

# Gosnells Town Centre Revitalisation

Gosnells, Perth, WA

## DEVELOPER:

City of Gosnells; Western Australian Government

## MAJOR DESIGN CONSULTANTS:

Council; Woodhead International, Plan E, Connell Wagner

## MAJOR TECHNICAL CONSULTANTS:

Council, Woodhead International, Bassetts Consulting Engineers, Connell Wagner, Plan E, Hutchinson, Davis Langdon

## PROJECT TYPE:

Centre Revitalisation

## PROJECT SIZE:

Total public expenditure \$25 million

## IMPLEMENTATION STATUS:

All major public construction elements virtually complete by early 2007. Private sector development is beginning to occur.

## LOCATION:

The City of Gosnells is 17 kilometres southeast of Perth's CBD, and the Town Centre is along the Albany Highway. Perth Streetsmart Page 436 B8

## FURTHER INFORMATION:

[www.gosnells.wa.gov.au](http://www.gosnells.wa.gov.au) ;  
Booklet – The revitalisation of Gosnells Town Centre, 1999, City of Gosnells  
CD Rom – Gosnells Town Centre Revitalisation 2000



## Context

In 1997 Gosnells was in decline: there was a 49% vacancy rate in the Town Centre, and the town had low quality streetscapes, dominated by highway retail and surface car parking. Between 1991 and 1996, 71% of clerical jobs in Gosnells disappeared. Few local streets existed in the town centre. On the plus side were the City's grid of streets west of the rail, its remnant architectural heritage, a city centre park and the Canning River environment. The revitalization initiative was launched in 1997 in conjunction with government, business and the community under the banner "Bright Future". The design focused on re-creating a traditional town centre.

## Urban Form and Structure

The urban structure of the town centre has been substantially changed with the addition of two key streets to improve access to it and within it. A new east-west "Main Street" was built with a new level crossing across the railway to facilitate access between the Albany Highway and the main Gosnells' residential catchment to the west. A stronger commercial hub now links both sides of the Albany Highway. Improvements include road works, streetscapes and slip lanes, and extensive public artworks.

The existing railway station has been relocated to the Main Street level crossing to provide a stronger focus to the town centre. A new link road (Federation Parade) along the Canning River (Pioneer Park) has been developed to improve circulation and create a new front to the river. Introduction of new design guidelines have restored the focus on pedestrian-friendly environments, outlook to public spaces and suitable scale and form.

## Civic and Environmental Focus

Development of a new Civic Complex (The Agonis) and adjacent Town Square has re-focused attention on the town centre. The Agonis incorporates a new Library/Knowledge Centre, Meeting Rooms, Centre for Business Development (Business Incubator) and a Lotteries House in a building that balances civic identity with environmental best practice. Redevelopment of the CBD's wildlife haven, Pioneer Park, on the Canning River is now underway, to transform it into a regional visitor drawcard with a feature tree-top walk.

## Economic Performance

The project has already demonstrated these major achievements:

- Retail vacancy has decreased from 49% (2000) to 10% (2004);
- More than \$8 million in inward investment before works complete (2004);
- Increased retail turnover;
- Civic spaces created, and return of civic pride;
- Decreased reports of criminal and antisocial behaviour.



SOURCE: *Australian New Urbanism: A Guide to Projects*, Second Edition, November 2006, Australian Council for New Urbanism.