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1390-1450 Western Port Highway, Cranbourne South

Social & Economic Benefits Assessment



May 2026

Prepared for BAPS Swaminarayan Sanstha, Australia Ltd

Acknowledgement of Country

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Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.

Introduction

Urbis has been engaged by Bocharanwasi Shri Akshar Purushottam Swaminarayan Sanstha, Australia Ltd (BAPS) to conduct an independent social and economic benefits assessment for a Hindu place of worship at 1390-1450 Western Port Highway, Cranbourne South within the City of Casey.

The proposed BAPS Hindu Mahā-Mandir, as a major place of worship, will generate significant social, community and economic benefits, servicing the local BAPS community and broader Hindu communities across Victoria and Australia. The Mahā-Mandir will also be open to the wider community and is expected to provide opportunities for cultural engagement, learning and visitation for people of all backgrounds, consistent with the experience of comparable BAPS facilities elsewhere.

In generating these social benefits, employment and economic contributions will also be generated during both the construction phase and on an ongoing basis, creating various forms of employment opportunities as well as broader economic contributions to the local, state and potentially national economy.

With an intricate, high-craftsmanship design, the project is also expected to become a pilgrimage tourist attraction, driving visitation and associated economic benefits within the City of Casey, Victoria and the rest of Australia, in addition to serving its local Hindu community.

This social and economic benefits assessment aims to provide an indication of the potential employment and economic benefits that such a development could bring to the area, in addition to the social and community benefits that it aims to deliver.

This analysis supplements Urbis' in-house knowledge with data from the REMPLAN modelling tool to quantify the potential employment and economic benefits likely to be generated by the development. These benefits will accrue during both the construction phase and on an ongoing operation basis. The methodology, key definitions, assumptions as well as limitations and exclusions are explained further in this report.

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Summary of Key Findings

The proposed BAPS Hindu Mahā-Mandir at 1390–1450 Western Port Highway, Cranbourne South is expected to deliver a broad range of social, community and economic benefits for the City of Casey, Victoria and Australia more broadly.

While the primary purpose of the Mahā-Mandir is religious and anticipated to generate significant and enduring social and community benefits, its establishment will generate employment and economic activity during both the construction phase and the ongoing operation and maintenance of the facility.

Key benefits are summarised adjacent and overleaf.

Social & Community Benefits

As a Place of Worship, the proposed BAPS Hindu Mahā-Mandir is expected to generate significant social and community benefits, aligned with its primary intent as serving the BAPS community and the broader community. Key social and community benefits of the proposed development include:

- Fostering cultural preservation, practice and pride
- Celebrating cultural diversity and fostering cultural connection
- Strengthening the local, regional and State visitor economy
- Supporting local livelihoods
- Providing spaces and services to enhance health and wellbeing
- Enabling social cohesion, inclusion and participation
- Contributing to sustainability and environmental values
- Reinforcing Greater Melbourne and Victoria as a cultural epicentre

Summary of Key Findings

Employment & Economic Benefits

In addition to the above outlined social and community benefits, the proposed BAPS Hindu Mahā-Mandir is also anticipated to generate significant employment and economic benefits during both the construction phase and on an ongoing basis. Indicatively, the key quantified benefits that could be generated for the Victorian economy are summarised below:

- With a total construction cost of around **\$190 million** (GST exclusive, or \$209 million GST inclusive), the project will generate significant building construction related jobs throughout its anticipated 7-year construction timeframe.
- Construction of the proposed development will support an average of **110 direct and indirect jobs** (total full-time, part-time and casual roles) per annum for each year of construction over the 7-year period, including 44 on-site direct jobs and 66 indirect jobs through the supply chain.
- These jobs are estimated to generate a total of around **\$19.4 million of total gross value added (GVA) per annum** for each year of construction to the State economy.
- The ongoing operation of the facility is expected to support **143 total jobs (120 direct, 23 indirect) at capacity** across full-time, part-time and casual roles (excluding volunteers).
- Through day-to-day operations and visitor-related activity, the facility has the potential to generate approximately **\$12.1 million per annum** in direct (\$7.9 million) and indirect (\$4.2 million) economic contributions to the Victorian economy on an ongoing basis.
- Beyond the quantifiable effects, the **social and economic benefits** of the BAPS Hindu Mahā-Mandir are significant, including substantial annual visitation to the facility from within Victoria, interstate and likely overseas. This would generate broad-based economic contributions to the state and national economy (not quantified for this assessment).

Major Capital Investment

~\$190M

Est. total construction costs
(excl. GST)

7 years

Anticipated delivery
timeframe (2027–34)

Key Headline Quantified Benefits

110

Total direct & indirect jobs¹
supported per annum on
average during **construction**
(2027–34)

\$19.4M

Total direct & indirect GVA² to
the Victorian economy per
annum during **construction**

143

Total direct & indirect jobs¹ at
capacity through **ongoing
operation and maintenance**
(excl. volunteers)

\$12.1M

Total direct & indirect GVA² to
the Victorian economy per
annum on an **ongoing basis**

Other Off-site Unquantified Benefits



Supports spiritual gathering and pilgrimage for the Hindu and the wider community



Attracts visitors from across Victoria and beyond



Strengthens community wellbeing and social connection



Generates local and regional economic activity



Connects to a broader national pilgrimage network

1. Jobs include all full-time, part-time and casual roles.

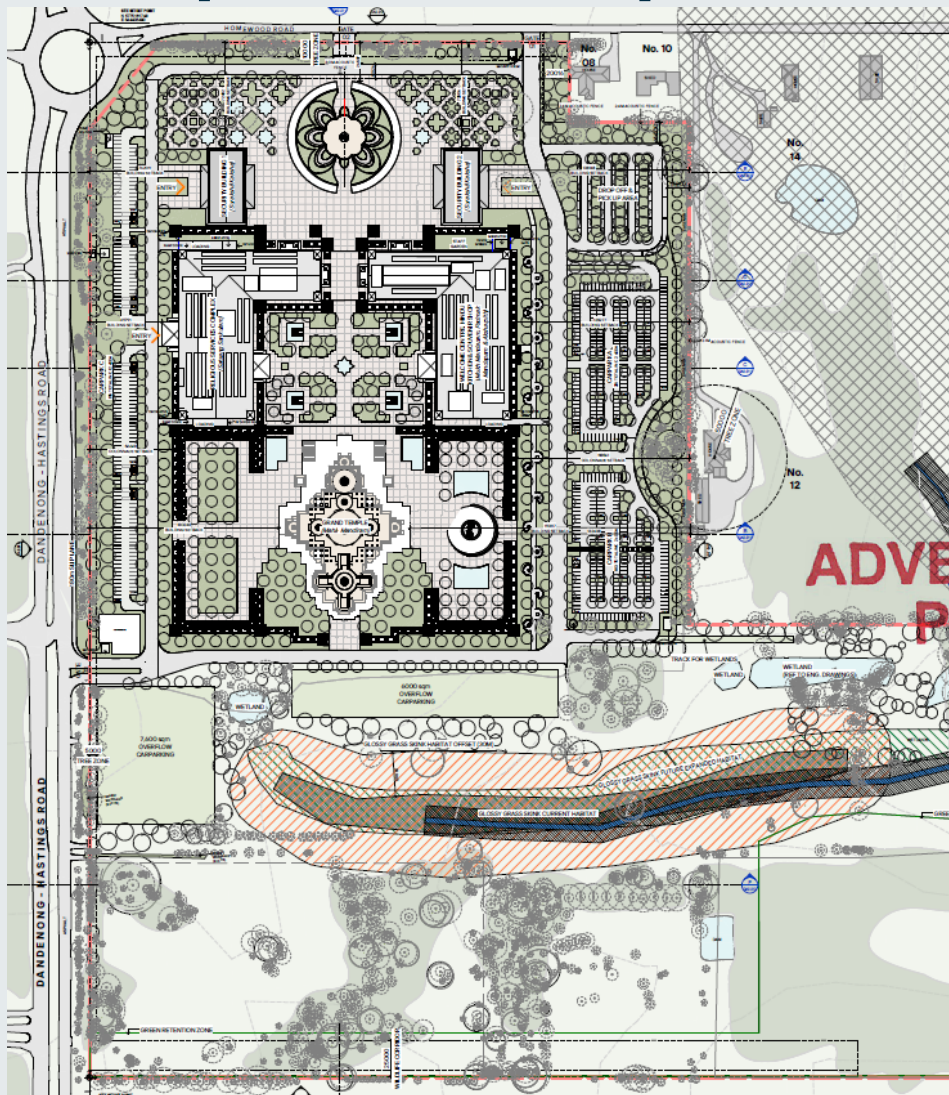
2. GVA stands for Gross Value Added, measured in constant 2025 dollar including GST.

Source: BAPS Swaminarayan Sanstha, Australia Ltd; REMPLAN; Urbis

1 Proposed Development

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1.1 Proposed Development



BAPS Cranbourne South - Social & Economic Benefits Assessment

The proposed development at 1390–1450 Western Port Highway, Cranbourne South, within the City of Casey, comprises a traditional stone Hindu Mahā-Mandir and associated supporting buildings that together function as a single, integrated Place of Worship.

The Mahā-Mandir will serve as a permanent spiritual home for the BAPS Swaminarayan Sanstha community, supporting daily worship, religious observance and education in accordance with Hindu tradition. It will also serve the broader Hindu community and be open and welcoming to people of all faiths and backgrounds. All supporting facilities are provided solely to enable the operation of the Place of Worship and do not function independently.

The proposal will deliver social and community benefits and generate employment and economic activity during both construction and ongoing operation. Based on the concept masterplan, the development will deliver approximately 48,170 sqm of gross floor area across five buildings, including around 4,660 sqm of floorspace for on-site operational and support functions. These spaces support roles directly related to the Place of Worship, including religious operations, administration, site security, maintenance and visitor support. The development is located on a site of approximately 420,672 sqm (around 103 acres), with built form limited to 25,236 sqm (around 6%), and the balance retained for landscape, habitat protection and environmental enhancement.

A summary of the estimated employment-related floorspace is provided in the table below.

Key Employment Use	Building 1	Building 2	Building 3	Building 4	Building 5	Est. Total Floorspace (sq.m)
Religious Souvenir Shop, Religious Bookstore & Souvenir Shop	-	-	-	-	880	880
Hindu kitchen (incl. food preparation area)	-	1,540	-	-	490	2,030
Security	60	30	90	90	240	510
Admin / Maintenance	80	110	20	15	590	815
Conference	-	-	-	-	410	410
Total Employment Use	140	1,680	110	110	2,620	4,660
Total Building	11,809	19,607	1,211	1,211	14,333	48,171

Source: BAPS Swaminarayan Sanstha, Australia Ltd; Urbis

1.2 Construction of the BAPS Hindu Mahā-Mandir Project

The development includes the construction of the BAPS Hindu Mahā-Mandir and associated supporting buildings, together with site works required to facilitate delivery and long-term operation. These works include civil, landscape and environmental components such as site grading, internal roads, stormwater and drainage infrastructure, landscaping, biodiversity enhancement areas and long-term land management measures.

Key information relating to the construction of the proposed development is summarised below.

Estimated construction cost

- Total estimated costs: circa \$190 million exclusive of GST (i.e. \$209 million inclusive of GST, in 2025 dollars)

Anticipated construction timeframe

- Approximately 7 years (2027 – 2034)

Anticipated delivery method

- Urbis understands the subject development will be delivered fully by qualified construction professionals.
- The construction activity will generate a mix of full-time, part-time and casual workers required to deliver the amount of construction related works equivalent to the estimated construction costs of around \$190 million exclusive of GST over an anticipated 7-year construction period.
- Urbis also understands that volunteers would not have any significant involvement in any form of building construction activity on-site throughout the construction period.

Source: BAPS Swaminarayan Sanstha, Australia Ltd.; Urbis

1.3 Operational use of the BAPS Hindu Mahā-Mandir Project

Anticipated Usage of the Subject Development

The use of the subject development is intended for use as a Place of Worship, centred on the Mahā-Mandir. In accordance with Hindu religious tradition, worship at the Mahā-Mandir is continuous and multi-faceted and is not confined to a single ceremonial space. The Place of Worship therefore comprises a series of interrelated religious spaces and facilities that together enable the full practice of Hindu worship.

Supporting facilities are provided to accommodate:

- Daily and periodic religious rituals and worship;
- Major religious festivals and holy days;
- Religious education for children, youth and adults;
- Pastoral care, administration and volunteer coordination; and
- On-site accommodation for resident and visiting religious practitioners required to perform daily rituals and provide spiritual guidance.

Key Components

All components of the Place of Worship are located within the same landholding, accessed via the same site entry arrangements, and operate within a unified operational framework. None of the components operate independently of the Mahā-Mandir, generate separate visitation, or function outside the context of religious observance.

Key components envisaged include:

- Primary worship and ritual spaces (including the Mahā-Mandir sanctum and prayer halls)
- Religious education and learning spaces
- Religious kitchens and communal dining areas (associated with the preparation and sharing of prasādam)

- Visitor support, welfare and operational facilities
- Security and site management facilities

Ancillary Uses

The following uses are ancillary to, and support, the primary Place of Worship land use. While ancillary for planning purposes, these uses are essential to the operation of the Mahā-Mandir and are subordinate to, and do not operate independently from, the Place of Worship:

- Administrative and operational offices
- Accommodation for religious practitioners (sādhus or Swāmis) and religious attendants (Sevaks)
- Religious bookstore and devotional items store (souvenir shop or Aksharpith)

Anticipated Operation Hours

The subject BAPS Hindu Mahā-Mandir is intended to operate on a daily basis, reflecting the continuous nature of Hindu worship. Generally, operational hours are anticipated to be 7am – 8pm daily, with variations for religious observances.

Anticipated Visitation/Patronage Patterns

Visitor numbers will vary throughout the week and year. Based on advice from the applicant and comparable BAPS facilities, the Mahā-Mandir is expected to generally accommodate:

- Up to 1,200 patrons at any given time on a typical weekday;
- Up to 1,650 patrons at any given time on a typical weekend.

Higher attendance may occur on a limited number of significant religious days:

Up to 3,600 patrons at any given time on up to 9 days per year; and

Up to 2,400 patrons at any given time on up to 8 days per year.

Average visitor stay is approximately 2.5–3 hours, with patronage managed through operational controls.

2 Social & Community Benefits

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2.1 Snapshot of Social & Community Benefits

As a Place of Worship, the proposed BAPS Hindu Mahā-Mandir is expected to generate significant social and community benefits, aligned with its primary intent as serving the BAPS community, as well as the broader community. Key social and community benefits of the proposed development have been identified in this assessment. An overview of these benefits and how they are expected to manifest are elaborated further over the following pages.



**Fostering Cultural
preservation,
practice, and pride**



**Celebrating cultural
diversity and fostering
cultural connection**



**Strengthening the
local, regional and
State visitor economy**



**Supporting Local
livelihoods**



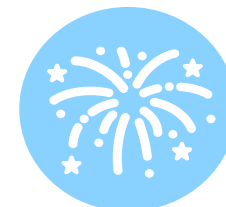
**Providing Spaces and
services to enhance
health and wellbeing**



**Enabling Social
cohesion, inclusion and
participation**



**Contributing to
Sustainability and
environmental values**



**Reinforcing Greater
Melbourne and Victoria
as a cultural epicentre**

2.2 Overview of Social & Community Benefits

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Fostering cultural preservation, practice, and pride

The City of Casey has experienced strong growth in its Indian and Hindu population, with 9.3 per cent of residents identifying as having Indian ancestry in 2021, compared with 5.3 per cent across Greater Melbourne, and 6.3 per cent identifying as Hindu. This demographic profile highlights the importance of providing culturally appropriate infrastructure that supports religious practice, cultural preservation and community connection.

National, State and local policy frameworks (see appendix B) consistently emphasise the role of social connection, cultural engagement and a sense of belonging in supporting community wellbeing. Measuring What Matters, the Victoria Multicultural Policy Statement, Victoria's Infrastructure Strategy 2021–2051 and Victoria's India Strategy 2025–2030 (outlined in appendix B) all support the provision of inclusive spaces that enable cultural and religious expression. Locally, the City of Casey Long Term Community Vision 2031 and Council Plan 2021–2025 prioritise welcoming environments that reflect cultural diversity and foster social cohesion.

In this context, facilities that support Hindu worship, cultural gathering and intergenerational connection respond directly to demonstrated community need and align with State and local policy objectives.

- The proposed BAPS Hindu Mahā-Mandir would provide a permanent, purpose-built Place of Worship that supports the continuation of Hindu religious and cultural traditions through daily worship, rituals and religious observance, enabling religious practice in accordance with Hindu tradition and scriptural requirements.
- As a regionally significant Hindu place of worship, the BAPS Hindu Mahā-Mandir would reinforce religious identity and support a strong sense of belonging for Hindu communities across the City of Casey, Greater Melbourne and beyond, including first-generation migrants and second and third-generation Hindu Australians.
- Through the celebration of major religious festivals, worship-related activities and religious education that are intrinsic to Hindu practice, the BAPS Hindu Mahā-Mandir would contribute to cultural continuity, intergenerational connection and community cohesion, while also supporting broader understanding of Hindu traditions within the wider community.
- The Mahā-Mandir would serve as an important cultural and spiritual landmark, providing a focal point for community gathering, learning and participation that supports social wellbeing and cultural pride.

2.2 Overview of Social & Community Benefits

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Celebrating cultural diversity and fostering cultural connection

Given the high proportion of Hindu religious practitioners in Casey, it is important to create inclusive spaces for religious and cultural expression for these practitioners.

This underscores the importance of targeted interventions to promote multiculturalism, cultural engagement, and cultural connection.

- Mandirs are traditionally open and welcoming spaces, enabling visitors of all backgrounds to learn about Hinduism and its values through worship-related education and interpretation.
- The proposed BAPS Hindu Mahā-Mandir would function as a regionally significant Place of Worship in Casey, supporting religious festivals, observance and education that are intrinsic to Hindu practice, and contributing to cultural understanding and inclusion consistent with Victoria's multicultural objectives.
- In the context of Casey's strong population growth and cultural diversity, it is expected that the BAPS Hindu Mahā-Mandir would support community cohesion and inclusion by providing culturally appropriate religious infrastructure for a growing Hindu community.



Strengthening the local, regional and State visitor economy

In the context of community planning and development, strategic investments in cultural infrastructure are necessary to support a thriving tourism sector, including driving economic growth, job creation, and cultural exchange.

- The ongoing operation of the BAPS Hindu Mahā-Mandir is expected to generate significant employment and economic benefits for the Victorian state economy (refer to Section 3 for more details).
- The BAPS Hindu Mahā-Mandir is expected to attract significant visitation associated with daily worship and major religious festivals, generating visitor spending that would support local businesses and create flow-on benefits through the local supply chain.
- Through its role as a regionally significant place of worship and cultural tourism destination, the BAPS Hindu Mahā-Mandir has the potential and is likely to support international visitation linked to the Indian diaspora, aligning with the objectives of Victoria's India Strategy: Our Shared Future 2025–30, including through major Hindu festivals such as Holi and Diwali.

2.2 Overview of Social & Community Benefits

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Supporting local livelihood

Livelihood encompasses how individuals or households secure essential needs like food, water, shelter, and clothing through various sources such as employment, self-employment, and trade, influenced by social, economic, and environmental factors.

- Employment opportunities are expected to be generated during both the construction phase of the project and on an ongoing operation basis (refer Section 3 for more details)
- Ongoing employment will likely include roles associated with religious operations, administration, site security, visitor support linked to religious observance and ongoing site maintenance including, gardening and biodiversity management of the habitat areas which is likely to require specialist input.
- Through ongoing procurement and service requirements, the BAPS Hindu Mahā-Mandir is also expected to support local businesses and contribute to economic activity within Cranbourne, the City of Casey and the wider Victorian economy.



Providing spaces and services to enhance health and wellbeing

A multifaceted and holistic approach to community health and wellbeing – including physical health, mental health, economic stability, cultural wellbeing and spiritual wellbeing – is critical to enhancing residents' quality of life and sustaining community health and wellbeing.

- The BAPS Hindu Mahā-Mandir would function as a central place of worship, supporting spiritual wellbeing through daily worship, meditation and religious observance, and providing spaces for reflection and enrichment.
- Through communal worship, religious education and the preparation and sharing of sanctified food as part of religious practice, the BAPS Hindu Mahā-Mandir would foster social connection, reduce social isolation and support community wellbeing.
- The integration of landscaped gardens, open spaces and gathering areas associated with the Place of Worship would further support mental and emotional wellbeing, providing opportunities for quiet reflection and informal social interaction within a landscape-led and inclusive setting. Collectively, these elements would contribute to a cohesive community environment that promotes wellbeing, balance and harmony.

2.2 Overview of Social & Community Benefits

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Enabling social cohesion, inclusion, and participation

To foster social cohesion, inclusion, and participation, it is essential to provide inclusive community spaces accessible to all, implement inclusive community policies, provide robust social support systems, and create opportunities for cultural engagement, especially given challenges such as discrimination and disparities among social groups.

- The BAPS Hindu Mahā-Mandir would provide spaces for communal worship that support social connection and a sense of belonging across age groups.
- Support wellbeing and intergenerational connection by enabling older community members to participate in regular religious observance, while providing religious education for children and young people that strengthens cultural continuity within the Hindu community.
- While serving as the spiritual home of the BAPS Swaminarayan Sanstha community, the Mahā-Mandir would be open to the broader Hindu community and, through religious festivals and observances intrinsic to Hindu practice, foster inclusion and community cohesion. People of other Hindu denominations and faiths would also be welcome to visit the Mahā-Mandir, consistent with its open and inclusive role as a Place of Worship.



Contributing to sustainability and environmental values

The contribution to sustainability and environmental values in Victorian development is paramount in ensuring the long-term health, resilience, and prosperity of its communities and natural ecosystems.

This includes involving communities in sustainability practices, education and awareness raising.

- The proposed BAPS Hindu Mahā-Mandir incorporates environmentally sustainable design measures aligned with State and local policy (detailed in appendix B) objectives for climate resilience, resource efficiency and protection of Green Wedge values.
- The development is designed as an all-electric facility with energy-efficient systems and on-site renewable energy generation, including rooftop solar and provision for battery storage, supporting reduced operational emissions.
- The southern portion of the site will remain largely undeveloped, with Glossy Grass Skink habitat and other native vegetation preserved and enhanced. Of the 420,672 sqm site, only 6% (25,236 sqm) comprises built form and 19% (79,679 sqm) formalised landscape, with the remaining 75% (315,757 sqm) retained in a non-built condition for long-term environmental protection.

2.2 Overview of Social & Community Benefits



Reinforcing Greater Melbourne and Victoria as cultural epicentres of Australia

Supporting cultural facilities and infrastructure is essential to reinforcing the City of Casey, Greater Melbourne, Victoria and Australia as places of cultural diversity and inclusion, by fostering meaningful, diverse and inclusive cultural experiences that are open to the broader community.

- The proposed BAPS Hindu Mahā-Mandir will be a regionally significant cultural and spiritual landmark, contributing to the cultural diversity of the City of Casey, Greater Melbourne and Victoria.
- Through its role as a Place of Worship and pilgrimage destination, the BAPS Hindu Mahā-Mandir would support cultural engagement associated with Hindu religious practice, including major festivals and observances.
- By celebrating Melbourne's multicultural character through inclusive access and religious events, the BAPS Hindu Mahā-Mandir would contribute to cultural participation and community connection consistent with State and local policy objectives (as outlined in appendix B).

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3 Indicative Economic Benefits

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3.1 Economic Benefits Modelling Methodology

The REMPLAN Methodology

Analysis presented here uses REMPLAN economic modelling to assess current and potential economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, wages and salaries, output and value-added, allowing for analysis of impacts at the State level.

For this assessment, the total upfront capital investment has been used as the key input to estimate the economic activity associated with the construction of the proposed development. The model outputs provide an indication of the scale of employment and economic contribution that is equivalent to investments of this magnitude.

Employment effects are estimated over the life of the construction phase, as well as in relation to ongoing activity associated with the operation of the facility. These estimates represent job equivalents rather than formal workforce commitments.

Both direct and indirect effects are included in the modelling:

- **Direct effects** reflect activity within industries directly associated with the development, such as construction and related services.
- **Indirect effects** capture activity generated in industries that supply goods and services to those directly involved.

It is acknowledged that the proposed development is not intended to deliver commercial outcomes, but rather to function as a place of worship. Accordingly, the economic benefit figures presented in this report should be interpreted as an indication of the economic contributions that could be generated by an investment of comparable scale, rather than forecasts of its commercial performance.

As with all input-output modelling, the results are estimates only based on the current structure of the economy and are static in nature. They may therefore overstate or understate actual outcomes. Nonetheless, the analysis demonstrates that investment of this scale is expected to generate positive contributions to economic activity at both the local and State level.

Urbis considers that, in the absence of the proposed investment, it is unlikely that development of a similar scale and nature would occur in the subject location within the same timeframe. On this basis, the economic activity associated with the project can be considered additional.

Key Definitions

- **Construction cost** is the estimated investment value for the development over the anticipated delivery period, measured in constant 2025 dollars (i.e. excluding inflation) including GST.
- **Gross Value Added or GVA** is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of the investment. GVA is measured in constant 2025 dollar (i.e. excluding inflation) including GST.

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3.2 Key Assumptions & Exclusions

Key Assumptions & Exclusions

- The total construction cost is estimated at around \$190 million exclusive of GST (or approximately \$209 million inclusive of GST, in 2025 dollars), with an anticipated construction timeframe of approximately 7 years (2027 –2034).
- Construction of the project is to be delivered by qualified construction workers (i.e. volunteers will not have any significant involvement).
- Ongoing employment is anticipated to comprise both external permanent roles and volunteers.
- The quantification of the economic benefits associated with on-site volunteering activities during operation of the place of worship is excluded from this assessment, given the nature of volunteering.
- Only benefits associated with ongoing on-site permanent employment from the daily operation and maintenance of the subject development are assessed.
- On-site permanent employment is estimated to account for 80% of total on-site jobs likely required on an ongoing basis, as per BAPS Swaminarayan Sanstha, Australia Ltd.
- All the employment and economic benefits assessed in this report, both direct and indirect, include those associated with the ongoing operation and maintenance of the subject facility, captured within the Victorian state economy. It is acknowledged that while broader national level benefits will likely be generated from interstate/international visitors and other on-site activities, those benefits are not assessed in this report due to the limitation of the modelling tool and uncertainty about inputs that would be required for such modelling.

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On-site Employment Estimate

- The employment generating uses are assessed at a high level as per the proposed floor plans, including key uses typically requiring labour input to ensure the ongoing operation and maintenance of the facility. These uses are presented in Section 1 of the report (page 6) and summarised below.
- Total ongoing employment is assessed by applying a typical workspace ratio (i.e. sq.m per job) to each relevant use. Workspace ratio assumptions are based on Urbis' experience in staffing requirements but also industry benchmarks for similar uses in a commercial setting.
- The above total jobs are then split between external permanent roles (i.e. those sourced from the local labour market) and volunteers, assuming 80% of total on-site jobs are to be external permanent roles as per BAPS Swaminarayan Sanstha, Australia Ltd.
- The estimated external permanent employment (120 jobs) is used for benefit modelling for the ongoing operation phase.

Detail calculations of on-site jobs are presented in the table below.

Key Employment Use	Est. Total Floorspace (sq.m)	Workspace Ratio Assumption (sq.m/job)	Est. Jobs ¹
Religious Souvenir Shop, Religious Bookstore & Souvenir Shop	880	200	4
Hindu Kitchen (incl. food preparation area)	2,030	20	102
Security	510	35	15
Admin / Maintenance	815	30	27
Conference	410	200	2
Total Employment Use	4,660		150
Total Building	48,171		

Indicative Allocation of Jobs

External Roles (@80%)	120
Volunteers (@20%)	30

3.3 Construction Phase Benefits

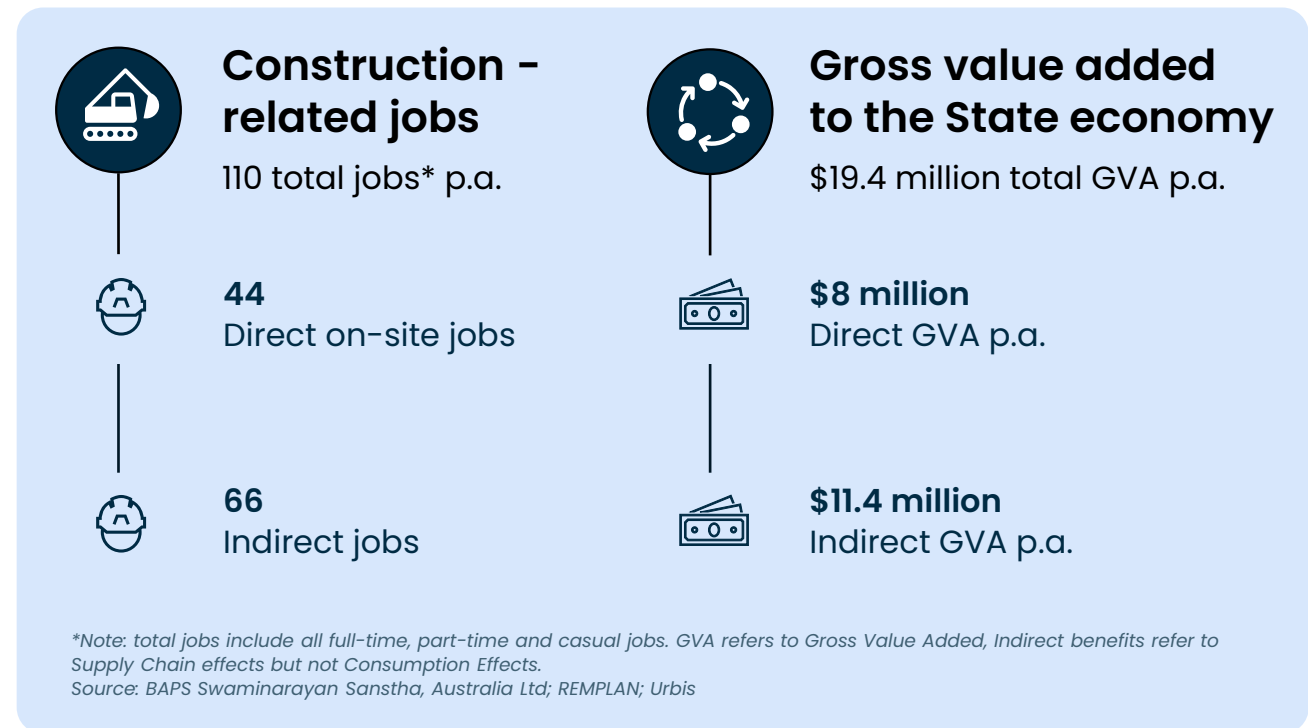
The proposed development is estimated to have a total construction cost of around \$190 million (exclusive of GST, or circa \$209 inclusive of GST), over an anticipated construction timeframe of approximately 7 years. This equates to around \$27.1 million of annual average investment (exclusive GST, or circa \$29.9 million inclusive of GST)

Construction of the project is estimated to generate approximately **44 direct jobs per annum**, and another **66 jobs indirectly per annum** across other industries during the construction period.

These job estimates are equivalent to approximately **\$19.4 million in Gross Value Added (GVA) per annum (inclusive of GST) to the Victorian economy** during the construction period, comprising \$8 million in direct GVA and \$11.4 million in indirect GVA in constant 2025 dollars.

Cumulatively, the total GVA potentially generated during the 7-year construction period could reach approximately **\$136 million (inclusive of GST)**.

Indicative annual average economic benefits from construction phase



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3.4 Ongoing Operation Benefits

Ongoing operation benefits presented here assess those associated with on-site permanent employment (120 direct on-site jobs) anticipated to be generated. Quantification of the potential economic benefits associated with on-site volunteering activities is excluded from this assessment.

On the above basis, it is estimated that the ongoing operation and maintenance of the new facilities and the broader BAPS Hindu Mahā-Mandir would support on-site employment equivalent to 150 total direct jobs on an ongoing basis. Of all these jobs, **80% or 120 jobs are anticipated to be fulfilled by external permanent roles** (as per table on page 19).

The external roles are anticipated to comprise a mix of full-time, part-time and casual workers across a range of services, such as site maintenance (e.g. cleaning, waste management, landscaping, habitat management, gardeners, horticulturalists etc.), operation/administration (e.g. site and building security, traffic management, etc.)

The 120 direct jobs and economic activities on-site (excluding volunteering) would be able to support another **23 indirect jobs** on an ongoing basis as a flow-on effect to the rest of the state economy. Many of these indirect jobs will be able to be filled by local residents in the City of Casey and surrounds.

Indicative annual ongoing economic benefits from operation



Jobs owing to operations

143 total jobs*



120
Direct jobs



23
Indirect jobs



Gross value added to the State economy

\$12.1 million total GVA p.a.



\$7.9 million
Direct GVA p.a.



\$4.2 million
Indirect GVA p.a.

*Note: total jobs include all full-time, part-time and casual jobs, excluding volunteering roles. GVA refers to Gross Value Added, Indirect benefits refer to Supply Chain effects but not Consumption Effects.
Source: BAPS Swaminarayan Sanstha, Australia Ltd; REMPLAN; Urbis

The above employment would generate an equivalence of around **\$12.1 million in total annual gross value added** (GVA) to the state economy, including indicatively **\$7.9 million direct and \$4.2 million indirect GVA**, on an ongoing basis.

Note that the ongoing employment and economic benefits assessed here (both direct and indirect) include those associated with the ongoing operation and maintenance of the subject facility,

captured within the Victorian state economy. It is acknowledged that while broader national level benefits will likely be generated from interstate/international visitors and other on-site activities, those benefits are not assessed in this report due to the limitation of the modelling tool and uncertainty about inputs that would be required for such modelling.

3.5 Other Off-site Unquantified Benefits

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The proposed BAPS Hindu Mahā-Mandir is expected to promote pilgrimage-related visitation from a broad geographical area, including intrastate, interstate and likely international locations, having regard to experience from similar developments elsewhere.

- The subject development is anticipated to attract ongoing visitation associated with its function as a Hindu place of worship. The site will provide opportunities for pilgrims and members of the local and wider Hindu community in Victoria and beyond to participate in religious observance and undertake shared spiritual journeys.
- While the primary purpose of visitation is anticipated to be spiritual, associated visitor activity (such as meals, retail purchases, overnight stays at nearby off-site hotels and short-stay accommodation, and transport use) has the potential to generate further economic contributions, including flow-on effects through the local supply chain, supporting local businesses in Cranbourne and potentially the wider City of Casey, both existing and future.

Note that the above visitor spending contributions are not quantified in this report due to the lack of per capita spending information for pilgrims to inform evidence-based spending assumptions. Nonetheless, the economic contributions generated from such pilgrimage and other related visitation would be significant, considering the sheer volume of visits anticipated.

Anticipated Patronage (maximum patrons at any given time)

	1,200 Avg. Weekdays	1,650 Avg. Weekend	2,400 – 3,600 Avg. Long Weekend/Festival/Holy Day
<i>*Patronage is distributed across the day, with average visit durations of approximately 2.5 to 3 hours, rather than concentrated within short peak periods.</i>			



Supports spiritual gathering and pilgrimage for the Hindu and the wider community



Attracts visitors from across Victoria and beyond



Strengthens community wellbeing and social connection



Generates local and regional economic activity



Connects to a broader national pilgrimage network

Appendices

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Appendix A: REMPLAN Data Tables

Construction Phase (Annualised, 2027 – 2034)

Impact Summary	Direct Effect	Supply-Chain Effect	Total Effect
Output (\$M, 2025)	\$29.9	\$32.3	\$62.2
Employment (total full-time, part-time and casual roles)	44	66	110
Value-added (\$M, 2025)	\$8.0	\$11.4	\$19.4

Operation Phase (Annualised, excluding benefits associated with volunteerism)

Impact Summary	Direct Effect	Supply-Chain Effect	Total Effect
Output (\$M, 2025)	\$15.4	\$10.2	\$25.6
Employment (total full-time, part-time and casual roles)	120	23	143
Value-added (\$M, 2025)	\$7.9	\$4.2	\$13.1

Source: BAPS Swaminarayan Sanstha, Australia Ltd.; REMPLAN; Urbis

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Appendix B: Relevant Strategic Documents

Federal, State and regional strategic directions

Policy	Key Directions
Measuring What Matters: Australia's First Wellbeing Framework (Federal)	- People feel well and are in good physical and mental health, can access services when needed, and have the information they require to take action to improve their health - People live peacefully, feel safe, have financial security and access to housing - Support for connections with family, friends and the community, values diversity and promotes belonging and culture. Key indicators include time for recreation and social interaction, social connections, and creative and cultural engagement. - Value diversity, belonging and culture, acceptance of diversity, and sense of belonging. - Facilitate a dynamic, strong economy, investment in people's skills and education and provides broad opportunities for employment and well-paid, secure jobs.
Victoria Multicultural Policy Statement	- Facilitate cultural connection by ensuring that people can identify with their culture and be proud of their identity. - Enable people to maintain links to their traditional culture and community as they participate in and contribute to the wider Victoria society. - Victorians are socially engaged and live in inclusive communities. - Victorians have access to an environment that promotes livability, sustainability and inclusion. - Victorians are able to participate fully, including participation in learning and education. - Everyone is free to be themselves and to feel safe, including freedom of speech, expression of religion, and peaceful assembly.
Victoria Infrastructure Strategy 2021–2051	- Prepare for population change and ensure Victoria's infrastructure meets new and shifting demands from a growing and changing population. Change will vary and occur in different ways including changing demographics, family structures, and cultural diversity. - Foster healthy, safe and inclusive communities to enable Victorians to achieve and maintain good physical and mental health, ensure they feel safe in their homes and communities, and can form social connections and participate in civic, cultural and community life. - Enable workforce participation by supporting Victorians to develop the required skills and can engage in enough secure and meaningful work.
Victoria's India Strategy: Our Shared Future 2025–30	- Over 258,000 Victorians were born in India at the 2021 Census, with many more claiming Indian ancestry. Almost 40% of Australia's Indian diaspora community live in Victoria. - Recognise the valuable contributions the Indian diaspora is adding to our local societies and economies, and will keep building community connections, engagement and collaboration. - Strengthen connections for a meaningful and inclusive relationship between Victoria and India. - Enhance strategic economic cooperation for the mutual prosperity of India and Victoria. - Deepen bilateral education, innovation and technology ties for a vibrant knowledge economy. - Strengthen partnerships in food and agribusiness, education, digital technology and tourism and the visitor economy to capitalise on and further enhance successes in these sectors. - Grow creative industries, sport, and environment, sustainability and energy sectors to further develop engagements and collaboration. - Enhance the tourism sector between Victoria and India and promote activities beyond visiting friends and family to showcase dining, cultural scene, and wellness. - Enable opportunities for women in industry to connect and share knowledge.
Victoria Economic Growth Statement: Open for Business	- Open doors by backing business to invest, expand and innovate. - Amplify coordination and trade through Victoria's India Strategy to strengthen Victoria's relationship with the rising economic superpower India. - Focusing on international, intrastate and interstate audiences, boost visitation and Victoria's tourism sector - Invest in training, education and upskilling.

Federal, State and regional strategic directions [continued]

Policy	Key Directions
Experience Victoria 2033	▪ Develop new engaging experiences for visitor participation and spending. ▪ Invest in bold, innovative, and inspiring tourism products and experiences that attract more visitors to come to Victoria, stay longer, and spend more. ▪ Maximises the social and economic benefits of domestic and international tourism. ▪ Capitalise on opportunities for growth in international tourism (leveraging the growth in Asian markets such as India), interstate tourism (promoting Melbourne as a shortbreak repeat-visit destination), and intrastate tourism (encouraging more Melburnians to make an overnight trip to regional Victoria).
Creative State 2025	▪ Develop a more sustainable, equitable and culturally-safe sector and add to Victoria's cultural and creative vibrancy. ▪ Support work that defines and represents Victoria's creative capability and cultural identity, breaks new ground and expands the sector's economic and public value. ▪ Ensure access to high-quality and diverse creative and cultural experiences. ▪ Invest in events that drive cultural tourism and increase access to international markets.
Plan for Victoria	▪ Deliver inclusive, liveable and well-designed places that support community wellbeing and social connection. ▪ Support accessible jobs and services by enabling economic activity, investment and employment opportunities. ▪ Provide social and cultural infrastructure that responds to population growth and the needs of diverse communities. ▪ Protect and enhance environmental values, including Green Wedge land, biodiversity and landscape character, while supporting climate-resilient development. ▪ Transition to more sustainable and energy-efficient development, including renewable energy and reduced emissions. ▪ Support cultural expression, inclusion and community participation within a multicultural Victoria. ▪ Respect and care for Country by recognising cultural connection, stewardship of land and long-term environmental responsibility.

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Appendix C: Detailed Community Benefits Analysis

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1. FOSTERING Cultural preservation, practice, and pride



The proposed BAPS Hindu Mahā-Mandir will serve as a permanent, purpose-built Place of Worship that supports the preservation and continuation of Hindu religious and cultural traditions. Through daily worship, rituals, festivals and religious education intrinsic to Hindu practice, the Mahā-Mandir will foster a strong sense of identity, pride and belonging among Hindu communities, while strengthening community connection within a multicultural context.

Evidence

The City of Casey, Greater Melbourne, and Victoria have demonstrated a significant increase in the Indian population, with Casey showing a particularly notable rise. In 2021, 9.3% of Casey's residents identified as having Indian ancestry, up from 7.6% in 2016. This is substantially higher than the Greater Melbourne average of 5.3%. This demographic shift underscores the importance of policies, infrastructure, and services that support cultural preservation, practice, and pride for Indian people and Hinduism.

The Measuring What Matters: Australia's First Wellbeing Framework highlights the importance of social connections, cultural engagement, and a sense of belonging. In the City of Casey, where many residents practise religion (71.6%), there is a clear need to foster environments that support religious and cultural practices. Hinduism, practised by 6.3% of Casey's population, is a significant aspect of this cultural fabric. Policies should, therefore, focus on creating spaces and opportunities for cultural and religious expression, ensuring the Indian community feels connected and valued.

The Victoria Multicultural Policy Statement emphasises the facilitation of cultural connections and the maintenance of traditional cultural links. Given the substantial Indian and Hindu population in Casey and Greater Melbourne, it is crucial to implement initiatives that allow these communities to celebrate their heritage while integrating into the broader Victorian society. This includes supporting cultural festivals, religious events, and community gatherings that promote cultural pride and identity.

The Victoria Infrastructure Strategy 2021-2051 aims to foster healthy, safe, and inclusive communities. For Casey and Greater Melbourne, this means ensuring that the growing Indian and Hindu populations can access safe spaces for cultural and religious activities. This could involve the development of community centres, Mandirs and Mandapams, and cultural hubs that serve as focal points for social and cultural engagement, thereby enhancing the sense of belonging and community safety.

Victoria's India Strategy: Our Shared Future 2025-2030 recognises the significant contributions of the Indian diaspora to local societies and economies. With almost 40% of Australia's Indian diaspora residing in Victoria and a substantial portion in Casey, building on this by enhancing community connections and engagement is essential. This can be achieved through collaborative projects, business initiatives, and cultural exchanges that highlight the Indian community's contributions and foster mutual respect and understanding.

1. FOSTERING Cultural preservation, practice, and pride



Evidence [continued]	The City of Casey Long Term Community Vision 2031 and the City of Casey Council Plan 2021–2025 both emphasise the creation of welcoming environments that encourage social and cultural connection. Given the rapid growth of the Indian and Punjabi populations in Casey, these plans should prioritise the development of inclusive spaces that celebrate cultural diversity. This includes designing public spaces, parks, and community centres that reflect the cultural heritage of the Indian community, thereby fostering a sense of pride and belonging. The demographic and economic data and the outcomes of various policies highlight the need for targeted initiatives in Casey, Greater Melbourne, and Victoria to support the cultural preservation, practice, and pride of Indian people and Hinduism. By focusing on social connections, cultural engagement, and inclusive infrastructure, these regions can ensure that the Indian community feels valued, safe, and integrated, contributing to the overall wellbeing of this community.
Community benefit	In Australia, the establishment of traditional Hindu Mandirams (Places of Worship) and associated Mandapams (supporting structures that facilitate communal and personal rituals, worship and related religious activities) has enabled first-generation Hindus to practise their religion in purpose-built settings appropriate to Hindu tradition. These facilities provide the physical space required to observe Hindu religious practice in accordance with scriptural requirements. Importantly, Mandirams and Mandapams established outside India have also played a significant role in preserving religious identity and continuity for second and third-generation Hindu Australians. By providing a permanent forum for religious rituals, observances and festivals, the Mahā-Mandir will support the transmission of religious practices and values across generations. In doing so, it will reinforce a sense of pride, belonging and cultural identity among Hindu communities within the City of Casey, Greater Melbourne and across Victoria. Retaining cultural beliefs and values through religious practice is an important contributor to individual identity and broader social cohesion. The BAPS Hindu Mahā-Mandir will support this by providing a dedicated Place of Worship where religious traditions and customs can be observed and shared in an appropriate setting. This is particularly relevant in the City of Casey, which has a significant and growing Hindu population. These outcomes align with the objectives of the Victorian Multicultural Policy Statement, which emphasises the importance of cultural connection and the maintenance of traditional cultural links within a diverse society. ADVERTISED PLAN

1. FOSTERING Cultural preservation, practice, and pride



Community benefit [continued]	Through religious education and learning associated with the Place of Worship, the Mandir will support cultural learning and intergenerational continuity, including language, arts and music education that are traditionally associated with Hindu religious practice. Facilities such as the Padmak Mandapam (Hindu religious kitchens) will support religious observance and learning as part of established worship and festival traditions. The Mandir will also support children and young people through age-appropriate religious education and participation in worship-related activities, helping to strengthen identity, wellbeing and intergenerational connection within the Hindu community. These outcomes contribute to personal development while reinforcing cultural values and traditions. By providing regionally significant religious infrastructure, the proposed development responds to the needs of a growing and diverse population in the City of Casey, where there is a substantial and increasing Indian and Hindu community. In doing so, the Mandir will recognise and reflect the contribution of the Indian diaspora by supporting community connection, participation and cultural continuity in a manner consistent with State and local policy. These outcomes align with the objectives of Victoria’s India Strategy: Our Shared Future 2025–2030 and the City of Casey’s commitment to diversity and inclusion, by strengthening cultural connection, social cohesion and mutual understanding. While serving the spiritual needs of the Hindu community, the Mandir will also support broader cultural awareness and respect within the wider Victorian community. ADVERTISED PLAN
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2. Celebrating cultural diversity and fostering cultural connection



The proposed Hindu Mandir will serve as an inclusive Place of Worship that supports religious observance and provides opportunities for education and learning about Hinduism, promoting cultural understanding, diversity and acceptance, while responding to the needs of the growing Indian and Hindu population in the area.

Evidence	Demographic data indicates that the City of Casey is one of Victoria’s most culturally diverse municipalities. Approximately 59 per cent of residents have both parents born overseas, compared with 49.3 per cent across Greater Melbourne and 41.3 per cent across Victoria. In addition, 46.5 per cent of Casey’s population was born overseas, with India (8.9 per cent), Sri Lanka (4.1 per cent) and Afghanistan (4.0 per cent) representing the most common countries of birth. This diversity highlights the importance of inclusive infrastructure and places that support cultural expression, belonging and community connection. State health data indicates that experiences of discrimination and racism remain disproportionately higher among people from non-English speaking backgrounds. The Victorian Population Health Survey reports that 26.5 per cent of Australian-born individuals who speak a language other than English, and 24.4 per cent of overseas-born individuals who speak another language, have experienced discrimination, compared with 17.4 per cent of Australian-born English-only speakers and 19.1 per cent of overseas-born English-only speakers. Experiences of racism are also reported at significantly higher rates among non-English speaking communities (17.6 per cent) compared with those who speak only English (3.9 per cent), particularly among younger age groups. In this context, national and State policy frameworks emphasise the importance of social connection, cultural participation and a sense of belonging in supporting wellbeing. Measuring What Matters: Australia’s First Wellbeing Framework identifies cultural engagement, social interaction and belonging as key contributors to wellbeing. The Victorian Multicultural Policy Statement similarly promotes inclusive communities that support freedom of religion, cultural expression and peaceful assembly. Plan for Victoria (2025) and the Victoria Infrastructure Strategy 2021–2051 further recognise the need for social and cultural infrastructure that responds to population growth and diversity, supporting healthy, safe and inclusive communities. At a local level, the City of Casey Council Plan 2021–2025 highlights the importance of strong social connections, community participation and opportunities to celebrate cultural diversity, including family-friendly activities, multicultural events and volunteering. ADVERTISED PLAN
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2. Celebrating cultural diversity and fostering cultural connection



Evidence [continued]	In this policy context, the provision of inclusive Places of Worship that support cultural expression, gathering and community participation plays an important role in fostering social cohesion. By providing a welcoming Place of Worship that supports religious observance and cultural continuity, the proposed Hindu Mahā-Mandir contributes to broader objectives of inclusion, belonging and mutual respect within a diverse community. These outcomes are particularly relevant to Casey's demographic profile and align with Victoria's India Strategy: Our Shared Future 2025–2030, which recognises the importance of strengthening cultural connection and engagement with the Indian diaspora. Collectively, these demographic and policy considerations underscore the importance of culturally appropriate infrastructure that supports community connection and cultural engagement, contributing to inclusive, resilient and socially cohesive communities across the City of Casey, Greater Melbourne and Victoria.
Community benefit	Mandirams and associated Mandapams are traditionally open and welcoming Places of Worship, providing opportunities for people of all backgrounds to learn about Hinduism and its values through religious observance, education and interpretation. Consistent with this tradition, the proposed BAPS Hindu Mahā-Mandir will be open to the broader community, enabling visitors to learn about Hindu beliefs and practices in an appropriate religious context. Religious exhibitions (Pradarshan) and orientation spaces will provide interpretive learning opportunities that support understanding of Hindu philosophy, history and values, drawing on sacred texts and teachings that are central to Hindu practice. These elements support religious education and cultural continuity, particularly for second and third-generation Hindu Australians, while also enabling respectful learning and engagement by the wider community. The Religious Bookstore and devotional items store will provide access to religious texts, literature and items required for daily worship and ritual practice, supporting the spiritual development of devotees in accordance with Hindu tradition. These uses are ancillary to, and directly support, the functioning of the Place of Worship. The proposed BAPS Hindu Mahā-Mandir will deliver significant community benefits by supporting cultural understanding, inclusion and social cohesion within the City of Casey, which has a substantial and growing Indian and Hindu population. Census data indicates that residents of Indian ancestry increased from 7.6 per cent in 2016 to 9.3 per cent in 2021, with 6.3 per cent of residents practising Hinduism. In this context, the provision of a regionally significant Place of Worship responds to demonstrated community need and supports cultural continuity within a rapidly growing and diverse municipality.

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2. Celebrating cultural diversity and fostering cultural connection



**Community
benefit
[continued]**

By providing an open and welcoming Place of Worship, the Mahā-Mandir will facilitate respectful engagement, learning and participation through religious festivals, observances and education that are intrinsic to Hindu practice. These outcomes align with the objectives of the Victorian Multicultural Policy Statement, which promotes inclusive communities where people feel safe, respected and able to express their cultural and religious identities.

The Mahā-Mandir will also contribute to broader social wellbeing by fostering a sense of belonging, particularly for children and young people, consistent with the Australian Government’s Being, Belonging, Becoming framework. Through participation in religious observance and learning, the Mahā-Mandir will support identity formation, intergenerational connection and inclusion within a diverse community.

Collectively, these outcomes will contribute to a more inclusive, cohesive and culturally aware community within the City of Casey, Greater Melbourne and Victoria, while remaining firmly grounded in the primary role of the Mahā-Mandir as a Place of Worship.

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3. Strengthening the local, regional and State visitor economy



The proposed Hindu Mandir is expected to contribute to the local, regional and state visitor economy by attracting pilgrimage-related visitation associated with its role as a Place of Worship, with broader cultural interest arising as a secondary outcome.

Evidence	According to Profile.id, tourism in the City of Casey generated total sales of \$1,820.7 million and contributed \$731.0 million in value added to the local economy in the 2022/23 financial year. Tourism directly employed 4,751 people and supported a total of 4,912 jobs. This aligns with the City of Casey Economic Development Strategy, which aims to drive economic growth and job creation through strategic tourism and cultural infrastructure investments. The development of the Hindu Mandir aligns with Victoria's India Strategy: Our Shared Future 2025-30 and the Victoria Economic Growth Statement: Open for Business. These strategies emphasise the importance of enhancing economic cooperation with India, boosting visitation from international, intrastate, and interstate audiences, and investing in training, education, and upskilling. By creating a space that fosters cultural tourism and economic activity, the Mandir will open doors for business investment, expansion, and innovation, contributing to Victoria's overall economic prosperity. The Hindu Mandir will enhance Victoria's reputation as a diverse and inclusive destination by promoting cultural exchange and understanding. This aligns with Creative State 2025, which aims to foster a vibrant and inclusive cultural sector that attracts domestic and international tourists. By providing a unique cultural and spiritual destination, the Mandir will contribute to the broader regional and state economies, supporting strategic goals to foster economic growth through tourism and cultural engagement. The Hindu Mandir will host various events, cultural activities, and community celebrations, drawing tourists from across Victoria and beyond. This will increase economic activity and support local hotels, restaurants, and retail shops. This initiative supports the goals of Experience Victoria 2033, which focuses on boosting visitation and enhancing the tourism sector by promoting unique cultural and wellness offerings. Facilities such as the community dining area and religious bookstore/souvenir outlet form part of the integrated Place of Worship and operate on a modest cost-recovery basis only. They do not function as stand-alone or independent commercial services but support religious practice, visitor experience and the ongoing operation of the Mandir, while generating limited employment and associated economic benefits. ADVERTISED PLAN
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3. Strengthening the local, regional and State visitor economy

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Evidence [continued]	With over 5,000 centres, 1,000 sadhus/Swamis, 55,000 volunteers, and over 1 million followers, BAPS Swaminarayan Sanstha leverages its extensive reach to support humanitarian services in over 3,850 communities worldwide. This network fosters volunteer tourism that enhances individual development across several key pillars. BAPS promotes spirituality as a way of life, encouraging individuals to integrate spiritual practices into their daily routines, thereby fostering mental and emotional wellbeing. Through its sister organisation, BAPS Charities, the Sanstha provides a wide range of humanitarian services, including health camps, disaster relief, and educational support, benefiting communities globally. BAPS focuses on holistic development, offering programs that enhance academic performance, career prospects, personal skills, cultural curiosity, and volunteer service, strongly emphasising spirituality.
Community benefit	2According to the Economic Benefits Assessment at Section 3.4 of this report, the ongoing operation and maintenance of the BAPS Hindu Mahā-Mandir is estimated to generate approximately \$12.1 million per annum in total Gross Value Added (GVA) to the Victorian economy, comprising \$7.9 million in direct and \$4.2 million in indirect economic contributions. These benefits arise from on-site operational activity and associated supply-chain effects and are separate from broader, unquantified visitor-related impacts. Beyond these quantifiable effects, the Mahā-Mandir is expected to generate additional social and economic benefits through pilgrimage-based visitation associated with its function as a Place of Worship. While the primary purpose of visitation is spiritual, associated off-site visitor activity (including meals, retail purchases, transport use and overnight stays at nearby accommodation) has the potential to generate further flow-on benefits to local businesses in Cranbourne and across the wider City of Casey. These visitor-related impacts are not quantified in the assessment due to the absence of robust per-capita spending data for pilgrimage-based visitation. Based on advice provided by the applicant and informed by comparable BAPS facilities, participation by the BAPS and broader Hindu community is anticipated to be significant on an annual basis. Patronage is managed and assessed through a maximum-patrons-at-any-given-time framework, rather than as a daily or annual tourism measure, consistent with the Town Planning Report and traffic assessment. The Mahā-Mandir is also expected to support broader cultural engagement associated with major Hindu religious festivals such as Diwali and Holi, which occur on a limited number of days each year and are intrinsic to Hindu religious practice. While these events may attract visitors from beyond the local area, they are managed religious observances rather than tourism events, with any associated economic benefits arising as a secondary outcome. In this context, the proposed development aligns with Victoria's India Strategy: Our Shared Future 2025–30 by supporting cultural connection and engagement with the Indian diaspora, while contributing to Victoria's broader social and economic fabric. Any contribution to visitor activity from interstate or overseas markets, including India, is ancillary to the primary religious purpose of the Mahā-Mandir and has not been relied upon to justify the development

4. Supporting Local livelihood

The proposed Hindu Mahā-Mandir is expected to support local livelihood by creating employment during construction and ongoing operation, supporting local businesses through visitation, and providing community benefits that arise from its function as a Place of Worship, including religious education and festival observances.



Evidence

Livelihood refers to how individuals and households secure the necessities of life, including food, shelter and income, through a combination of capabilities, assets and activities. Livelihood outcomes are influenced by social, economic and environmental factors and are supported through access to employment, community networks, volunteer opportunities and social connection.

The City of Casey is characterised by a high proportion of separate dwellings and larger family homes, with 90.1 per cent of dwellings being separate houses and 90.7 per cent having three or more bedrooms, both higher than the Greater Melbourne and Victorian averages. While Casey's overall socio-economic status is broadly average (50th percentile on the Index of Relative Socio-economic Advantage and Disadvantage), it ranks highly in terms of economic resources (90th percentile on the Index of Economic Resources). Cranbourne South, where the proposed Mahā-Mandir is located, ranks even higher, at the 94th percentile. This indicates strong household economic capacity within the local area. State health data also highlights that vulnerability to food insecurity is closely linked to socio-economic disadvantage, reinforcing the importance of strong community networks and support systems.

Within Australia, BAPS Swaminarayan Sanstha operates a network of Mandirs and community centres that support religious practice and community participation. Alongside religious activities, BAPS facilitates a range of volunteer-led community outreach initiatives, including environmental stewardship activities, blood donation drives, charitable collections and disaster relief support. These initiatives foster social cohesion, skills development and civic participation and contribute to the social wellbeing of the communities in which BAPS operates. Importantly, these activities are delivered through volunteer engagement and do not constitute separate commercial or institutional services.

The City of Casey Health and Wellbeing Strategy 2021–2025 seeks to create a healthy, inclusive and connected community. The proposed Hindu Mahā-Mandir aligns with these objectives by supporting spiritual, mental and emotional wellbeing through regular religious observance, communal worship and volunteer participation. Engagement in spiritual practice and community life is widely recognised as supporting stress reduction, social connection and a sense of purpose, which are important contributors to overall wellbeing.

Through established charitable arms and volunteer networks, activities associated with the Mahā-Mandir may also support broader community wellbeing through humanitarian assistance and health-related initiatives delivered from time to time. Religious education and learning associated with the Place of Worship can support personal development, cultural continuity and intergenerational connection, strengthening community resilience rather than acting as a substitute for formal education or employment services.

4. Supporting Local livelihood opportunities



Evidence [continued]	The proposed development is also consistent with the City of Casey Long Term Community Vision 2031 and the Draft Melbourne Future Planning Framework (Southern Metro Region), which emphasise liveability, inclusion, resilience and access to appropriate community infrastructure. By providing a regionally significant Place of Worship that supports religious practice, volunteerism and community connection, the Mahā-Mandir contributes positively to local livelihoods through strengthened social networks, participation and community cohesion, rather than through stand-alone commercial or recreational uses.
Community benefit	From an employment-related livelihood perspective, Economic Benefits Assessment prepared by Urbis at Section 3 of this report identifies that the construction of the proposed BAPS Hindu Mahā-Mandir represents a significant source of employment and economic activity within Victoria. Beyond direct employment, the Mahā-Mandir will support livelihoods through local procurement and service demand associated with construction, ongoing operations and maintenance. Where practicable, goods and services such as maintenance, cleaning, landscaping, waste management, security and specialist services are expected to be sourced locally, supporting small and medium-sized enterprises within Cranbourne, the City of Casey and surrounding areas. Activities associated with food preparation and communal dining form part of Hindu religious practice and are intrinsic to worship, rather than commercial hospitality uses. While predominantly volunteer-led, the Hindu kitchen requires paid operational and supervisory staff to ensure compliance, coordination and continuity of service. These roles are reflected in the 102 Hindu kitchen jobs identified on page 19. In addition, BAPS Swaminarayan Sanstha has an established history of volunteer-led community and humanitarian initiatives delivered through its religious and charitable networks. Activities such as environmental stewardship, blood donation drives, charitable collections and disaster relief support contribute to community resilience, skills development and social cohesion. These initiatives support livelihoods indirectly by strengthening community networks and civic participation, rather than replacing or duplicating formal employment or social services. Collectively, these employment, procurement and participation outcomes demonstrate that the proposed Mahā-Mandir will support local livelihoods through job creation, skills development, volunteer engagement and sustained economic activity, while remaining firmly grounded in its primary role as a Place of Worship.

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5. Providing Spaces and services to enhance health and wellbeing



The proposed development will support community health and wellbeing by providing a Place of Worship and associated spaces that foster spiritual, cultural and emotional wellbeing, promote social connection and inclusion, and offer a calm and reflective environment for the community.

Evidence

A consistent theme across Federal, State and local policy is the importance of supporting physical, mental and social wellbeing through inclusive places, social connection and access to community-based opportunities. The City of Casey Health and Wellbeing Strategy 2021–2025 identifies a range of public health challenges within the municipality, including low vegetable consumption, high reliance on takeaway food and insufficient physical activity among adults. These issues were further influenced by the COVID-19 pandemic, which resulted in mixed behavioural outcomes and heightened the importance of preventative and community-focused approaches to wellbeing.

Social connection and community engagement are also recognised as critical contributors to wellbeing. Measuring What Matters: Australia's First Wellbeing Framework highlights the importance of social interaction, cultural participation and a sense of belonging in supporting quality of life and mental health. At a State level, Plan for Victoria (2025) and the Victoria Infrastructure Strategy 2021–2051 emphasise the role of inclusive, well-designed social and cultural infrastructure in fostering connected, resilient and healthy communities, particularly in areas experiencing strong population growth and increasing diversity.

Local policy also recognises the importance of promoting respectful relationships and social cohesion as part of a broader wellbeing agenda. The City of Casey Health and Wellbeing Strategy highlights the need to strengthen community-wide values of respect, inclusion and equality in response to high levels of family violence within the municipality. While the proposed development is not intended to deliver social support or intervention services, the provision of inclusive Places of Worship that promote shared values, community connection and mutual respect can contribute positively to social cohesion and community wellbeing.

Economic stability and access to support networks are further recognised as influencing wellbeing outcomes. The City of Casey Council Plan 2021–2025 seeks to strengthen community resilience by supporting participation, connection and access to services. In this context, Places of Worship play an important complementary role by strengthening social networks, volunteer participation and a sense of belonging, rather than by providing formal health or welfare services.

Spiritual wellbeing is also an important component of holistic health, encompassing a sense of purpose, meaning and connection. Measuring What Matters recognises the role of values, culture and belonging in supporting overall wellbeing. By providing a Place of Worship that supports spiritual practice, reflection and cultural continuity, the proposed Hindu Mahā-Mandir will contribute to spiritual wellbeing and social cohesion within a diverse community. These outcomes align with State and local objectives for inclusive, culturally respectful and resilient communities, as articulated in Plan for Victoria (2025) and the City of Casey's strategic policy framework.

5. Providing Spaces and services to enable Community health and wellbeing



Community benefit	The proposed traditional Hindu Mahā-Mandir by BAPS Swaminarayan Sanstha will deliver important community benefits related to health and wellbeing through its role as a Place of Worship and a setting for spiritual practice, reflection and community connection. Rather than providing formal health or social services, the Mahā-Mandir supports wellbeing outcomes by fostering a calm, inclusive and respectful environment that encourages social connection, participation and a sense of belonging. Consistent with the City of Casey Health and Wellbeing Strategy 2021–2025, the Mahā-Mandir will contribute to mental and emotional wellbeing by providing spaces for daily worship, meditation and communal gathering. Regular participation in spiritual practice and community life is widely recognised as supporting stress reduction, resilience and overall wellbeing, particularly in the context of the social and psychological impacts experienced during and following the COVID-19 pandemic. Communal activities associated with religious observance, including shared meals prepared and consumed as part of Hindu religious practice, will support social connection and reduce isolation, particularly for older community members. These activities are intrinsic to worship and are largely volunteer-supported, rather than operating as commercial or institutional food services. The Mahā-Mandir will also support intergenerational wellbeing by providing age-appropriate religious education and opportunities for participation by children, young people and families. These activities strengthen identity, cultural continuity and community connection, which are key contributors to both individual and collective wellbeing. The peaceful, landscape-led setting of the Mahā-Mandir, including gardens and outdoor gathering spaces, will further support mental and emotional wellbeing by offering a quiet and reflective environment for contemplation, prayer and informal social interaction. This calm and contemplative environment is intended to be the prevailing daily condition of the site, with larger religious festivals occurring on a limited number of days each year. In line with Measuring What Matters: Australia’s First Wellbeing Framework, the proposed development supports wellbeing through cultural participation, belonging and values-based connection, rather than through the delivery of health or welfare services. By providing a Place of Worship that is open and welcoming to the broader community, the Mahā-Mandir will contribute to social cohesion, mutual respect and inclusion within one of Victoria’s most culturally diverse and rapidly growing municipalities. Collectively, these outcomes demonstrate that the proposed Mahā-Mandir will support physical, mental, cultural and spiritual wellbeing by strengthening community networks, encouraging participation and providing a peaceful setting for worship and reflection, consistent with State and local wellbeing policy objectives.
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6. Enabling Social cohesion, inclusion and participation

The Hindu Mandir will support social cohesion, inclusion and participation by serving as an open and welcoming Place of Worship where people from diverse backgrounds can come together through religious observance, festivals and learning that are intrinsic to Hindu practice.



Evidence

Facilitating cultural connection is essential to enabling individuals to maintain a strong sense of identity and pride in their cultural heritage. It supports ongoing links to traditional culture and community, while also enabling meaningful participation in, and contribution to, broader Victorian society.

There is a considerably lower proportion of households that speak only English in the City of Casey (53.1%) compared to Greater Melbourne (61.1%) and Victoria (67.2%). The most common non-English languages spoken in Casey are Punjabi (4.6%), Sinhalese (3.5%), and Hazaraghi (3.2%). Additionally, a high proportion of residents in the City of Casey have both parents born overseas (59%) compared to Greater Melbourne (49.3%) and Victoria (41.3%). The City of Casey also has a high proportion of people born overseas (46.5%) compared to Greater Melbourne (40.1%) and Victoria (35.5%). The most common countries of birth in the City of Casey are India (8.9%) and Sri Lanka (4.1%).

In the South East LPHU, 64.1% of people reported usually or always receiving the social and emotional support they need, slightly higher than the 62.7% across Victoria. However, 13.2% in the South East LPHU indicated they never or rarely receive this support, compared to 12.7% in Victoria. Notably, 18.8% of respondents from non-English speaking backgrounds in Victoria reported rarely receiving social support, higher than the 12.7% of English-only speakers. Older age groups (65–74, 75–84, and 85+) were more likely to report not needing social support compared to younger groups (18–24 and 25–34). Regarding social trust, 28.2% in the South East LPHU felt most people can be trusted, slightly higher than 26.5% in Victoria. However, non-English speaking respondents reported higher distrust (20%) than their Australian-born counterparts (13.6%). Regarding tolerance of diversity, 66.0% in the South East LPHU believed multiculturalism improves life, compared to 65.0% in Victoria, with similar levels of intolerance (5.3% and 5.2%, respectively). Lastly, 51.2% in the South East LPHU felt highly valued by society, slightly above the 50.5% in Victoria.

According to the Victoria Multicultural Policy, Victorians must be socially engaged and live in inclusive communities. This policy also emphasises the importance of providing access to an environment that promotes livability, sustainability, and inclusion. Furthermore, all Victorians must be able to participate fully in society, including in learning and education. The policy underscores that everyone should be free to be themselves and feel safe, including freedom of speech, expression of religion, and peaceful assembly.

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6. Enabling Social cohesion, inclusion and participation



**Evidence
[continued]**

Furthermore, In line with Victoria’s India Strategy: Our Shared Future 2025–30, over 258,000 Victorians were born in India according to the 2021 Census, with many more claiming Indian ancestry. Almost 40% of Australia’s Indian diaspora community resides in Victoria, highlighting this community’s significant presence and influence within the state. Recognising the valuable contributions the Indian diaspora is making to our local societies and economies is essential for fostering social cohesion, inclusion, and participation. By acknowledging these contributions, community members can continue to build strong community connections, engagement, and collaboration. A key objective is strengthening connections for a meaningful and inclusive relationship between Victoria and India. This involves enhancing strategic economic cooperation to ensure mutual prosperity for both regions. All community members can create a vibrant knowledge economy that benefits all by deepening bilateral education, innovation, and technology ties.

The Living and Ageing Well Action Plan (L+AW) outlines a strategy for creating a more age-friendly Casey, thereby supporting community wellbeing. One of the primary focuses is reviewing the scope of actions that face barriers to delivery and prioritising those that offer maximum community benefit. Building capacity by developing the knowledge and ability of staff to integrate age-friendly practices into their work is also a key objective. Additionally, enhancing external communications and promotion is essential to increase community awareness of the plan, its goals, and achievements and promote available services and programs. The plan also involves developing and piloting community programs to improve the health and wellbeing of older people, particularly those with poorer health outcomes. Increasing knowledge-sharing opportunities internally and externally is crucial to enhance project outcomes and identify and respond to support needs, gaps, and opportunities.

According to the City of Casey Health and Wellbeing Strategy 2021–2025, Casey has the highest number of family violence incidents in Victoria, with more than 13 callouts per day. During the pandemic, 5% of residents felt 'neutral' or 'unsafe' from family violence, and the rate of incidents increased by 18% in the final quarter of 2020 compared to the same period the previous year. Increased gender equality and respectful relationships are integral to reducing levels of family violence. However, support for gender equality is higher in the Metropolitan Southeast than in Casey, where women fare poorly on many gender equality indicators.

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6. Enabling Social cohesion, inclusion and participation



Community benefit

The proposed Hindu Mahā-Mandir will support participation and wellbeing across different life stages by providing spaces for communal worship, learning and gathering that are inclusive and welcoming to people of all ages. Through regular religious observance, festivals and community activities intrinsic to Hindu practice, older community members will be able to remain socially connected, reducing isolation and supporting wellbeing. These outcomes align with the objectives of the Living and Ageing Well Action Plan and the Victorian Multicultural Policy, which emphasise inclusive, age-friendly communities.

Opportunities for participation by women, families, children and young people will be supported through religious education, volunteer involvement and communal activities associated with the Place of Worship. These activities strengthen social connection, intergenerational interaction and cultural continuity, contributing to community cohesion rather than constituting formal programs or services.

The Mahā-Mandir will encourage participation and engagement through a range of indoor and outdoor spaces designed for reflection, gathering and community interaction. While not providing recreational or health services, these spaces support physical movement, informal social interaction and mental wellbeing in a calm and respectful environment, consistent with the intent of the City of Casey Health and Wellbeing Strategy.

Participation by children and young people in religious education and cultural learning associated with the Mahā-Mandir will support intergenerational connection and identity formation, particularly for second-generation community members. These activities provide opportunities to maintain cultural and religious links within an Australian context, supporting personal development and community resilience.

By providing an open and welcoming Place of Worship, the Mahā-Mandir will also support broader cultural understanding and inclusion. Religious festivals, observances and learning opportunities will enable respectful engagement by the wider community, reinforcing a shared sense of belonging and social cohesion. These outcomes align with Victoria’s India Strategy: Our Shared Future 2025–30, which recognises the importance of cultural connection, inclusion and mutual understanding.

While the Mahā-Mandir is not intended to deliver social or support services, the values promoted through religious practice – including respect, compassion and community responsibility – contribute positively to social cohesion and community safety. Volunteer-led activities associated with the Mahā-Mandir may support community connection and awareness, complementing broader government and community initiatives aimed at improving wellbeing and inclusion.

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7. Contributing to Sustainability and environmental values



The proposed development will contribute to sustainability and environmental values through its environmentally sustainable design, including the use of renewable energy, energy-efficient systems, integrated water management and the protection and enhancement of native vegetation.

Evidence

Victorian development's contribution to sustainability and environmental values is paramount in ensuring its communities' and natural ecosystems' long-term health, resilience, and prosperity. Environmental sustainability holds profound importance in Hinduism, as the faith deeply reveres nature and promotes the harmonious coexistence of all living beings with the environment.

"Measuring What Matters: Australia's First Wellbeing Framework" is a groundbreaking federal policy initiative aiming to assess and enhance Australians' wellbeing comprehensively. This framework recognises environmental sustainability as a crucial component of overall wellbeing. It emphasises the importance of preserving natural resources, reducing pollution, and addressing climate change to ensure a healthy environment for current and future generations. The policy advocates for the inclusion of environmental indicators in national wellbeing assessments. It highlights the need for sustainable practices to support long-term prosperity and quality of life. The framework encourages the adoption of policies that protect and enhance the natural environment, promoting a balanced approach that integrates economic, social, and environmental dimensions of wellbeing. By embedding environmental sustainability into wellbeing metrics, the framework ensures that development and progress do not compromise environmental health, fostering a sustainable future for all Australians.

The City of Casey Council Plan 2021-2025 outlines a strategic vision for the municipality, focusing on creating a thriving, inclusive, and sustainable community. A key component of this plan is the commitment to environmental sustainability. The policy sets clear goals for integrating sustainable practices into all council operations and community activities. It advocates for the enhancement of green spaces, the promotion of renewable energy, and the implementation of water conservation measures. Additionally, the plan supports initiatives that increase community awareness and engagement in environmental stewardship. By prioritising environmental sustainability, the City of Casey Council Plan 2021-2025 aims to balance economic growth with preserving natural ecosystems. This approach ensures that the community can enjoy a high quality of life while safeguarding the environment for future generation

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7. Contributing to Sustainability and environmental values



Community benefit

The proposed Hindu Mahā-Mandir will contribute to the creation of a more climate-resilient and environmentally sustainable community through its design, siting and long-term land management, consistent with national, State and local policy objectives for climate adaptation and resilience.

The development incorporates environmentally sustainable design principles, including an all-electric approach, energy-efficient building systems and on-site renewable energy generation. These measures support reduced operational emissions and improved resilience to future climate conditions, while enhancing occupant comfort and amenity.

The landscape-led design of the site will support environmental resilience through the extensive retention and enhancement of native vegetation, use of native plants and trees, and the protection of biodiversity values. Green landscaping and open space will contribute to urban cooling, habitat connectivity and long-term ecological health, while maintaining the non-urban character of the Green Wedge.

Integrated water management measures, including rainwater capture and reuse and sensitive stormwater design, will support water conservation and help adapt the site to changing rainfall patterns and climate conditions over time. Waste minimisation and resource-efficient design principles further support sustainable development outcomes.

While the primary function of the Mahā-Mandir is as a Place of Worship, its design and operation reflect broader values of stewardship, care for the environment and respect for nature that are intrinsic to Hindu tradition. In this way, the proposed development contributes to environmental sustainability and community resilience through built form, landscape outcomes and long-term land management, rather than through the delivery of separate education or agricultural programs.

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8. Reinforcing the City of Casey, Greater Melbourne and Victoria as a cultural epicentre of Australia

The proposed Hindu Mandir and its ancillary facilities will contribute to the cultural diversity of the City of Casey, Greater Melbourne and Victoria by serving as a regionally significant Place of Worship and cultural landmark, with broader cultural engagement arising from religious observance and festivals intrinsic to Hindu practice.

Evidence	State and local policy frameworks recognise the importance of social and cultural infrastructure in supporting inclusion, community wellbeing and Victoria’s cultural diversity. Plan for Victoria (2025) establishes a long-term vision for a socially inclusive, environmentally resilient and economically prosperous state, supported by its pillars relating to Great places, suburbs and towns and Accessible jobs and services. These pillars emphasise the role of well-designed places that support cultural expression, community connection and participation. Experience Victoria 2033 complements this approach by recognising that authentic, place-based cultural and spiritual destinations can contribute to the visitor economy as a secondary outcome, particularly where visitation is grounded in genuine community and cultural practice. Creative State 2025 similarly supports inclusive and culturally safe experiences that reflect Victoria’s diverse communities and strengthen cultural understanding. In this policy context, the proposed BAPS Hindu Mahā-Mandir contributes as a regionally significant Place of Worship that supports religious observance, cultural continuity and community connection. While the primary purpose of the Mahā-Mandir is spiritual, its presence may also give rise to pilgrimage-based visitation and broader cultural interest, particularly during major religious festivals and observances that are intrinsic to Hindu practice. Any contribution to the visitor economy occurs as a secondary outcome of the Mahā-Mandir’s religious function, rather than as a tourism-led or event-driven development. Associated visitor activity may support local businesses and services within the City of Casey and the wider region, consistent with the objectives of Plan for Victoria and Experience Victoria to support sustainable, authentic visitation. The proposed development also aligns with the City of Casey Council Plan by supporting cultural diversity, inclusion and community participation. By providing an open and welcoming Place of Worship, the Mahā-Mandir contributes to social cohesion and cultural understanding within a rapidly growing and diverse municipality, while reinforcing Victoria’s broader cultural life in a manner consistent with Plan for Victoria’s vision.
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8. Reinforcing the City of Casey, Greater Melbourne and Victoria as cultural epicentres of Australia



Community benefit

The proposed BAPS Hindu Mahā-Mandir and its ancillary facilities provide an opportunity to contribute to the cultural diversity and social life of the City of Casey, Greater Melbourne and Victoria by establishing a regionally significant Place of Worship that supports religious observance, cultural continuity and community connection.

Plan for Victoria (2025) emphasises the importance of delivering inclusive, well-designed places that support cultural expression, participation and social cohesion, particularly in areas experiencing strong population growth and increasing cultural diversity. The proposed Mahā-Mandir aligns with these objectives by providing religious and cultural infrastructure that responds to the needs of a growing Hindu community while remaining open and welcoming to the broader community.

Ancillary elements associated with the Mahā-Mandir, such as interpretive displays, gardens and orientation spaces, support religious education and cultural understanding within a worship context and do not operate independently of the Place of Worship. These elements enable respectful learning and engagement with Hindu traditions and values, consistent with the inclusive and culturally diverse outcomes sought by Creative State 2025.

While the primary purpose of the Mahā-Mandir is spiritual, its establishment may also give rise to pilgrimage-based visitation and broader cultural interest, particularly during major religious festivals and observances that are intrinsic to Hindu practice. Any contribution to the visitor economy occurs as a secondary outcome of religious use, rather than as a tourism-led or entertainment-driven development. In this regard, the proposal is consistent with Experience Victoria 2033, which recognises the role of authentic, place-based cultural and spiritual destinations in supporting sustainable visitation.

The proposed development also aligns with the City of Casey Council Plan by supporting cultural diversity, inclusion and community participation. By providing a Place of Worship that fosters connection, understanding and shared experience, the Mahā-Mandir contributes to social cohesion and cultural awareness within a rapidly growing and diverse municipality.

Collectively, these outcomes reinforce the role of the City of Casey and Greater Melbourne as places of cultural diversity and inclusion, while ensuring that the Mahā-Mandir remains firmly characterised as a Place of Worship, with cultural and visitor benefits arising as complementary and secondary outcomes.

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Project Information & Disclaimer

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Project code	P0054038
Report number	V.3

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