

ARCUS Retail Demand Analysis



The Subiaco Redevelopment Authority (SRA) has had ongoing dialogue concerning the redevelopment of the Arcus Refrigeration site in Roydhouse Street, Subiaco. The site area is approximately 10,000m² and is within 250m of Subiaco Square. The proposal includes a mixed use development, including residential apartments,

commercial space, as well as ground level retail uses. Retail uses on this site are not listed as either Preferred or Contemplated within Subi Centro other than within the Station Square precinct.

The development plans propose two retail shops – one likely to be used for convenience retail, and one likely to be used as an art gallery / artist supply shop as it adjoins three live-in artist studios.

Outcomes

Pracsys provided professional advice to the Subiaco Redevelopment Authority regarding the best option for an ARCUS site development in Subiaco. Pracsys considered factors such as the retail currently located at Station Square and the likely impact the proposed retail development would have in the area.

The analysis provided by Pracsys suggests that based upon the defined scope there is no compelling reason to disallow the provision of the proposed retail offerings within the ARCUS site based upon impact on the Subiaco Square retail precinct.

Client: Subiaco Redevelopment Authority

Pracsys team involved in this project: Jason McFarlane