

URBIS

CLAREMONT COMMUNITY NEEDS ASSESSMENT

Kuraland
August 2021

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Key Findings

Introduction

Kuraland is proposing a mixed-use development at 22 St Quentin Avenue, Claremont comprising 86 residential apartments, retail and commercial space, resident amenities and community space.

Kuraland has engaged Urbis to undertake a Community Needs Assessment of their proposed development.

Community Needs

The subject site is located in the heart of the Claremont Town Centre, the key commercial, administrative and civic centre of the Town of Claremont local government area (LGA).

As the Town of Claremont continues to develop with new apartment development, there is the need for more local community facilities and open space. The population of the Claremont LGA is projected to grow from around 10,500 to up to 14,000 residents by 2031.

There are several major regional community facilities to the north of the rail line including the Claremont Showground, Claremont Oval and Claremont Aquatic Centre. In addition, there are other local facilities including the Claremont Tennis Club and Lake Claremont Golf Course. However, there is a relatively low provision of smaller/local community facilities in the local area. A needs assessment highlighted gaps in:

- Multi-purpose community space
- Seniors centre
- Playgroup
- Local parks.

Community Benefits

The proposed development will benefit the local community including:

- A small 'Pocket park' at the entrance to the Claremont Community Hub & Library which will provide an attractive outdoor space to complement the existing library and address a current need for green space in the town centre. Ground floor cafes fronting the park will further enhance the community space.

- A new pedestrian laneway linking the Claremont Community Hub & Library with the existing town square at the entrance to the shopping centre. This will help create a civic hub within the town centre. There is the opportunity for a new 'Claremont Square' to be created by extending the existing square across St Quentin Avenue to make a larger and more vibrant civic meeting space that will define the heart of the Claremont Activity Centre.
- Improvements to the heritage building including new portico and accessible footpath entry, providing lawful access through the subject site, as well as restore the heritage church's façade, roof and lighting.
- Kuraland has committed for the project to be 5-Star Green Building (as built), which will have positive environmental outcomes for the area.

Recommendations

Based on the assessment, the following conclusions and recommendations comprise:

- The proposed development be supported as it will improve the civic, community and open space within the Claremont Town Centre
- Kuraland engage with the Town of Claremont as the potential for integration with a new Claremont Square would represent an attractive civic space for the local community.
- The proposed linking of the Claremont Square with the bus station on Stirling Highway will improve connectivity of the precinct.

INTRODUCTION

INTRODUCTION

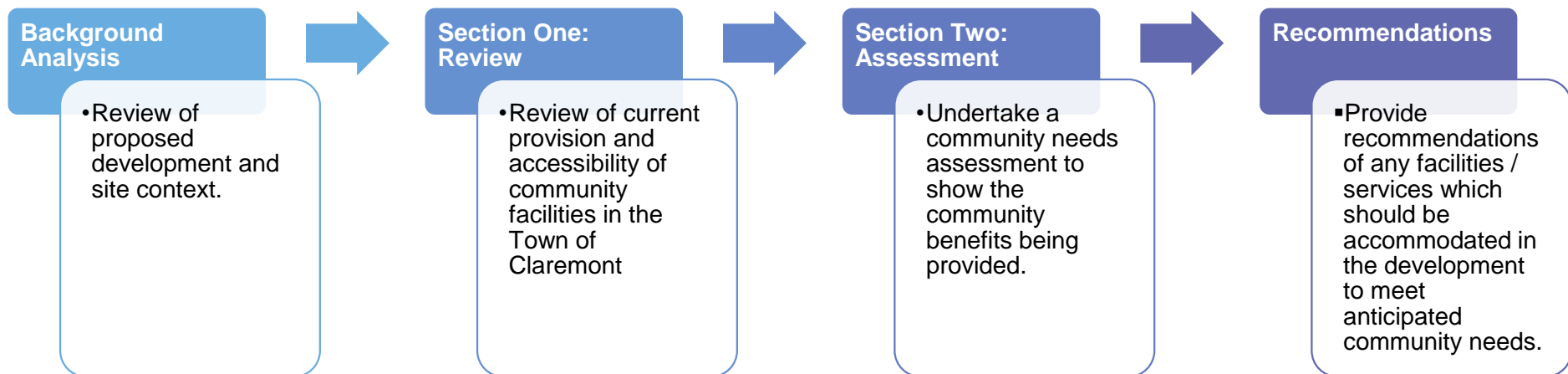
Background and Purpose

Kuraland has engaged Urbis to undertake a Community Needs Assessment of their proposed development at 22 St Quentin Avenue, Claremont.

This report maps local community need – including gaps, opportunities and insights – to inform Kuraland's development and ensure community facilities are utilised and embraced by tenants and the broader community.

Our investigations have been carried out based on the following process and structure.

Report Structure



APPROACH

Approach

This study takes a leading practice approach to identifying social infrastructure requirements for the Claremont Town Centre including:

- Identifying the demographic characteristics of the current community and the likely demographic characteristics of the future population to understand future needs and demands for social infrastructure
- Understanding the site context including the unique features and characteristics of the area including current plans or strategies that may have implications for this study
- Understanding the existing provision of social infrastructure and identifying key gaps in existing provision
- Understanding leading practice principles and benchmarks and applying these appropriately to the site.

Planning for higher density areas also requires a focus on quality over quantity, particularly when it comes to open space planning. In higher density environments, where land costs drive strong land efficiency, there needs to be an increased focus on ensuring a high quality of open space provision and a focus on maximising connections to and from existing open space networks. While a certain quantum of open space is required, it is the quality of that space that is most important in a higher density context.

Quality is determined by both good design, quality of materials used and management which allows more benefit to be gained from relatively efficient spaces. Similarly, for community and cultural facilities, higher density environments require facility models that maximise floorspace and focus on being well located, high quality with flexible spaces and multipurpose uses.

While standards and benchmarks are a useful reference, they do not consider many of the factors needed to develop a nuanced assessment of community need requirements and rarely reflect the complexities for planning for growth in established areas.

Where standards are used in contemporary urban renewal practice, they are used mostly as a reference or checking point, rather than the sole driver for the quantity of social infrastructure provision. Recommendations for this study have taken a wholistic approach to understanding needs and tested this against contemporary benchmarks.

SUBJECT SITE

Key Findings

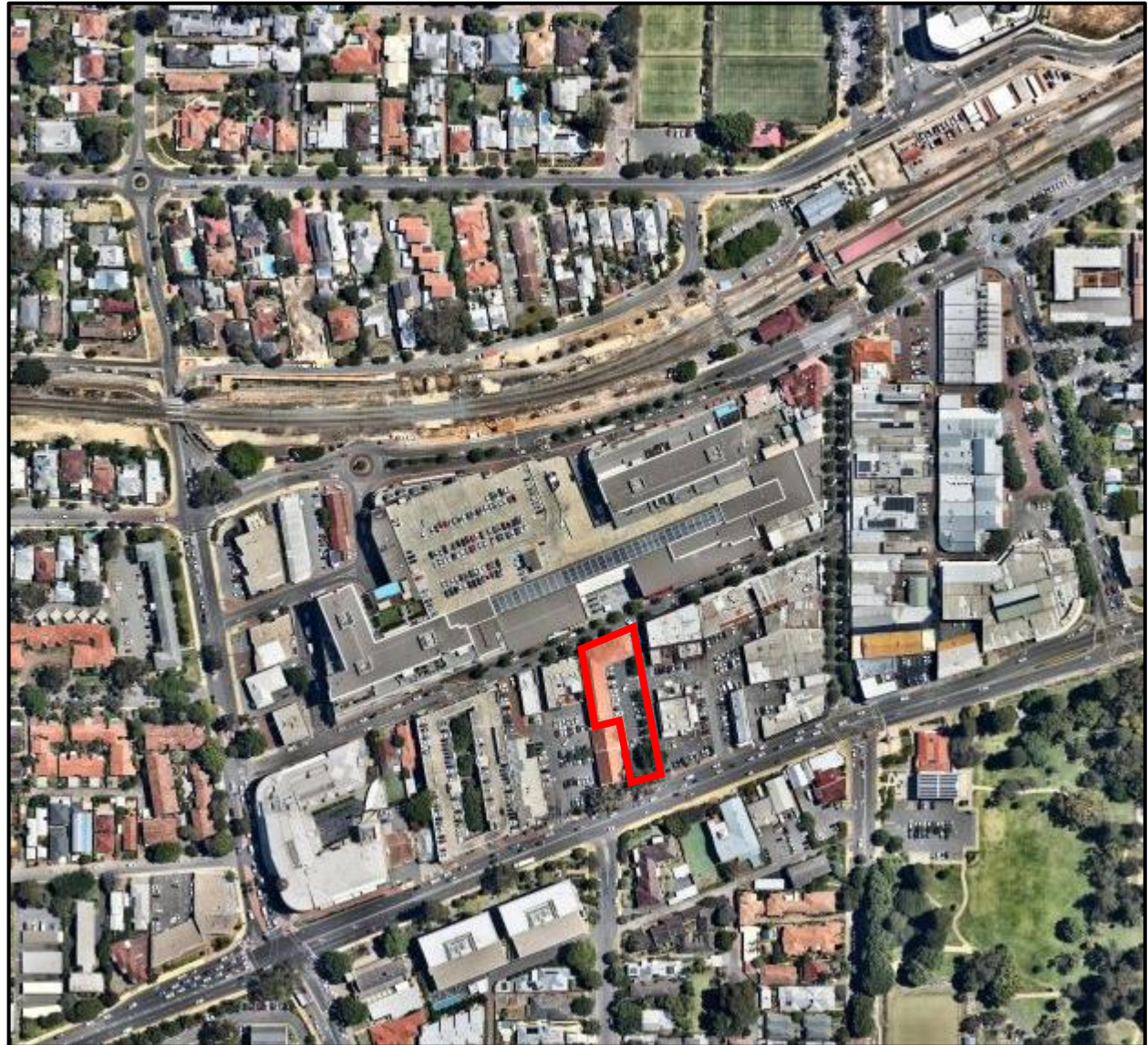
The proposed development is located at 22 St Quentin Avenue, Claremont in the Town of Claremont. The site is within the Claremont activity centre around 250 metres south-west of the Claremont Train Station.

The site is bordered by:

- Claremont Quarter shopping centre on the northern side of St Quentin Avenue. This includes the Claremont Quarter Town Square, which is a community meeting space at the entrance to the shopping centre
- Food and beverage tenancies on the eastern side of Church Lane
- Stirling Highway to the south
- Car park to the west.

The Claremont Community Hub & Library is housed in a heritage building at the south-west corner of the site.

Subject Site



SITE CONTEXT

Key Findings

The Claremont Quarter Town Square is located on the northern side of St Quentin Avenue. The square comprises several tables and benches and is a meeting space at the entrance to the shopping centre.

The town square is currently disconnected from the Claremont Community Hub & Library which is located towards the Stirling Highway. There is a largely uncovered footpath on the eastern side of Church Lane which leads between the two, though does not represent an attractive connection.

The Claremont Community Hub & Library is largely surrounded by an at-grade car park and some landscaped gardens meaning there is virtually no space to meet around the site.

As outlined on the following page, the proposed redevelopment of the site includes a 'pocket park' outside the Claremont Community Hub & Library as well as a laneway directly connecting it with an enhanced town square 'Claremont Square'. This will have the benefit of connecting the two important community assets and creating a more vibrant precinct where residents can meet and interact.

Site Context



PROPOSED DEVELOPMENT

Key Findings

The proposed 17-storey mixed-use development comprises:

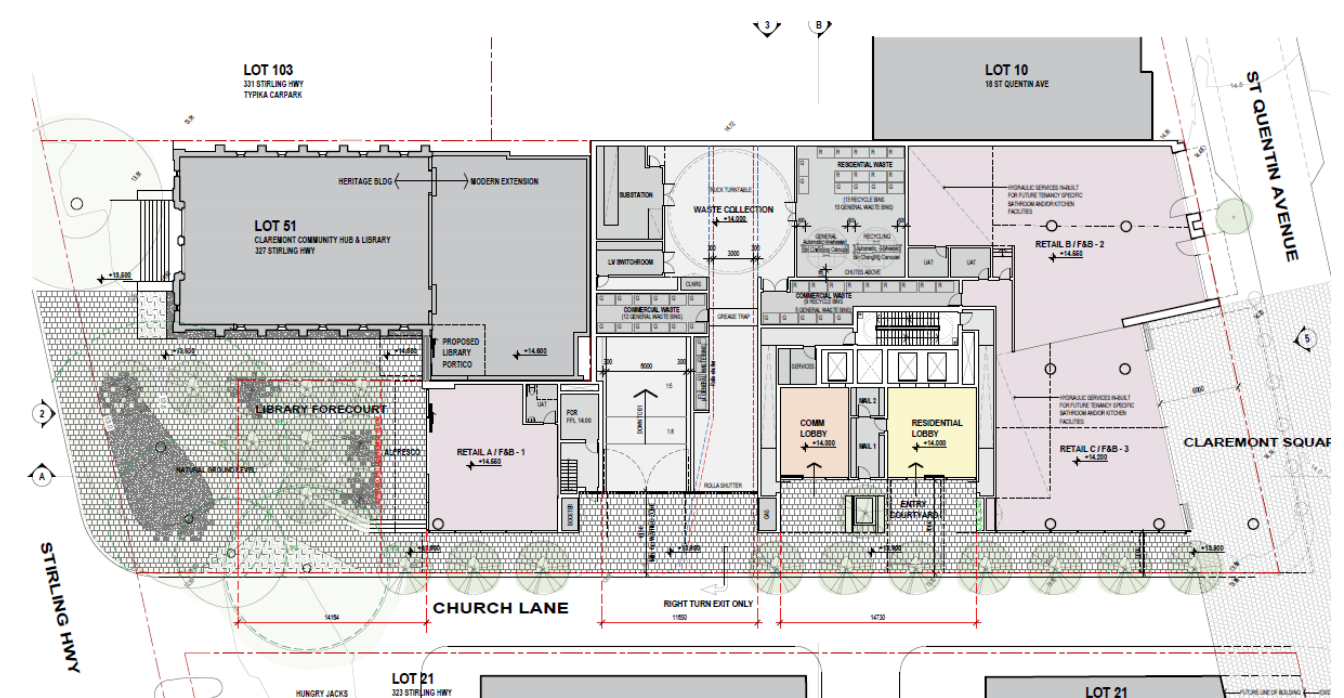
- Basement car parking
- Three ground floor retail / food & beverage (536 sq.m) tenancies
- A communal resident level comprising pools, sauna, gym/yoga studio, private dining, family lounge and outdoor BBQ spaces.
- One level of commercial space totalling 1,216 sq.m
- 86 residential apartments across 14-storesys.

The proposed development also includes community spaces including:

- A small 'pocket park' outside the Claremont Library building. This will include a new landscape interface with the Heritage Church
- Space linking into a proposed town square space 'Claremont Square' that could extend the current square across St Quentin Avenue.
- Pedestrian laneway connection along Church Lane between Stirling Highway and Claremont Square.
- Improvements to the Heritage building including:
 - New footpath entry (@1:20) to the Library portico, to replace the existing non-compliant ramp.
 - Provide a new Library portico and signage
 - Repairs to the Heritage Church's façade
 - Repairs to the Heritage Church's roof

Kuraland has committed for the project to be 5-Star Green Star (as built).

Proposed Development



POLICY CONTEXT AND LITERATURE REVIEW

POLICY CONTEXT

The Town of Claremont does not have a Community Needs Strategy or Social Needs Strategy which would inform the need for community facilities in the LGA.

Urbis has reviewed the following reports and highlighted implications for the proposed development and community needs within the precinct.

Literature Review

Report	Summary	Implications for the Study										
Claremont Strategic Community Plan 2027	<p>The Strategic Community Plan outlines Council’s priorities for the area with a vision for Claremont to “develop as a harmonious cosmopolitan town creating opportunities for community well-being, the environment and business prosperity; whilst respecting and celebrating the past.” Key strategies include:</p> <ul style="list-style-type: none">• Develop the public realm as gathering spaces for participation, prosperity and enjoyment• Effectively manage and enhance the Town’s community facilities in response to a growing community	<p>The subject site is located in the Claremont activity centre with the potential for the proposed development to improve the public realm in the precinct through a new pocket park and connectivity to the town square.</p>										
Design WA - State Planning Policy 7.0 Design of the Built Environment	<p>The Department of Planning, Lands and Heritage's State Planning Policy (SPP) 7.0 establishes 10 Design Principles that should inform the design, review and decision-making processes for all development:</p> <table><tr><td>1. Context and character</td><td>1. Amenity</td></tr><tr><td>2. Landscape quality</td><td>2. Legibility</td></tr><tr><td>3. Built form and scale</td><td>3. Safety</td></tr><tr><td>4. Functionality and build quality</td><td>4. Community</td></tr><tr><td>5. Sustainability</td><td>5. Aesthetics</td></tr></table>	1. Context and character	1. Amenity	2. Landscape quality	2. Legibility	3. Built form and scale	3. Safety	4. Functionality and build quality	4. Community	5. Sustainability	5. Aesthetics	<p>The proposed development and especially the community based components of the development (including the park, laneway, community space and improvements to the existing Community Hub) will help improve the local precinct across each of the ten principles.</p>
1. Context and character	1. Amenity											
2. Landscape quality	2. Legibility											
3. Built form and scale	3. Safety											
4. Functionality and build quality	4. Community											
5. Sustainability	5. Aesthetics											
Planning and Development Amendment Bill 2020	<p>The State Government is reforming the Planning and Development Act 2005, Planning and Development (Local Planning Scheme) Regulations 2015 and State planning policies to create a more flexible, responsive and contemporary planning system that can support Western Australia recovery.</p>	<p>A streamlined approval process for significant developments with 100 or more dwellings.</p>										
Central Sub-regional Planning Framework: Perth and Peel @ 3.5 million	<p>The Town of Claremont sits within the Central sub-region of the Greater Perth metropolitan region. The main objective of the Central Sub-regional Planning Framework is to promote a balanced, consolidated development approach that effectively accommodates a larger proportion of new dwellings within existing urban areas. The aim of urban infill development is to ensure the City’s capacity to accommodate population growth on under-utilised urban land which is serviced by infrastructure such as train stations and the Stirling Highway transit corridor.</p>	<p>The subject site is well placed to accommodate increased housing density to meet targets for the growth of Perth due to proximity to transport, retail and other amenity. It is important that new community spaces are created to accommodate the needs of the growing population.</p>										

CONSULTATION

Key Findings

Community engagement was carried out by CGM Communications for 22 St Quentin Ave.

Some of the key findings from this engagement were that stakeholders are largely supportive of the following areas:

- Expansion of the 'town centre' as a true square to encourage activation.
- Creation of a piazza to allow access / views of the heritage church.
- Installation of premium mix of retail and F&B to activate the perimeter.
- Expansion of the footpath to encourage foot traffic along Church Lane.
- Indoor / green spaces for public.

A community poll was carried out as part of the engagement and top amenity features that were being sought by the residents and visitors are shown in the graphic to the right. This showed that more food and beverage options, the town square and a piazza around the heritage church were supported.

Consultation Findings

Residents



Visitors



Source: Community Engagement Summary Report, CGM Communications

SUPPLY ASSESSMENT

OPEN SPACE AND RECREATION

Key Findings

The Claremont LGA has a significant provision of public and private greenspaces, largely on the northern side of the train line. However, there are some key gaps in meeting the needs of the influx of high-density dwelling residents along the Stirling Highway.

Key public greenspaces within walking distance of the subject site are:

- Claremont Park
- Claremont Oval
- Lake Claremont Golf Course
- Claremont Tennis Club
- Swan River Foreshore

Key private greenspaces are:

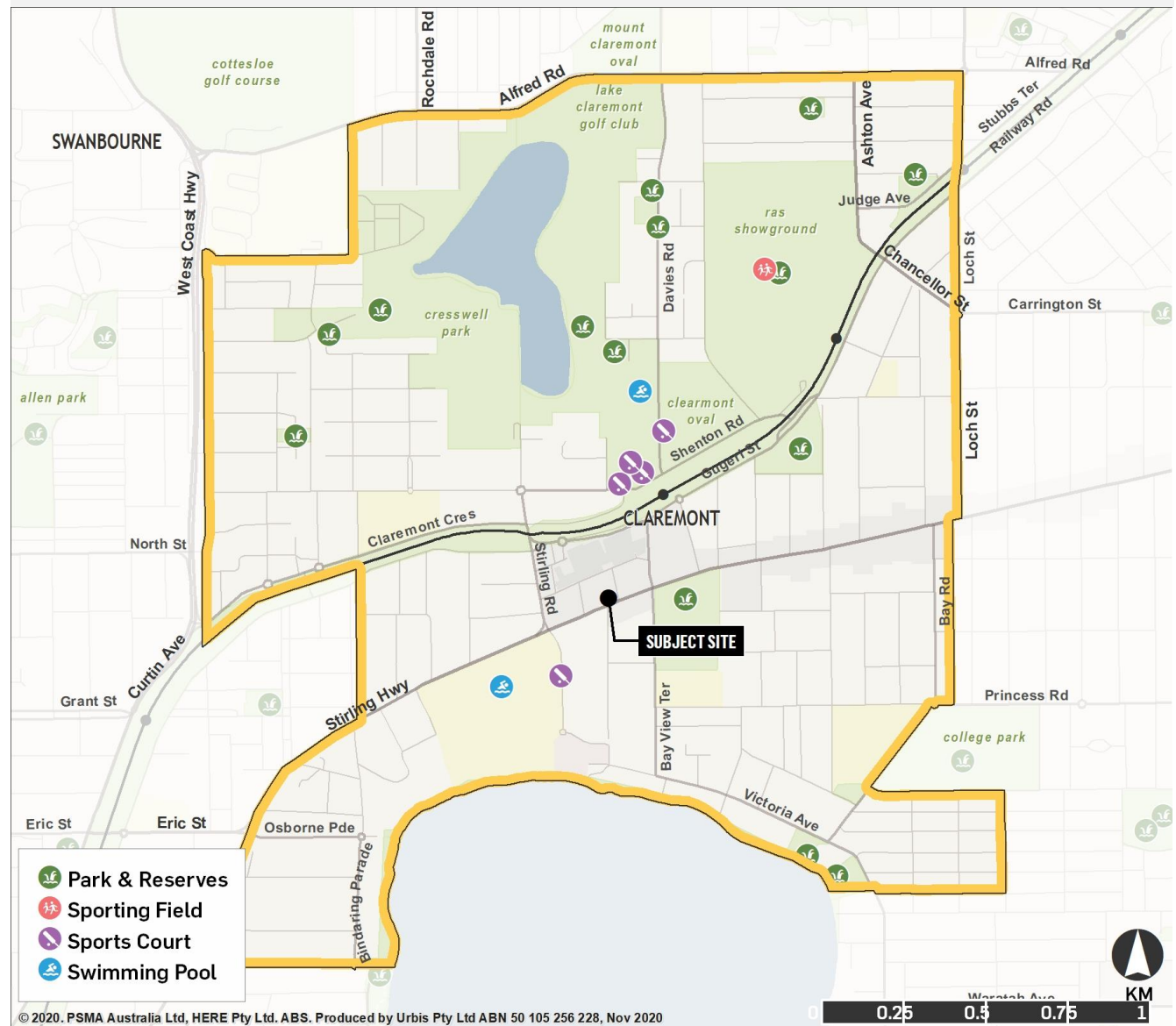
- Claremont Showground
- Sporting fields at Christ Church School and Scotch College

Residents of high-density dwellings trade off private greenspace for shared or public greenspace. As such, there is a higher need in this part of the city for greenspaces that can provide for a range of resident needs including recreation, relaxation, physical activity, socialising, and building social capital.

Claremont is well-supplied with expansive greenspaces suitable for sport and recreation, which cater to both a local and regional catchment.

There is a gap in the provision of smaller, more passive greenspaces that can facilitate higher levels of socialisation amongst local residents, and that can incorporate relaxation for a more localised resident catchment.

Open Space and Recreation Provision



HEALTH FACILITIES

Key Findings

The Claremont LGA provides health and wellness land uses for both local and regional catchments.

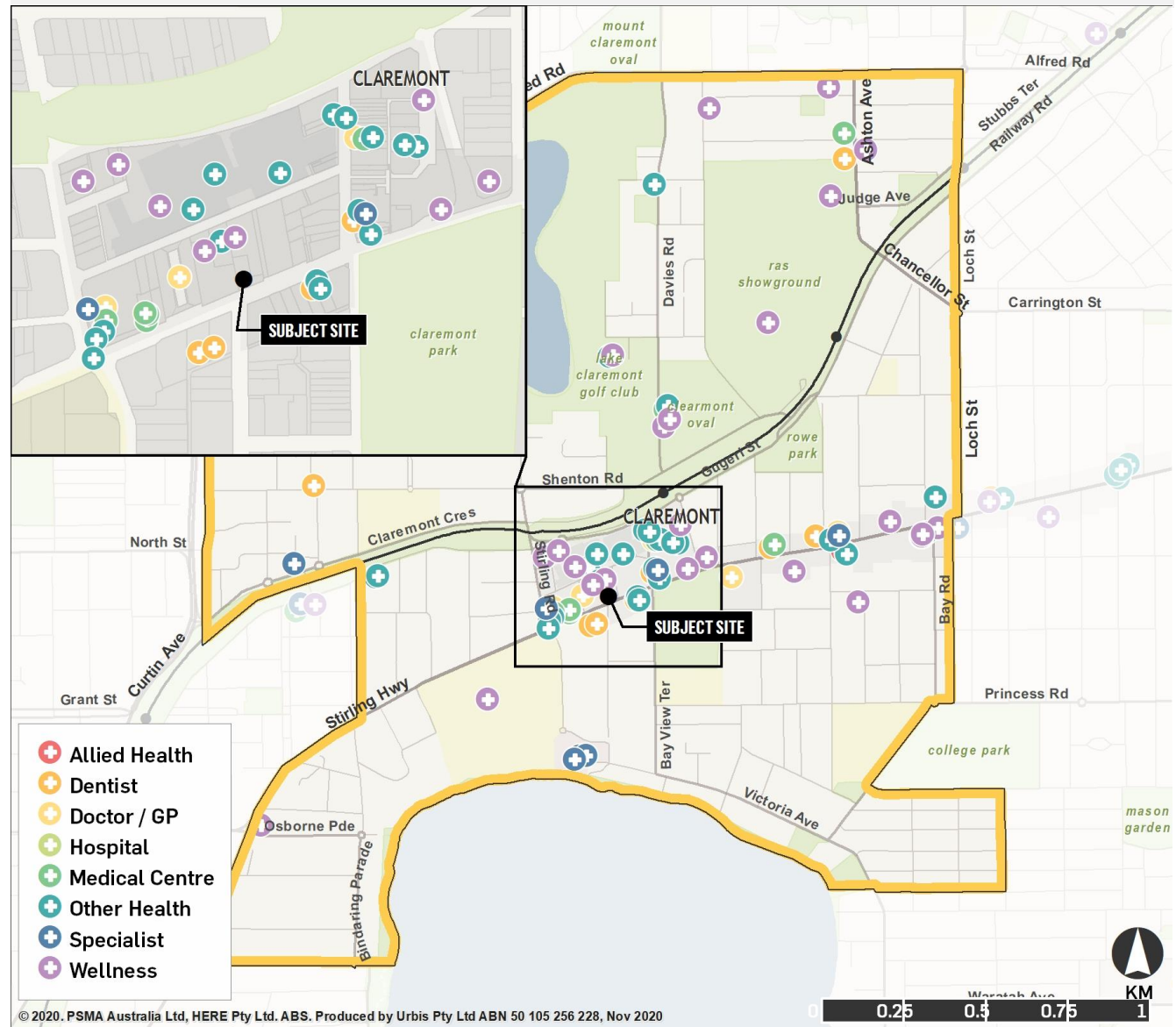
A key node is the concentration of medical uses around the Claremont Town Centre with several facilities also located along the Stirling Highway.

The subject site is located around 4km west of the Nedlands medical precinct that comprises the Sir Charles Gairdner Hospital, Perth Children's Hospital and Hollywood Private Hospital.

The increased resident population can be expected to underpin increased demand for health and wellness land uses within the area, particularly primary healthcare such as GPs, physiotherapists etc. The relatively high proportion of growth in the 70+ age cohort, may be expected to push higher than average demand for health and wellness services.

The higher end socio-demographic nature of the catchment population will likely result in higher levels of discretionary income available for expenditure on wellness offerings. At the same time, the relatively affluent community will likely reduce the need for social/community based health services.

Health Provision



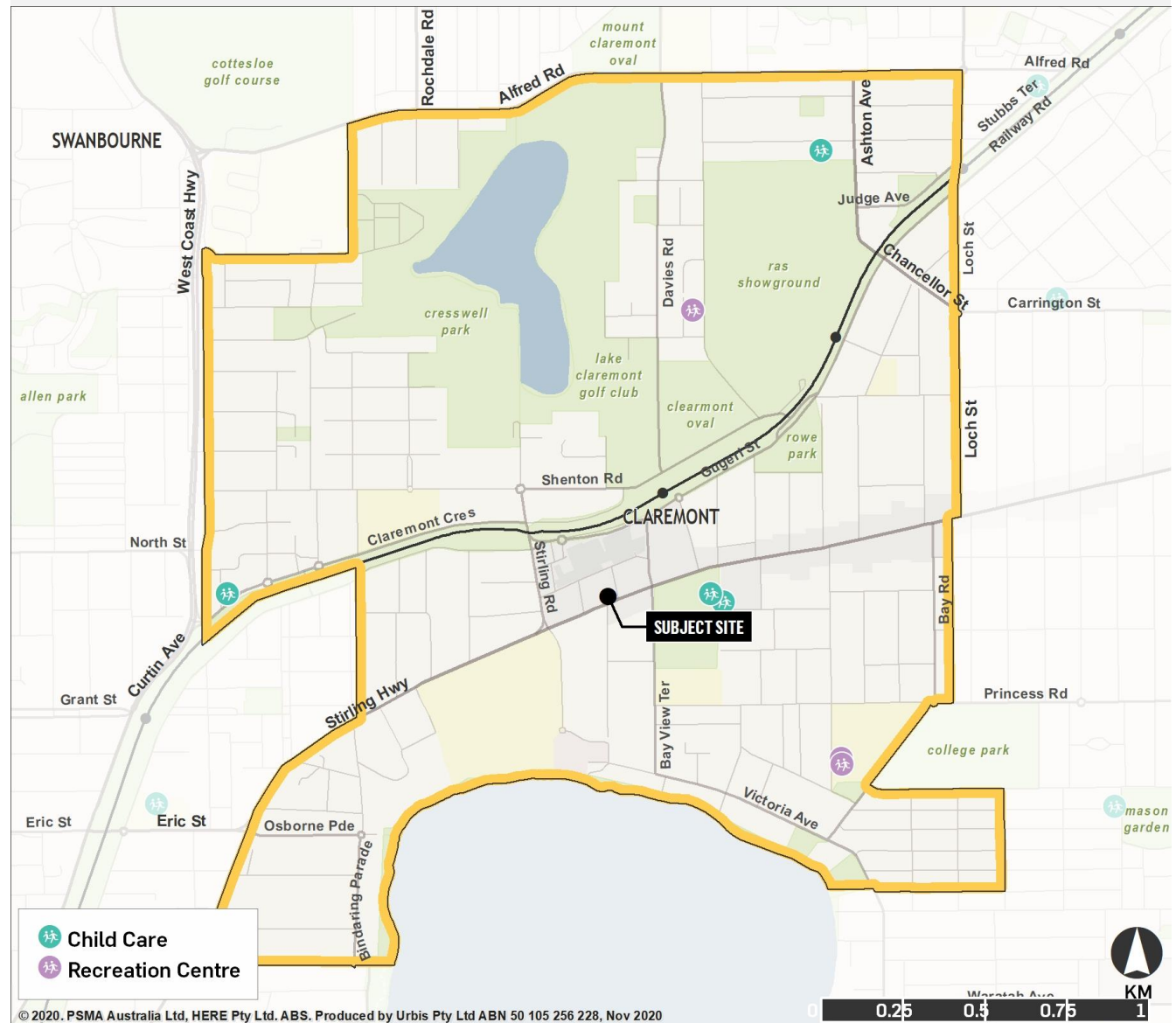
CHILDCARE FACILITIES

Key Findings

There are four child care facilities in the Claremont LGA. The nearest facility to the subject site is the Bright Beginnings Claremont centre around 300 metres east of the subject site. The facility is approved for 30 spaces, which is a relatively small facility.

There are around 90 child care spaces within the Claremont LGA. The relatively low supply indicates there could be a need for additional child care facilities in the local area.

Childcare Provision



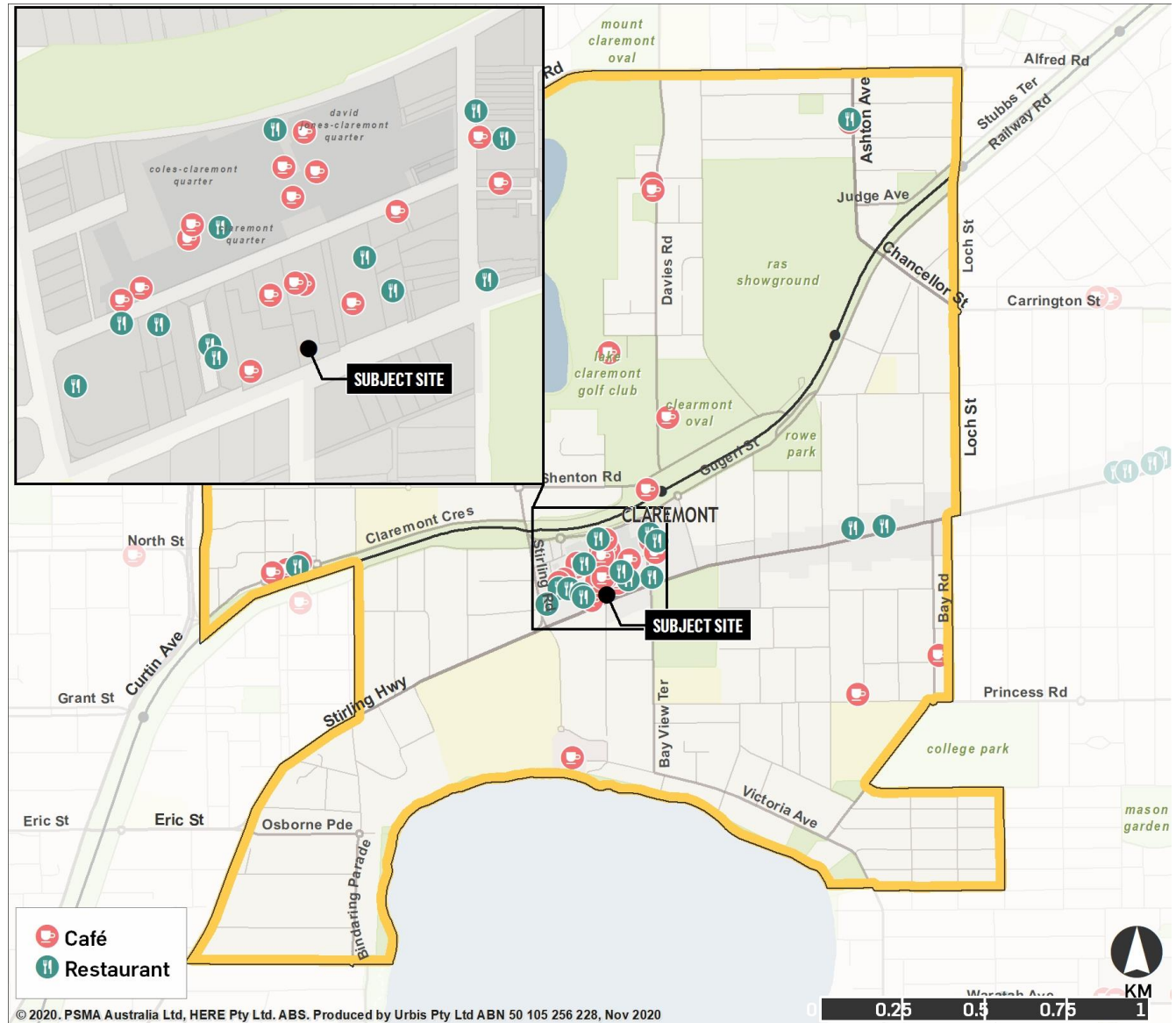
CAFES AND RESTAURANTS

Key Findings

There is a significant range of cafes and restaurants located within the Claremont Town Centre. This reflects the town centre's position as the major food and beverage precinct within the Claremont LGA.

Additional cafes on the subject site that interact with the new community spaces will further improve the vibrancy of the town centre as a meeting space for the community.

Cafes and Restaurant Provision



CONNECTIONS TO TOWN CENTRE AND PUBLIC TRANSPORT

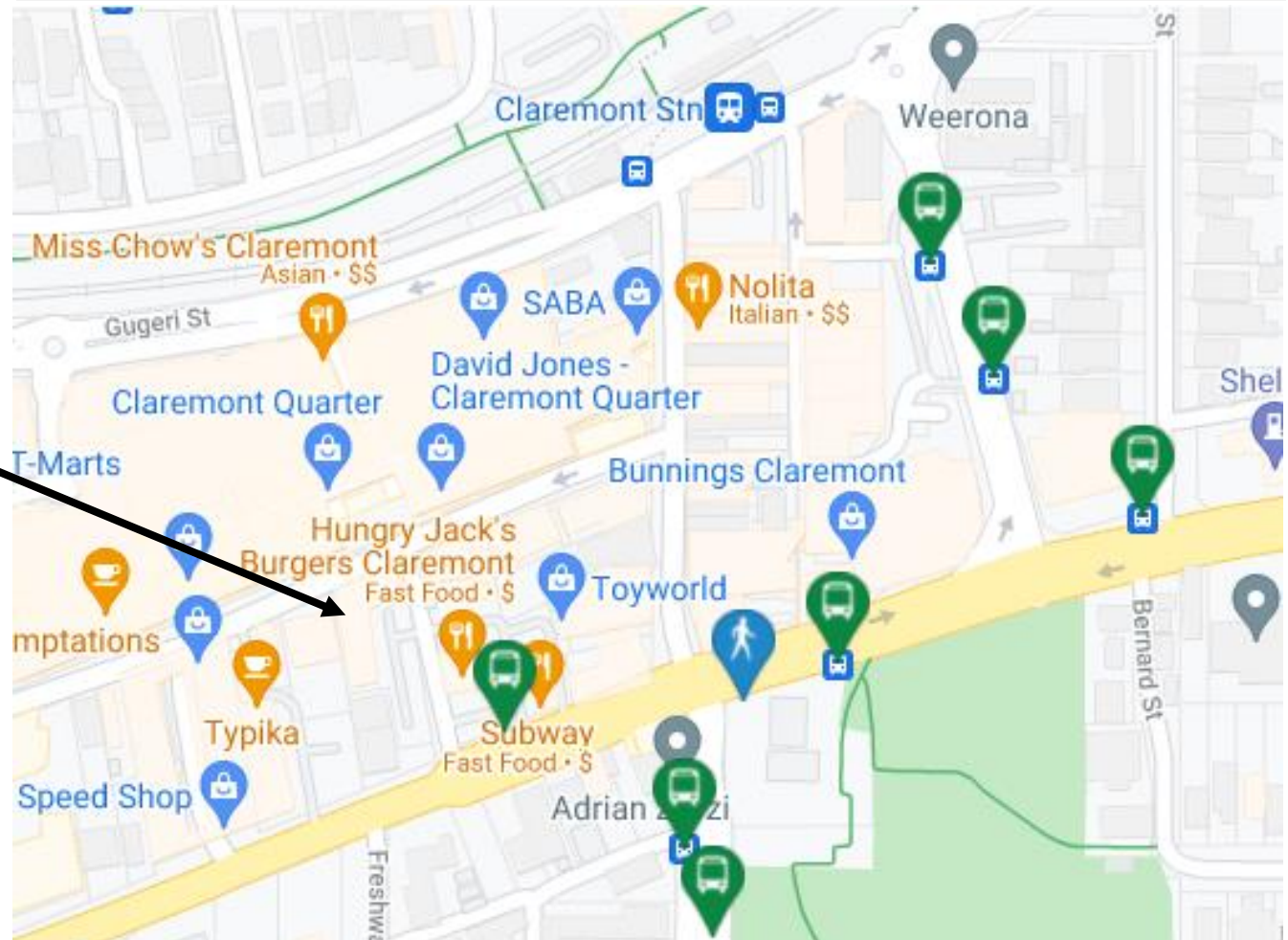
Key Findings

Church Lane provides an important connection between Stirling Highway and St Quentin Avenue. An important part of this connection is the ability to be able to get to the bus stop on Stirling Highway from the town centre. Currently this connection is very car focus and not pedestrian friendly.

Strengthening the Church Lane connection to Stirling Highway for pedestrians will better connect the town centre with public transport and improve walkability of the area.



Cafes and Restaurant Provision



POPULATION AND DEMOGRAPHICS

FORECAST POPULATION

Key Findings

The Claremont LGA is relatively small with a population of around 10,500 in 2019.

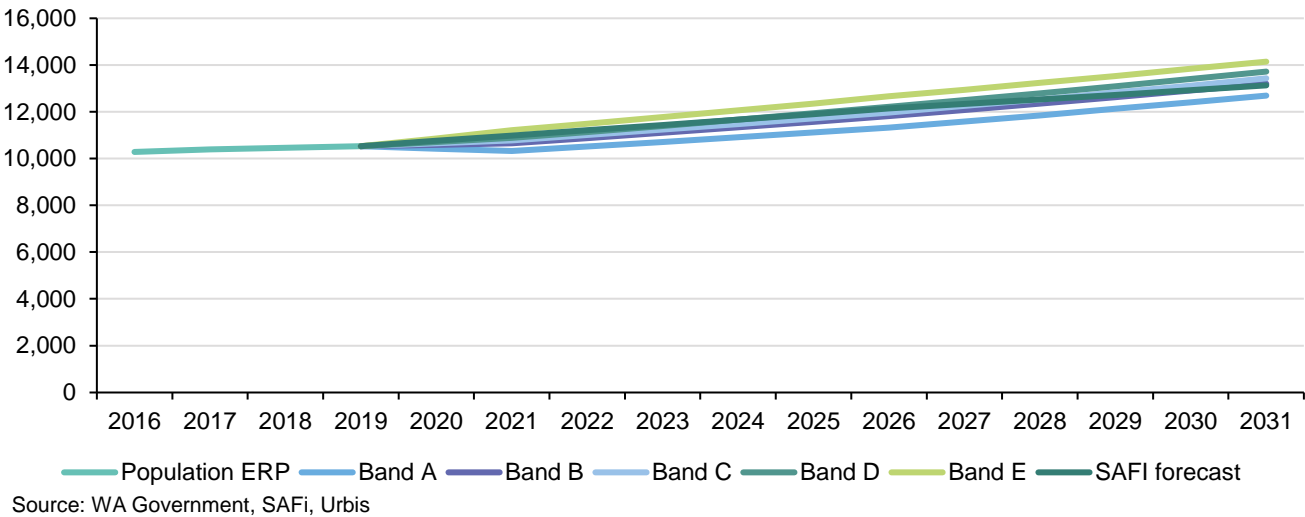
WA Government population forecasts using Band B forecast population growth of 0.6% between 2019-2021, 2.1% between 2021-2026 and 2.2% between 2026-2031. This is equivalent to an average of 222 new residents per year, resulting in a population of 13,199 residents in 2031.

The WA Government bands and SAFI forecast are relatively narrow indicating a relatively high degree of predictability regarding the 2031 population. Forecasts range from 12,696 (Band A) to 14,150 (Band E), though it is noted that the forecasts do not account for the impact of Covid-19.

With the expanding population, there is a need for expanding needs including community services and amenities. However, due to the relatively small size of the Town of Claremont, these facilities are best placed to have a local (rather than regional) focus.

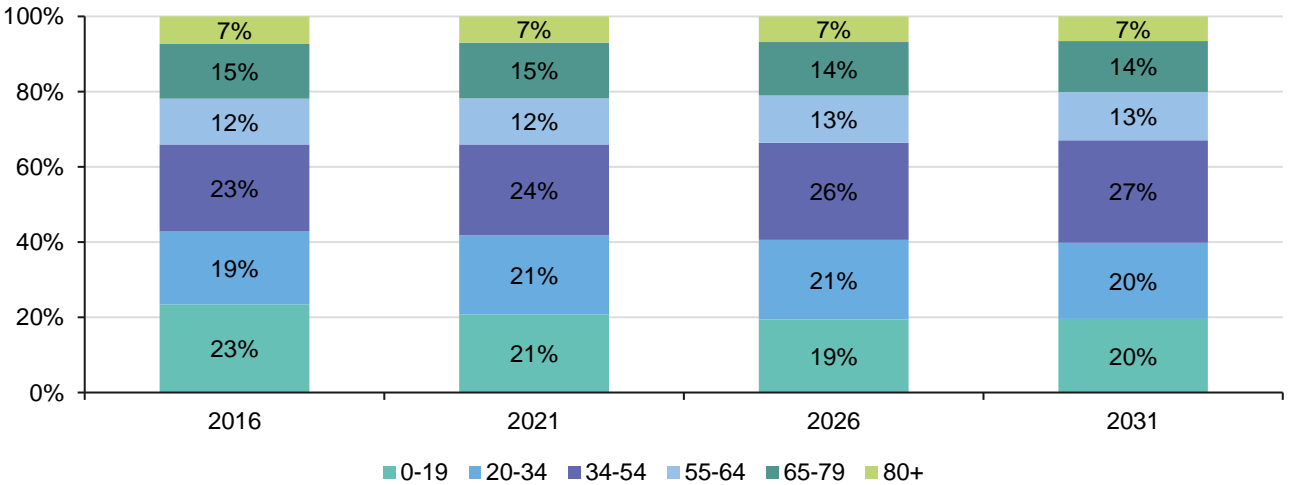
The area is characterised a large proportion of young and middle aged residents. In particular, the proportion or residents aged 34-54 is expected to grow from 24% in 2021 to 27% in 2031.

Population Growth



Population Forecasts by Age

Chart 2



DEMOGRAPHIC CHARACTERISTICS

Key Findings

Key demographic characteristics of the Claremont LGA include:

- Higher household incomes than the Perth average, which reflects the affluent nature of the local community
- Owners make up a highly proportion of the household ownership structure compared to Perth.
- Approximately 24% of dwellings in the LGA are flats units and apartments indicating higher residential density when compared to Perth. As a result, there is a greater need for public open space.
- Compared to Perth, the number of family households makes up a smaller proportion of households. This is mainly due to a smaller proportion of couple families with young or no children.
- As a result, the LGA comprises a large number of lone person households. This indicates the need for community spaces to facilitate community interaction.
- A lower proportion of households are born overseas or speak another language other than English in the Claremont LGA compared to Perth.
- Finally, residents in the Claremont LGA are twice as likely to have a degree, are much more likely to work a white collar job, and experience lower unemployment.

Demographic Characteristics

	Claremont LGA	Perth
Average Household Income	\$126,821	\$100,524
Average Household Size	2.3	2.6
Owner	43%	30%
Purchaser	27%	44%
Renter	30%	28%
Flat, Unit or Apartment (%)	24%	7%
Family Households	65%	73%
Couple family with no children	27%	28%
Couple family with children under 15	18%	24%
Couple family with no children under 15	10%	10%
One parent family with children under 15	3%	5%
One parent family with no children under 15	5%	5%
Non-Family Households	36%	27%
Group	4%	4%
Lone Person	31%	23%
Australian Born	68%	61%
English only speaking households	86%	78%
Bachelor Degree or Higher	45%	23%
Unemployment Rate	5.6%	8.1%
Labour Force Participation	60%	68%
White Collar	90%	68%

Source: ABS Census, Urbis

DEMOGRAPHIC IMPLICATIONS FOR COMMUNITY NEEDS

Key Findings

Increased development is expected to drive strong population growth and associated community service / amenity requirements. There are a number of proposed developments in the pipeline within the area. According to SAFi population forecasts, the population of the Claremont LGA is expected grow from 10,757 residents in 2020 to 13,130 people by 2031. This indicates a growth rate of 1.8% p.a over the next decade.

Significant levels of infill (i.e. apartment) development are expected to lead to a more diverse population mix. **The increased apartment development along the Stirling Highway Corridor will drive demand for additional community facilities.**

Future Demographic Considerations

Trend	Forecast/ Expectation	Implications for Community Needs
Ageing	As at the 2016 Census, the 70+ age cohort accounted for 17.3% of the population in Claremont. This compares to just 9.1% for Perth. This trend is expected to continue and be supported by an above-average levels of downsizer apartment purchasers. The age cohort is set to grow in line with the broader population over the next ten years. Alongside this trend, the number of lone person households is expected to increase. Older lone person households in Claremont (31.5%) are already at levels well-above the Perth averages (23.1%).	Increased demand for social and community gathering spaces and opportunities that are accessible to older residents. This could include services/facilities to promote increasing physical and mental health and wellbeing
Young Professional	An increase in young professionals, especially millennials earning high incomes, will support the need for various services including gyms, health and wellness, and cafes.	Increased demand for community facilities that are attractive to young workers such as yoga/pilates studio etc.
Household Income	The average household income in the LGA is \$126,821, approximately 26.2% higher than Perth. Both the older population and younger professionals have higher household incomes, implying higher spending on discretionary uses (such as personal services, allied / alternative health and wellness providers and cafes)	There is likely to be less need for community services to meet the needs of low income households

Source: Urbis

COMMUNITY NEEDS ASSESSMENT

BENCHMARKING APPROACH

Key Findings

The Community Facility Guidelines (CFG) project was initiated by Parks and Leisure Australia Western Australia (PLAWA) with the aim of developing resources for industry practitioners to assist with public open space, sport and recreation facility strategic planning and development. The table on the following page outlines the provision guidelines for a range of community facilities.

While standards and benchmarks are a useful reference, they do not consider many of the factors needed to develop a nuanced assessment of community need requirements and rarely reflect the complexities for planning for growth in established areas. Where standards are used in contemporary urban renewal practice, they are used mostly as a reference or checking point, rather than the sole driver for the quantity of social infrastructure provision. Recommendations for this study have taken a holistic approach to understanding needs and tested this against contemporary benchmarks.

BENCHMARKING

Parks and Leisure Australia (WA) Guidelines for Community Infrastructure

Type	Provision Guidelines	Type	Provision Guidelines
Play Group	1:4,000 – 6,000 (integrate within neighbourhood or district community centres)	Seniors Centre	1:20,000-30,000 for District level facility (dependent on aging demographic). Co-located within a community centre – Neighbourhood level
Outside school hours care	1:4,000 – 6,000 (to be incorporated within long day care or on school sites where possible)	Community and Performing Arts	1:150 – 250,000 – Regional level facility 1:50-150,000 – District level facility
Child Care Centre (Long Day Care) 0-4 year olds	1:4,000 – 8,000	Theatre	1:250,000 – Regional
Occasional Care	1:12,000 – 15,000 (in rural areas standard would be lower). To be incorporated in day care centres or community centres	Arts and Cultural Centre	50,000 to 150,000 Integrated within a District Centre
Maternal and Child Health Service	1:30,000 – 50,000	Indoor Sport and Recreation Centre (generic)	1:50,000 – 100,000
Multi-Agency Service Centre	Integrate within a multi-purpose facility most commonly within district community centres.	Regional Sports Facility (including aquatics)	1:250,000
Multi-functional Branch Library	1:30,000 – 150:000 Regional Library 1:15,000 – 30,000 District Library 1:6,000 – 15,000 Neighbourhood Library	Aerobics/Fitness/Gym (Local Government)	To be developed as an integral part of a district or regional leisure facility.
Neighbourhood Community Centre	1:5,000	To be developed as an integral part of a district or regional leisure facility.	1:150:000 (50m pool – FINA competition standard) – Regional 1:75,000 (25m or 50m pool for recreational, club, water polo, diving and competitive swimming) – District 1:30,000 (25m and leisure pool) – Neighbourhood
District Community Centre	1:15,000 – 25,000	Local open Space	1:1,000 0.4 -1ha within 400m or 5 minute walk (local)
Youth Centre/Youth Space	1:20,000-30,000 – District level Co-located within a community centre – Neighbourhood		
Aged Day Care based on HACC funding and associated day care requirements	1:30,000 – 40,000 – District level Generally HACC eligible funded members of the community should be catered for within a multifunctional neighbourhood community centre as an integrated service delivery.		

NEEDS ASSESSMENT

Key Findings

The Needs Assessment compares the supply of community infrastructure in the Claremont LGA with current supply to identify indicative gaps in supply.

As the Claremont LGA is relatively small compared to other LGAs, there is generally not the population to require district/regional level facilities to be located within the area. Despite this, the LGA is home to several regional level facilities such as the Claremont Showground, Claremont Oval and Claremont Aquatic Centre.

The provision guidelines for the different facilities have been applied to the projected future population of the Claremont LGA of around 13,000. The infrastructure types highlighted in red indicate facilities that are currently undersupplied in the LGA.

The Showgrounds Community Men's Shed was opened in 2020 though overall there is not a dedicated community centre in the Claremont LGA. As such, there is a shortage of some services/facilities such as a playgroup and seniors centre that are often co-located with a community centre.

The assessment indicates that there could be the inclusion of community space in the proposed space to meet the needs of:

- Parents (such as space to accommodate a playgroup)
- Neighbourhood community meeting space
- Seniors meeting space
- Local open space.

Needs Assessment

Type	Provision Guidelines	Need*	Supply	Gap
Play Group	1:4,000 – 6,000	2 - 3	0	2 - 3
Outside school hours care	1:4,000 – 6,000	2 - 3	2	0 - 1
Child Care Centre (Long Day Care)	1:4,000 – 8,000	2 - 3	2	0 - 1
Occasional Care	1:12,000 – 15,000	1	0	1
Maternal and Child Health Service	1:30,000 – 50,000	0 - 1	0	0 - 1
Multi-Agency Service Centre	1:15,000 – 25,000	1	0	1
Multi-functional Branch Library	1:6,000 – 15,000	1 - 2	1	0 - 1
Neighbourhood Community Centre	1:5,000	3	1	2
District Community Centre	1:15,000 – 25,000	1	0	1
Youth Centre/Youth Space	1:20,000 - 30,000	0 - 1	0	0 - 1
Aged Day Care based on HACC funding and associated day care requirements	1:30,000 – 40,000	0 - 1	0	0 - 1
Neighbourhood Seniors Centre	1:5,000	3	0	3
District Community and Performing Arts	1:50,000 - 150,000	0 - 1	0	0 - 1
Regional Theatre	1:250,000	0 - 1	0	0 - 1
District Arts and Cultural Centre	1: 50,000 - 150,000	0 - 1	0	0 - 1
Indoor Sport and Recreation Centre (generic)	1:50,000 – 100,000	0 - 1	0	0 - 1
Regional Sports Facility (including aquatics)	1:250,000	0 - 1	0	0 - 1
Aerobics/Fitness/Gym (Local Government)	1:50,000 – 100,000	0 - 1	0	0 - 1
Regional Aquatic Centre	1:75,000	0 - 1	1	0
Local open Space	1:1,000 or 0.4-1ha within 400m or 5 minute walk	13	8	5

Note: * Need based on future population of 13,000
Source: Urbis, Parks and Leisure Australia

COMMUNITY BENEFITS

Key Findings

There are a range of benefits associated with delivering the proposed uses including the park, community space, laneway and food and beverage establishments. The key benefits of the project include:

- **Increased visitation and activation**, with the park, cafés, public alfresco, community space, these uses are expected to increase the desirability of the Claremont Town Centre as a place to visit, play and spend;
- **Improved economic opportunities**, the improved vibrancy in the precinct associated with the park, cafes, commercial space and residents will drive employment generation opportunities
- **Environmentally friendly**, the proposed development is committed to be built to a 5 Star Green Star rating.
- **Improved walkability and connections to public transport**, improved pedestrian connections on Church Lane will increase access to public transport. It will also better connect the library to the town centre.

Community Benefits

Use	Impact	Assessment Findings
Community Space	Increased Visitation, Expenditure, Vibrancy and Activation	Additional community space would drive visitation to the subject site and its surrounds. The development will cater to residents of the Claremont LGA as well as family and friends of residents. These visitation increases will result in increased retail spending and support additional retail amenities.
Food Catering / Restaurant	Improved Vibrancy and Activation	The proposed uses (café and restaurant) will attract people to the subject site to socialize and improve vibrancy and retail activation. Moreover, increased activation will result in increased levels of passive surveillance and lead to reduced loitering and vagrancy / improved safety.
Green Space Street Connections Outdoor Event Space	Sense of Community Increased Visitation, Expenditure, Vibrancy and Activation	Improved urban areas and environmental landscapes lead to a stronger attachment to community and sense of place. Pocket parks can provide a place of respite and relaxation as well as a meeting place for locals. Higher density living creates the opportunities to facilitate 'bumps' between people who wouldn't normally meet. Encouraging social interaction by creating spaces for chance meetings and connections, in communal areas, also helps to combat social isolation. Public realm improvements increase the desirability of living in an area, increase property values and increase development activity. The potential linkages to a new Claremont Square would make it a place for people to meet and enjoy social activities.
Business Services	Improved Economic Opportunities: A place to meet and connect	The commercial spaces will support on-site employment opportunities.

RECOMMENDATIONS

RECOMMENDATIONS

Key Findings

Based on the assessment, the following conclusions and recommendations comprise:

- The proposed development be supported as it will improve the civic, community and open space within the Claremont Town Centre. The community space, pocket park and improved connectivity in the town centre will be a valuable contribution to the precinct.
- Kuraland engage with key stakeholders as the potential for integration with a new Claremont Square would represent an attractive civic space for the local community. Expanding the current square into a new Claremont Square with linkages to the library would create a vibrant civic space that would be attractive to all residents from children, families, adults to seniors.

DISCLAIMER

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (Report Content) are predominantly generated over long periods, and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, is causing a material impact on the Australian and world economies and increased uncertainty in both local and global market conditions.

The effects (both directly and indirectly) of the COVID-19 Outbreak on the Australian real estate market and business operations is currently unknown and it is difficult to predict the quantum of the impact it will have more broadly on the Australian economy and how long that impact will last. As at March 2020, the COVID-19 Outbreak is materially impacting global travel, trade and near-term economic growth expectations. Some business sectors, such as the retail, hotel and tourism sectors, are already reporting material impacts on trading performance now and potentially into the future. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The Report Content and the data and information that informs and supports it is current as at the date of this report and (unless otherwise specifically stated in the Report) necessarily assumes that, as at the date of this report, the COVID-19 Outbreak has not materially impacted the Australian economy, the asset(s) and any associated business operations to which the report relates and the Report Content. However, it is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong could be (or has been) materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a lasting impact. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

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All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

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Urbis staff responsible for this report were:

Director	David Cresp
Associate Director	Alex Stuart
Consultant	James Sewell
Project code	P0028882
Report number	1

