



*PROSPEROUS  
INVESTMENT  
IN  
SOUTHWEST  
SYDNEY*



**MPI Group**

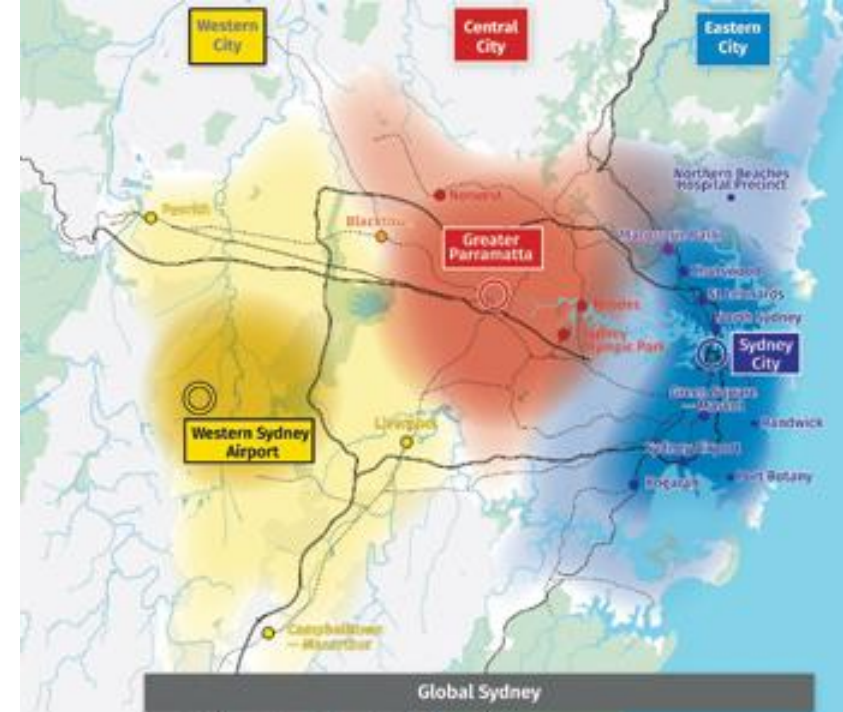
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# Three city vision for Sydney's future

The Greater Sydney Commission has released a draft report back in 2017 outlining the vision for Sydney's future for the next four decades which involves dividing Greater Sydney into three distinct cities.

The three cities envisaged by the Greater Sydney Commission are the established Eastern City, the developing Central City and emerging Western City, in and around the new airport. Each of these three cities will have their own unique identity and each must be planned to maximise liveability, productivity and sustainability.

The three cities concept aims to address Greater Sydney's population growth from its current level of 4.6 million to six million in 20 years, to eight million in 2056 with most of the growth taking place in the west. If current trends continue, by 2036 over 50 per cent of Sydney's population will live west of Parramatta.





Sydney and Parramatta, now Greater Sydney's multibillion-dollar "third city" needs a name of its own.

The State Government has called on Sydneysiders to dub the future economic and industrial hub set to spring up around Western Sydney (Nancy-Bird Walton) Airport.

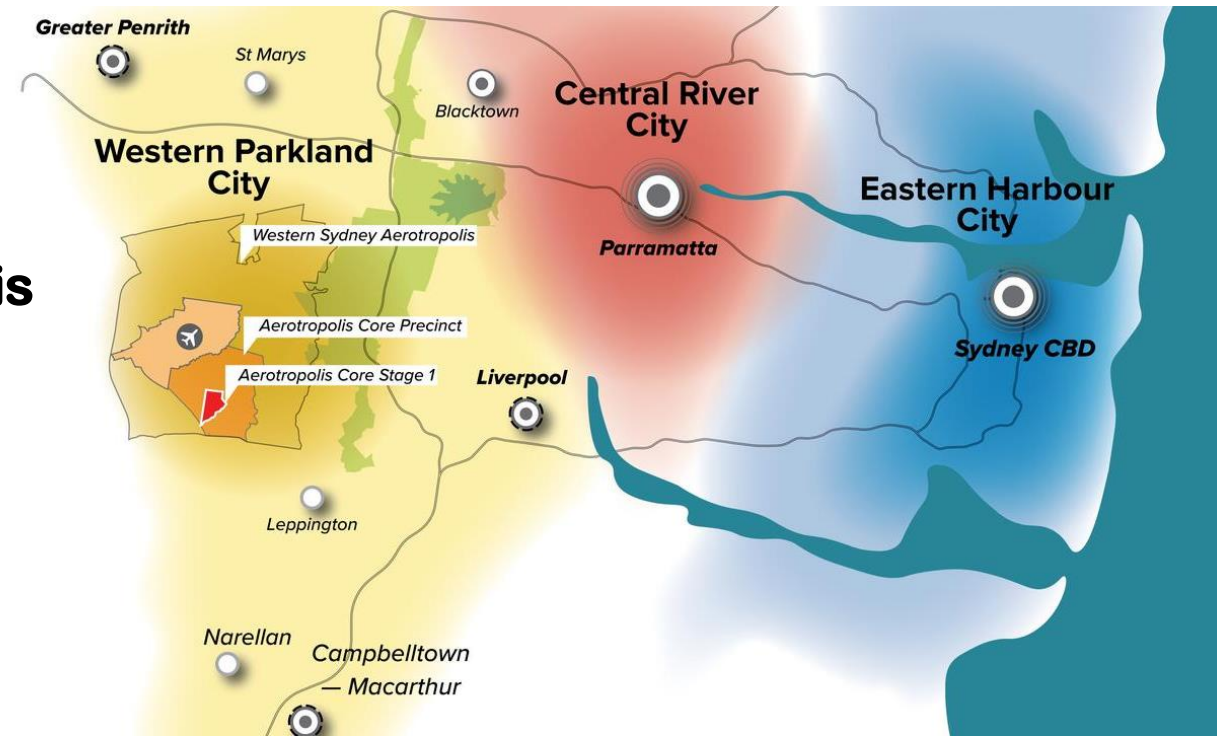
Known by bureaucrats as the "Aerotropolis Core", the 100ha parcel of land to the north of Bringelly – about 60km from Sydney CBD – is slated to provide thousands of new jobs in the west.

A concept image of how the future South West Sydney Aerotropolis might look in 2040

## Name the 'third city' at western Sydney aerotropolis

# Bradfield City

Bradfield City' is the name that has been proposed for the massive infrastructure project that will reshape Sydney's South West.

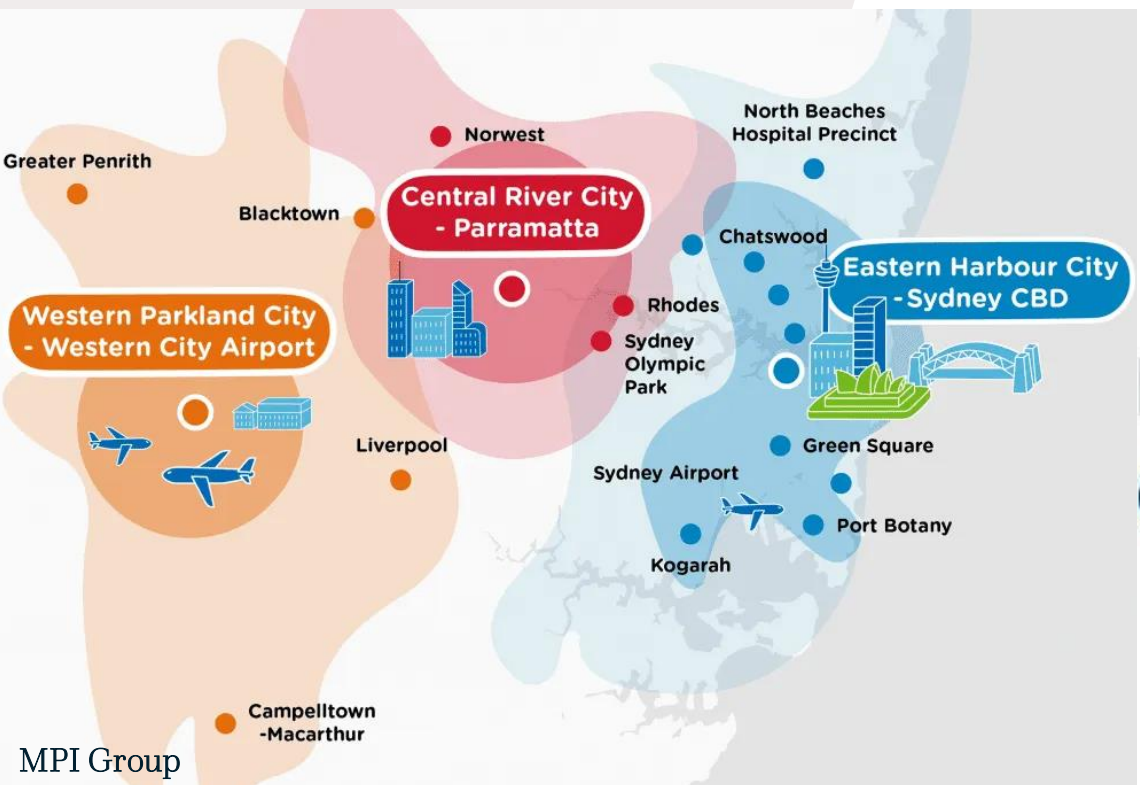


# What will Sydney look like in 40 years?

In 2056, Sydney will be divided into three-interconnected cities, housing 8 million locals, most of whom will be within a 30-minute commute to jobs and services – according to a new city plan unveiled by the Greater Sydney Commission.

The plan, which is complemented by a dedicated transport strategy, will enable two thirds of local residents to commute between their jobs, home and key services within 30 minutes.

The plan states that by 2056, Sydney's three "cities" will require an additional 725,000 dwellings, added at a rate of 36,250 a year, to accommodate sustained population growth.



*SOUTHWEST  
GOVERNMENT  
DEVELOPMENT  
PROPOSAL*

**International Airport  
- Badgerys Creek**

**World Trade Centre**

**Sydney Science Park**

**World Class University Campus**

**Southwest Metro Extension**





# *INTERNATIONAL AIRPORT - BADGERYS CREEK*

The new Western Sydney International (Nancy-Bird Walton) Airport (WSI) will be a state-of-the-art piece of infrastructure, planned and designed with 21st-century thinking.

## **NEW INTERNATIONAL AIRPORT (\$5.3 billion infrastructure project):**

- Set to open in 2026.
- At least 5 million passengers in 2026 and this figure will rise annually.
- 28,000 job opportunities by 2031.

Save the date

WSI Open Day  
Sat 17 June

Only available for



# *WORLD TRADE CENTRE*

A proposal for a World Trade Centre comprising four towers has been submitted to the NSW Department of Premier and Cabinet. The development aims to be a net zero carbon precinct, through energy production, storage and use on site.

An aerial render of the proposed World Trade Centre Sydney development masterplanned by Woods Bagot.

## **WORLD TRADE CENTRE (\$8 billion infrastructure project)**

- Approx. 3km away from the new airport.
- 120 hectares (1,200,000 sqm) development footprint.
- To be opened in 2026 to coincide with opening of the new Sydney Airport at Badgerys Creek.
- Will create more than 120,000 new jobs.



# Sydney Science Park

## AUSTRALIA'S FIRST AUTONOMOUS CITY AT THE SCIENCE PARK

- World leaders in autonomous technology have met with developers to blueprint Australia's first 'driverless smart city'.
- Anticipating the autonomous Sydney Science City to be a reality within the next five to 10 years.

## SYDNEY SCIENCE PARK WITH UNIVERSITY CAMPUS (\$5 billion infrastructure project)

- 287 hectares (2,870,000 sqm) development footprint.
- The Sydney Science City will play a major role in providing 12,000 highly-skilled jobs in Western Sydney, and around the globe.
- Construction has started and the first stage of the commercial buildings will be operational by 2021.







# *WORLD CLASS UNIVERSITY CAMPUS*

## **WESTERN SYDNEY AEROTROPOLIS WILL BE HOME TO MAJOR NEW UNIVERSITY**

### WORLD-CLASS UNIVERSITY CAMPUS

- University of NSW, University of Wollongong, University of Newcastle and Western Sydney University join force.
- Will bring a connected network of minimum 180,000 students, researchers and academics to the Aerotropolis.
- Focus on STEM — science technology, engineering and maths.
- Stage one of the new institution will be ready by 2026.

# *SOUTHWEST METRO EXTENSION*

The city-shaping project, from St Marys through to the new airport and the Western Sydney Aerotropolis, will provide a major economic stimulus for western Sydney, supporting more than 14,000 jobs during construction for the NSW and national economies.

The 23-kilometre new railway will link residential areas with job hubs including the new Aerotropolis, and connect travellers from the new airport to the rest of Sydney's public transport system.

The airport will support nearly 28,000 direct and indirect jobs by 2031 and underpin the development of the Western Sydney Aerotropolis, at the centre of the Western Parkland City. The Aerotropolis will support around 200,000 new jobs in industries such as aerospace and defence, manufacturing, freight and logistics, tourism and research.

Delivering Sydney Metro – Western Sydney Airport, connecting the Aerotropolis and Western Sydney International with the rest of Sydney's rail system at St Marys is a key City Deal commitment.



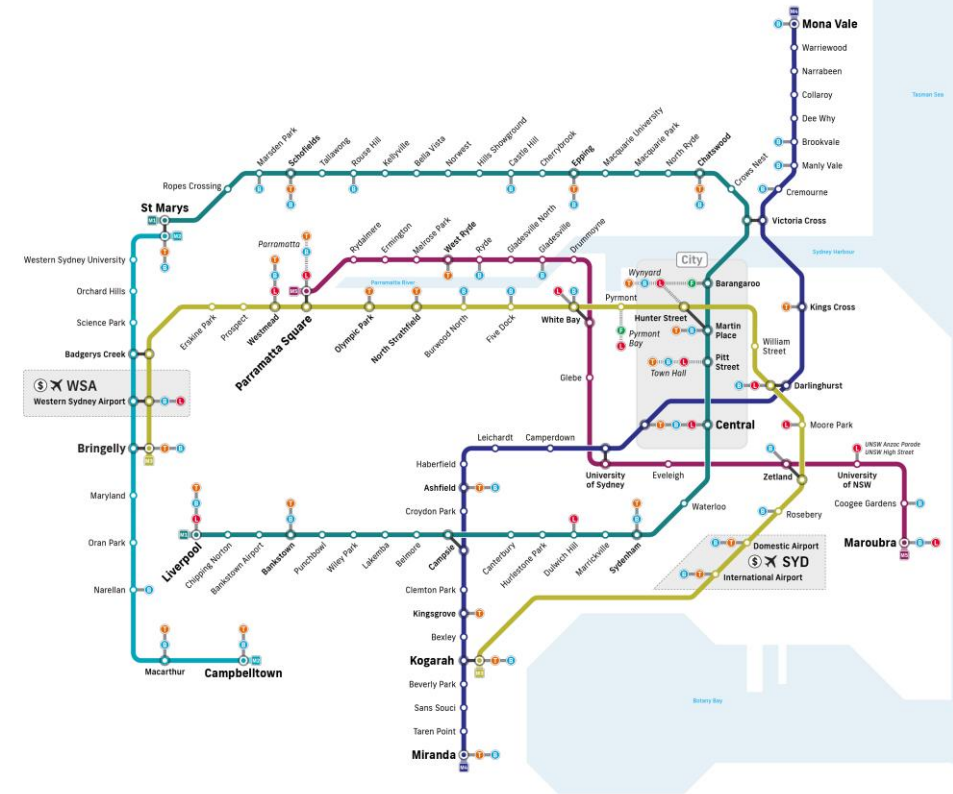
# SOUTHWEST METRO COMPLETION MAP

Sydney Metro City & Southwest is a 30-kilometre (19 mi) rapid transit project currently under-construction in Sydney, Australia. The project will extend the Metro Northwest Line from Chatswood on the North Shore, to Bankstown in the city's south-west via the Sydney central business district.

The project consists of two main components. The first is a new 15.5-kilometre (9.6 mi) twin-tunnel rail crossing under Sydney Harbour and through the city to Sydenham with seven new underground stations in central Sydney. The second is the conversion of 11 stations on a portion of the existing Bankstown line on the Sydney Trains network for use by autonomous trains.

When complete, the new track will form part of a single 66-km rail line on the Sydney Metro network. Together with planned improvements to the Main Western line, the project is expected to increase capacity on the Sydney rail network by up to 60% and allow for the movement of over 100,000 extra commuters across the network every hour.

St Marys will be the key station connecting toward South West Sydney.



**M Sydney Metro lines**

- M1** North West & South West Line  
St Marys to Liverpool via City
- M2** Western Parklands Line  
St Marys to Campbelltown via Bringelly
- M3** Kingsford Smith & Central City Line  
Kogarah to Bringelly via Sydney Airport & City
- M4** Northern Beaches & St George Line  
Mona Vale to Miranda via City
- M5** Victoria & South East Line  
Parramatta to Maroubra via Gladesville and City

**Interchanges**

- T** Train station
- B** Bus interchange
- F** Ferry wharf
- L** Light rail stop
- SYD** Airport station zone  
Station access fee applies
- Interchange between lines
- Interchange with other mode
- Out of station interchange

Check timetables and trip planners for metro services and connections

Visit [nsw-transport.net](http://nsw-transport.net)

NORTH ↑

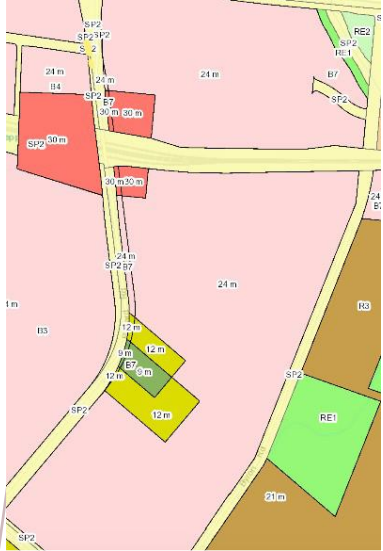


## A PRIORITY PRECINCT AS ANNOUNCED BY THE NSW GOVERNMENT

### MAJOR SUBURB, LEPPINGTON

- Upcoming major shopping centre with 200,000sqm footprint.
- It will be the central focus for the 300,000 residents of the South West Growth Centre.
- It is the key destination providing jobs, retail, bulky goods, parks, industrial land, housing and commercial activities.
- **2,700 apartments will be built in the town centre.**

# BUSINESS PARK



## MAJOR BUSINESS PARK IN SYDNEYSOUTH-WEST

- 725,000sqm development footprint (in comparison to the current occupied space of 500,000sqm at Bella Vista Norwest Business Park with 21,444 estimated job opportunities).
- Proposed height limit of up to 8 storey (approx. 24m in height).
- It is expected to consist a mix of commercial, professional & health care services and office buildings.



Planning & Infrastructure

Table 4-1: Comparison of the draft ILP and final ILP

Summary statistics	Draft ILP	Final ILP
Gross site area	2025 hectares	
Low density residential land	704 hectares	725 hectares
Medium density residential land	173 hectares	203 hectares
Environmental living land	163 hectares	131.2 hectares
Dwelling yield*	16,300 dwellings	17,350 dwellings
Average dwelling density*	14.8 dwellings/ha	16.1 dwellings/ha
Population*	51,000 people	54,300 people
Drainage basins, channels and creek lines	108 hectares	103 hectares
Open space	148 hectares	135.4 hectares
Local and neighbourhood centres**	15.4 hectares	17 hectares
Light industrial	91.5 hectares	99.4 hectares
Commercial core	21.7 hectares	23.8 hectares
Mixed use	18.5 hectares	18 hectares
Business park	76.5 hectares	72.5 hectares
Business development	24 hectares	26.5 hectares
Civic, health, cultural and TAFE	13.5 hectares	13.5 hectares



# EMPLOYMENT LANDS



INTENDED TO PROVIDE A RANGE OF LIGHT INDUSTRIAL AND WAREHOUSE LAND USES.

- Light industries are industrial activities which do not interfere with neighbourhood amenity of adjacent residential areas.
- 994,000sqm development footprint.
- Proposed height limit of 4 storey.

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# TAFE & MAJOR HEALTH FACILITY



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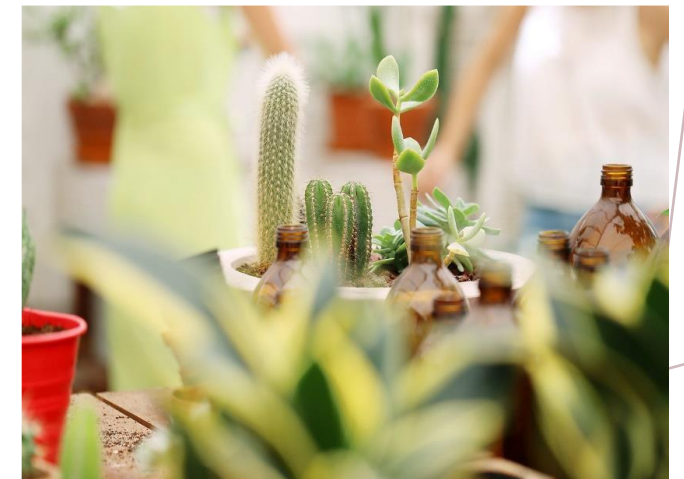
# WILLOWDALE SHOPPING VILLAGE

- Willowdale Shopping Village is now open with Coles and 12 specialty stores.
- This is a great temporary shopping village for local residents to shop for their everyday needs before the major shopping centre is established.



## RETIREMENT VILLAGE

Construction of 52 Independent Living Unit villas within Stockland's master-planned community of Willowdale.





# EDUCATION

## Existing Schools Information

- Leppington Public School



## - Hurlstone Agricultural High School at Glenfield

- 2 stations away by train
- Hurlstone Agricultural High School is a government-funded co-educational academically selective and specialist secondary day and boarding school.
- Reputable high school with one of the highest ranking in Sydney.



## Proposed New Schools Information

- According to the state government plans, new schools will be built on Heath Road and Byron road.
- Short walking distance form the LEPPINGTON RISE project



## LOCAL PARK WITH SPORTING FIELD

Whether you delight in walking, cycling or simply love the outdoors, there will be park lands to suit every one.



# SUMMARY

I believe that a lot of suburbs along the Southwest Sydney line will perform very well in the medium to long-term.

The reason being that the accessibility is there with the coming **Metro** and the redevelopment interest is high.

Additionally, its key public transport services, **developing estates** and the upcoming infrastructure of a new airport, schools and shopping centres; property in Southwest suburbs are being noted as exceptional investment opportunities for **investors and the race for a place is on.**

**Best of all, it has just started. Excellent investment opportunity early on now would mean great future for your money growth.**





*THANK YOU*

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