



BAYSWATER INDUSTRIAL ZONE (THE BIZ)

VISION, CONTEXT AND ANALYSIS



URBAN REGENERATION
STUDENT PROJECT

'Bayswater Industrial Area Regeneration'

 **Curtin University**

SCHOOL OF DESIGN AND THE BUILT ENVIRONMENT | SEMESTER ONE 2019

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



Map illustrating potential location of Skills Innovation Hub close to Durham Road School

Catalyst

A Skills Innovation Hub will be established to determine employment pathways for students and skills development opportunities for existing and new businesses. A Design Team will work to determin design priorities for the public and private realm.

What and why	How	Who
Establish a Skills Innovation Hub to <ul style="list-style-type: none">Develop employment pathways for Durham Road studentsSkills development for existing business to adapt and shift to sustainable practices	<ul style="list-style-type: none">Set up the Hub in a vacant building along Clavering RoadSeek funding from research institutions and NDISCollaboration across stakeholders to implement findings.	<ul style="list-style-type: none">Durham Road SchoolLandowners from the precinctUniversity-Local/State Government-Private Investor Partnership.Australian Network on Disability
Recruit a Design Team within the Skills Innovation Hub to <ul style="list-style-type: none">Prepare design guidelines to improve the urban realmArtist involvement to help activate the precinct	<ul style="list-style-type: none">Set up a Design Team within the Skills Innovation HubSeek funding from industry bodies (such as UDIA)Collaborate with CoB and DoP to subsidise rent agreements or rental costs to attract artists practice their work.	<ul style="list-style-type: none">Research organizationIndustry bodiesCity of Bayswater (CoB)Department of Planning (DoP)
Attracting new prospective industries to the site to: <ul style="list-style-type: none">Foster a distinctive industry for the area e.g. green technologies, automated vehicles, logistics.	<ul style="list-style-type: none">Policy that encourages new industries to invest or take up residency in the area e.g. reduced rates, flexible zoning, unconcessions.	<ul style="list-style-type: none">City of Bayswater.Prospective investors.

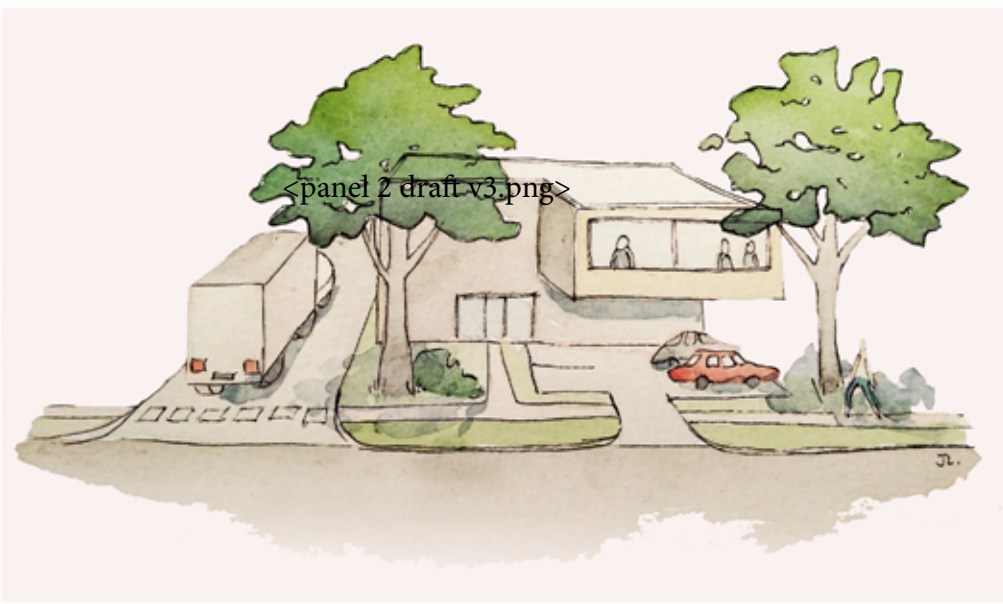


Illustration of Skills Innovation Hub



Model demonstration of Hub facilitating connections across Education with existing business



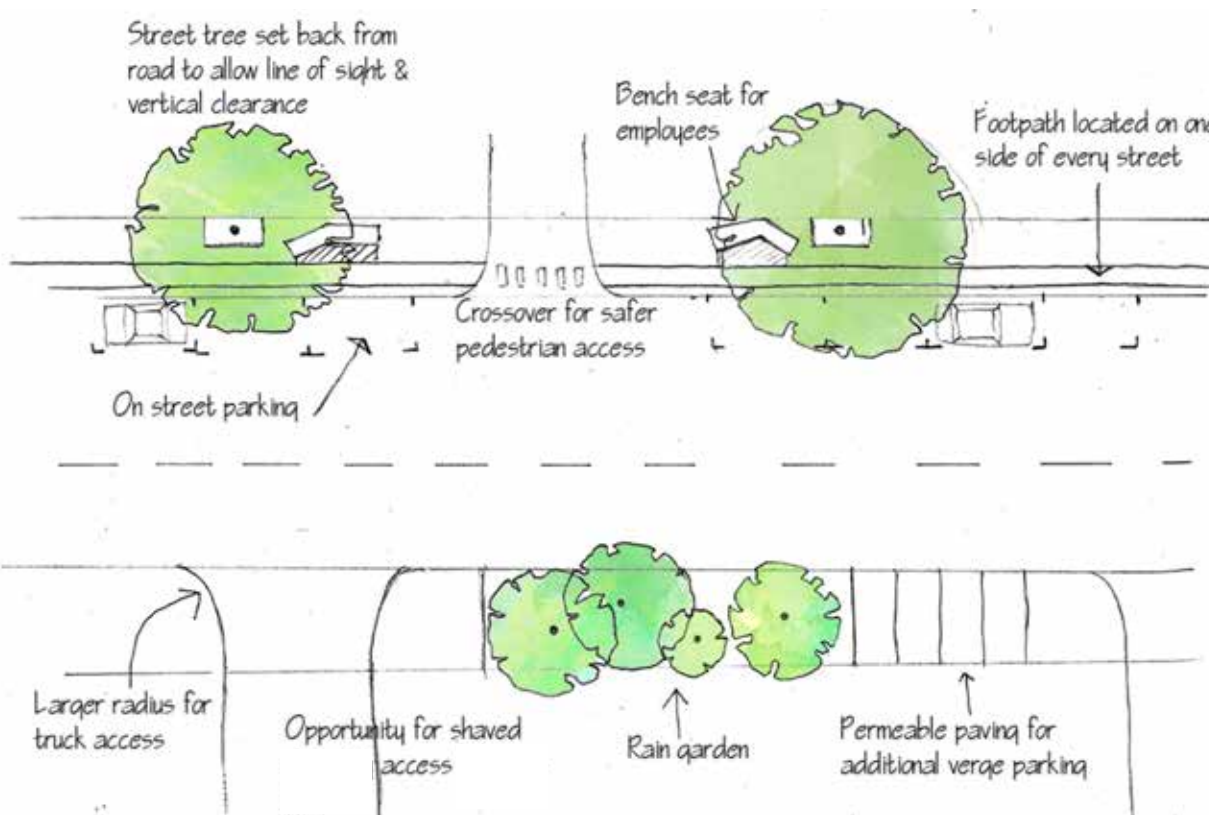
Second wave

The next phase will be to roll out the findings of the Skills Innovation Hub implementing work experience placements for students and facilitating skills and development programs. This phase will implement key design principles across the key transit routes within the area, improving the amenity and character through design.



Map illustrating opportunity for zoning changes and infrastructure upgrades along key transit routes

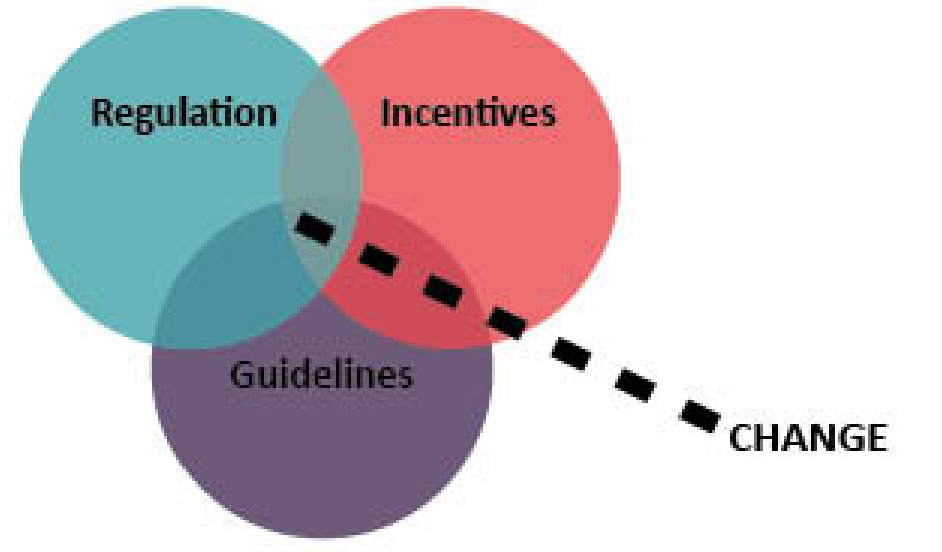
What and why	How	Who
Implement work-integrated education for students and retraining programs for local employees and businesses in the area. Focus: Automotive sector.	<ul style="list-style-type: none">Undertake work experience placements and learning and development programsAnnual report published on Skills Innovation Hub website	<ul style="list-style-type: none">Skills Innovation HubLocal business and Durham Road schoolAustralian Network on Disability
Update the planning scheme for 'Educational establishments' to be a permitted use within the subarea. Modify the planning scheme to require development within the precinct to adhere to design guidelines	<ul style="list-style-type: none">Modify the planning scheme	<ul style="list-style-type: none">City of Bayswater
Allocate a percentage of Council rates from the area to fund necessary infrastructure and amenity improvements	<ul style="list-style-type: none">Modify the planning scheme	<ul style="list-style-type: none">City of BayswaterDesign Team
Undertake infrastructure improvement works prioritizing upgrade to road and sewer infrastructure, provision of pedestrian pathways, lighting and industrial green space	<ul style="list-style-type: none">Establish a BIZ improvement fund or a special area rate.	<ul style="list-style-type: none">City of BayswaterLandowners from the precinct
Implement new CCTV infrastructure to improve surveillance across the area	<ul style="list-style-type: none">Implement upgrades to infrastructure on key roads in accordance with guidance from the Design TeamGrant concessions to local businesses willing to invest or assist in this infrastructure improvement	<ul style="list-style-type: none">City of BayswaterDesign TeamLocal businesses
Implement a compliance program to address issues of illegal dumping, parking and management of noxious material	<ul style="list-style-type: none">Seek funding from federal grants	<ul style="list-style-type: none">Federal government fundingCity of Bayswater
Improve area's amenity through installing public art and undertake preliminary rehabilitation planning of drainage corridor, continuing adjacent restoration	<ul style="list-style-type: none">Implementation of a compliance programSeek grants, volunteers and artists in residence	<ul style="list-style-type: none">City of BayswaterArtists in residence and CommunityWatercorp



Indicative upgrades to streetscape



Impression of street art activation



Tools of implementation

Widespread adoption

The final phase will be to build on the outcomes of previous phases, expanding the skills and training into all sectors across the site and extending infrastructure upgrades along remaining streets and the drainage reserve. A continued effort in creating conditions that are appealing to new industries to secure the area as an innovative industrial zone of Perth.



Map illustrating full implementation of redevelopment plan across the central precinct including the drainage rehabilitation

What and why	How	Who
Continual implementation, monitoring and reporting of Skills Innovation Hub actions including expanding training programs across all sectors.	<ul style="list-style-type: none">Annual report published on Skills Innovation Hub website	<ul style="list-style-type: none">Innovation hub
Expand infrastructure improvements to remaining streets located in the subarea	<ul style="list-style-type: none">Implement upgrades to infrastructure on remaining streets in accordance with guidance from the Design Team	<ul style="list-style-type: none">City of BayswaterDesign Team
Undertake rehabilitation of the drainage corridor continuing the establishment of a living stream across the BIA site	<ul style="list-style-type: none">Seek funding from state government to support the projectUndertake rehabilitation of drainage corridor in accordance with guidance from the Design Team	<ul style="list-style-type: none">WaterCorpSwan River TrustLocal catchment groupsDesign Team