



Claremont North East Precinct Structure Plan



The Claremont North East Precinct is a project aimed at revitalising a 9 hectare parcel of land north of the Claremont train station to create a vibrant mix of residential, commercial and community uses. The land that includes rail reserve, the Claremont Football Oval, the Council Depot, Claremont Lawn Tennis Club and PCYC, is currently underutilised, yet occupies a prime transit oriented development location.

The Department for Planning and Infrastructure's Network City Strategy (2004) aims to increase residential dwellings in existing urban areas, particularly those on good transport routes with access to wide-ranging types of amenity. This enables people to live, work and recreate within an activity centre, reducing travel times and associated social and environmental costs.

Pracsys was engaged to undertake an economic analysis of the precinct and wider metropolitan context to determine retail needs, current amenity gaps, ideal type and mix of activity, and strategies for economic activation.

Outcomes

The outcomes of this study include:

- An assessment of the current and future demand for retail and commercial floorspace within the Claremont NE Precinct, through development of population and expenditure projections
- Identification of the type and mix of land uses most appropriate for an inner urban transit oriented development site, in the context of Network City and the new Activity Centres policy
- Establish optimal configuration and location of activity, using the six key principles of place activation

Client: Town of Claremont

Pracsys Team involved in this project: Georgia Moore