

REGENERATION OF BAYSWATER INDUSTRIAL AREA

A CATALYST FOR CHANGE - SITE 1 REGENERATION PLAN



URBAN REGENERATION
STUDENT PROJECT

'Bayswater Industrial Area Regeneration'



SCHOOL OF DESIGN AND THE BUILT ENVIRONMENT | SEMESTER ONE 2019

UNIT | Urban Regeneration (Urban and Regional Planning Course)
UNIT COORDINATOR | Dr Courtney Babb

CATALYST

Living Stream

Aim

To restore the amenity of the area, preserve and improve the natural environment, and to encourage an environmentally conscious outcome for industrial use in the area.

Desired Goals

- Improved natural and built environment amenity. Establish a sense of place.
- Improvement to the streetscape and general character of the area to encourage potential investment
- Increased biodiversity and better water quality through the drainage system.
- Provide a catalyst for change, encouraging greater awareness of local impact on the natural environment

Stakeholders

- Local Government: owner of the land surrounding drainage systems, and maintains local drains
- Water Corporation and Department of Water and Regulation: main providers of main drain services, currently collaborating on operating the Drainage for Liveability Program designed to enhance stormwater drains across W.A (Water Corp 2019)
- Local businesses and residents: an 'on-the-ground' stakeholder with most frequent contact with drainage system. Knowledgeable on local context and tangible and intangible effect drain has on locale

Benefits

- greater biodiversity and water quality. Use of Water Sensitive Urban Design (WSUD).
- potential health benefits from sights, sounds and smells from natural environment (Myers 2017)
- increased property values (Myers 2017; Polyakov et al 2017) and the flow on effect of the potential for increased investment

Potential Constraints

- Project needs to be externally funded
- Water Corporation is restricted to water services only. While they can assist with funding of living stream projects, they cannot initiate restoration projects (Polyakov et al 2017).
- requires engaged community and local council to ensure WSUD
- Lag in benefits. Living Stream may take years to become a fully established eco-system and so benefits may not be seen until between 5-10 years after completion, including the flow on effects of increased property values (Polyakov 2016)



Street Views of the New Indoor Sporting Centre



Street Views of the Living Stream

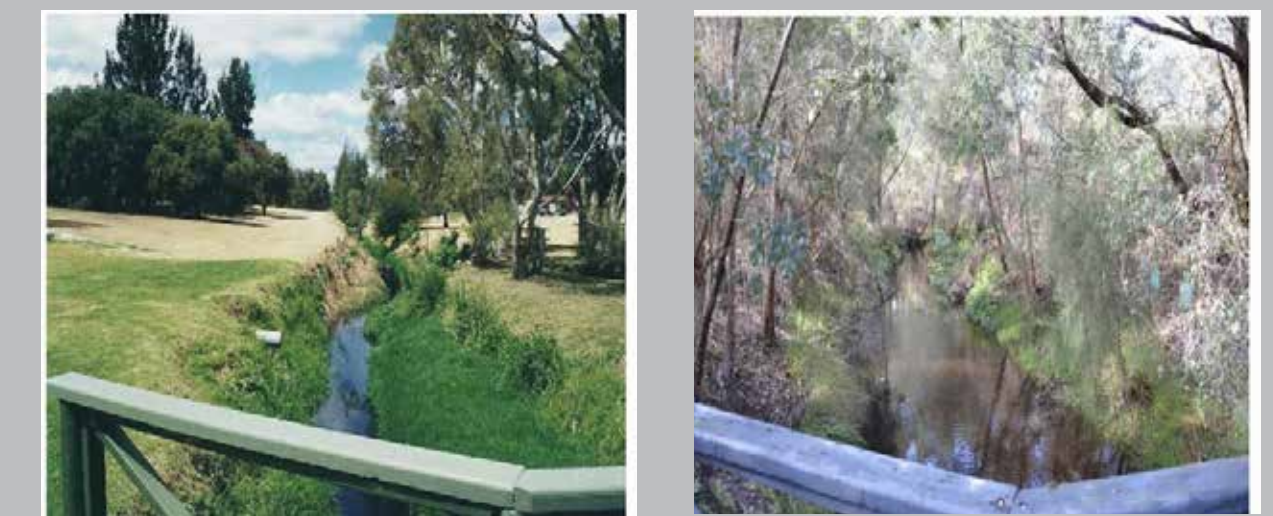


Case Studies

Bannister Creek Living Stream, Lynwood - Perth

(image source: Polyakov 2016)

Before (2000) After (2013)



Roselea Estate Park, Stirling - Perth

(image source: Pond 2018)



Streetscape Improvement Plan

A poor streetscape has been identified to have a negligent impact on the overall amenity of our BIA study site. The main issues with the BIAs street scape are inadequate street lighting facilities, poor to no pedestrian infrastructure and a poor quality of natural vegetation at the street level where present. With the initial catalyst sites in place the next step looks to improving the overall amenity of the BIA, for which an overhaul of its urban form is required. It is desired that through the creation of a visually pleasing and safe BIA that the stigma surrounding this industrial zone fades. Our regeneration project envisions that with a more attractive street level urban form, including the endorsement of public art within the area will be able to investment and tenants will be drawn in.

Street Improvement Aims

- Expand the current pedestrian foot-path network across the entire area where appropriate as well as linking it to the living stream and other ecological areas of the site
- Link the area to the Bayswater train-station via pedestrian infrastructure
- Provide adequate shading and environmental amenity access through vegetation refurbishment of target streets and ecological zones
- Restore industrial verges to health and reduce dumping
- Support and encourage developers and businesses to invest in public art in the industrial area to enhance visual amenity and create a sense of place

Current and Potential Art Opportunities



Australian Native Mural, Railway Parade. (Hunt 2019)



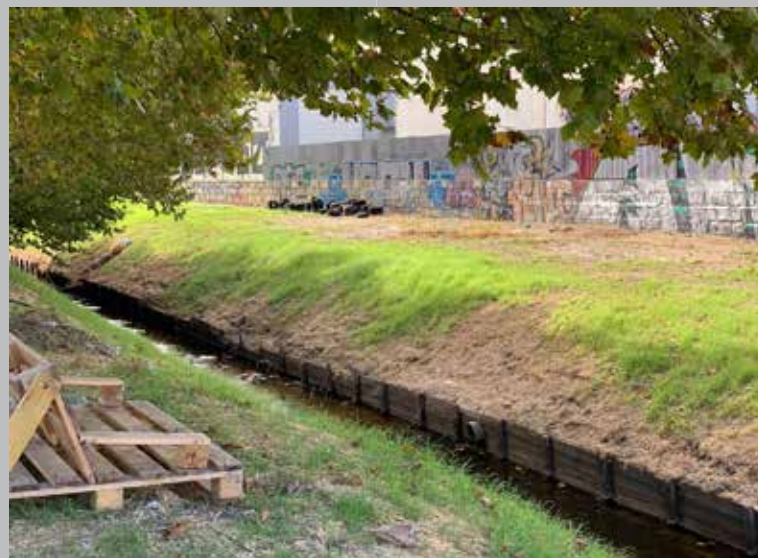
Beatles Artwork, Railway Parade (Hunt 2019)



One Stop Auto's graffiti-art wall. (Hunt 2019)



Vandalised graffiti walls overlooking Railway Parade. (Hunt 2019)



Vandalised graffiti fencing along Bayswater Drainage System (Hunt 2019)



- Trees
- Sporting Complex
- Vacant Warehouses Suitable for Office Space
- Landscaping
- Roads
- New Car Bays



Economic Regeneration

Aim

To drive people into the industrial area through economic regeneration methods.

- 30 vacant properties.
- Motivate more industrial uses: light industry, green industry, and office space.
- Make use of unused spaces.
- Provide rental subsidies to potential tenants.
- Financial incentives to help drive buyers into the area.

Land Uses

Banks demand a higher deposit and interest rate, and there are longer leases on industrial land than residential land (Gilmour 2016).

Green Industry:

Defined as the sustainable use of non-renewable resources that internalise environmental costs. Viewed as a trajectory of economic development (Rodrik 2014). There is currently one green industry in the area. (lumber store that recycles timber). Encouraged through financial incentives.

Light Industry:

Small scale industrial development which will be of a high standard in the design and environmental aspects, such as, amenity, noise, emissions, and traffic generation (City of Swan 2019).

- Make use of the vacant infrastructure that currently exists.
- Necessary renovations/regenerations would be carried out on the infrastructure.

Office Space:

- Motivation office space will create more employment opportunities.
- Designed with co-location method – (multiple entities within a single location).
- Food and beverage amenities will be included in the development
- Subdivision: 4.1 Industrial Subdivision Development Control Policy.

Economic Benefits:

The office buildings will include food and beverage provision for the workers in the area. This will help generate the local economy as well as support the proposed child care centre, and the recreation and entertainment in the area. These land uses can bounce off each other and help each other become economically successful. Business owners and workers will receive child care incentives for the local childcare centre. This will offer an opportunity to generate income, as well as tempt workers and business owners to make the area their preferred place of employment.

Feasibility:

These industrial land uses would increase the local economy, as well as offer more employment opportunities in area, while addressing the current issues in the study area. Taking advantage of the large amount of vacant land that currently exists in the area, will raise economic opportunities for enhancing the local economy. These industries and offices will be incorporated into the current existing

Vision

- 24 Bassendean Road, Bayswater
 - Currently includes office space and a storage shed that could also be turned into office space.
 - 1100m²
 - Walking distance to train station
 - Close to freeways
- 8 Carlton Street, Prahran, Melbourne
 - This included a refurbishment of an existing double storey warehouse into commercial offices with amenities. There is also a proposed terrace outdoor commercial space on the rooftop (WRAP 2019). (Images source:



Before (24 Bassendean Rd) After (8 Carlton St)



MEDIUM & LONGTERM