



Sean Stephens

B.ECON (HONOURS)

Managing Partner



Sean is Managing Partner at Essential Economics. He has over sixteen years' experience in undertaking economic assessments associated with urban development projects and regional economic development.

strategic property advice to property owners, industry and government departments and agencies.

As one of Australia's most experienced urban economists, Sean is regularly asked to appear in an expert witness capacity in planning and legal forums across Australia.

Sean's relaxed manner and extensive industry knowledge means that he is in demand as a conference speaker. He also delivers tailored presentations and workshops to large groups in the public and private sector.

BACKGROUND

Sean has an Honours Degree in Economics from the University of Newcastle. He is a member of the Victorian Planning and Environmental Law Association (VPELA) and the membership committee of the Urban Land Institute (ULI).

He has particular expertise in undertaking market assessments, location analysis and impact assessments for retail and commercial developments, and brings a detailed knowledge of the Australian property market to projects.

Sean is a property economist with experience working on a diverse range of projects across Australia for high profile clients. He has worked on market feasibility assessments for major retail developments and also provides

ACADEMIC QUALIFICATIONS

*Bachelor of Economics (Honours),
University of Newcastle, 1994*

PAST POSITIONS

Consultant, JHD Advisors, 2000 – 2003

RELEVANT EXPERIENCE

Feasibility and Location Assessments

Costco national store roll out (Ongoing)

Bunnings national store roll out (Ongoing)

Chatswood Post Office Redevelopment Market Assessment, for Australia Post

Rasmussen Retail Assessment, for Lancini Property and Development



*Stud Park Shopping Centre
Development Options Assessment, for
Lend Lease*

*Belmont Park Racecourse Development
Peer Review, for Golden River
Developments*

*Aston Neighbourhood Centre Market
Assessment, for Peet Limited*

*Armstrong Creek Town Centre Market
Assessment, for Coles Group*

*Moree Taylor Oval Feasibility
Assessment, for Moree Plains Shire
Council*

*Rosella Site Market Assessment, for
Lasky Raizon Group*

*Trinity Beach Cairns Market Assessment,
for ADCO*

*Leopold Town Centre Market
Assessment, for Lascorp*

*Athelstone Liquor Advice, for Coles
Group*

*Gateway Site Darwin Preliminary Market
Assessment, for TMG Developments*

*Geelong Waterfront Renewal Cost
Benefit Analysis, for Royal Geelong
Yacht Club*

*Lyndhurst Activity Centre Market
Assessment, for Villawood Properties*

*Wyong Retail Assessments, for Henry
Kendall Group*

*Tarneit Gardens Strategic Advice, for
Rockworth Capital Partners*

*Shepparton Neighbourhood Centre
Market Assessment, for Copulos Group*

*Bairnsdale Market Assessment, for
Dahlsens*

*Park Street Port Macquarie Economic
Impact Assessment, for Mirvac*

*Mudgee Retail Assessment, for private
client*

*Outlet Centre National Roll Out Strategy,
for private client*

*Rowville ALDI Economic Impact
Assessment, for Gearon Group*

*Canberra Airport Retail Development
Economic Impact Assessment, for
Canberra International Airport*

*Berowra Supermarket Assessment, for
Ritchies IGA*

*Epping North Project Activity Centre
Analysis, for AV Jennings*

*Essendon Airport Retail and Outlet
Centre Development Retail Needs and
Economic Impact Assessment, for
Essendon Airport Limited*

*Rocklea Home Centre Economic Impact
Assessment, for Phileo Property*

*Mernda Precinct Activity Centre
Commercial Assessment, for Metricon
Developments*

*Retail Economic Assessment for
Proposed ALDI Store at Corio, ALDI
Stores*

Economic Assessments

*PFOS Control Measures Cost-Benefit
Analysis, for Department of
Sustainability, Environment, Water,
Population and Communities
(DSEWPaC)*

*Essendon Football Club Re-location
Options Analysis, Essendon Football
Club*

*Arrownet Trademark Review, for Arrow
Research Corporation*

*ACT Waste Pricing Strategy, for ACT
NOWaste*

*Contaminated Soils Market Review, for
EPA Victoria*

*Economic and Social Benefits
Assessment, Melbourne Racing Club*

*Measuring Economic Benefit of
Dwelling Construction and Maintenance
Programs of DHA, for Defence Housing
Australia*

*Waste and Resource Management
Economic and Spatial Analysis, for
Sustainability Victoria*

*Morwell East Industrial Land Analysis,
for SM Urban*

*Devonport Economic Baseline Analysis,
for City of Devonport*

*Economic Benefits of Shepparton Show
Me, for City of Greater Shepparton*



Economic Benefits of Main Streets, for Main Streets Australia

Melbourne Metro Land Use Compensation Assessment, for City of Melbourne

Holden Closure Impact on Northern Adelaide Store Network, for Coles Group

Land Use Planning and Policy

Albury Retail Strategy, for Albury City Council

Loganholme Retail Review, for Logan City Council

Blacktown Sportpark Economic Assessment, for City of Blacktown

City of Swan Retail Needs Assessment, for City of Swan

Hobsons Bay Activity Centres Strategy, for Hobsons Bay City Council

The Parade Retail Strategy, for the City of Norwood, Payneham and St Peters

Goolwa Growth Area Workshop, for Alexandrina Shire

Retail Benchmarking and Land Use Planning, for Environment and Sustainable Development Directorate ACT Government

Melbourne CBD Retail Review, for City of Melbourne

Boroondara Activity Centres Analysis, for City of Boroondara

Maldon Town Centre Review, for Mount Alexander Shire

Devonport Retail Study, for City of Devonport

Activity Centres Review Technical Report-Planning Strategy for Greater Adelaide, for Planning SA

Cardinia Small Towns Project, for Shire of Cardinia

Wyndham Activity Centres Strategy, for City of Wyndham

Bayside Major Activity Centre Advice, for City of Bayside

Glenferrie Structure Plan, for City of Boroondara

Geelong Retail Strategy, for City of Greater Geelong

Torquay and Jan Juc Retail Review Retail Assessment, for Surf Coast Shire

City of Bayside Major Activity Centres Project, for City of Bayside

Other

Jurisdictions in which Sean has provided expert witness services include:

- ACT Supreme Court
- Land and Environment Court (NSW)
- Planning and Environment Court (QLD)
- Planning Panels (VIC)
- VCAT (VIC)
- Environment, Resources, Development Court (SA)
- SA Licencing Court
- WA Liquor Commission
- Tasmanian Planning Commission
- Tasmanian Magistrates Court (Administrative Appeals Division).

Sean has also presented at numerous conferences and industry events across Australia and overseas.