BERWICK VILLAGE
COMMERCIAL OFFICE ASSESSMENT

Prepared for
City of Casey

MacroPlan Australia Pty Ltd
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FINAL DRAFT REPORT

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DATE: 2009

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Contents

1 Executive Summary

Introduction

1. MacroPlan has been engaged by the City of Casey to prepare a commercial office study associated with the Berwick Town Centre. This includes an assessment of the key market drivers for Office in the Berwick Town Centre in addition to a forecast of floorspace requirements.
2. This analysis has been conducted to inform the concurrent feasibility study which MacroPlan is undertaking for the Berwick Southside Car Park.

Location Context

3. Berwick is located approximately 40 kilometres south-east of the Melbourne Central Business District within the Casey-Cardinia Growth Corridor in Melbourne's South East, which is one of Melbourne's fastest growing areas.
4. Berwick Village is positioned on the Princess Highway and is serviced by the Berwick Train Station to the south, as well as nearby regional medical and education precincts. Berwick Village is designated as a Major Activity Centre and has strong interactions with the Fountain Gate Principal Activity Centre, the Dandenong and Central Activity District and the Monash Employment Corridor.

Berwick Village Commercial Office Market

5. MacroPlan have defined office related tenancies in Berwick Village as the following three categories:
   a. Professional & Commercial
   b. Health Services
   c. Community, Government & Education
6. These office-related tenancies currently (2008) occupy approximately 21,000 sqm of floorspace within Berwick Village.
7. MacroPlan has utilised a *Per Capita Ratio model* in forecasting commercial office floorspace demand in Berwick Village. This approach was selected over a traditional *Labour Force Catchment Model* due to two primary reasons:
   a. *Labour Force Catchment Models* are effective for identifying floorspace demand for large regions where employment self-containment/self-sufficiency values are statistically valid. This is not the case for Berwick Village which is a comparatively small and discrete location within the Growth Corridor;
   b. Demand for commercial office floorspace in Berwick Village is strongly associated to health, professional services and education services. As the growth in these sectors are linked to population growth within their respective catchments, the future requirement for office floorspace in Berwick Village is likely to grow in line with the growth of these sectors.

8. Demand for health services floorspace has been modelled for the regional catchment of the Casey and Cardinia LGAs, whereas demand for professional & commercial and government, community & education related floorspace has been modelled for a local catchment comprising the Casey (C)- Berwick, Casey (C) - Hallam and Cardinia (S) – Pakenham SLAs.

Key Findings

9. MacroPlan's analysis of the commercial office market in Berwick Village has shown that the Centre has the potential to absorb 9,500 sqm – 10,000 sqm of office related floorspace by 2021 with approximately 3,500 sqm required within the next 3-5 years.
10. Furthermore, Berwick's office market is currently dominated by small to medium format strata office (approx. 500-800 sqm floorplates), which is well suited to the types of tenants demanding floorspace in the area.
11. The market for office floorspace in Berwick Village is primarily driven by three sectors:
    - Health Services
    - Education
    - Small to Medium Enterprises (i.e. professional services)

    However, Health Services is the principal driver due to the location of the regional health hub within Berwick.
12. Additionally, strong performance in the health services sector in Berwick is expected to continue, creating further ancillary demand for office floorspace.
13. Current office rents within Berwick Village are high ($325/sqm on average) relative to competing outer suburban centres, due to high levels of demand from the Health services sector. These factors suggest that office floorspace in Berwick Village provides an attractive value position for investors.
14. In MacroPlan's view, Berwick Village is not a suitable candidate for a regional office hub catering to SMEs and larger tenants due to the pre-existing Health Services Hub. This would create significant competition for floorspace within the market and drive rents to unsustainable levels.

2 Introduction

2.1 Study Context

MacroPlan has been engaged by the City of Casey to prepare a commercial office study associated with the Berwick Town Centre. This includes an assessment of the key market drivers for Office in the Berwick Town Centre in addition to a forecast of floorspace requirements.

2.2 Study Background

The City of Casey has been undertaking a structure planning process for Berwick Village. This includes the development of the Berwick Village Structure Plan Key Issues Paper.

The study has considered the objectives of the Berwick Village Structure Plan Key Issues Paper in the development of a market demand assessment for commercial office floorspace in this centre.

The findings of this report will support the Berwick Village Structure Plan and the concurrent feasibility study, which MacroPlan is conducting for the Berwick Southside Car Park site.

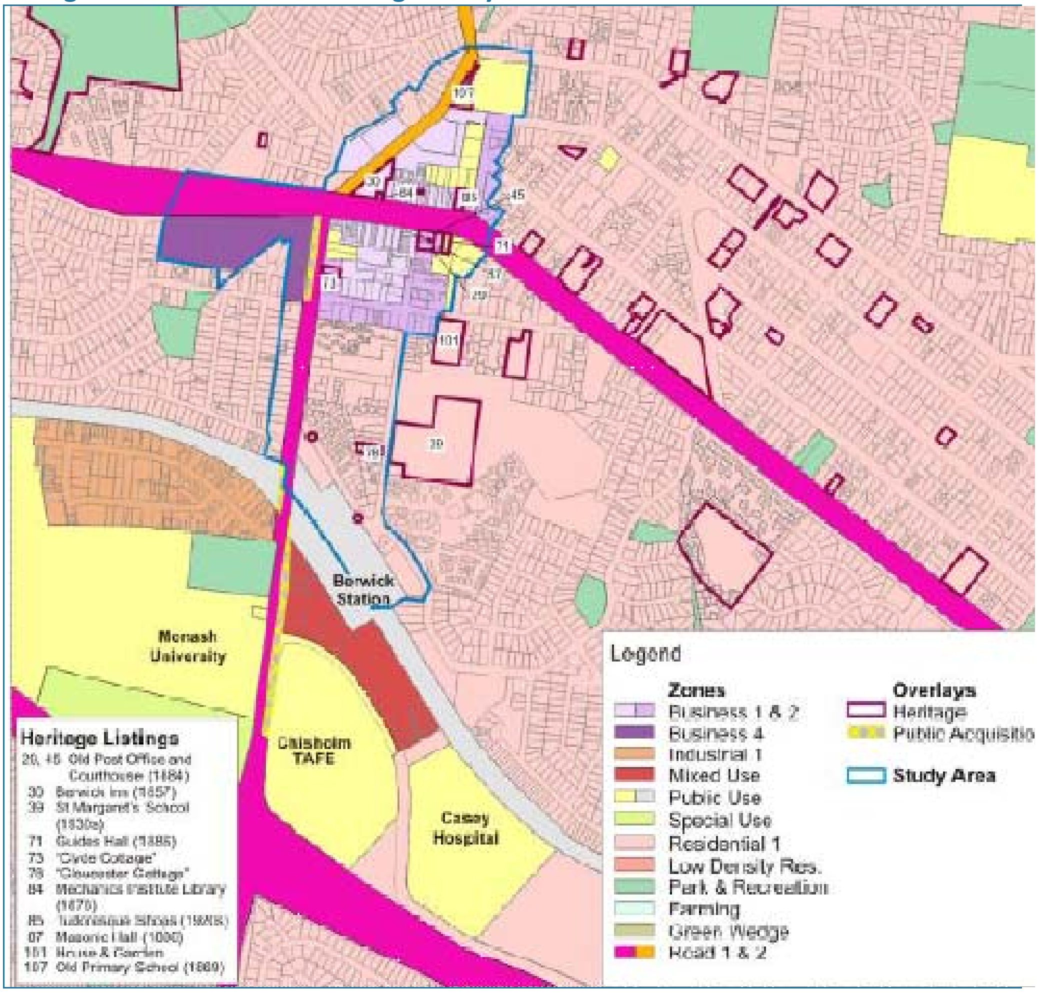
2.3 Study Scope

This report comprises the following elements:

- Location Context – outlines the role of Berwick Village in the greater region and within Casey.
- Commercial Office Market – assesses the current commercial office market in Berwick Village in terms of key drivers, floorspace breakdown and current rents.
- Key Findings – summarises the floorspace demand model and its implication for Berwick Village

The Berwick Village Study Area is defined in the figure overleaf.

Figure 1. Berwick Village Study Area



Source: City of Casey, MacroPlan Australia

2.4 Methodology

MacroPlan's commercial office assessment will consider the key drivers of office demand in forecasting future requirements. The following approach has been used to estimate the requirement for office development based on growth in the local labour force:

- Assessment of local commercial office demand drivers
- Assessment of regional demand drivers (i.e. Outer South East, Monash, Pakenham)
- Analysis of key office typologies including information relating to:
    - Smaller strata title/suites
    - Rental rates/ take up rates;
    - Floor plate configuration/allotments

2.5 Information Sources

This report draws on a wide range of information sources. Some of the more important information sources include:

- Berwick Village Structure Plan – Key Issues Paper (2008)
- Relevant information provided by the City of Casey, including development applications (see annexure)
- Population Projections, Victoria in Future (DPCD 2008)
- Census of Population and Housing, Australian Bureau of Statistics (2006)
- Site visits and discussions with industry professionals
- Relevant experience throughout Victoria and Australia, with particular reference to socio-economic profiles, area trends, and recent market performance

2.6 Disclaimer

This report is prepared on the instructions of the party to whom it is addressed and is not suitable for the use other than by that party.

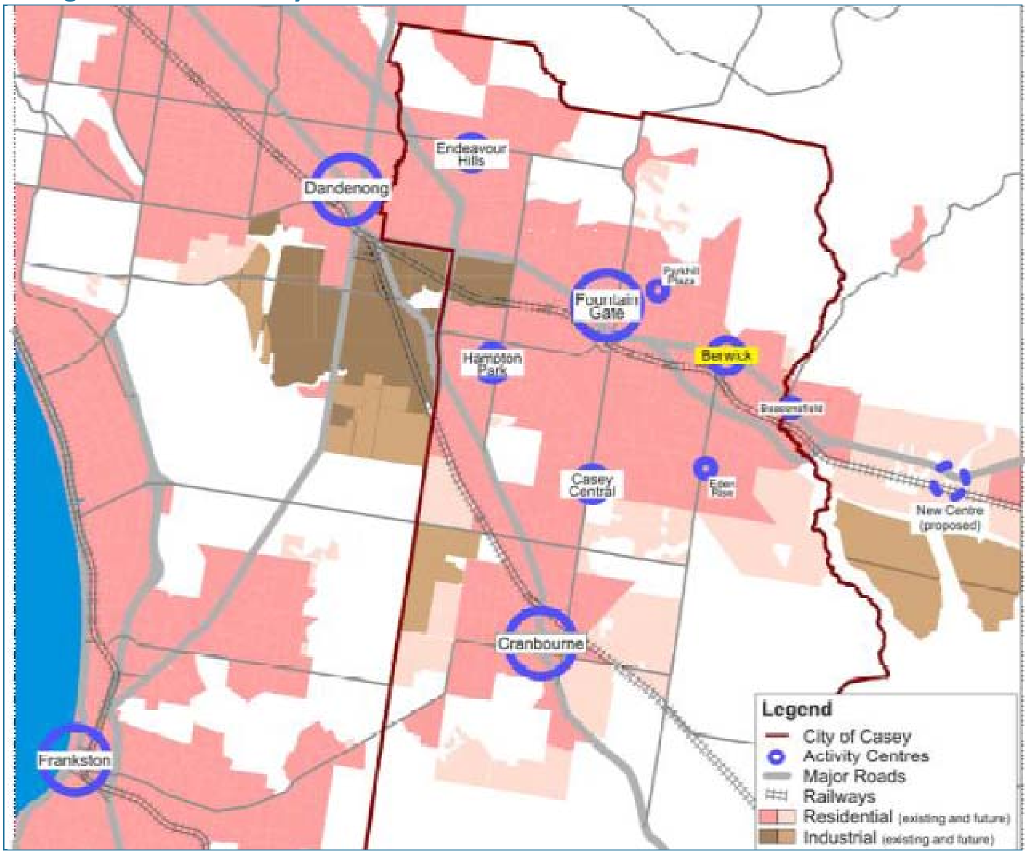
The report involves future forecasts which can be affected by a number of unforeseen variables.

Whilst the report represents for the party to whom it is addressed the best estimates of MacroPlan Australia Pty Ltd, no assurance can be given by MacroPlan Australia Pty Ltd that its forecasts will be achieved.

3 Location Context

3.1 Casey Cardinia Growth Area

Figure 2. Casey Cardinia Growth Area



Source: City of Casey, MacroPlan Australia

Berwick is located within the Casey-Cardinia Growth Corridor in Melbourne's South East. This corridor is one of Melbourne's fastest growing areas and is forecast to Growth by 237,488people or 85% over the next 20 years. This will create a requirement for additional employment opportunities in the Corridor and an opportunity to diversify the distribution and composition of economic activity.

The Casey-Cardinia Growth Corridor (comprised of the City of Casey and Cardinia Shire) is characterised by the following existing Centres:

Figure 3. Casey Cardinia Principal and Major Activity Centres

	Casey	Cardinia
PACs	Narre Warren / Fountain Gate	
	Cranbourne	
MACs	Casey Central	Officer
	Berwick Village/Casey Technology Precinct	Pakenham
	Eandeavour Hills	
	Hampton Park	

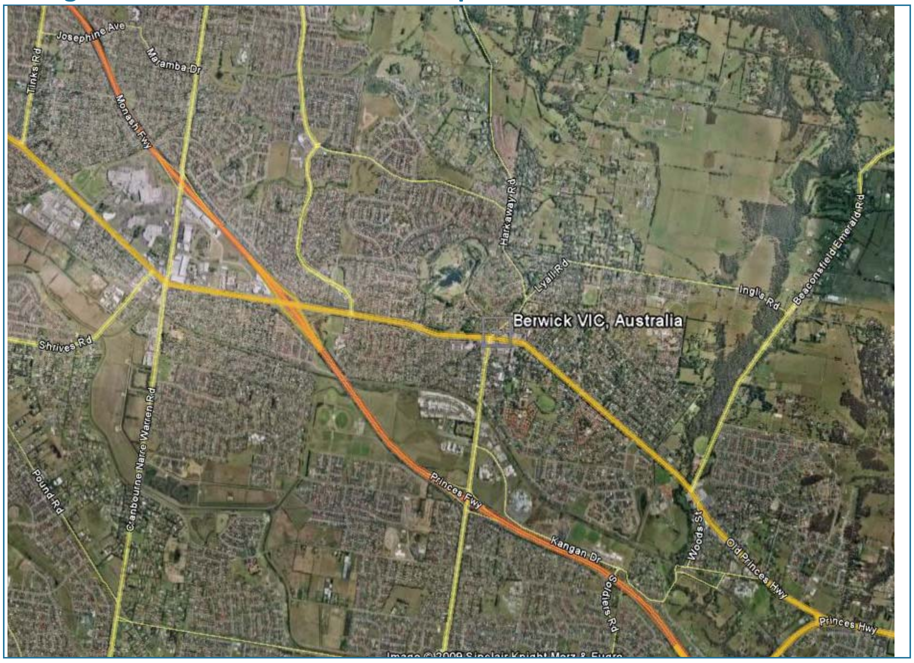
Source: MacroPlan Australia

The Berwick Major Activity Centre is the focus of this report.

3.2 Berwick

The Suburb of Berwick is located approximately 40 kilometres south-east of the Melbourne Central Business District (CBD), 16km west of Pakenham and 14km south-east of Dandenong. Berwick had a population of approximately 36,500 persons at the 2006 ABS Census. The Village is positioned on the Princess Highway and is serviced by the Berwick Train Station to the south, as well as nearby regional medical and education precincts.

Figure 4. Berwick Aerial Map



Source: Google Earth, MacroPlan Australia

It is designated as a Major Activity Centre and has strong interactions with the Fountain Gate Principal Activity Centre, the Dandenong and Central Activity District and the Monash Employment Corridor.

The relatively high proportion of white collar workers residing in Berwick further creates interaction with the Melbourne CBD and Monash Employment Corridor as employment destinations for Berwick residents. Berwick also functions as a regional health services and education hub

According to the following Key Demographic Indicators table, Berwick is characterised by a:

- More affluent population, with higher individual and household incomes than both City of Casey and metropolitan Melbourne Averages in 2006;
- Greater proportion of white collar residents (49%) than the City of Casey average); and
- A more established built-form than surrounding suburbs with strong heritage character in its urban heart.

Figure 5. Key Demographic Indicators

	Berwick (suburb)	Casey (LGA)	Metropolitan Melbourne
Headline Indicators (2006)			
Population and Households			
Persons	36,421	214,921	3,592,645
Households	12,100	68,906	1,283,218
Average Household Size	*3.01*	*3.12*	2.80
Socio-Economic Snapshot			
Income and Wealth			
Median Individual Income	$29,720	$25,595	25,012
variation from Metropolitan Melbourne	*18.8%*	2.3%	-
Median Household Income	$65,593	$57,968	56,108
variation from Metropolitan Melbourne	*16.9%*	3.3%	-
Occupation by Sector			
White Collar	49%	39%	52%
Blue Collar	31%	42%	29%
Service Sector	20%	19%	19%
Age Distribution			
0-4 years	8%	8%	6%
5-14 years	17%	17%	13%
15-24 years	13%	14%	14%
25-54 years	45%	45%	44%
55-64 years	8%	9%	10%
65-74 years	5%	4%	7%
75+ years	5%	3%	6%
Family Types			
Couple family with children	54%	55%	48%
Couple family without children	32%	28%	34%
One parent family	13%	16%	15%
Other family	1%	1%	2%
Tenure Type			
Owner	25%	25%	37%
Purchaser	55%	56%	26%
Renter	19%	19%	1%
Other	1%	1%	0%
Dwelling Type			
Separate House	89%	92%	73%
Semi-detached	6%	4%	11%
Flat, Unit, Apartment	4%	4%	15%
Other	0%	0%	1%
Birthplace			
Australia	72%	64%	64%
Overseas	28%	36%	36%

Source: ABS (2006), MacroPlan Australia (2009)

In October 2008, Council identified a series of objectives for Berwick Village including:

- To identify the vision and long term role and function of the Village and to provide for promotion and marketing of the Village accordingly.

- To identify precincts and locations in the Village that are suited to intensified development.
- To identify a hierarchy of public spaces and provide guidelines to ensure that these spaces are improved in accordance with their role.
- To enhance pedestrian access to and within the Village.
- To assess the needs and provision of parking, roads, public transport and cycling within and serving the Village.
- To promote diversity of suitable land uses within the Village.
- To identify and protect areas of significant character or heritage and provide guidelines for their interfaces with other areas.[1]

In addition, Council have identified a number of issues facing the town centre that future development should seek to resolve, including:

- Strong heritage and character of the town;
- The amount and location of car parking;
- Strong pressure for commercial development;
- Poor existing links to Berwick Train Station;
- The role and function of the activity centre with respect to convenience retailing, destination shopping, dining and entertainment and commercial services and employment (especially medical);
- Poor links to surrounding residential areas; and
- Significant Council landholdings.

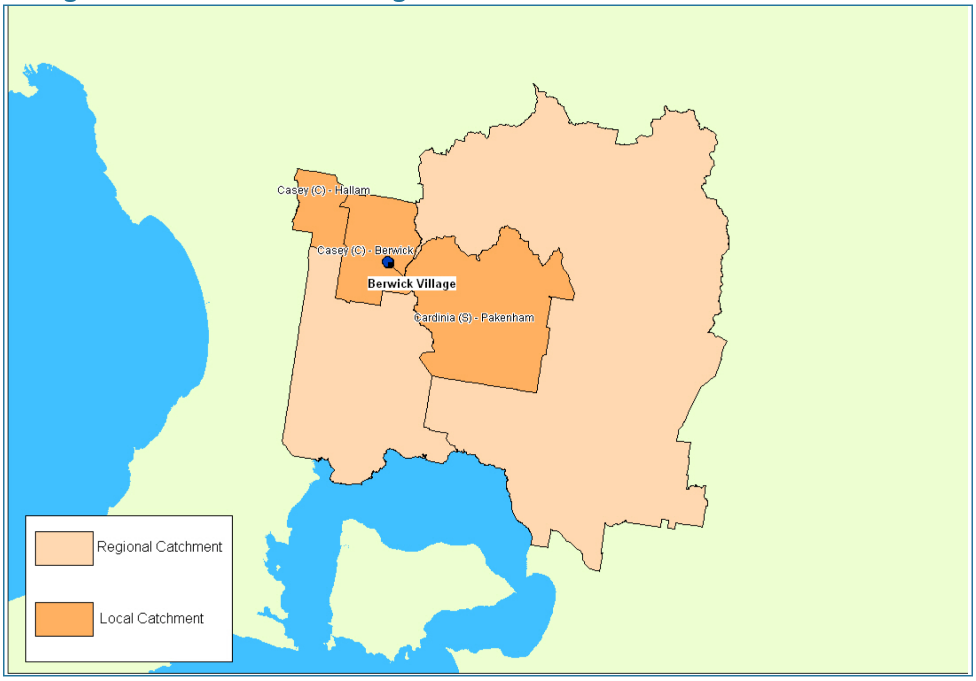
These objectives and issues associated with Berwick Village have been considered in this assessment.

[1] Berwick Village Structure Plan – Key Issues Paper, Strategic Development, City of Casey (October 2008), 6

4 Berwick Commercial Office Market

MacroPlan has undertaken an office floorspace requirement assessment for the Local Berwick Village catchment (associated with small to medium enterprises (SMEs and education/government). This is defined as Casey (C) – Berwick, Casey (C) – Hallam and Cardinia - Pakenham. Medical related office has been assessed for the regional catchment defined as the LGAs of Casey and Cardinia. This is shown in the figure below.

Figure 6. Berwick Village Commercial Office Catchments



Source: Map Info (2009), MacroPlan Australia (2009)

The purpose of this analysis is to confirm whether there is a requirement for additional office floorspace at Berwick Village and inform the initial feasibility study.

4.1 Berwick Office Market Drivers

The office market in Berwick is primarily driven by demand for medical related office uses on a regional basis and demand for office from SMEs in the local catchment.

4.1.1 Medical

Berwick is home to a significant regional medical precinct that comprises Casey Hospital, St John of God Berwick Hospital and significant supporting medical services. The location of the regional Casey Hospital along with Berwick Hospital has led to a large range of supporting medical clinics and services locating in Berwick. Further to this, related health and wellness uses such as health spas are also collocated in the medical precinct.

$2.5 million of funding has also been designated for the location of a GP Superclinic within Berwick as a support to the existing health network.

Additionally, the City of Casey has received a planning application for an additional private hospital for Berwick. However, this has not yet been approved.

4.1.2 University/Education

Berwick is also home to a significant education precinct that supports the medical precinct. Both the University and TAFE College are planning long term expansion.

Monash Berwick campus is home to a wide range of academic faculties, including the Faculties of Business and Economics, Arts, and Information Technology.

The Chisholm Berwick TAFE Campus and Berwick Technical Education Centre are located on Kangan Drive opposite from the Casey Hospital. They cater for a wide range of students in subjects ranging from trades to business and computing.

4.1.3 Other

Berwick Village currently caters to SMEs such as legal, accounting and construction related professional services firms. This demand is driven by Berwick's local demographic profile and its location attributes, which make it a more suitable location for smaller professional service firms as compared to other nearby centres.

However, business support, such as conferencing facilities and serviced office could lead to improved growth opportunities.

4.2 Office Market Context

MacroPlan have defined office related tenancies in Berwick Village as the following three categories for the purpose of this report:

- Professional & Commercial
- Health Services
- Community, Government & Education

The figure below demonstrates several examples of key tenancies within these categories.

Figure 7. Potential Office Related Tenancies

Potential Tenant Types
Professional & Commercial (ANZSIC Property and Business Services Division)
Accountants
Conveyancing
Legal
Real Estate
etc.
Health Services (ANZSIC Health Services Subdivision)
Medical Centres
Dental
Specialists
Hospital
etc.
Community, Government & Education (ANZSIC Community Services & Government Administration Subdivisions and Education Division)
Training Centre
Schools
Local/State Government Offices
Police
Fire
etc.

Source: MacroPlan Australia

Berwick Village currently has a diverse mix of uses. As at 2008, 24% of floorspace within Berwick Village was taken up for office related uses. Of this 20,842 sqm of office related floorspace, 52% was health services, 37% professional & commercial and 9% community, government & education[2].

The mix and quantum of uses is demonstrated in the figure below.

Figure 8. Berwick Village – Floorspace Composition 2008

Floorspace (m^2)	Retail Core	Balance	Total
Office Related			
Professional & Commercial	7,170	560	7,730
Health Services	1,960	9270	11,230
Community, Government & Education	1,390	470	1,860
Total Office Related	*10,520*	*10300*	*20,820*
Other			
Retail	16,710	870	17,580
Restaurants, Cafes & Entertainment	6,600	290	6,890
Motor Trade	0	18920	18,920
Vacant	1,870	220	2,090
Total Other	*25,180*	*20300*	*45,480*
Total	**46,220**	**40900**	**87,120**

Source: City of Casey, MacroPlan Australia

[2] Berwick Village Structure Plan – Key Issues Paper, Strategic Development, City of Casey (October 2008)

4.3 Current Market Conditions

Berwick's office market is currently dominated by small to medium format strata office (approx. 500-800 sqm floorplates), which is well suited to the types of tenants demanding floorspace in the area.

Analysis of current office floorspace for lease has found that floorspace within Berwick Village has average annual rents of approximately $325 per sqm. This is significantly higher than in-centre office in areas with average rents of between $200 and $280 per sqm, including Pakenham, Cranbourne, and Beaconsfield. This indicates that Berwick Village has higher levels of demand relative to supply than nearby centres.

According to Council, current office projects in the planning pipeline within the broader area include:

- Leo Taback – 3500m2.- 50-60 Victor Crescent, Narre Warren
- Becon – 7800m2 (depending on design) – 77-89 Victor Crescent , Narre Warren;
- Eden Rise Shopping Centre – 2,233 Office (Stage 2).
- Etc. (see annexure)

4.4 Forecast Office Demand

MacroPlan has modelled demand for office related floorspace within Berwick Village based on the catchments outlined in figure 6.

Demand for health services floorspace has been modelled for the regional catchment of the Casey and Cardinia LGAs, whereas demand for professional & commercial and government, community & education related floorspace has been modelled for a local catchment comprising the Casey (C)- Berwick, Casey (C) – Hallam and Cardinia (S) - Pakenham SLAs.

As commercial office floorspace in Berwick is primarily utilised by the three service sectors outlined in section 4.1, floorspace demand has been modelled through the application of per capita ratios. These ratios apply the 2008 ratios of floorspace by type in Berwick Village to catchment population. This floorspace methodology was deemed to provide a more accurate market based forecast for office floorspace demand in Berwick than a labour force- requirement.

While forecasting floorspace demand based on labour force needs is useful for larger, self contained areas (i.e. whole metropolitan areas), per capita demand modelling is more accurate in forecasting demand in smaller centres such as Berwick. This is due to the population-driven nature of primary drivers (health, education) of service sector business growth in the Berwick area. Key research and data analysis tasks and model assumptions are included in the Technical Attachment to this Assessment.

MacroPlan take the view that Berwick Village is unlikely to be a suitable location for a regional office node as this would cause unsustainable competition for floorspace with the co-located regional medical services hub. Demand from the medical services sector has already driven office rents in Berwick to high levels relative to surrounding areas. Furthermore, the medical services sector generally has the capacity to pay more for floorspace than professional services. These higher prices due to the regional medical precinct make larger established office nodes such as Fountain Gate and Hallam more suitable locations for larger tenants and SMEs that are already priced out of the Berwick Village market.

Additionally, while there may be some latent demand in Berwick Village, this is due to the lumpy nature of the delivery of additional supply. MacroPlan takes the view that latent demand will likely be catered for by office developments that are currently under construction or that have been recently completed. Anecdotal evidence supports this as recent completions include a large commercial building that currently occupied by Genesis, but has the potential to be converted to office.

5 Key Findings

5.1 Model Outputs

The results of this analysis show that Berwick village is forecast to require an additional 3,500 sqm of office floorspace over the next 5 years totalling to an additional 9,900 sqm by 2021. This will bring the total office related floorspace in Berwick Village to over 30,000 sqm.

This additional floorspace will primarily be taken up by health services uses due to Berwick's position as a regional medical precinct. The forecast of office floorspace by use type is shown in the figure below:

Figure 9. Berwick Village Floorspace Forecast

	Current Floorspace	Additional Floorspace Requirement			
	2008	2008-2013	2013-2018	2016-2021	Total 2008-2021
Professional and Commercial	7,730 sqm	895 sqm	886 sqm	882 sqm	2,663 sqm
Community Government & Education	1,860 sqm	215 sqm	213 sqm	212 sqm	641 sqm
Health Services	11,230 sqm	2,413 sqm	2,203 sqm	1,971 sqm	6,588 sqm
Total	**20,820 sqm**	**3,524 sqm**	**3,302 sqm**	**3,066 sqm**	**9,892 sqm**

Source: City of Casey, MacroPlan Australia

This forecast could be impacted by projects in Berwick such as the government Superclinic and a potential additional private hospital.

5.2 Conclusions

MacroPlan's analysis of the commercial office market in Berwick Village has shown that the Centre has the potential to absorb 9,500 sqm – 10,000 sqm of office related floorspace by 2021 with approximately 3,500 sqm required within the next 3-5 years. MacroPlan take the view that

Berwick's office market is currently dominated by small to medium format strata office (approx. 500-800 sqm floorplates), which is well suited to the types of tenants demanding floorspace in the area.

The market for office floorspace in Berwick Village is primarily driven by three sectors:

- Health Services
- Education
- Small to Medium Enterprises (i.e. professional services)

However, Berwick's regional medical precinct positions health services as the principal tenancy type, taking up 54% of all floorspace. Strong performance in the health services sector in Berwick is expected to continue, creating further ancillary demand for office floorspace.

Current office rents within Berwick Village are high ($325/sqm on average) relative to competing outer suburban centres, indicating low vacancy rates. These factors suggest that office floorspace in Berwick Village provides an attractive value position for investors.

In MacroPlan's view, Berwick Village is not a suitable candidate for a regional office hub catering to SMEs and larger tenants due to the pre-existing Health Services Hub. This would create significant competition for floorspace within the market and drive rents to unsustainable levels.

6 Annexure –Technical Attachment

6.1 Labour Force Profile

In meeting the needs of the local and regional labour force there are two primary stated aims and performance measures:

- Providing employment self sufficiency (providing up to one job for every resident member of the labour force within a defined catchment).
- Providing employment self containment (increasing the proportion of resident workers who actually work within the municipality or defined catchment).

Employment self sufficiency

Employment self-sufficiency represents the proportion of the local employed workforce that could potentially find employment within the local area. For example, in an area containing 10,000 job opportunities and 20,000 employed residents, the local employment self-sufficiency of the area would be 1 in 2 or 50%.

The figure below illustrates the calculation of the ratio:

Figure 10. Employment Self Sufficiency

$$\textit{Employment Self-sufficiency ratio} = \frac{\textit{Local job stock}}{\textit{Employed local workforce}}$$

Source: MacroPlan Australia

Casey Berwick SLA has 17,156 local jobs and is home to 42,670 employed local persons. This equates to an employment self sufficiency of 40%.

Figure 11. Labour Force Statistics

Casey Berwick SLA (2006)	
Total Jobs	17,156
Total Resident Employed	42,670
Total Labour Force	44,540
Unemployment	4.2%
Employment Self Sufficency	40.2%
Labour Force Self Sufficency	38.5%
Self Containment	20.3%

Source: ABS (2006), MacroPlan Australia (2006)

Employment Self Containment

Employment Self Containment refers to the proportion of a region’s resident employed labour force that is also employed within the region. That is; the proportion of the employed persons who actually live and work in Casey Berwick SLA. This figure is was 20% as at the 2006 census.

The promotion of high levels of employment self containment is important as there are a range of environmental, social and economic benefits associated. For example, if employed residents travel shorter distances this reduces environmental impacts (pollution), economic costs (fuel, car maintenance, tickets etc), and social costs (less time spent travelling to and from place of work) for residents. Economically, this can also contribute to affordability as less money is spent on travel expenses and can be allocated to other household costs (e.g.: housing loan repayments, food etc)

Providing employment self sufficiency does not necessarily equate to employment self containment. However, benchmarking of 2006 ABS Census statistics reveals that most municipalities of Australia that offer relatively higher levels of employment relative to their resident labour force tend to enjoy reduced levels of commuting outside of their place of residence.

For the purpose of this report, MacroPlan has defined office jobs in the following table.

Figure 12. Office Jobs

Office jobs	
CORE OFFICE MARKET White collar occuptation - Industries: ▪ Information media & telecommunications ▪ Financial & insurance services ▪ Rental, hiring & real estate services ▪ Professional, scientific & technical services ▪ Administrative & support services ▪ Public administration & safety	SECONDARY OFFICE MARKET White collar occuptation - Industries (30% of total jobs): ▪ Agriculture, forestry & fishing ▪ Mining ▪ Manufacturing ▪ Electricity, gas, water & waste services ▪ Construction ▪ Wholesale trade ▪ Retail trade ▪ Accommodation & food services ▪ Transport, postal & warehousing ▪ Education & training ▪ Health care & social assistance ▪ Arts & recreation services ▪ Other services

Source: MacroPlan Australia

Demand for office floorspace will be generated by core office market jobs such as finance, administrative and real estate. Demand for office floorspace will also be generated by white collar jobs in other industries such as Services and Industrial related industries (e.g. Mining, Manufacturing, Construction, and Transport, postal & warehousing). Businesses in these industries will require office floorspace to support their administrative and management functions.

As health services is a primary driver of office floorspace in Berwick, health services professional are also key drivers of office demand.

6.2 Commercial Office Floorspace Model Assumptions

The following key assumptions informed the forecast of office demand:

- Demand for professional & commercial and community, government and education floorspace was modelled on the local catchment of Casey – Berwick SLA and Casey – Hallam SLA.
- Demand for health services floorspace has been modelled for the regional catchment of the Casey and Cardinia LGAs.
- Office demand has been modelled on a per capita basis, which uses the current ratio of each floorspace type to catchment population.
- Population forecasts for the catchment areas is based on the Victoria in Future Population forecasts

The following Population forecasts form the population base for the floorspace model.

Figure 13. Catchment Population Forecasts

	Current Population	Forecast Population		
	2008	2013	2018	2021	Total 2008-2021
Local Catchment	182,811	203,980	224,934	237,688	54,877
Regional Catchment	302,646	367,687	427,059	461,189	158,543

Source: ABS Cat 3218.0 (2008), Victoria in Future Population Projections (2008), MacroPlan Australia (2009)

6.3 Commercial Planning Applications and Developments

The figure below lists further planning application information from Council.

Figure 14. Catchment Population Forecasts

Address	Type	Status
Village Core		
1-17 Lyall Road ("Harmon Site")	Commercial 3,200m	Refused by Council 2009
	Retail 3,300m	
	Hotel 50-bed	
JFK Developments	Commercial 1,000m	Mooted 2008/9
Speculative - site unknown	Retail 1,500m	
Australand	Retail 9,000m	Mooted 2009
Berwick Southside		
18-24 Clyde Road	Gym 3,000m (can be converted to	Completed 2009
12 Wheeler Street	Commercial 1,000m	Completed 2008
39-41 High Street ("Loveridge Walk")	Commercial 650m	Completion due 2009
	Retail 200m	
67-69 High Street	Commercial 350m	Approved 2009
	Retail 200m	
33-35 High Street	Commercial 350m	Mooted 2008
	Retail 200m	
10 Blackburne Square	Office 100m	Completed 2009
	Retail 50m	
77 High Street	Commercial 300m (?)	Mooted 2009
71-73 High Street	Commercial 300m (?)	Mooted 2007
7 Gloucester Avenue	Conversion of Restaurant to	Application lodged 2009
20-22 Gloucester Avenue	Conversion of Vacant to	Application lodged 2009
14-16 Clyde Road	Auto Service 300m front of house	Application lodged 2009
Village Periphery		
17 Langmore Lane	Mixed use RSL, commercial,	Mooted 2009
16 Langmore Lane	Commercial 400m (?) may be	Completed 2009
2-4 Reserve Street	Medical 350m	Mooted 2009
30 Clyde Road	Medical 200m	Application lodged 2009
Casey Technology Precinct		
55 Kangan Drive	Private Hospital	Mooted 2009
	150 Beds, 8,000m specialist	
25 Kangan Drive	Chisholm Tafe expansion	Completed 2009
62-70 Kangan Drive	Casey Hospital expansion	Mooted 2009
76 Clyde Road	Casey Selective School	Completion due 2009

Source: City of Casey (2009), MacroPlan Australia (2009)