

C2E Industry Engagement Summary

From October 2013 to May 2014 UrbanGrowth NSW held conversations with a range of developers and property development industry experts. The outcomes from the consultation can be summarised into the following key themes:

- Residential development is significantly more viable than commercial from Redfern to Eveleigh – residential use is the highest and best use across the entire Corridor
- Redfern and Central Stations provide significant retail opportunities
- The Central Station locality provides the best opportunity for commercial office development but premium and/or A grade office development unlikely to be feasible for 10-15 years
- Development alongside operational rail assets requires pre agreed design and construction standards to reduce time and cost risk in the development process
- The Government will likely need to part fund over rail items of infrastructure due to the prohibitive cost and seek return of costs through long term development profits/land value uplifts
- The Corridor should be broken into a series of smaller, marketable development projects
- Suitable overarching planning controls (allowable heights, floor space ratios, land use etc) need to be established at a State level to provide comfort on planning risk