



Nick Brisbane

B. ECONOMICS

Director



Nick is an economist with wide-ranging experience in public and private sector work in both Australia and the UK. Nick's particular expertise is in undertaking market assessments of the demand for property development, and assessing the economic impact of development on the local, regional and wider economies.

INTRODUCTION

Nick has a Bachelor degree in Economics, with a specialisation in Econometrics, and has 16 years' experience in undertaking economic research for a wide range of public and private sector clients.

At Essential Economics, Nick's role is primarily in undertaking market assessments of various forms of property development, preparing demand forecasts across a range of sectors, preparing economic and demographic profiles, and assessing economic impacts associated a wide range of project projects.

In particular, Nick has strong expertise in assessing the market potential for retail, residential, retirement and tourism project. He has experience in community and stakeholder consultation, and excellent report writing and presentation skills.

ACADEMIC QUALIFICATIONS

Bachelor of Economics, Monash University, Melbourne, 2001

PRESENT POSITION

Director, Essential Economics Pty Ltd,
March 2012 -

PAST POSITIONS

Associate, Essential Economics, March 2011 – March 2012

Senior Economist, Essential Economics,
January 2007 - March 2011

Economist, Essential Economics, March 2004 – January 2007

Consultant, Colin Buchanan and Partners Pty Ltd, September 2003 – January 2004

Economist, Essential Economics, August 2001 – March 2003



RELEVANT EXPERIENCE

Retail, Commercial and Industrial Assessments

Exford Road NAC, Melton South – Economic Assessment, for private client

Torquay ALDI – Economic Impact Assessment, for ALDI

Bunnings Swan Hill Economic Assessment, for Bunnings Group Limited

Proposed Gateway Neighbourhood Centre, New Norfolk (Tas) – Economic Impact Assessment, for North Hobart Developments Pty Ltd

Montague Street, South Melbourne - Retail Assessment, for Austpac

Shepparton Retail Overview, for Shepparton City Council

Bunnings Swan Hill Trade Area Profile, for Bunnings Group Pty Ltd

Bunnings Yarrowonga Trade Area Profile, for Bunnings Group Pty Ltd

Laurimar Town Centre Advice, for private client

Craigieburn R2 NAC Assessment, for Peet

Glebe Hill Estate Neighbourhood Activity Centre Assessment, for private client

Super Amart - Retail Economic Impact Assessment, for Super Amart

Application for Rezoning of Land at Harcourt Parade, Cremorne - Economic Analysis, for Caydon Property Pty Ltd

Sibelco Economic Benefit Assessment, for Sibelco

University Hill Retail Analysis, for MAB Corporation

Assessment of Industrial Land in the City of Monash, for private land owners

Economic Assessment of Preferred Future Land Uses, Oakleigh, for private land owners

Corio Norlane Urban Renewal Project - Retail and Activity Centre Assessment, for Major Projects Victoria

Costco Auburn Economic Impact Assessment, for Costco

Market Street, South Melbourne – Economic Advice, for Blueprint Australia

Inverloch Retail Assessment, for Coomes Consulting on behalf of Bass Coast Shire

Business and Industrial Zoned Land Requirements in Wallan, for Mitchell Shire Council

Diggers Rest – Employment Land Assessment, for Industrial Commercial Property Solutions Pty Ltd

Moorabbin Airport Masterplan Review, for Moorabbin Airport Corporation

Sale Industrial and Business Zoned Land Assessment, for Wellington Shire

Tooronga Homemaker Centre Economic Impact Assessment, for Leighton Properties Pty Ltd

Strategic and Urban Planning

Alexandrina Economic Development Strategy, for Alexandrina Council

Colac Economic Development and Land Use Strategy, for Colac-Otway Shire

Beveridge North West PSP 1059 – Retail Needs Assessment, for Metropolitan Planning Authority

Donnybrook, Woodstock and English Street PSP – Activity Centre and Employment Land Analysis, for Metropolitan Planning Authority

Melton Housing Diversity Strategy, for City of Melton

Mildura Housing and Settlement Strategy, for Rural City of Mildura

North Park Reserve, Swan Hill – Economic Impact Review of Proposed Rezoning, for Swan Hill Rural City Council

Collins Street (St Albans) Redevelopment Feasibility Study – Economic Input, for Brimbank City Council

Quarry Hills PSP – Activity Centre and Employment Analysis, Growth Areas Authority

Wollert PSP – Activity Centre and Employment Analysis, Growth Areas Authority

Yarra Ranges Activity Centre Network Strategy, for Shire of Yarra Ranges



*Horseshoe Bend Activity Centre
Assessment, for private client*

*Assessment of Economic Impact
Associated with Reducing Development
Levies in Mooroopna West, for Greater
Shepparton Council*

*Twin Rivers Land Use Plan, for East
Gippsland Shire*

*Hopkins Street Precinct, Footscray - Retail
Economics Assessment, for Austpac
Properties*

*Leakes Road Rockbank Masterplan -
Economic Input, for Mirvac and Jayaland*

*Mount Penang Parklands - Economic
Input to State Significant Site Study, for
Central Coast Regional Development
Corporation*

*Batesford South, Geelong - Assessment of
Future Land Use and Employment, for
private client*

*Assessment of Preferred Future Land Uses
in Westminster Street Oakleigh, for
private client*

*Clyde North Submission to GAFP, for
private client*

*Retail Floorspace Forecasts for Regional
Victoria, 2007-2030, for Department of
Sustainability and Environment*

*Retail Floorspace Forecasts for
Metropolitan Melbourne, 2006-2030, for
Department of Sustainability and
Environment*

*Moorabbin Airport Masterplan Review, for
Moorabbin Airport Corporation*

*Input to Fyans Street / West Fyans Street
Structure Plan, for City of Geelong*

*Input to Taylors Hill Structure Plan, for
Shire of Melton*

*Input to Melton North Structure Plan, for
Shire of Melton*

*Mooroolbark Urban Design Framework –
Retail and Economic Considerations for
the UDF, for Aspect*

*St Albans Activity Centre – Economic
Input to the Urban Design Framework,
with David Lock Associates*

Residential, Retirement and Aged Care Assessments

*Ballarat Eco-Village – Economic
Assessment, for private client*

*A Victorian Housing Solution – Market
Analysis as Input Masterplan
development & Urban Renewal of Fitzroy,
Prahran and North Richmond Public
Housing Estates, for Department of
Human Services*

*Pallara Retirement Village Market
Assessment, for Stockland*

*Farrington Grove Retirement Village
Market Assessment, for Stockland*

*Boral Quarry Residential Land
Assessment, for Boral*

*Selandra Rise Retirement Village Market
Assessment, for Stockland*

*Hillside Retirement Village Market
Assessment – Update, for Stockland*

*Woodend Davies Hill – Economic Analysis,
for Villawood Properties*

*Cape Paterson Eco Village Market and
Impact Assessment, for PlannedFX*

*Due Diligence for the Geelong TAFE Site,
for VicUrban*

*Infill Development Opportunities for
Ballarat, for City of Ballarat*

*Latrobe Residential and Rural Residential
Land Assessment, for Latrobe City
Council*

*Residential Mix Market Assessment,
Coves, for Kellehers*

*Ventnor Residential Land Assessment, for
Tomkinson*

*Apollo Bay Residential Land Assessment,
for J. Di Cecco & Associates Pty Ltd*

*Arcare Knox – Aged Care Market
Assessment, for Arcare Pty Ltd*

*ARC/Stockland Victorian Retirement
Village Research, for Stockland*

*Gowanbrae Retirement Village
Assessment, for Stockland*

*South Morang Retirement Village
Assessment, for Stockland*



Kawana Retirement Village Assessment, for Stockland

Maitland Retirement Village Assessment, for Stockland

Pemulwuy Retirement Village Assessment, for Stockland

Campbelltown Retirement Village Assessment, for Stockland

Maitland Retirement Village Assessment, for Stockland

Rosebud West Retirement Village Assessment, for AMP Capital

Penrith Retirement Village Assessment, for Stockland

Craigieburn Retirement Village Assessment, for Stockland

Shellharbour Retirement Village Assessment, for Stockland

Baldivis Retirement Village Assessment, for Stockland

Vincentia Residential Land and Retirement Village Assessment, for Stockland

Cowes Retirement Village Market and Economic Impact Assessment, for AMP Capital

Point Lonsdale Retirement Village Assessment, for Stockland

Apollo Bay – Market Assessment for Potential Land Uses, for BCR

Lyndhurst Aged Care and Accommodation Proposal, for Southern Cross Care

Korumburra Assessment of Demand for Aged Care and Retirement Living, for Rossi Group Pty Ltd

Leongatha Assessment of Demand for Aged Care and Retirement Living, for Rossi Group Pty Ltd

Economic Development Strategies and Town Centre Assessments

Echuca Commercial Strategy, for Campaspe Shire

Swan Hill Retail Strategy 2014 – Strengthening Swan Hill's Retail Industry, for Swan Hill Rural City Council

Horsham CAD Strategy, Rural City of Horsham

Economic Impact of Crime in Frankston, for City of Frankston

Economic Assessment of Crop2 Project Sunshine, for Brimbank City Council

Coomera Town Centre Meeting Community Infrastructure Needs - Economic Assessment of Integrated Community Infrastructure, Suters Architects

Assessment of Sunshine Station Development Opportunities, for City of Brimbank

Business and Industrial Zoned Land Requirements in Wallan, for Mitchell Shire Council

South Gippsland Township Study – Economic Assessment of Future Requirements for Residential, Industrial and Commercial Zoned Land, for South Gippsland Shire

Metropolitan Fringe Strategic Planning Partnership Project - Growth Strategies, for DSE, Mitchell Shire and Baw Baw Shire

Macedon Rural Land Study, Tourism and Urban Growth Assessment, for Macedon Ranges Shire, with RPD Group

Mitchell Shire Economic Development and Planning Strategy, for the Shire of Mitchell

Moorabool Shire Economic Profile, for the Shire of Moorabool

Tourism Assessments

Kinglake Resort – Market and Economic Impacts Assessment, for private client

Korumburra Resort – Market and Economic Impacts Assessment, for private client

Lorne Strategy Plan (Tourism and Economic aspects), for Surf Coast Shire and Maunsell

Surfworld Museum – Tourism Benefit Assessment, for Surfworld Museum