

BRADFIELD CITY CENTRE

FIRST LAND RELEASE

Information Memorandum




Bradfield City Centre, on the doorstep of the WSI Airport


The Western Parkland City Authority (WPCA), on behalf of the NSW Government, is pleased to present a unique opportunity to help shape Australia's newest city Bradfield City Centre.

This new city is part of the Western Sydney Aerotropolis, an emerging economic powerhouse in Western Sydney.


Bradfield City Centre will become a vibrant, 24/7 global city, driving advancements in industry, housing innovation and act as a premier destination for arts, culture, community and entertainment.



114 hectare master planned city centre



Delivering more than 20,000 jobs and 10,000 homes in Bradfield City Centre



2 million square metres gross floor area for mixed use development



36 hectares of open space, waterways and playgrounds



Centre for innovation, education, and skills development



The Opportunity



WPCA is seeking Expressions of Interest (EOI) from experienced development partners to deliver the first superlot in Bradfield City Centre (known as 'Superlot 1').

Superlot 1 is the first major land release in Bradfield City Centre for the private sector.

As a large mixed-use site next to the future Sydney Metro station, it is a strategic opportunity for an early foothold in the Bradfield City Centre.

Superlot 1 presents an exciting landmark opportunity to shape Australia's newest city and capitalise on:

- \$20 billion infrastructure investment in the region by the Australian and NSW Governments
- Over \$1 billion direct investment by the NSW Government in Bradfield City Centre on enabling works, including quality streets, Central Park, and a nationally significant advanced manufacturing ecosystem

Bradfield City Centre will be a dynamic city, evolving in line with the growth of the 24/7 Airport.

Superlot 1 is an exciting opportunity to deliver innovative housing for vibrant communities and the industries and jobs of the future.

Please [register here](#) for further information on this unique opportunity.



Artist impression

WORLD HERITAGE LISTED BLUE MOUNTAINS

WSI AIRPORT DUE 2026

TO PENRITH

THE NORTHERN ROAD

TO CAMPBELLTOWN AND LIVERPOOL

FUTURE ADVANCED MANUFACTURING PRECINCT

TO M7/M12 MOTORWAYS

BADGERYS CREEK ROAD

SUPERLOT 1

CENTRAL PARK OPENING WITH SYDNEY METRO

M

FUTURE SYDNEY METRO LINKING TO ST MARYS - T1 NORTH SHORE AND WESTERN LINE

FUTURE DEVELOPMENT PARCELS

Boundaries indicative only

Investment Highlights



Unique Opportunity

Once in a generation opportunity to shape Australia's newest city in 100 years.



First Mixed-Use Superlot Release

Approximately 4.8 hectare development site, providing up to 237,000 square metres of gross floor area, a short walk to the future Sydney Metro station.



Ready to Develop at Scale

Services to the boundary of the Superlot expected by 2025, enabling residential and commercial development at scale.



Premium Position near WSI Airport

Easy travel to and from world-class 24/7 Western Sydney International (WSI) airport by future turn up-and-go Sydney Metro service.



Early Foothold in the Aerotropolis

Bradfield City Centre is the NSW Government's prime mixed use centre in the Aerotropolis anchored by a future Sydney Metro station.



Globally and Locally Connected

\$20 billion investment in WSI Airport, M12 to M7 Motorway and Sydney Metro linking to Greater Sydney's T1 - Western/North Shore Line.



Growth Epicentre

Situated in the heart of Western Parkland City, projected to capture 20% of Sydney's population growth by 2036.



Future Advanced Manufacturing Precinct

Advanced Manufacturing Research Facility with commercial tenancies seeded by the NSW Government with the first building due in 2024.

Bradfield City Centre Draft Master Plan



Executive Summary

THE SITE	Superlot 1 within Bradfield City Centre
PROPERTY SIZE	Approximately 4.8 hectares (Subject to survey)
LEGAL DESCRIPTION	Part of Lot 3101 DP 1282964
LGA	Liverpool City Council
GROSS FLOOR AREA (GFA)	Up to 237,000 square metres of gross floor area permissible, subject to Master Plan approval
HOUSING REQUIREMENTS	Minimum 1,000 homes with 30% affordable housing
HEIGHT LIMIT	125 meters Australian Height Datum (AHD), enabling 15 storeys
ZONING	The site is zoned Mixed Use (MU) under the <i>State Environmental Planning Policy (Precincts - Western Parkland City) 2021</i>
SERVICE CONNECTION	Telecommunications, electricity, water, recycled water and sewerage connections will be delivered to the boundary of Superlot 1
CONSENT AUTHORITIES	Subject to value: <ul style="list-style-type: none"> Minister for Planning and Public Spaces Department of Planning, Housing and Infrastructure
TRANSACTION PROCESS	<ul style="list-style-type: none"> EOI opens 11 April 2024 EOI closes 24 May 2024
TRANSACTION STRUCTURE	<ul style="list-style-type: none"> A Project Delivery Agreement (PDA) between WPCA and the successful developer, to master plan and develop the project in line with the WPCA's vision, objectives and minimum requirements as set out in the EOI document

Globally and Locally Connected

WSI AIRPORT



- Due to open in **2026**
- **5 million passengers per year** from 2026
- **24/7** curfew free
- **Half the world's population** within a **14-hour flight**

SYDNEY METRO - WESTERN SYDNEY AIRPORT



- **\$11 billion investment**
- Services every **4 minutes during peak times**
- Connecting Bradfield City Centre to WSI Airport in about **5 minutes**
- Connecting Bradfield City Centre to St Marys transport interchange with the T1-North Shore and Western Line in **20 mins**

M12 MOTORWAY



- **New \$2 billion toll free motorway**
- **Linking other areas of Greater Sydney**, directly into the Aerotropolis
- Connecting to the **M7** which links to the **M5, M4 and M2 Motorways**



Western Sydney International (Nancy-Bird Walton) Airport
-Connecting Western Sydney to half the world in 14 hours



Parramatta CBD Skyline



Sydney CBD

Over \$1 Billion to Kick-Start Bradfield City Centre

The draft Bradfield City Centre Master Plan sets out a framework for development across the 114 hectares of Government owned land, with two million square metres of mixed use gross floor area permissible.

The public exhibition of the draft Master Plan has now concluded.

To deliver on the WPCA's vision and objectives, initial works within Bradfield City Centre are kick starting development in the new city.



First commercial building

- Opening 2024
- Approximately 3,500 square metres
- To be occupied by commercial tenants and the initial Advanced Manufacturing Research Facility



Second commercial building

- Opening 2026
- Approximately 12,800 square metres
- To be occupied by commercial tenants and the full scale Advanced Manufacturing Research Facility



Central Park

- Opening alongside Bradfield Sydney Metro
- 2 hectare premier destination in the heart of the city
- Designed with Country
- Main civic gathering place and welcoming point for visitors



Superlot 1

- Mixed use residential, commercial and retail
- Prime office and advanced industry focus
- Destination and lifestyle activities



Vibrant walkable city

- Five minute walk from future Sydney Metro station and Central Park
- Vibrant, walkable, welcoming, sustainable, innovative in design
- High quality, tree-lined streetscapes



Services, utilities, and smart infrastructure

- High quality streetscapes, telecommunications, electricity, water, recycled water and sewerage connections to Superlot boundaries
- Smart technologies incorporated to improve liveability
- EV charging designed for future transport

Part of an Advanced Manufacturing Ecosystem

A state-of-the-art facility in Bradfield City Centre the Advanced Manufacturing Research Facility (AMRF) will enable the manufacturing industry to drive productivity improvements, utilise innovative technology, and propel the development of research and prototypes into commercial products.

The AMRF located 150 metres north of Superlot 1, will offer:

- A single destination for high-value manufacturing solutions, from design to manufacturing to process validation
- Increased value for investment and speed to market, with affordable access to world-class technology, expertise, training, and networks
- Trustworthy independent expertise to de-risk technology investment and provide R&D guidance from prototyping to large-scale production
- Practical 'hands-on' staff training to accelerate adoption and scale up businesses.



Artist impression

The AMRF specialises in:



Additive Manufacturing



Advanced Composites



Precision machining



Manufacturing Automation



Metrology and Inspection



Factory Digitisation



Quality Assurance



Engineering Design



Superlot 1 Vision & Objectives

As the first major mixed use land release in Bradfield City Centre, the WPCA is seeking an experienced developer and collaborative partner that will deliver its bold vision and the objectives for Superlot 1.

VISION

Contribute to Bradfield City Centre becoming a vibrant, 24/7 global city, driving advancements in industry, housing innovation, and acting as a central gathering place for arts, culture, community and entertainment.

OBJECTIVES

-  **1** Innovative housing for vibrant communities
-  **2** High value jobs / Innovation ecosystem
-  **3** Welcoming and thriving
-  **4** Designed for the future
-  **5** Commercial partnership with Government



EOI Process

EOI respondents will need to consider:

- The Bradfield City Centre Draft Master Plan
- Minimum Requirements (provided in the EOI documents)

Shortlisted respondents from the EOI process will be invited to participate in a Request for Proposal (RFP) process.

The RFP will set out a more detailed scope of deliverables and will require respondents to provide the following (but not limited to):

- Design concepts
- Delivery plan
- Precinct management plan
- Proposed financial commitments and timing around delivery and operation

Once a development partner is selected, WPCA will work collaboratively with the development partner to support the delivery of the project.

More information about the key terms at this stage are provided in the EOI document available to registered participants.

Timeline

2024

11 April EOI Release

24 April EOI Industry Briefing

24 May EOI Close

EOI shortlist and RFP release
Q3 2024 (indicative)



FURTHER DETAILS

Further details to assist EOI respondents are available upon registration.

[Register here](#)



Artist impression

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