BRADFIELD CITY CENTRE

FIRST LAND RELEASE

Information Memoradum



Colliers

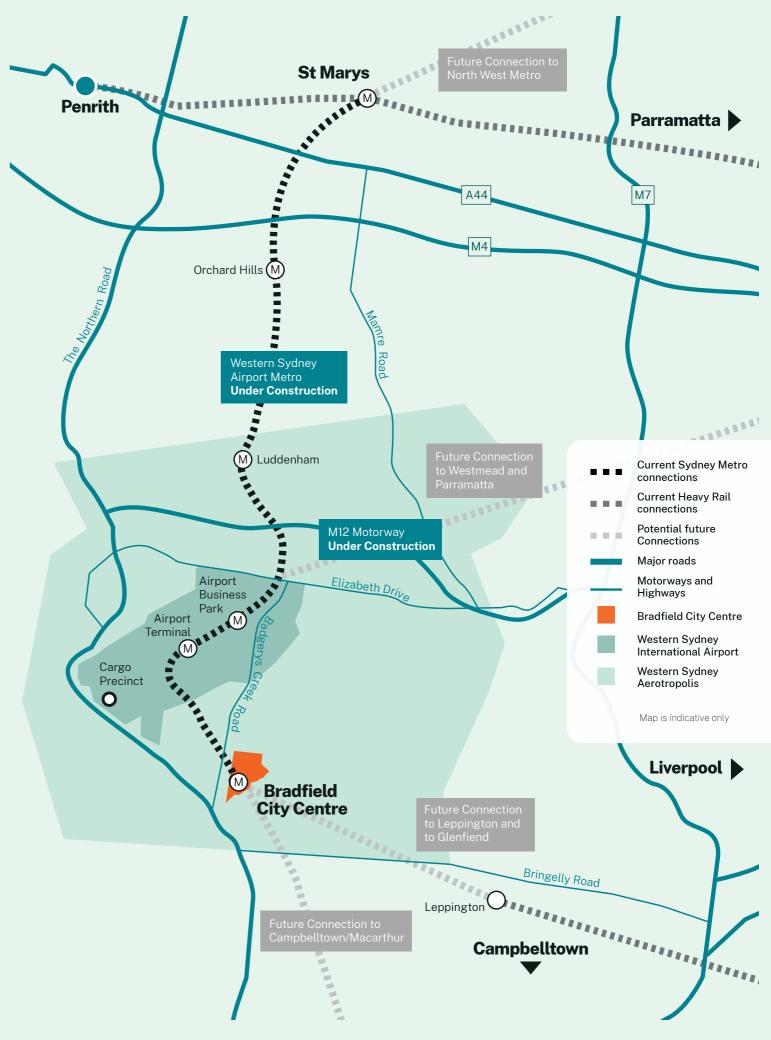
Bradfield City Centre, on the doorstep of the WSI Airport

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.





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The **Opportunity**



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.







WSI AIRPORT DUE 2026

TO M7/M12 MOTORWAYS

Boundaries indicative only

Investment Highlights





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Bradfield City Centre Draft Master Plan



Executive Summary

THE SITE	Superlot 1 within Bradfield City
PROPERTY SIZE	Approximately 4.8 hectares (S
LEGAL DESCRIPTION	Part of Lot 3101 DP 1282964
LGA	Liverpool City Council
GROSS FLOOR AREA (GFA)	Up to 237,000 square metres o Master Plan approval
HOUSING REQUIREMENTS	Minimum 1,000 homes with 30
HEIGHT LIMIT	125 meters Australian Height I
ZONING	The site is zoned Mixed Use (N Policy (Precincts - Western Par
SERVICE CONNECTION	Telecommunications, electricit connections will be delivered t
CONSENT AUTHORITIES	Subject to value:Minister for Planning and FDepartment of Planning, H
TRANSACTION PROCESS	EOI opens 11 April 2024EOI closes 24 May 2024
TRANSACTION STRUCTURE	 A Project Delivery Agreem developer, to master plan a WPCA's vision, objectives a EOI document

ty Centre

Subject to survey)

of gross floor area permissible, subject to

0% affordable housing

Datum (AHD), enabling 15 storeys

MU) under the *State Environmental Planning* orkland City) 2021

ity, water, recycled water and sewerage to the boundary of Superlot 1

Public Spaces Housing and Infrastructure

nent (PDA) between WPCA and the successful and develop the project in line with the and minimum requirements as set out in the

Globally and Locally Connected

WSI AIRPORT



Μ

- 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

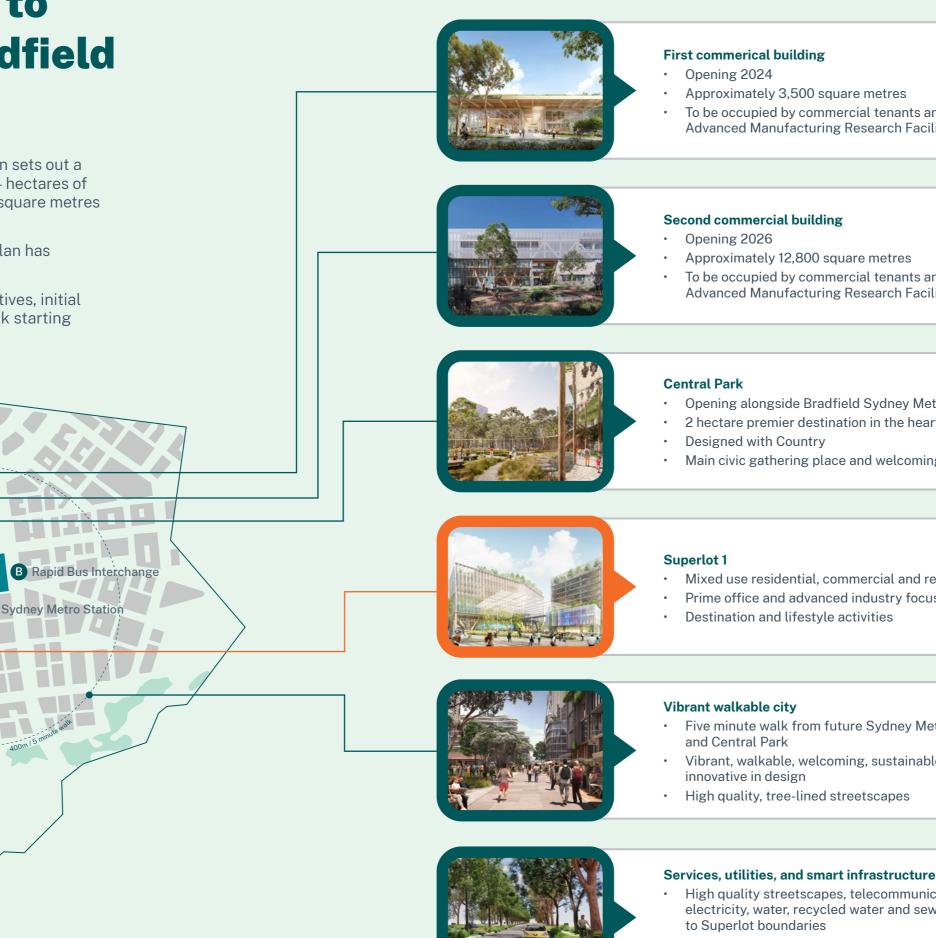


Over \$1 Billion to Kick-Start Bradfield City Centre

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.



- To be occupied by commercial tenants and the initial Advanced Manufacturing Research Facility

- To be occupied by commercial tenants and the full scale Advanced Manufacturing Research Facility
- Opening alongside Bradfield Sydney Metro
- 2 hectare premier destination in the heart of the city
- Main civic gathering place and welcoming point for visitors
- Mixed use residential, commercial and retail · Prime office and advanced industry focus
 - Five minute walk from future Sydney Metro station
 - Vibrant, walkable, welcoming, sustainable,

- High quality streetscapes, telecommunications,
- electricity, water, recycled water and sewerage connections
- 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.

The AMRF specialises in:







Superlot 1 Vision & Objectives

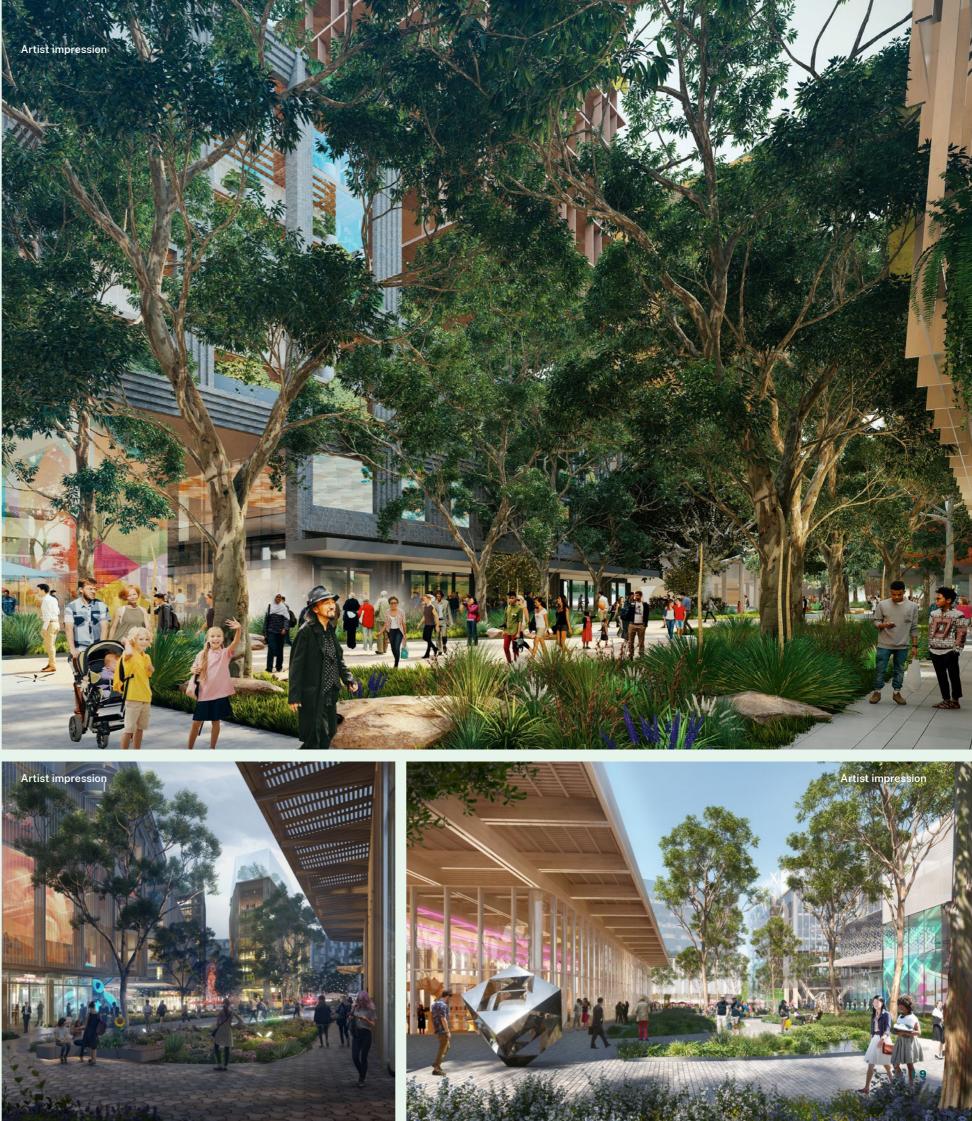
As the first major mixed use land release in Bradfield City Centre, the WPCA is seeking an experienced developer and collaborative partner that will deliver its bold vision and the objectives for Superlot 1.

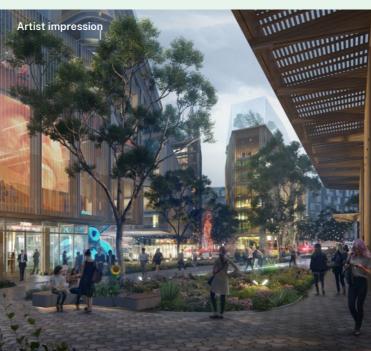
VISION

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









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

Timeline



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.





FURTHER DETAILS

Further details to assist EOI respondents are available upon registration.

Register here





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Marketing Agents:



Nick Estephen Director, Joint Head of Sydney South West Investment Services +61 488 748 186 Nick.Estephen@colliers.com



Thomas Mosca Director, Joint Head of Sydney South West Investment Services +61 423 086 593 Thomas.Mosca@colliers.com

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