



**CHOOSE
CHOOSE NARRE WARREN
CASEY**

**YOUR GUIDE TO INVESTMENT AND
DEVELOPMENT IN NARRE WARREN
FOUNTAIN GATE**

WELCOME TO NARRE WARREN FOUNTAIN GATE

With a catchment of almost a million people, a Metropolitan Activity Centre status and a booming employment base, Narre Warren Fountain Gate is a prime development location for your business.

Narre Warren Fountain Gate offers large development parcels, a significant employment base, untapped demand and an array of amenities.

The precinct's strong focus on economic investment and job creation, alongside residential growth ensures it will mature into a truly diverse centre to serve the rapidly growing South East Growth Corridor.

Narre Warren Fountain Gate is ready for attractive multi-level development and the City of Casey invites you to join in the journey and start something great. Come to talk to us about your next development.



Choose Growth

With a population in excess of 390,000 people, the City of Casey offers access to over 180,000 potential employees with specialised skills across various industries and professional services.



Choose Location

Centrally positioned in one of Australia's most productive industrial and economic regions, the City of Casey offers access to strong supply chains through the manufacturing hub of Dandenong South and agricultural region of Gippsland.



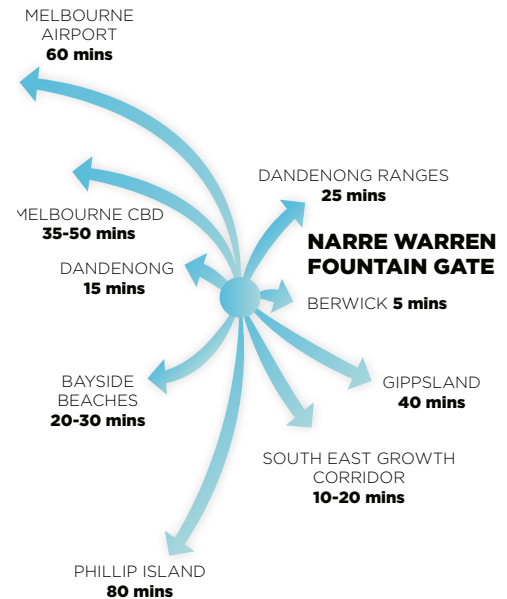
Choose Partnership

Casey Council is a forward-thinking local government which prides itself on successful partnerships with some of the largest organisations in the nation, including the Melbourne Football Club and Melbourne City FC A-League club.

WHY CHOOSE NARRE WARREN FOUNTAIN GATE

Narre Warren Fountain Gate is only:

- › Minutes from the prestigious Berwick Village
- › Steps away from the Berwick Health and Education Precinct with Federation University, Chisholm Tafe, two major hospitals and other specialist schools
- › 15 minutes from the jobs hub of Dandenong South and the Dandenong CBD employing over 100,000 workers
- › Only 10-20 minutes to the Casey Cardinia Growth Areas, thriving with new residents and commercial opportunities.
- › A short drive to beautiful parkland's such as Lysterfield lake, Cardinia Reservoir and the foothills of the Dandenong Ranges
- › 35-50 minutes by Car / Train to the CBD with ever improving train services and the upgraded Monash Freeway



WHY INVEST IN NARRE WARREN FOUNTAIN GATE?



PLANNING CERTAINTY

Being one of nine designated metro centres in Melbourne by the State Government providing planning certainty around growth targets and significant developments.

OPTIMAL ZONING

Recently zoned Activity Centre Zone the majority of the Centre provides clarity around significant development objectives and includes generous or no maximum building heights.

LOW COST DEVELOPMENT

With significant service capacity, large vacant areas or with low value building stock and a low cost development contributions plan, Narre Warren has a strong competitive development edge.

MAJOR INVESTMENT

Significant investments including the Webb Street Level Crossing Removal and new Narre Warren Train Station, the Bunjil Place Precinct, major sports and recreation upgrades and new offices within the Narre Warren Business Park.

FACILITATED PLANNING

Dedicated Planning, Economic Development and Property Development Managers on board and a facilitated development process with reduced public notification requirements for some areas.

KEY SITES IN NARRE WARREN FOUNTAIN GATE



STATE INFRASTRUCTURE

1

New Narre Warren Station and Level Crossing Removal

Huge investment into a new elevated train station at Narre Warren, removal of the Webb Street level crossing, revitalising the area and improving bus access and carparking

2

Monash Freeway Upgrades

Stage 2 works almost complete on the \$1.08b project improving access and travel times from Narre Warren city bound and to Berwick, Pakenham and beyond.

3

Pakenham Train Line Upgrades

\$15b State investment into the Pakenham line to improve capacity, speed and frequency creating a turn up and go service direct to the City with future links to Melbourne Airport

4

Improved Bus Networks

State commitments to improving local bus network and interchanges around Narre Warren

RECREATION

5

Max Pawsey Reserve

The 2020 Max Pawsey Masterplan identified almost \$20m worth of projects including:

- Improved ovals and pavilions
- Weather protection for lawn bowls
- Wetlands and public decking/seating
- Shared paths and improved carparking

6

Business Park Basin Reserve

Open space upgrades planned for the Narre Warren Business Park Reserve

WALKING AND RIDING

7

Magid Drive Shared Link

Development of a shared path along Magid Drive linking key shared path networks.

8

Narre Warren Village Cycle Improvements

Partnering with LXRA to improve cycle and pedestrian access around Narre Warren Village including the designation of Webb Street as a Strategic Cycling Corridor

PRIORITY DEVELOPMENT PRECINCTS

9

Bunjil Place Precinct

Building off the success of the \$125m Bunjil Place, this once in a lifetime new 5 Ha Council led development precinct that will invigorate the CBD over the next 15 years with multi level mixed use development replacing existing at grade carparking.

10

Narre Warren Village

Multiple Council development sites coming online as part of Council's Strategic Property Program along with private redevelopment

11

Narre Warren Business Park

Significant growth and opportunity in the premier business park for the South East.

12

Casey Green Residential Estate

Major residential development precinct with over 1000 dwellings proposed across a range of typologies.

13

Casey Gardens - Residential Estate

Large redevelopment site proposed with residential growth including townhouses and a number of six to eight storey apartments buildings identified in the Development Plan.

SUSTAINABILITY FOCUS

14

Recycled Water Access

\$1.7m allocated towards the first stage of an alternative water network initially aimed to provide 50 million litres of treated stormwater annually.

15

Energy Initiatives

350kw solar system installed on the Casey Aquatic Centre.

16

ESD Showcase

Victoria first Net Zero Energy training facility the State \$35m Plumbing Industry Climate Action Centre

REVITALISATION

17

Narre Warren Village

Town Square redevelopment as part of implementation of the Narre Warren Village Urban Design Framework along with various landscape upgrades proposed.

WHY CHOOSE NARRE WARREN FOUNTAIN GATE?

Casey's Economic Development Strategy has the ambitious target of generating 3,300 jobs annually, emphasising the need for quality development and job growth in activity centres. The key objectives are based around revitalisation, innovation, partnerships, upskilling and investment readiness.

We recognise the importance of Narre Warren as a Metropolitan Activity Centre, supporting and advocating for businesses both small and large to make the most of the access, services and to add vibrancy to the burgeoning CBD.

Employee Rich Workforce

- › Casey is an employee rich Council providing massive opportunities with a quality workforce on the doorstep of new businesses.
- › Currently more than half of the City's residents depart the city each day for work
- › Casey has over 86,000 jobs and over 180,000 employees

A Diverse Economy

Narre Warren Fountain Gate has a strong diversity in jobs, services and economics. Key sectors include:

- › Westfield Fountain Gate with over \$1 billion turnover leading to a huge retail employment base with over 3,800 retail jobs. Each retail job translates into numerous services jobs for the wider community.
- › Nearby the growing Berwick Health and Education Precinct
- › Sports and leisure activities at the Casey ARC and Max Pawsey Reserve
- › Construction and trades servicing the massive growth areas
- › Leading to a Suburb annual economic output of \$2.5 billion

Educated Workforce

Narre Warren has the skills to get the job done with:

- › Over two thirds of the 13,000 strong workforce holding a higher education qualification.
- › Over 40% of labour force holding a Diploma or above
- › Quality local tertiary education institutions nearby

Value Adding

- › Casey has a thriving economy with a massive economic output focused around construction, service, health, education and retail.
- › With connections to Dandenong South there are significant opportunities to emphasise local supply chains
- › Annual economic output of \$21.653 billion including:
 - Construction - \$4.1 billion
 - Retail - \$1.2 billion - employing over 14,000 people
 - Health and Education - \$2.2 billion
- › Melbourne's future South East Airport proposed within 25km

13,000

Jobs in Narre Warren Fountain Gate

\$2.5b

Narre Warren Fountain Gate yearly output

175k

New residents in Casey by 2041

68%

Workforce tertiary educated

4km

From the Berwick Health and Education Precinct

NARRE WARREN PROVIDES A WORLD OF OPPORTUNITY

Narre Warren Fountain Gate offers these great opportunities on its doorstep:

CHOOSE RETAIL



Westfield Fountain Gate - one of the largest shopping centres in Australia

- › Over 12 million annual visits
- › Over \$1 billion annual turnover
- › Stores include Myer, Kmart, Coles, Woolworths, Big W, Target, Aldi, Harris Scarfe, JB-Hi-Fi, Best & Less
- › 180,000sqm retail floor space

CHOOSE ENTERTAINMENT



Bunjil Place - the premier arts precinct in the south east

- › Over 3.3 million yearly visits
- › Fantastic regional library
- › State of the art performing arts centre, gallery, function centre and studio
- › Home to over 800 Council staff

CHOOSE TRANSPORT



Narre Warren Train Station - Convenience on your doorstep

- › Brand new station coming by 2024
- › Revitalisation opportunity for the Narre Warren Village
- › 50 minutes to the CBD by train
- › Increasing turn up and go services
- › Direct to Melbourne Metro and future Melbourne Airport lines

CHOOSE EMPLOYMENT



Business park - a flourishing employment market

- › Approx. 1,300 businesses and 11,000 jobs in Narre Warren
- › Approx. 50,000sqm of office space in the burgeoning Business Park including big names such as MAB, Tabak and Waterman co-working space
- › 6,000sqm of premium office in the new Casey Towers, complete with helipad
- › \$35m State Plumbing Climate Action Centre- Victoria's first Net Zero Energy Training Centre
- › Approx. \$2.5 billion in business output and \$750m in annual local wages

CHOOSE RECREATION



Max Pawsey Reserve - play spaces galore

- › Abundant regional sports and play spaces for young and old
- › Max Pawsey Reserve getting a multi-million dollar revitalisation
- › Hidden gem of the heritage Brechin Gardens
- › Sporting hub of Sweeney Reserve minutes away
- › Close proximity to Casey Stadium and Casey Fields base of the Melbourne Demons AFL and Melbourne City Football Club

LOOKING TO LEARN?



Education - Plenty on offer

- › Elite private schools nearby including: Heritage College, St Margaret's and Berwick Grammar, Haileybury, Beaconhills College, and Casey Grammar School along with Nossal High School Berwick
- › Federation University and Chisholm Tafe at Berwick a few minutes away

CHOOSE GROWTH

50k Square metre office space

45% Workforce under 35

28 Private schools within 10km

180k Square metre office space

3.3m Annual visits

2024 New Train Station Delivered

Priority Development Program

Council gives priority to proposals which demonstrate significant alignment to the objectives of the City of Casey's Economic Development Strategy 2021-25.

The program supports Council and the private sector working together through a co-operative, solution focused and facilitated process to drive innovative commercial and industrial development outcomes in Casey's priority industry sectors for economic growth, job creation and sector diversity

COME AND SPEAK TO US ABOUT YOUR NEXT DEVELOPMENT AND GET AHEAD OF THE MARKET

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