

Green light: \$700m One Sydney Park development set to proceed



By [Carolyn Cummins](#)

April 6, 2022 – 12.00am

Property developer, Hailiang Property Group (HPG Australia) has been given the green light for its \$700 million development next to Sydney Park in the inner west at Alexandria, after a long court case with the City of Sydney Council in the NSW Land and Environment Court.

The outcome of a “mutually acceptable agreement” comes after the developer last year started legal action when the City of Sydney’s Sydney Planning Committee rejected its application to build 389 apartments at the site known as One Sydney Park.



Artist impression of One Sydney Park development. Pic - HPG Australia

Located on the south-eastern edge of Sydney Park, in Euston Road, on land formerly owned by industrial giant Goodman, the plans have now been changed to 356 apartments with the building mass pushed back from the park and the perceived overall height of the buildings has been decreased.

Development director for HPG Australia Barney Oros said he expected to appoint a construction company and commence site works before the end of the year.

“We have deliberately stayed under the radar since launch and the court process commenced, but now that we have planning certainty we are looking forward to communicating with the wider community the significant benefits we will be bringing to a disused industrial park,” he said.

It has been a long process to get to this stage after the project was originally approved by the City’s Central Sydney Planning Committee in 2017, but then rejected in October 2020 after it was felt the detailed plans “differed greatly” from the original concept.

There was also a push back from residents who were concerned about the impact that so many apartments would have on the suburb’s transport and parkways infrastructure.

HPG appealed the decision, saying the designs complied with Council’s planning parameters and met all the recommendations set by the City’s own design competition panel.

With Tuesday’s court action settled, HPG will now proceed with its mixed-use development, located at 205-225 Euston Road within the 44-hectare Sydney Park, which is the third-largest park in inner-city Sydney.

It has been designed by MHN Design Union (MHNDU), Silvester Fuller (SF) and Sue Barnsley Design with interiors curated by Tracy Wiles previously head of interiors with Make Architects.

The architects stated in the proposal that their vision is to create a place that “resonates and extends the ecology of the adjoining parkland”.

Mr Oros said the first limited release of apartments at One Sydney Park was launched to the market in March 2018, attracting strong interest from buyers and generated record sales for the suburb.

The Business Briefing newsletter delivers major stories, exclusive coverage and expert opinion. [Sign up to get it every weekday morning.](#)



Carolyn Cummins is Commercial Property Editor for The Sydney Morning Herald. Connect via [Twitter](#) or [email](#).
