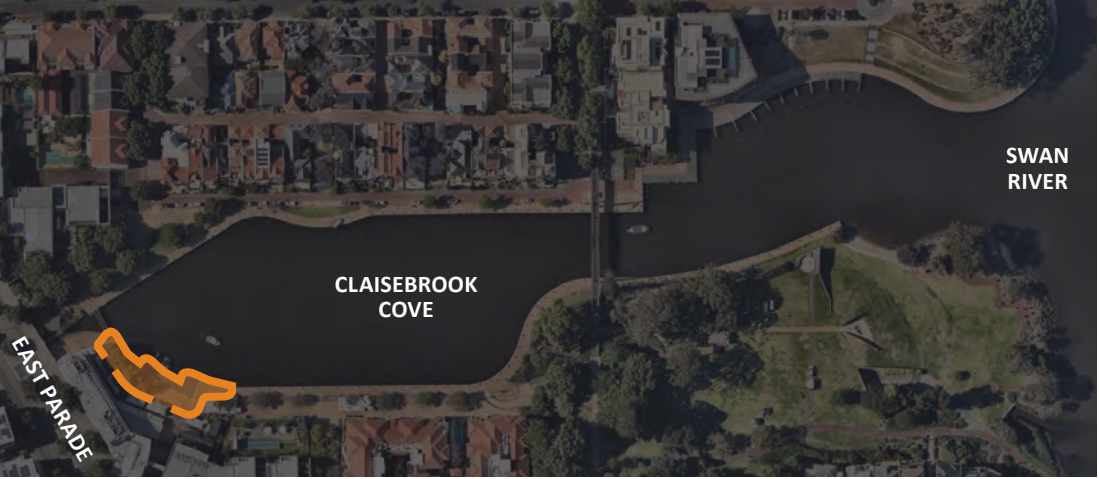
6.1 Site Issues & Opportunities Plan





6.2 Area 1 - The Pinch Point & Jetty

Location Map



Issues Identified

- Tree roots adjacent the Royal are lifting pavement, causing drainage issues & degrading walls
- Jetty structures - poor capacity and do not meet community requirements. Don't support different types of use and/or craft
- Due to Jetty location & change in level, there is no organised pedestrian access routes through this space. Rigid change of directions causing pinch points & opportunities for pedestrian clashes with bikes
- Failing walls near alfresco areas, particularly outside The Royal
- Access Issues - non-compliant access to the jetty.
- Lack of site furniture & shade along the cove. Site clutter
- Aging lighting infrastructure and lack of enhancement lighting along the Cove

Solutions/Benefits

- New jetty structures to suitably support different types of use and/or craft. New jetty structures to also increase capacity to meet community requirements (now & future where/if possible)
- Lift jetty heights to sit flush with surrounding paving levels to reduce level heights, increase pedestrian access & strengthen organic pedestrian movement throughout this pinch point
- Review pavement treatment around trees to increase accessibility, boost tree health & reduce maintenance issues to paving & walls
- Maximise activation & uses underneath existing shade of trees.
- Opportunity to extend decking over cove edge to widen pedestrian pathway & reduce pinch points to this area



Jetty is underutilised & does not provide enough suitable options for a variety of craft



Current configuration of jetty provides an awkward experience for people moving through the site.



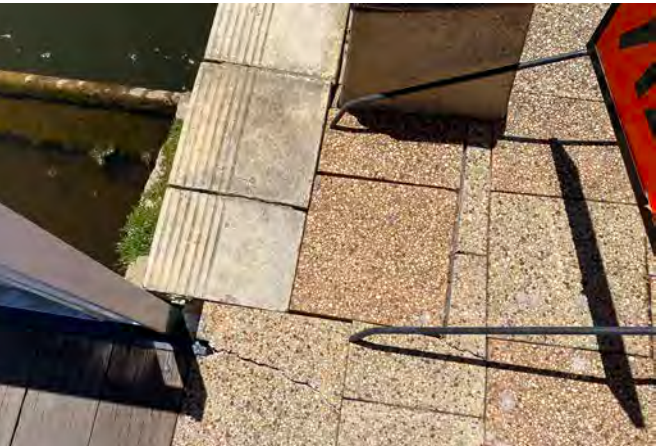
Existing trees lifting paving. Rubber softfall has been used as a solution for access



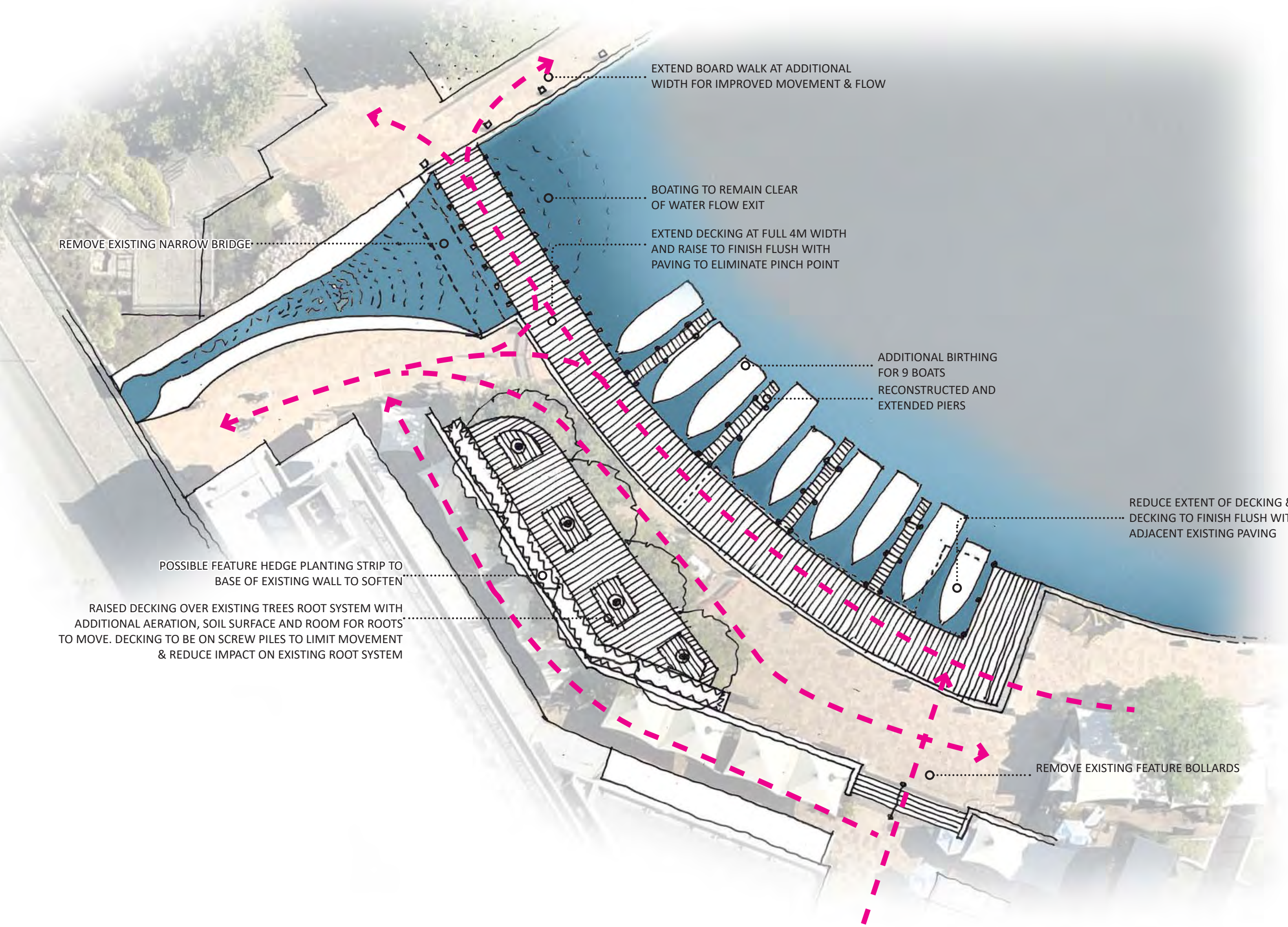
Current configuration of jetty provides a rigid intersection for organic pedestrian movement

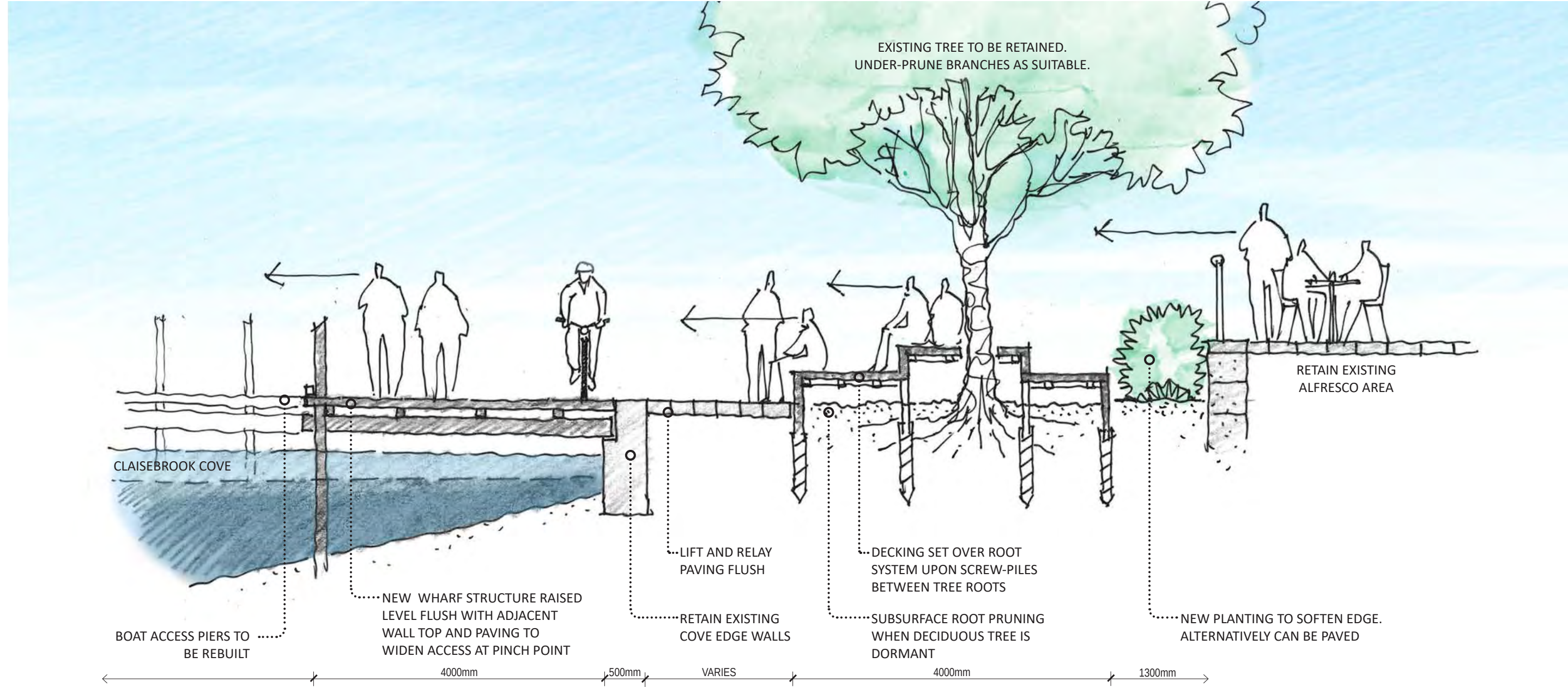


Existing trees lifting paving. Rubber softfall has been used as a temporary solution for access



Cracked paving & awkward transitions/interfaces throughout the public realm





6.3 Area 2 - Claisebrook Lake

Location Map



Issues Identified

- Tree roots, which are degrading walls, lifting pavement and creating access issues
- High ongoing cost and maintenance
- Lake liner no longer fit for purpose causing high water use and waste
- Existing infrastructure such as the pump and UV filter need replacement
- Shallow depth causes algae growth, particularly in the warmer months
- The Lake fills from the main drain, so future changes to the main drain may affect water supply to the Lake.

Solutions/Benefits

- Develop design options for the preferred lake edges. Including potential replacement of lake liner (PVC liner preferred by the City of Perth), conversion of lake to groundwater lake, provide treatment of stormwater prior to collecting at the lake & increasing depth of lake to reduce heating/algae growth. Lake solutions pending Draft Lake Study
- Review wall treatments around lake edge to provide uniform finish & reduce uneven surfaces within pedestrian access routes
- Review current irrigation & pump configuration to the lake to provide better functionality
- Opportunity to increase capacity of the lake to irrigate additional landscaped areas within the City of Perth (Lake currently irrigates 88,091m2)



Lack of interaction with the lake. Opportunity to provide educational signage



Lack of interaction with the lake. Opportunity to provide educational signage



Underutilised spaces within park



Opportunity to enhance the aesthetic & habitat of the Claisebrook Lake

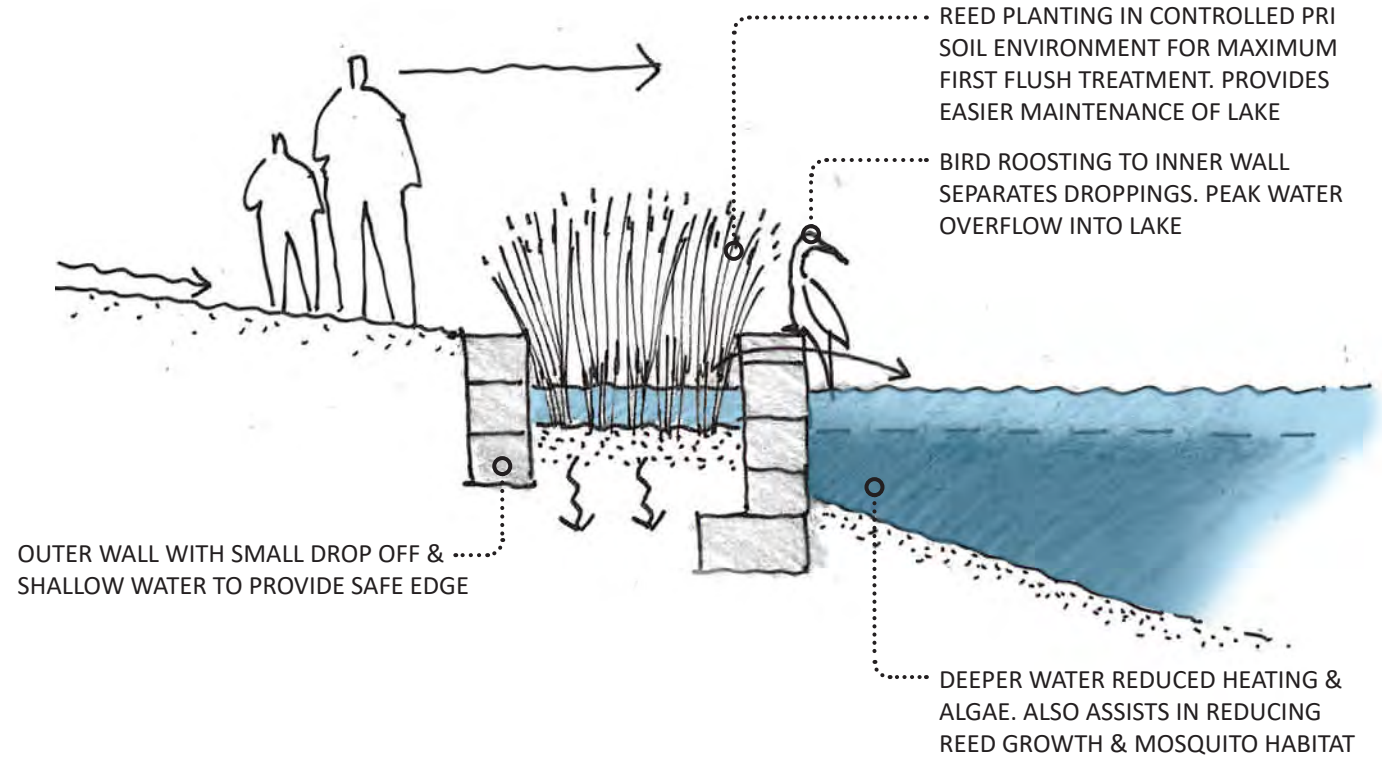


Algae build up at the Claisebrook Lake

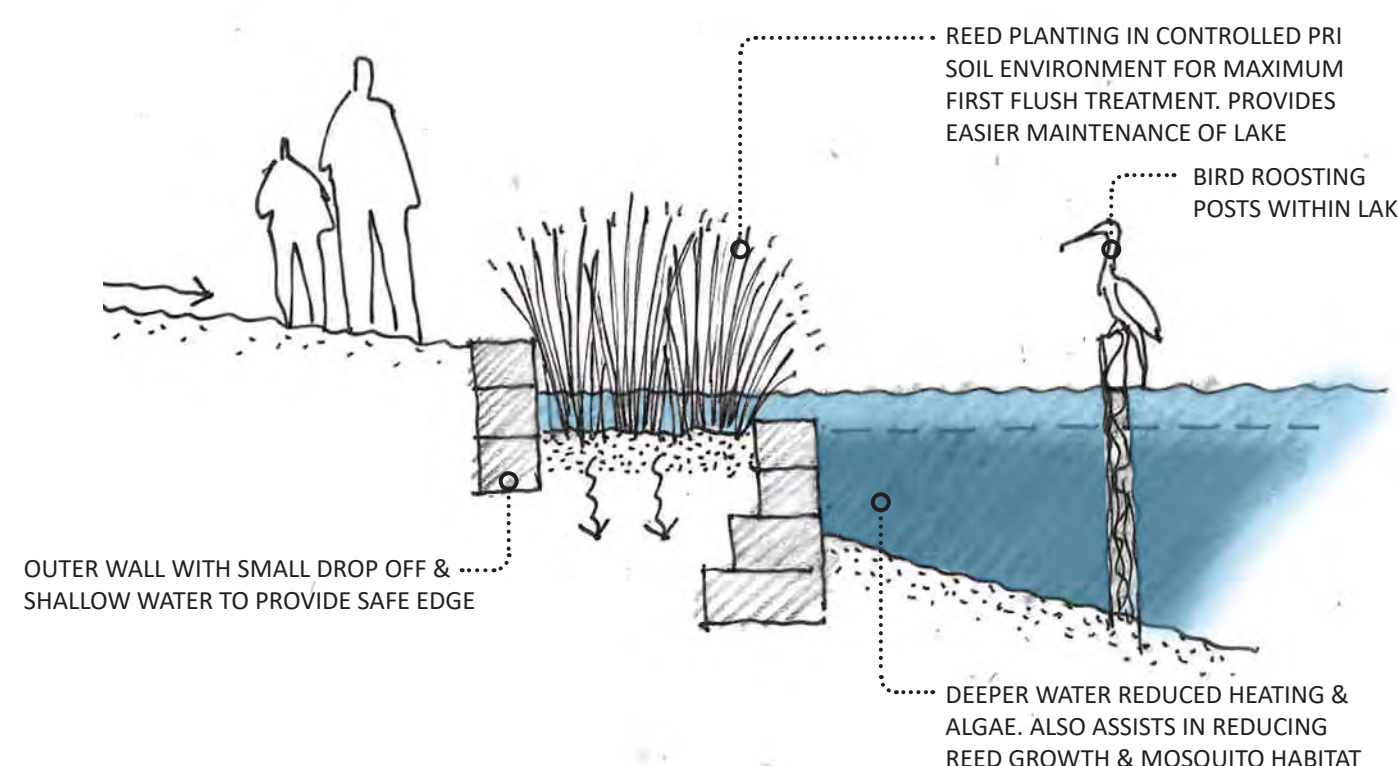


Algae build up at the Claisebrook Lake

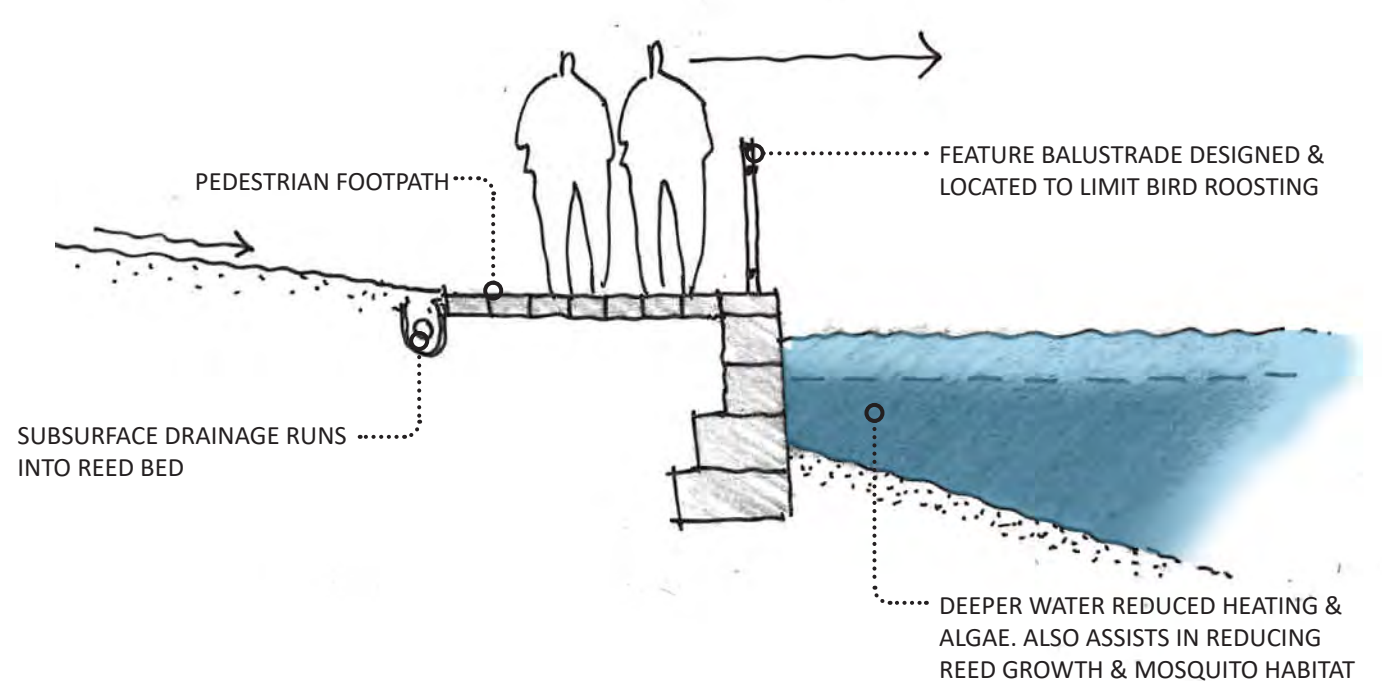
LAKE EDGE OPTION A



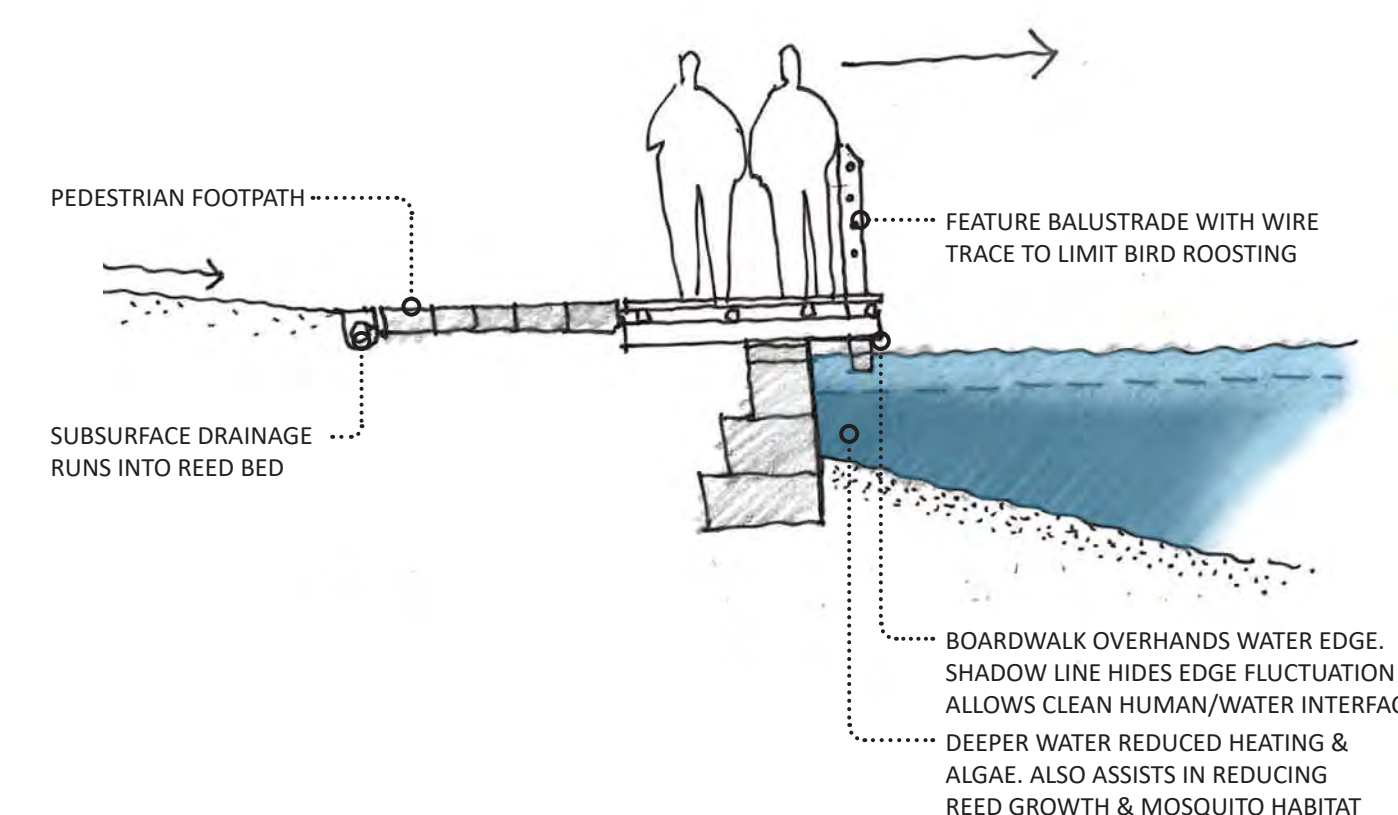
LAKE EDGE OPTION C



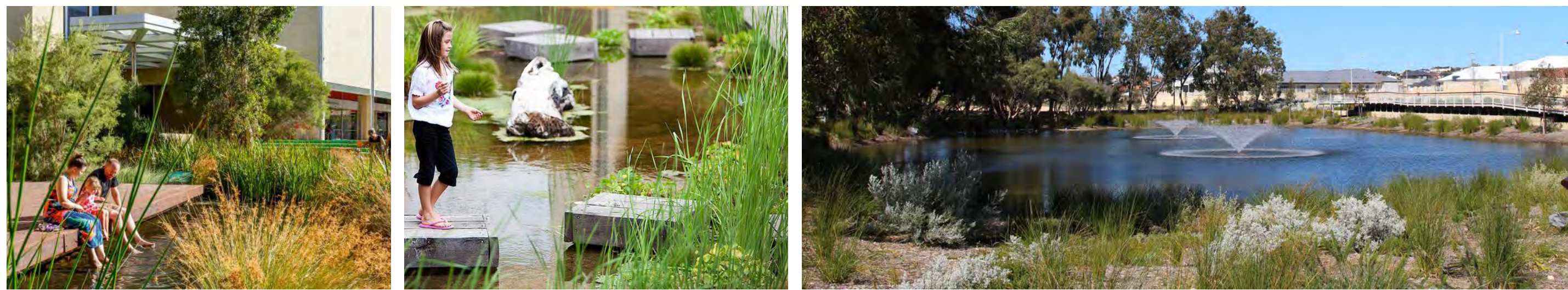
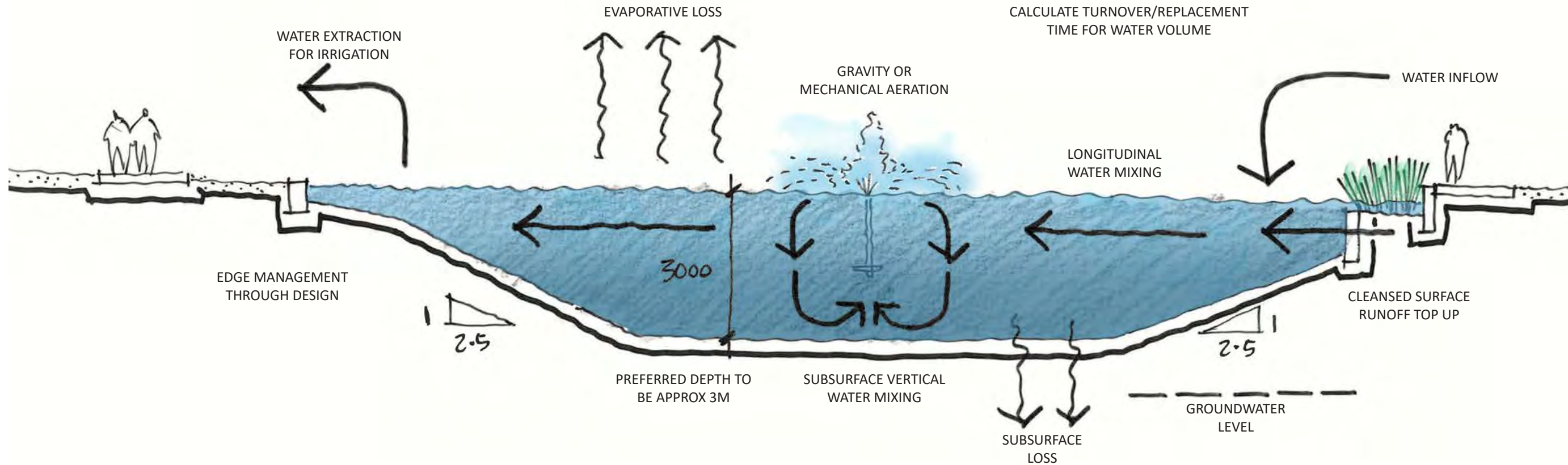
LAKE EDGE OPTION B



LAKE EDGE OPTION D



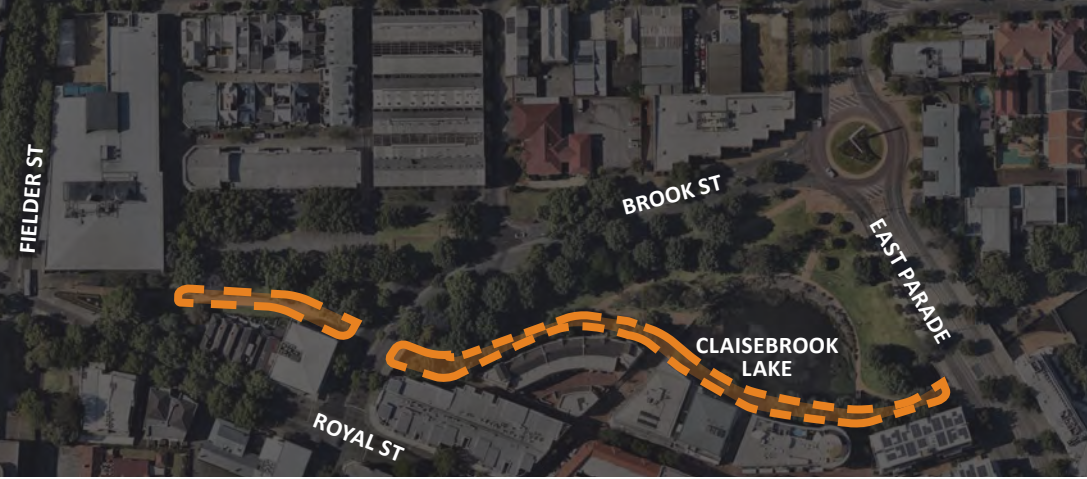
TYPICAL LAKE DESIGN PARAMETERS



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INTENTIONALLY

6.4 Area 3 - Lake Interface

Location Map



Issues Identified

- Tree roots within pedestrian areas are lifting pavement, causing drainage issues & degrading walls
- Access Issues - due to the impact of the existing trees, a majority of the paving has lifted & is currently uneven causing access & tripping risks.
- Condition of walls to lake edge & water features are degraded causing safety issues & impacts overall aesthetics. Rectification works impact overall quality of public realm
- Lack of interface with the lake edge
- Lack of site furniture & aging lighting infrastructure
- Variety & mixed design approaches to level changes to adjacent land uses.

Solutions/Benefits

- Review surface treatments around existing trees to increase accessibility, boost tree health & reduce maintenance issues to paving & walls
- Provide additional site furniture around lakes edge to maximise activation
- Review wall treatments around lake edge to provide uniform finish & reduce uneven surfaces within pedestrian access routes
- Opportunity to review the interface between public realm & private tenants to create uniform access & aesthetically pleasing interface
- Opportunity to reduce amount of bike traffic within this walkway & provide pedestrian only traffic to reduce potential clashes



Underutilised lake edge & lack of seating opportunities to take advantage of shade



Lack of street furniture around the lake



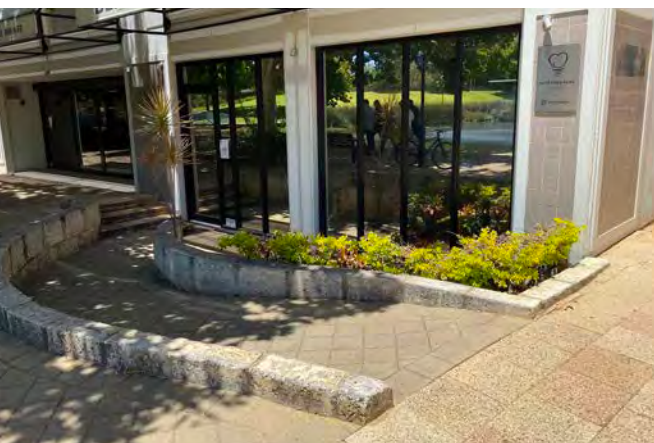
Existing trees lifting paving which creates uneven surfaces for pedestrians



Rectification works to wall edge impacts quality & aesthetic of public realm

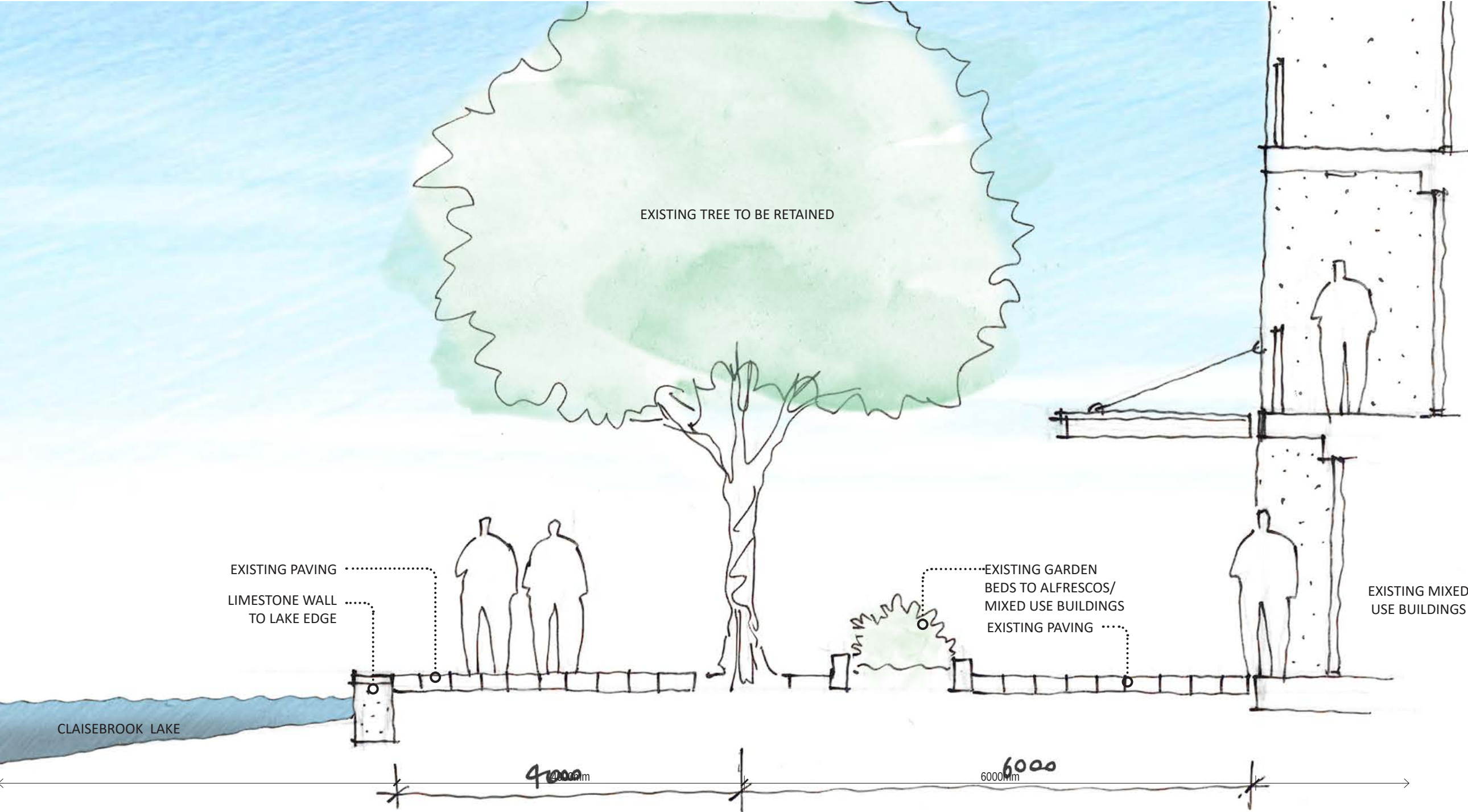


Uneven pedestrian thoroughfares due to existing trees lifting paving

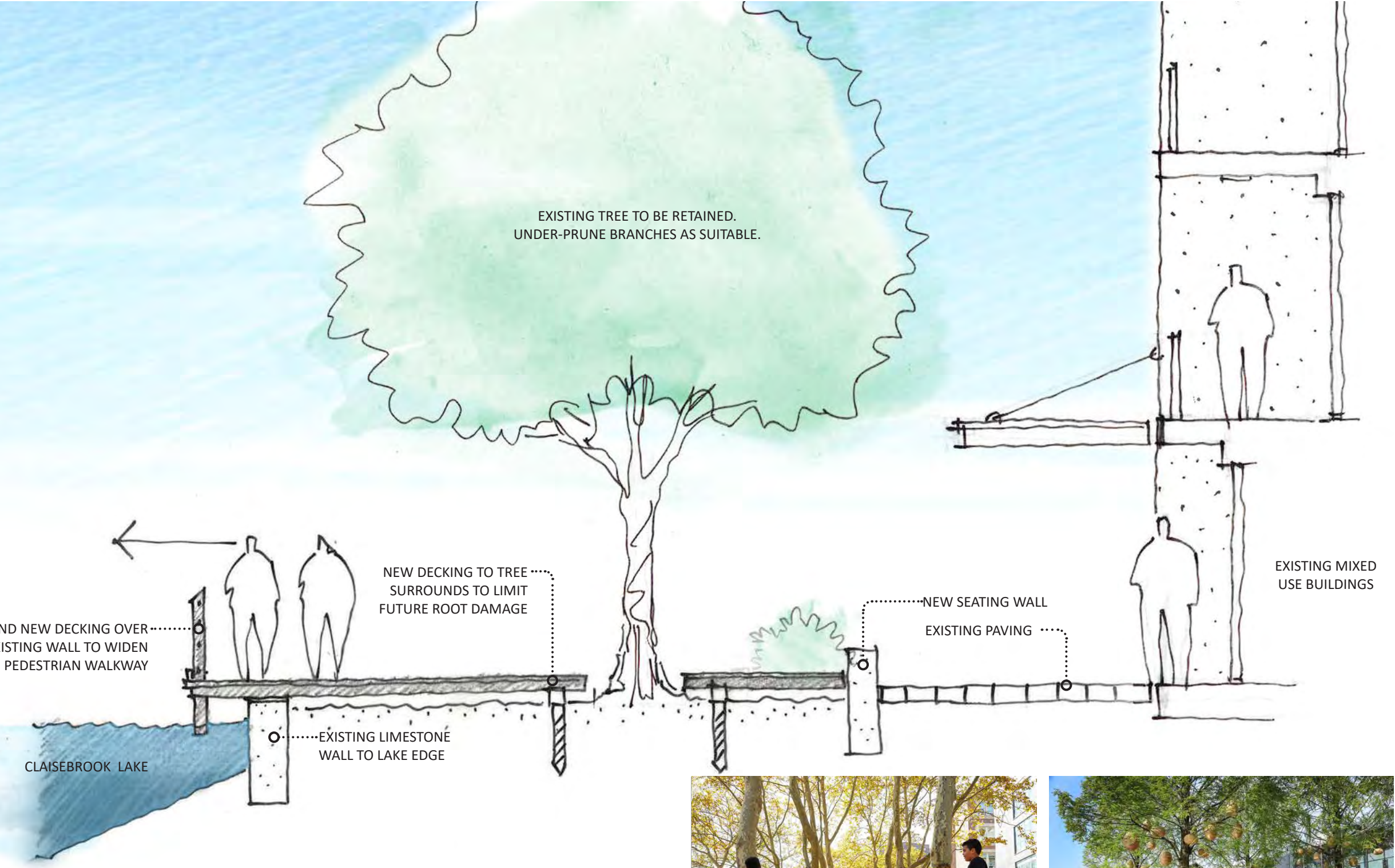


Awkward treatments of level changes to adjacent leases

EXISTING LAKE INTERFACE

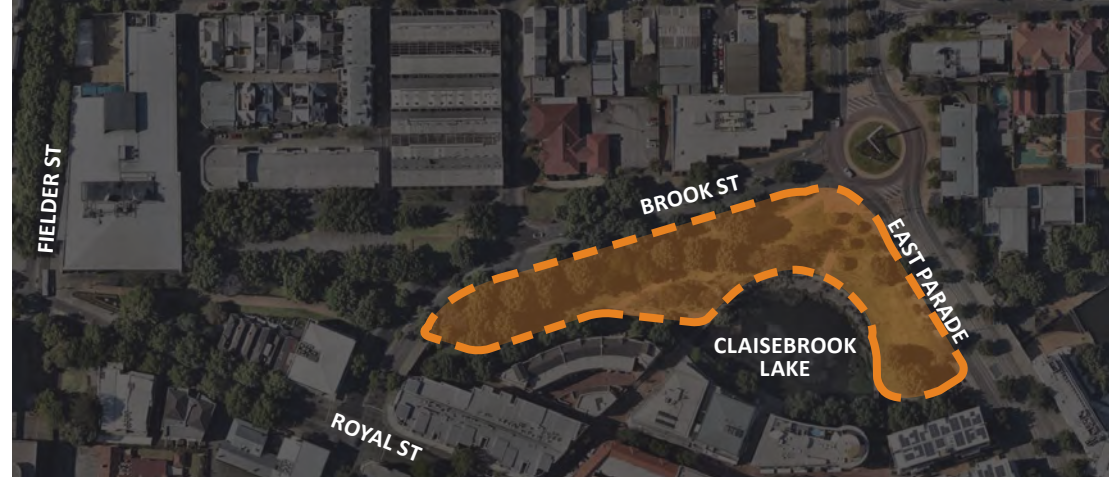


PROPOSED LAKE INTERFACE



6.5 Area 4 - The Parkland

Location Map



Issues Identified

- Shaded areas are in a poor condition with grass growth under existing trees impacted causing unusable spaces
- Lack of interface with the lake
- Failing retaining walls & stairs to the terraced area
- Lack of furniture & aging lighting infrastructure
- Infrastructure within park is limited to lunchtime offerings such as picnic tables & seating. No additional offerings such as playgrounds.

Solutions/Benefits

- Redesign park to provide additional infrastructure & uses to activate the space over a larger period of time, weekdays & weekends
- Include a design for a integrated playspace as a draw card for variety of uses & provide activation to surrounding businesses at all times of the week
- Utilise the existing shade to park by providing a variety of seating options. Review surface treatment to this area given turf has failed to increase usability & reduce maintenance
- Review levels within parkland to cater for the significant level changes to maximise usable spaces whilst increasing & improving access throughout the park
- Provide opportunities to interface with lake including boardwalks. Opportunities to provide educational signage & seating opportunities over the lake. Improve outlook over the lake
- Provide bike path through parkland to seperate pedestrian & bike movement from lake interface



Shade of existing trees impacting growth of understorey & providing underutilised spaces



Shade of existing trees impacting growth of understorey & providing underutilised spaces



Lack of interaction with the lake. Opportunity to provide educational signage



Condition of Existing Walls & paving deteriorating



Underutilised parkland provision



Lack of interaction with the lake. Opportunity to provide boardwalk/decking over lake

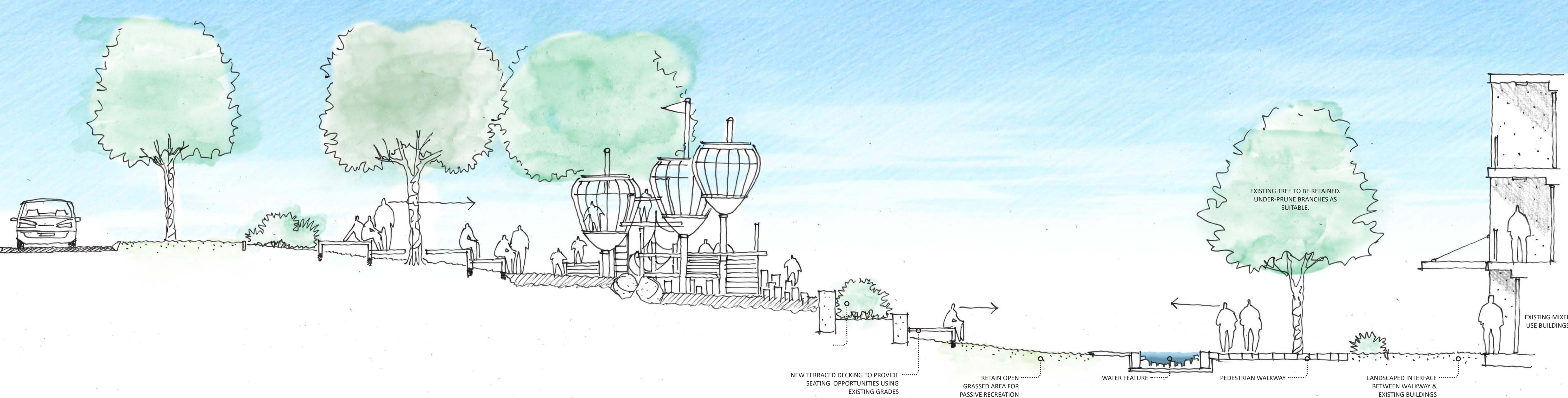
PARKLAND OPPORTUNITIES



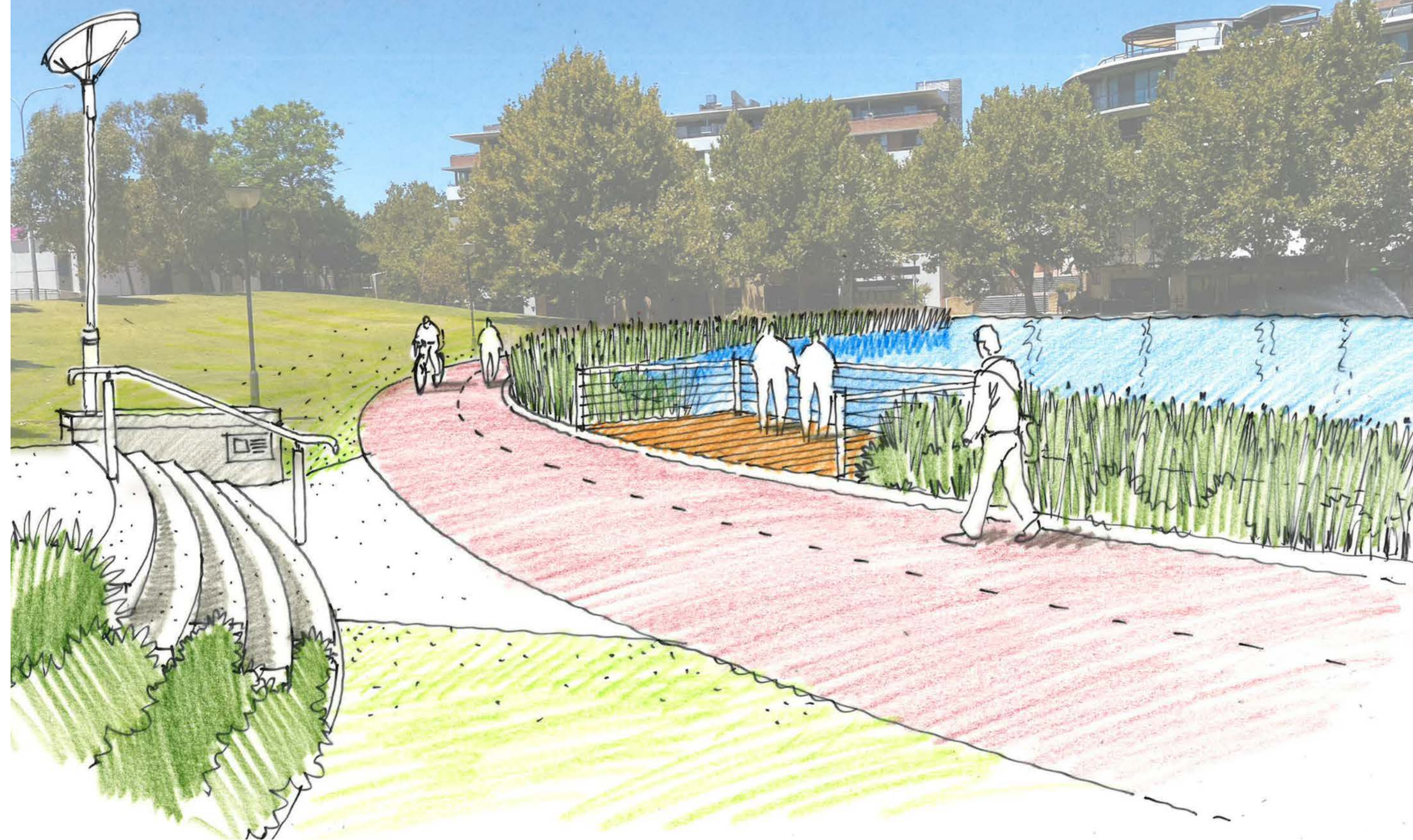
CONCEPT SECTION THROUGH PARKLAND - BROOK STREET TO CLAISEBROOK LAKE



CONCEPT SECTION THROUGH PARKLAND - BROOK STREET TO MIXED USE BUILDINGS



PARK CONCEPT SKETCHES - CLAISEBROOK LAKE SURROUNDS



CONCEPT SECTION THROUGH PARKLAND - TERRACING & PLAY SPACE THROUGH TREES TO BROOK STREET



6.6 Area 5 - The Bottleneck

Location Map



Issues Identified

- Access Issues - Current design & change of levels currently create a bottleneck for pedestrians & bike users.
- Steps are located at the end of a bike path, specifically at the bottom of the ramp
- No organic flow of pedestrian & bike movements
- Sightline issues due to current path configurations as well as retaining walls & established garden beds

Solutions/Benefits

- Review current design of path alignments & configurations from the Cove to Victoria Gardens to eliminate any clashes between bikes & pedestrians
- Review access & ramp locations within the Cove
- Opportunity to re route the main bike path along the Swan River & Southern edge of the Cove to create a continuous bike route away from major pedestrian links
- General review of levels & pathways from the Cove to Victoria Gardens for better access & CPTED



Stairs are located at the base of the bike path creating safety & clashing issues



Ramps are disjointed & create pedestrian safety risks with bikes



Blind spots to interface with bike path creating safety risks between bikes & pedestrians



Bike path intersection to bridge connection



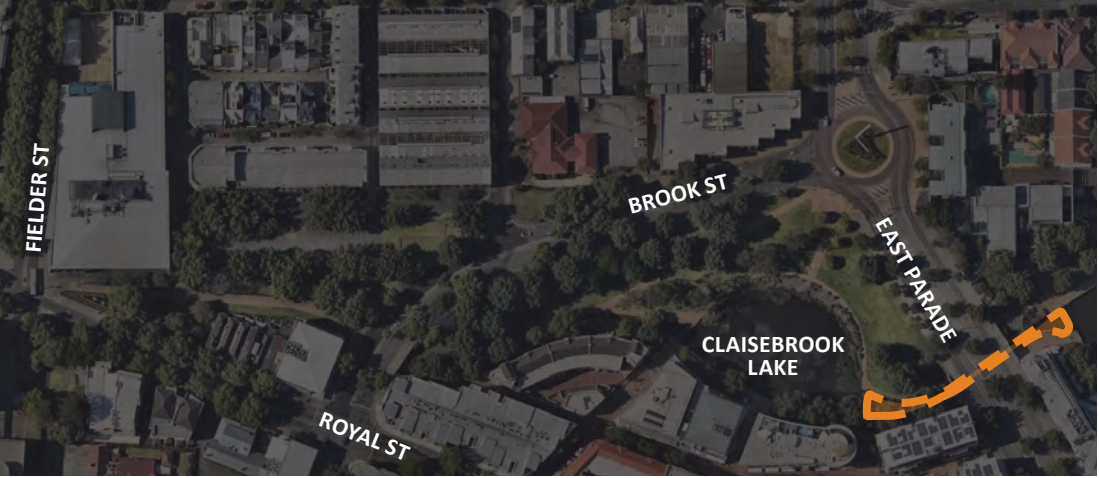
Ramps within Victoria Gardens interface include tight corners & blind spots



Blind spots to bike path due to tight turns & established gardens

6.7 Area 6 - The Greenway Stream East

Location Map



Introduction

The Greenway Stream was originally developed by an artist and is a public art piece which includes a series of individual public art items throughout. It forms part of The Claisebrook Village Art Trail.

Issues Identified

- Tree roots, which are degrading walls, lifting pavement and creating access issues
- Walls to water features are degrading & separating/lifting from mortar
- High ongoing cost and maintenance
- Algae issues, particularly in the warmer months
- Dated infrastructure such as bridge crossings

Solutions/Benefits

- Review wall treatments around stream edge to provide uniform finish & reduce uneven surfaces within pedestrian access routes
- Opportunity to reinterpret The Greenway Stream style and alignment to provide additional benefits such as water harvesting and treatment
- Regain space within the public realm for additional amenity by potentially reducing the size of the water feature. Opportunity to pipe water from the lake to the cove if the preference is to reduce the size of the water features.
- Refurbish and rebuild The Greenway Stream in its current form
- Opportunity to provide pump at bottom of stream before entering cove to pump water back into lake providing additional capacity & circulating water to reduce algae



Underutilised features



Underutilised water feature when not in use at Claisebrook Lake



Algae build up to the water feature



Dated infrastructure & detailing with opportunity to modernise

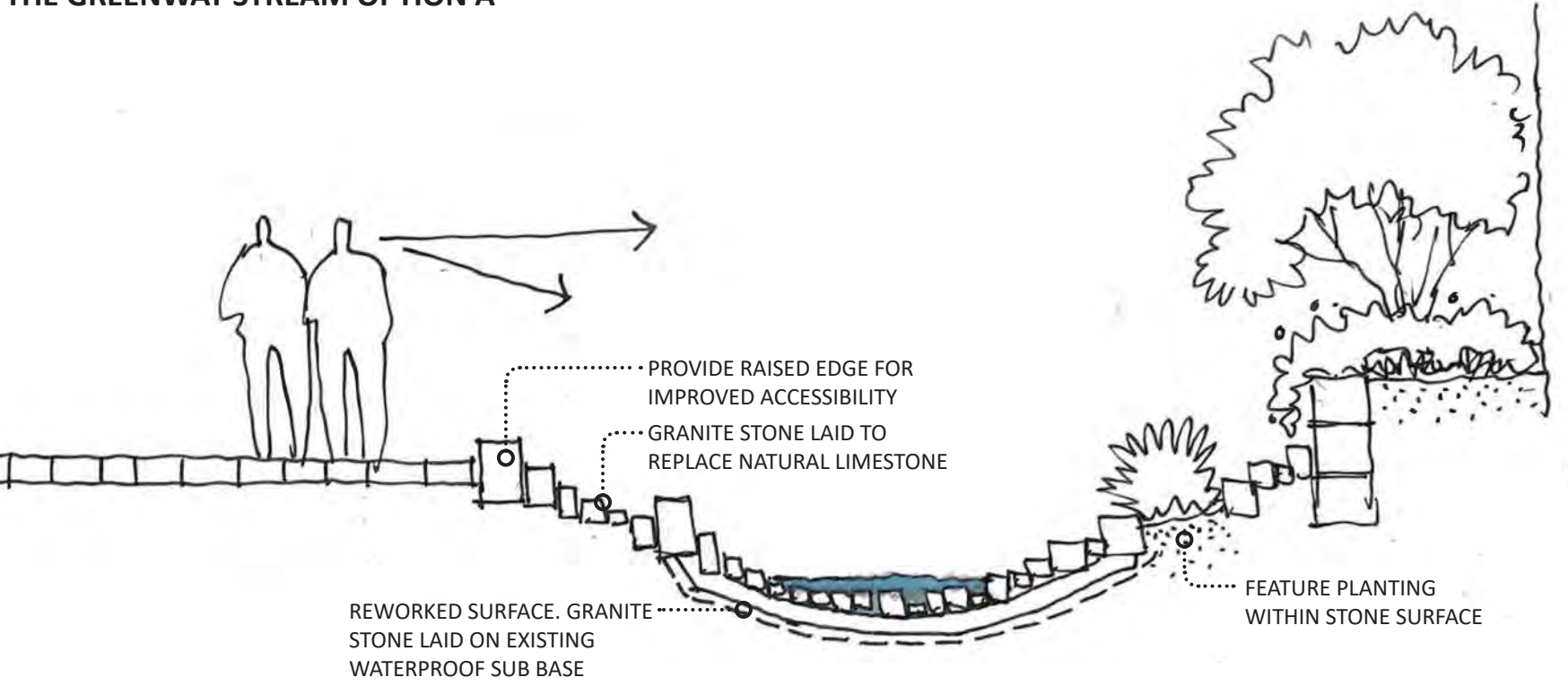


Condition of Existing water way Walls deteriorating

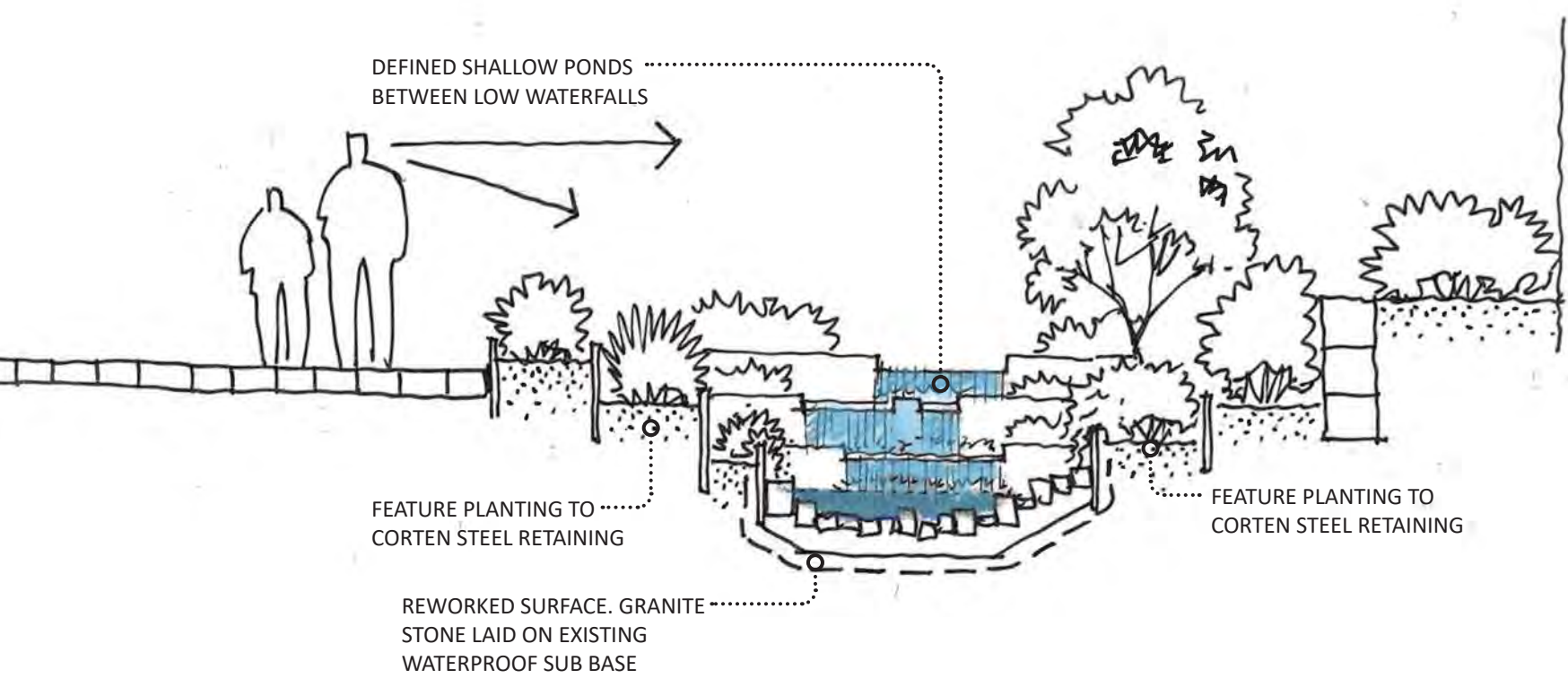


Condition of Existing Walls deteriorating

THE GREENWAY STREAM OPTION A



THE GREENWAY STREAM OPTION B



6.8 Area 7 - The Greenway Stream West

Location Map



Introduction

The Greenway Stream was originally developed by an artist and is a public art piece which includes a series of individual public art items throughout. It forms part of The Claisebrook Village Art Trail.

Issues Identified

- Tree roots, which are degrading walls, lifting pavement and creating access issues
- Walls to water features are degrading & separating/lifting from mortar
- High ongoing cost and maintenance
- Algae issues, particularly in the warmer months
- Dated infrastructure such as bridge crossings

Solutions/Benefits

- Review wall treatments around stream edge to provide uniform finish & reduce uneven surfaces within pedestrian access routes
- Opportunity to reinterpret The Greenway Stream style and alignment to provide additional benefits such as water harvesting and treatment
- Regain space within the public realm for additional amenity by potentially reducing the size of the water feature. Opportunity to pipe water from the lake to the cove if the preference is to reduce the size of the water features.
- Refurbish and rebuild The Greenway Stream in its current form
- Opportunity to provide pump at bottom of stream before entering cove to pump water back into lake providing additional capacity & circulating water to reduce algae



Opportunity to strengthen tree feature within middle of water way



Lack of strong connection to grassed area which leads to underutilised spaces



Condition of Existing Walls deteriorating impacting aesthetic & quality of public realm



Condition of Existing Walls & water features deteriorating



Dated infrastructure & detailing with opportunity to modernise

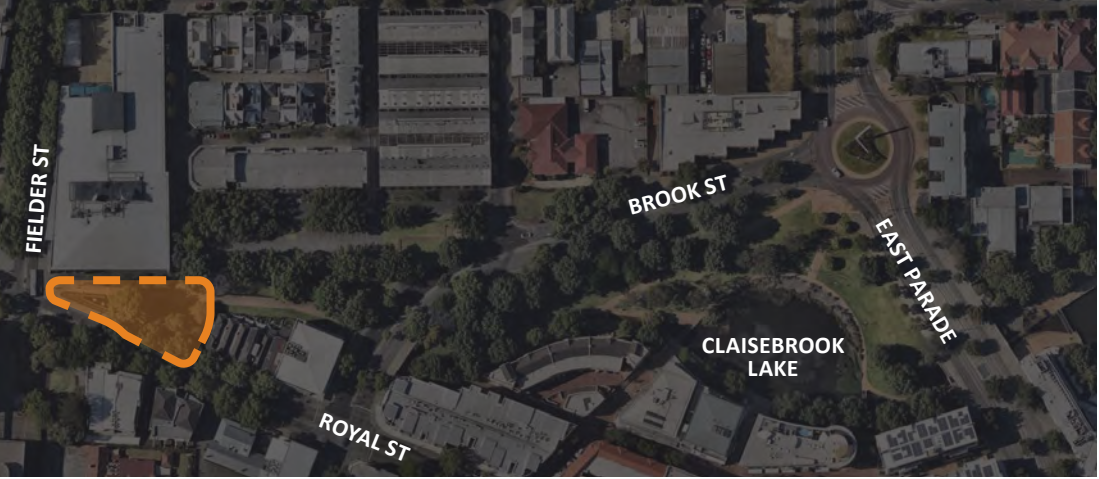


Condition of Existing Walls deteriorating impacting aesthetic & quality of public realm



6.9 Area 8 - The Water Source

Location Map



Introduction

The water source is the beginning of The Greenway Stream and was originally developed by an artist. It forms part of The Claisebrook Village Art Trail.

Issues Identified

- Shade of existing trees impacting growth of understorey & providing underutilised spaces
- Tree roots within pedestrian areas are lifting pavement, causing drainage issues & degrading walls
- Algae & smells to The Greenway Stream
- Lack of pedestrian engagement with water feature
- Ageing & degraded infrastructure

Solutions/Benefits

- Review surface treatments around existing trees to increase accessibility, boost tree health & reduce maintenance issues to paving & walls
- Provide additional site furniture around water feature edge to maximise activation & engagement
- Opportunity to reinterpret beginning of the stream to incorporate seating along waters edge
- Opportunities to reinterpret the stream style & current alignment to modernise & also provide additional benefits such as water treatment & education.



Ageing & degraded walls to water feature



Opportunity to provide greater pedestrian interaction with water feature



Algae build up to water feature. Lack of water movement in this area



Water feature is a nice element within the project. Planting around is limited to provide softening



Existing trees lifting paving & impacting water feature walls



Algae build up to water feature. Lack of water movement in this area & shade from trees

6.10 Area 9 - The Cove Edge

Location Map



Issues Identified

- Tree roots, which are degrading walls, lifting pavement and creating access issues
- Site clutter
- Lack of shade
- Aging lighting infrastructure and lack of enhancement lighting along the Cove
- Dated infrastructure such as bridge crossings & site furniture

Solutions/Benefits

- Additional tree planting along the coves edge to provide suitable shade coverage to pedestrians
- Review surface treatments around existing trees to increase accessibility, boost tree health & reduce maintenance issues to paving & walls
- Provide additional site furniture around cove edge to maximise activation. Opportunity for custom integrated furniture as a contrast to the typical street furniture currently onsite
- Opportunity to review the interface between public realm & private tenants to upgrade alfresco offerings & soften current expanse of hard surfaces through landscape solutions
- Enhance movement throughout public realm by reviewing existing levels and providing additional ramps as well as reviewing the current pinch points/clashes between bikes & pedestrians
- Opportunity for enhancement lighting to southern promenade of Cove



Existing trees lifting paving



Level changes within public realm provides clashes with pedestrian movement



Lack of shade within public realm



Lack of shade within public realm



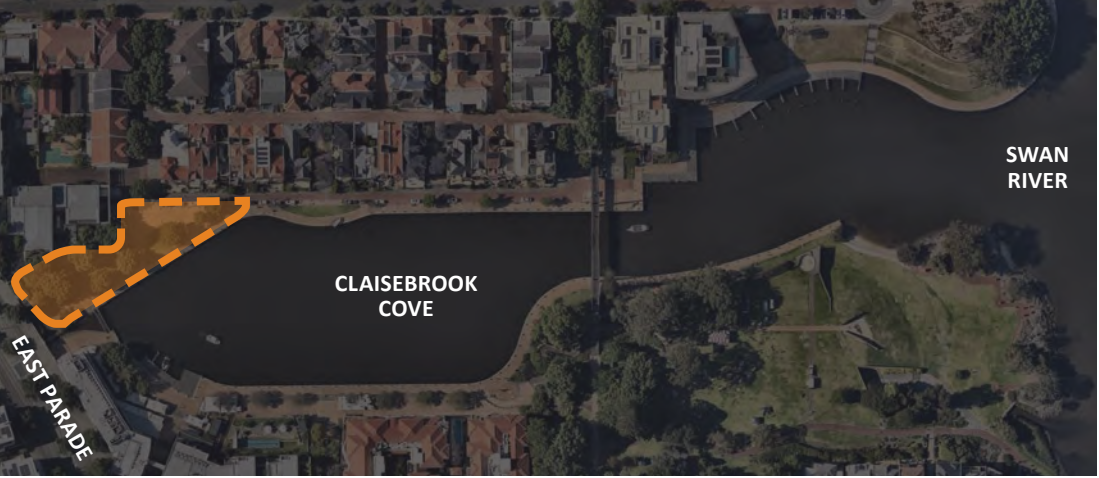
Opportunity to soften current expanse of hard surfaces through landscape solutions



Opportunity for fixed shade structures along the cove edge to provide low maintenance shade alternatives

6.11 Area 10 - The Corner

Location Map



Issues Identified

- Tree roots, which are degrading walls, lifting pavement and creating access issues
- Underutilised space with abundance of shade
- Aging lighting infrastructure and lack of enhancement lighting along the Cove
- Dated infrastructure such as bridge crossings & site furniture
- Significant amount of stairs & infrastructure to this area which can be reconsidered

Solutions/Benefits

- Opportunity for review stair arrangement to simplify access & create more usable space
- Opportunity to include a variety of seating options built into the level changes
- Opportunities for ramps to enhance site access
- Improve area to enhance outlook from adjacent tenancies & activity nodes
- Opportunities to review awkward interface details to increase public safety & movement
- Review surface treatments around existing trees to increase accessibility, boost tree health & reduce maintenance issues to paving & walls
- Provide additional site furniture around cove edge to maximise activation. Opportunity for custom integrated furniture as a contrast to the typical street furniture currently onsite
- Opportunity to review the interface between public realm & built form to soften current expanse of hard surfaces through landscape solutions



Awkward areas for access. Underutilised spaces throughout project.



Opportunities to review awkward interface details to increase public safety & movement



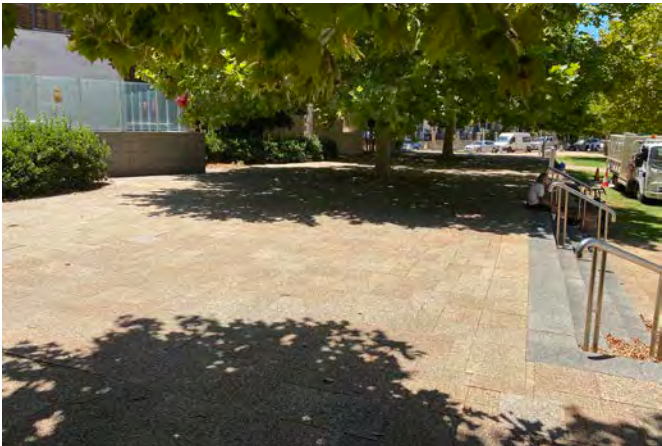
Provide a more aesthetic outlook & connection back to the activity nodes



Opportunity for review stair arrangement to simplify access & create more usable space



Provide softer interfaces through landscape intervention to adjacent built form



Activate the existing shaded areas & provide additional seating opportunities through the level changes

6.12 Area 11 - The Batters

Location Map



Issues Identified

- Shade of existing trees impacting growth of understorey & providing underutilised spaces
- Level changes limit opportunities for usable activities
- Level changes & challenged with shade creating additional maintenance & impacting general aesthetic to project
- Ageing & degraded infrastructure

Solutions/Benefits

- Replace failed surface treatments with suitable materials/ground covers to limit maintenance & upgrade aesthetic
- Provide terraced solutions to batters to provide additional seating or activity nodes.
- Maximise the existing shade throughout these areas with decking or retained areas which better interact with the existing trees & water feature



Underutilised landscape spaces throughout project



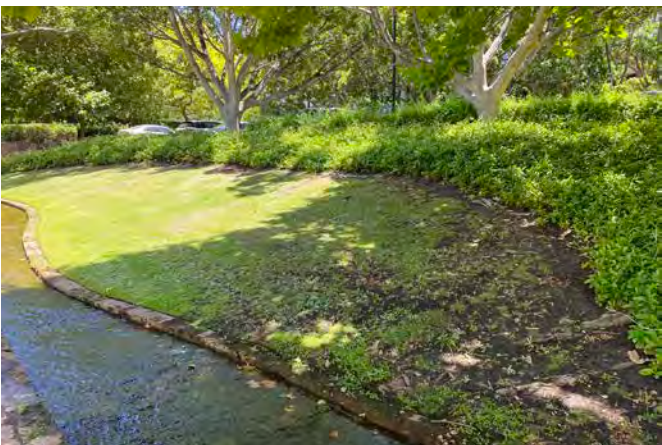
Shade of existing trees impacting growth of understorey & providing underutilised spaces



Ageing & degraded infrastructure



Change of materials & design style. Shade from trees has also impacted understorey



Shade of existing trees impacting growth of understorey & providing underutilised spaces



Degraded landscaping to batters. Replace with more suitable landscape response

6.13 Area 12 - The Northern Cove Edge

Location Map



Issues Identified

- Shade of existing trees impacting growth of understorey & providing underutilised spaces
- Lack of shade
- Aging lighting infrastructure and lack of enhancement lighting along the Cove
- Dated infrastructure such as site furniture & public art
- Limited opportunity & space for significant design intervention on Northern Side

Solutions/Benefits

- Additional tree planting along the coves edge to provide suitable shade coverage to pedestrians
- Opportunities for fixed shade structures along the cove edge to provide low maintenance shade alternatives
- Review surface treatments around existing trees to increase accessibility, boost tree health & reduce maintenance issues to paving & walls
- Provide additional site furniture around cove edge to maximise activation. Opportunity for custom integrated furniture as a contrast to the typical street furniture currently onsite
- Review bollards adjacent public realm & Henry Lawson Walk to reduce bulk



Shade of existing trees impacting growth of understorey & providing underutilised spaces



Limited opportunity for design intervention on Northern Side. Lack of shade.



Opportunity to integrate public artwork with surrounding landscape



Limited opportunity for design intervention on Northern Side. Lack of shade.



Limited opportunity for design intervention on Northern Side. Lack of shade.



Lack of shade along pedestrian walkway & to site furniture. Opportunity to increase shade.

6.14 Area 13 - The Terrace

Location Map



Issues Identified

- Jetty structures - poor capacity and do not meet community requirements. Doesn't support different types of use and/or craft
- Due to Jetty location & change in level, there is no organised pedestrian access routes through this space. Rigid change of directions causing pinch points & opportunities for pedestrian clashes with bikes
- Access Issues - a lack of ramps at stairs and non-compliant access to the two jetties.
- Lack of site furniture & shade along the cove
- Lack of activation to this side of the cove
- Aging lighting infrastructure and lack of enhancement lighting along the Cove

Solutions/Benefits

- New jetty structures to suitably support different types of use and/or craft. New jetty structures to also increase capacity to meet community requirements (now & future where/if possible)
- Lift jetty heights to sit flush with surrounding paving levels to reduce level heights, increase pedestrian access & strengthen organic pedestrian movement throughout this pinch point
- Opportunities to review awkward interface details to increase public safety & movement
- Opportunities to review jetty extent & provide alternate access to the water through terraced walls/platforms which cater for a variety of uses
- Opportunities to provide a modern response to the terraced grassed area to take advantage of the viewpoint over the river & towards Optus Stadium.



Grassed terracing providing premium outlooks over Swan River towards Optus Stadium



Grassed terracing providing premium outlooks over Swan River towards Optus Stadium



Underutilised jetty's



Opportunities to review awkward interface details to increase public safety & movement



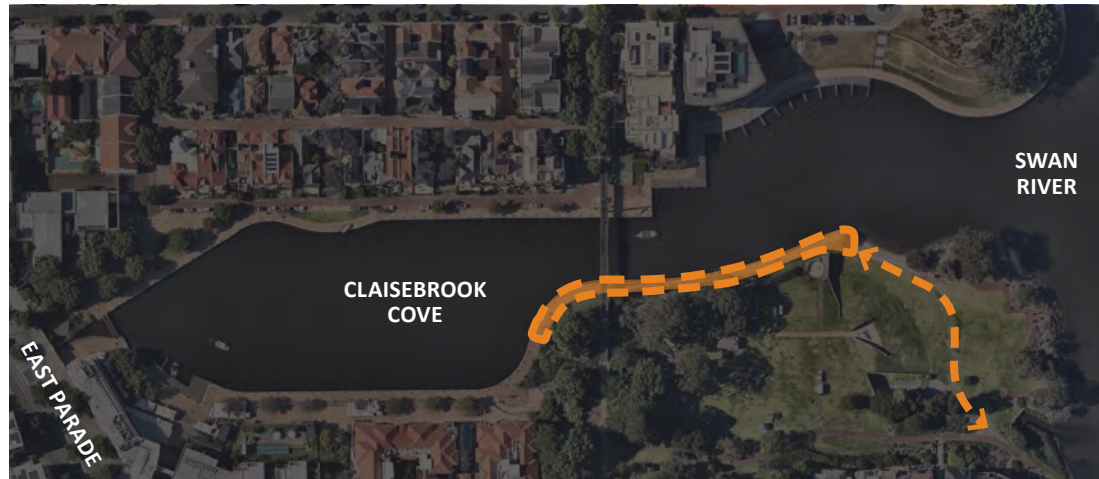
Grassed terracing providing premium outlooks over Swan River, back towards the cove & towards Optus Stadium



Underutilised jetty's overlooking Matagarup Bridge & Optus Stadium

6.15 Area 14 - Future Bike Path

Location Map



Issues Identified

- Access Issues - Current design & change of levels currently create a bottleneck for pedestrians & bike users.
- Steps are located at the end of a bike path, specifically at the bottom of the ramp
- No organic flow of pedestrian & bike movements
- Sightline issues due to current path configurations as well as retaining walls & established garden beds

Solutions/Benefits

- Review current design of path alignments & configurations from the Cove to Victoria Gardens to eliminate any clashes between bikes & pedestrians
- Review access & ramp locations within the Cove
- Opportunity to re route the main bike path along the Swan River & Southern edge of the Cove to create a continuous bike route away from major pedestrian links
- General review of levels & pathways from the Cove to Victoria Gardens for better access & CPTED



Bike path to consider interface with existing ramps feeding out to the cove



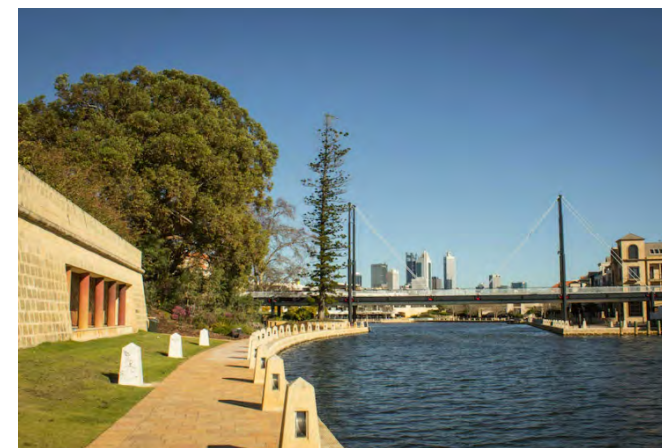
Consideration required to path width & safety along cove edge



Consideration required to increase passive surveillance due to corners & existing gardens



Potential bike path route along the Cove edge



Bike path will require design to the interface with adjacent landscape to cater for change in levels



Potential bike path route along the Cove edge