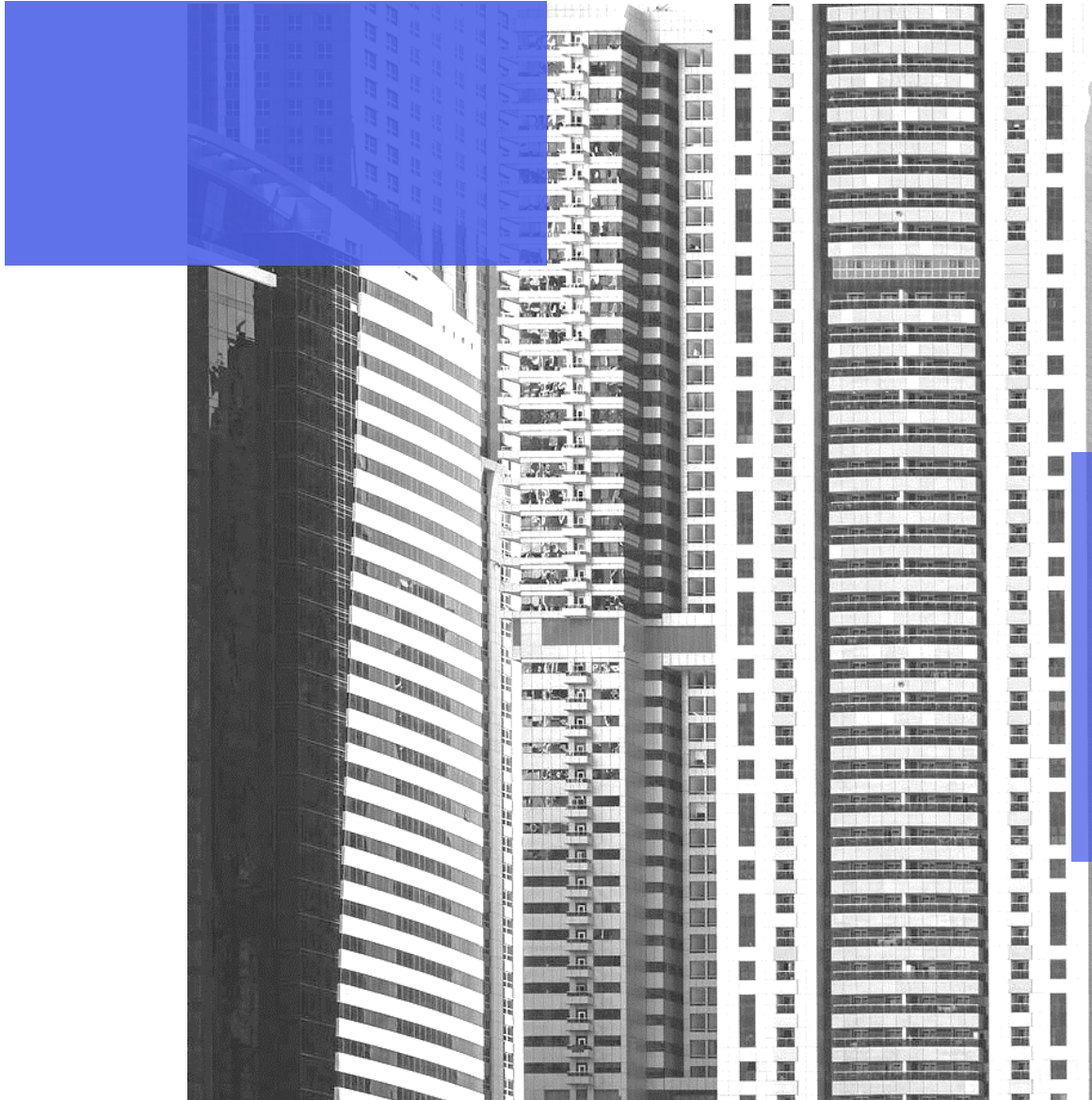


**MPI GROUP**

**NORTHWEST  
SYDNEY**





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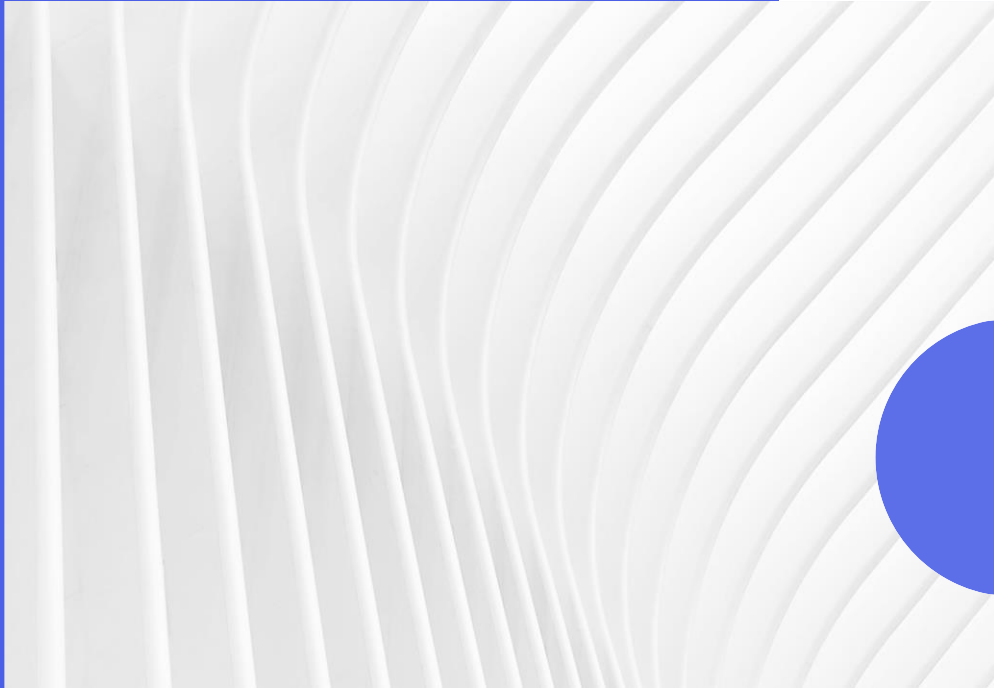
INSPIRATION

SYDNEY METRO

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# INTRO



Northwest Sydney is a vibrant area known for its mix of urban conveniences and scenic landscapes. With significant investment in infrastructure, including transport, education, and health services, it's an area poised for growth, making it an attractive option for families and professionals alike. Numerous new housing developments and planned growth of the major business parks at Marsden Park and Norwest would accelerate population growth. The proposed and ongoing NSW government projects will boast that the area's population will be on its way to reaching 1 million people in 2036. Currently growing at a rate of 22% over ten years.



# INSPIRATION

NORTHWEST RAIL LINK (METRO) CORRIDOR STRATEGY DEVELOPMENT PROPOSED BACK IN 2012 WILL CONTINUE TO STRETCH TO ST MARYS TO NEW WESTERN SYDNEY INTERNATIONAL AIRPORT.

BELLA VISTA AND KELLYVILLE AREA ALONE WILL BOAST 5,700 NEW HOMES AND COMMUNITY SPACES.

MAJOR SYDNEY BUSINESS PARK AT MARSDEN PARK.

NORWEST BUSINESS PARK AT NEAR BELLA VISTA.

# SYDNEY METRO

## A NETWORK OF FOUR METRO LINES, 46 STATIONS AND 113KM OF NEW METRO RAIL

The metro program includes the operational Metro Northwest Line opened on 26 May 2019, services at the 13 metro stations operate every four minutes on Australia's first driverless railway and three metro line projects under construction.

City & Southwest / West / Western Sydney Airport

### NEXT: WESTERN PARKLANDS LINE

The line is being extended into the new Western Sydney International Airport and Western Sydney Aerotropolis from Tallawong Station to St Marys bypassing Schofields and Marsden Park.

There will be a new Metro Line called 'Western Parklands Line' starts St Marys station to new Western Sydney Airport at Badgerys Creek to Campbelltown.

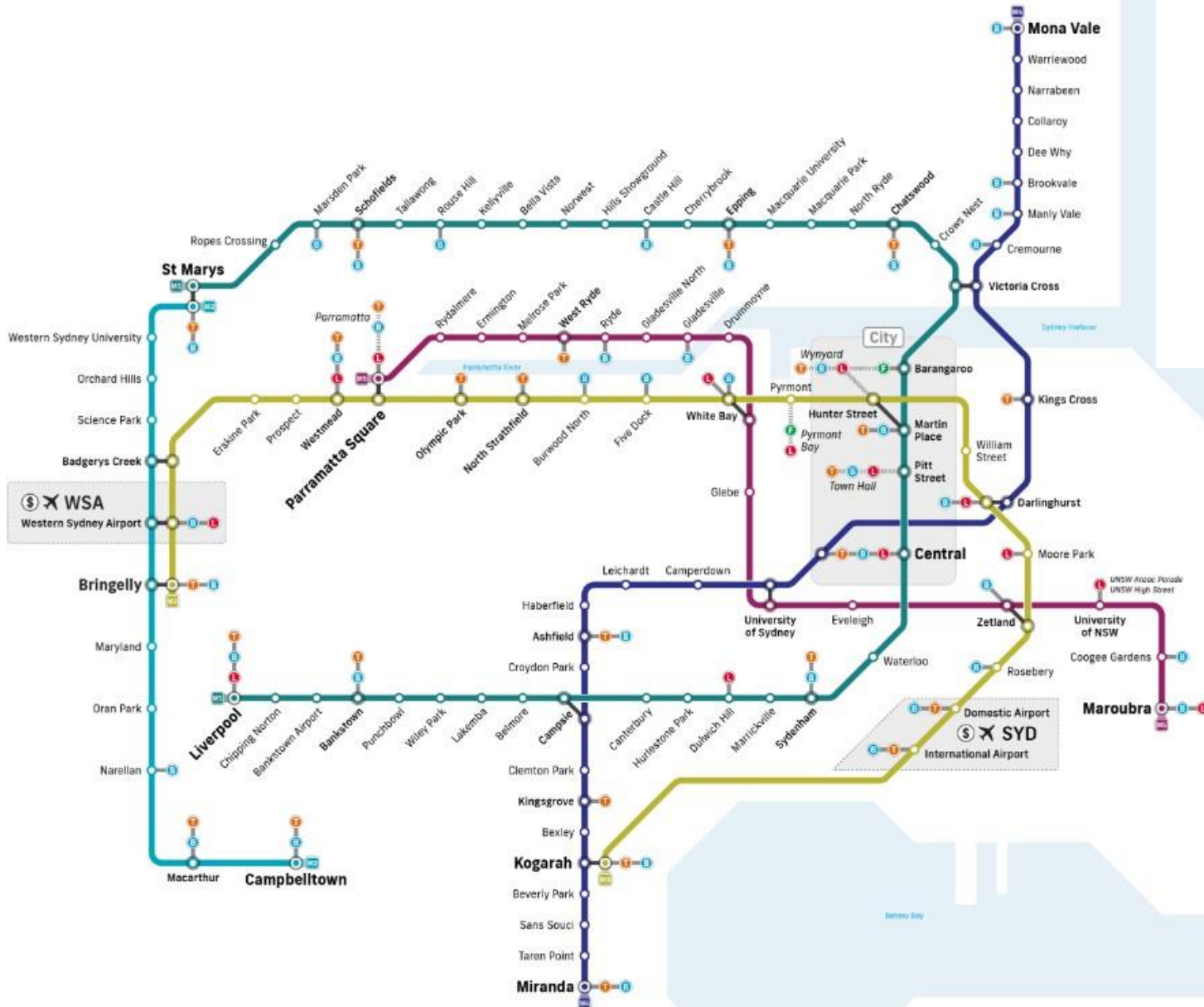


Bella Vista Station





# Sydney Metro Network



## 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

- 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

# BUSINESS PARKS

At Northwest Sydney, there are four major business parks at your convenience.



**Westplex  
Business  
Park**



**Riverstone Business Park**

# 1. Sydney Business Park - Marsden Park

Positioned just 1.1km off the M7 and only 35 minutes from the CBD. Sydney Business Park is centrally positioned in one of the fastest growing regions in Australia. The business park is well serviced by public transport, three bus routes to and from nearby railway stations.

Businesses can take advantage of the growing number of skilled workers moving into the expanding residential areas nearby, all without compromising on connectivity and infrastructure needs.

It's perfectly positioned for world-class industrial, commercial, and retail businesses to thrive.





## 2. Norwest Business Park - Norwest

Norwest Business Park is a thriving business community strategically located with direct access to Sydney's orbital motorway system. The Business Park has grown to accommodate over 20,000 employees, with expansion expected to increase capacity to over 35,000 employees. This growth required an expansion in the park's infrastructure in order to accommodate the increase in people.



There are three infrastructure projects currently underway to help service the area.

- The North-West Rail line.
- The upgrade of the Windsor Road entry to Norwest.
- The M2 upgrade.

As a result of the Norwest Business Park holding a vital role within the Hill Shire, the Hills Shire Council has relocated its council chambers within the Business Park.

### 3. Westplex Business Park - Rouse Hill

Situated in close proximity to major road networks including the Westlink M7 and M2 motorway at 346 Annangrove Rd, offering 121-metre street frontage.



Rouse Hill is booming and the “Box hill Priority Growth Precinct” is directly across the road.

The land is serviced and has wide frontage to Annangrove Rd and suits a wide variety of purposes.

The Northwest corridor of Sydney is one of the fastest growing areas in Australia with over 50,000 homes planned for the region to 2050.

## 4. Riverstone Business Park - Riverstone

Riverstone Business Park is an industrial site Located in the heart of Sydney's Northwest Priority Growth Zone. Directly opposite eastern side of Riverstone Parade consists of vast array of residential area.

Riverstone Business Park is home to a diverse range of tenants from haulage companies and award-winning roofing companies to accountants, offices, engineers and civil works companies.

Riverstone Business Park consists of 100ha of Industrial Storage in the Heart of Northwest Sydney with diverse of following facilities of business activities;

- Hardstand
- Warehouse
- Office
- Yard



# NORTHWEST PROPERTY DEVELOPMENT PROJECT



A \$332 million property development project in Sydney has been given the go-ahead by the state government.

Located along Sydney's Metro line, the property development will encompass 17 new structures in total, covering a mix of residential, retail and commercial spaces ranging from two to eight stories in size.

Minister for Planning and Public Spaces confirmed that the development includes a total of 987 new homes, including 50+ apartments dedicated to affordable housing.

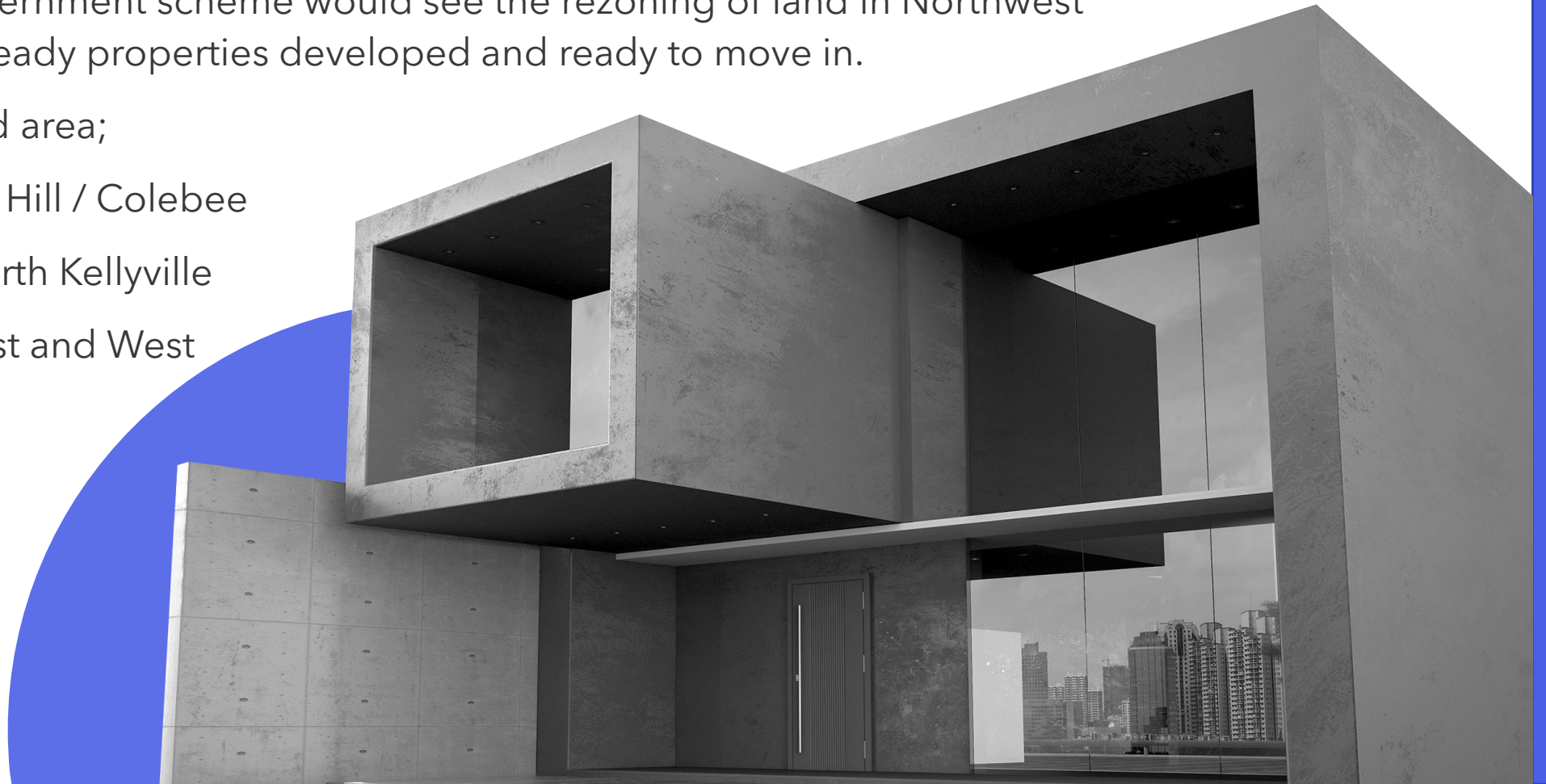
# “ NORTHWEST SYDNEY HOUSINGS ”

Northwest Sydney is the largely residential and industrial suburbs west of the Sydney/North Shore and north of the Parramatta River and to the northwest of the city centre. It includes the Hills District area around Castle Hill and Baulkham Hills.

The phase of the government scheme would see the rezoning of land in Northwest Sydney. There are already properties developed and ready to move in.

Rezoned suburbs and area;

- Alex Avenue / Box Hill / Colebee
- Marsden Park / North Kellyville
- Riverstone and East and West
- Tallawong Station
- Townson Road
- Schofields
- Vineyard



# THANK YOU

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