

# CURRICULUM VITAE



ESSENTIAL ECONOMICS

## Sean Stephens

B. Econ (Honours)



## Senior Economist

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### *Introduction*

Sean is a Senior Economist at Essential Economics with nearly ten years' experience in undertaking economic assessments associated with urban development projects and regional economic development. He has particular expertise in undertaking market assessments, location analysis and impact assessments for retail commercial developments, and brings with him a detailed knowledge of the Australian property market.

Sean is a regular contributor to industry and media commentary.

### *Disciplines, Skills, Qualifications*

Sean has an Honours Degree in Economics from the University of Newcastle. He is on the Property Council of Australia (Victoria) Retail Committee and is a member of the Victorian Planning and Environmental Law Association (VPELA).

Sean is a property economist with experience working on a diverse range of projects across Australia for high profile clients. He has worked on market feasibility assessments for major retail developments and has also provided strategic property advice to property owners, industry and government agencies including the Defence Housing Australia, Bunnings, Mirvac, David Jones, Westfield, VicUrban, ALDI, AMP, Woolworths, Metcash/IGA, Villawood Properties, Leightons Properties and Austexx.

Recent projects include analysis of national accounts and other statistical data in order to develop an accurate and up-to-date assessment of the employment effects associated with Defence Housing, and economic modelling for Sustainability Victoria. Sean is also heavily involved in retail and activity centre planning across Australia for the public and private sector.

### *Academic Qualifications*

Bachelor of Economics (Honours) University of Newcastle, 1999

### *Present positions*

Senior Economist, Essential Economics, June 2003 - present

### *Past positions*

Consultant, JHD Advisors, 2000 - 2003



## Relevant Experience

### *Retail and Commercial Feasibility and Location Assessments*

- Morwell East Commercial Development Market Assessment, for SM Urban
- Leopold Town Centre Market Assessment, for Lascorp
- Townsville Retail Assessment, for Austexx
- Gateway Site Darwin Preliminary Market Assessment, for TMG Developments
- Lyndhurst Activity Centre Market Assessment, for Villawood Properties
- Cardinia Road Activity Centre Market Assessment, for VicUrban
- Homemaker Retail Assessment (Melbourne), for Leightons Properties
- Wyong Retail Assessments, for Henry Kendall Group
- Shepparton Neighbourhood Centre Market Assessment, for Copulos Group
- Bairnsdale Market Assessment, for Dahlsens
- Park Street Port Macquarie Economic Impact Assessment, for Mirvac
- Deer Park- Robyns Road Shopping Centre Assessment, for Glen Alpine Properties
- Shepparton North Neighbourhood Centre Assessment, for Fairley's IGA
- Mudgee Retail Assessment, for private client
- Shepparton Drive-In Site Retail Assessment, for private client
- Outlet Centre National Roll Out Strategy, for private client
- Rowville ALDI Economic Impact Assessment, for Gearon Group
- Canberra Airport Retail Development Economic Impact Assessment, for Canberra International Airport
- Patterson Lakes Market Assessment, for Knowles Group
- Ringwood Transit City - Retail Assessment, for VicUrban
- Peninsula Lifestyle Centre Market Assessment, for Leightons Property
- Berowra Supermarket Assessment, for Ritchies IGA
- Pakington Street Supermarket Assessment, for Metcash
- Cardinia Lakes Retail Floorspace Assessment, for Cardinia Shire Council
- Epping North Project Activity Centre Analysis, for AV Jennings
- Tarneit Convenience Centre Retail Assessment, for Wilbow Corporation
- Essendon Airport Retail and Outlet Centre Development Retail Needs and Economic Impact Assessment, for Essendon Airport Limited
- Rocklea Home Centre Economic Impact Assessment, for private client
- Mernda Precinct Activity Centre Commercial Assessment, for Metricon Developments
- Sneydes Road Convenience Activity Centre Commercial Assessment, for Central Equity
- Retail Economic Assessment for Proposed ALDI Store at Corio, ALDI Stores
- Hastings Homemaker Centre Economic Impact Assessment, for private client
- Former Pentridge Prison Site Retail Assessment, for Pentridge Village
- Shell Road Ocean Grove – Expert Witness Statement
- Yarra Glen Shopping Centre Economic Impact Assessment, for private client
- Thomastown Supa Centre Trade Area Analysis, for Life Development Group
- Essendon Airport Retail Development Assessment of Catchment Spending Potential, for Essendon Airport Pty Ltd

### *Economic Assessments and Modelling*

- Economic and Social Benefits Assessment, Melbourne Racing Club
- Measuring Economic Benefit of Dwelling Construction and Maintenance Programs of DHA, for Defence Housing Australia
- Waste and Resource Management Economic and Spatial Analysis, for



Sustainability Victoria

- Morwell East Industrial Land Analysis, for SM Urban
- Devonport Economic Baseline Analysis, for City of Devonport
- Economic Benefits of Shepparton Show Me, for City of Greater Shepparton

*Strategic Planning for  
Town Centres and  
Activity Centres*

- Benalla CBD Development Strategy, for Benalla Rural City Council
- Devonport Retail Study, for City of Devonport
- Activity Centres Review Technical Report-Planning Strategy for Greater Adelaide, for Planning SA
- Cardinia Small Towns Project, for Shire of Cardinia
- Maldon Economic Futures Project, for Mt Alexander Shire
- Central West Structure Plan, for Central West Business Park and City of Maribyrnong
- Wyndham Activity Centres Strategy, for City of Wyndham
- Kew Junction Structure Plan, for City of Boroondara
- Bayside Major Activity Centre Advice, for City of Bayside
- Glenferrie Structure Plan, for City of Boroondara
- Geelong Retail Strategy, for City of Greater Geelong
- Torquay and Jan Juc Retail Review Retail Assessment, for Surf Coast Shire
- Croydon Structure Plan - Retail and Commercial Assessment, City of Maroondah
- City of Bayside Major Activity Centres Project, for City of Bayside