



Call for Expressions of Interest

INFORMATION MEMORANDUM FOR
THE SALE OF THE PROPOSED SITES 1 AND 2
AT CUDGEGONG ROAD STATION SOUTH, ROUSE HILL



LANDCOM



SITE 1

SITE 2

Aerial view showing indicative site boundaries

Secure this prime development opportunity as part of the new Sydney Metro Northwest Places adjoining the biggest urban rail project in Australia. Adjacent to the new Cudgegong Road Station, these two development sites have exceptional access to transport and are well positioned, part of the future town centre.

Residents will enjoy proximity to convenient daily destinations and frequent train services. They will benefit from the expanding Sydney Metro network: from Cudgegong Road Station, trains will travel to Chatswood within 37 minutes* from 2019 and to Martin Place in 48 minutes* from 2024.

The retail element of this offering will likely benefit from Metro customers from The Ponds and commuter car park passing through this new place.

The successful development of nearby The Ponds and the continuing evolution of a well-planned and attractive Rouse Hill Town Centre, provide a benchmark for quality and an evidence base for price point and demand.

A State Significant Development Application is being prepared for a concept plan for around 1,100 dwellings and 9,000m² of shops, commercial and community spaces. This is a great opportunity to build a landmark development with design excellence, in an exciting new place.

(*approximately)



Image is an artist's impression, indicative only and subject to change without notice.

Overview

Landcom is seeking on behalf of the Vendor, Transport for NSW (TfNSW), expressions of interests (EOI) from experienced developers to acquire two high density mixed-use and residential super lots located south of the future Cudgegong Road Station. It is the preference of the Vendor and Landcom to have the Property sold in one-line (Sites 1 and 2), and developed in an integrated and timely manner.

Respondents should have a demonstrable commitment to the delivery of best practice transit-orientated development that includes affordable and diverse housing.

The successful purchaser(s) will be able to leverage off the planning framework and many improvements to the precinct, which have been or will be delivered by Sydney Metro and Landcom.

Together, Sites 1 and 2 total a land area of approximately 4.3ha. A State Significant Development Application is likely to be lodged by mid 2018 to allow seeking approval for a gross floor area of approximately 94,000m². Initial concepts show an indicative yield of around 1,100 dwellings and around 9,000m² of retail, commercial and community spaces. Within this yield there will be a requirement to provide a minimum 5% of rental Affordable Housing managed or owned by a Community Housing Provider. Respondents are encouraged to deliver and/or enhance the targets and outcomes set out in the Landcom Housing Affordability and Diversity policy.

Landcom anticipates completing the subdivision and site preparation works by February 2019, and expects that Site 1 will be available for settlement around September 2019. This would allow the successful purchaser(s) valuable time to secure built form approvals, apartment presales and project finance.

We are inviting Respondent(s) to:

1. Demonstrate their experience and capability to deliver a world-class outcome in line with the Project Objectives, and their ability to work collaboratively with Government.
2. Provide a vision and design statement for the proposed development that:
 - a. demonstrates design excellence, world class sustainability standards, and an active and vibrant public realm;
 - b. enhances the proposed concept plan; and
 - c. enables the development of a great place for future residents, workers and visitors to live and thrive.
3. Outline a delivery program to ensure early activation of the station precinct through early delivery of buildings and public spaces close to the station.
4. Propose solutions and demonstrate the ability to deliver housing affordability, diversity and innovation to provide greater housing choice that meets the needs of the local community now and into the future.
5. Prepare a financial offer for the Property in line with the proposed sales structure and terms. The offer should present appropriate risk allocation.

EOI submissions must be received by 3pm (AEST) on Tuesday, 10 April 2018 at Landcom's office located at Level 14, 60 Station Street, Parramatta NSW 2150.

Contents

Overview	3
Contents	4
Executive Summary	5
The offering: Site 1 and Site 2	9
Location	11
About Landcom	12
About Transport for NSW (Sydney Metro)	12
A vision for Sydney Metro Northwest Places	14
Key sales terms	15
Planning and infrastructure delivery by Sydney Metro	16
Planning and infrastructure delivery by Landcom	17
Planning and infrastructure delivery by the successful purchaser(s)	17
Sales process timeline	18
Information package	18
Disclaimer	19
Data room access and enquiries	22



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Executive Summary

Address	75–81 Schofields Road, Rouse Hill NSW 2155
Legal Description	Proposed Site 1 and Site 2 in an unregistered plan of subdivision of part lots 13, 14 and 15 in Deposited Plan 1168129 and part lot 10 in Deposited Plan 1185116, being known as 75–81 Schofields Road, Rouse Hill.
Site Area*	Site 1: 16,300m ² Site 2: 26,960m ² Total: 43,260m ²
Gross Floor Area (GFA)*	<p>The following GFA is allocated as part of the anticipated State Significant Development Approval:</p> <p>Site 1: 37,000m² of GFA Site 2: 57,000m² of GFA Total: 94,000m² of GFA</p> <p>Out of the total GFA, around 9,000m² are dedicated to community, retail and commercial uses. The balance is residential GFA totalling around 1,100 dwellings.</p> <p>The State Significant Development Application is likely to be lodged by mid 2018. Draft Development Application documents are available in the EOI data room. Landcom and the Vendor anticipate that the development application will be approved before entry into the Transaction Documents with the successful purchaser(s).</p>
Indicative Concept	<p>The indicative concept plans are provided in the data room for illustrative purposes only and subject to planning approval.</p> <p>In addition to the program of uses outlined above, the successful purchaser(s) will deliver a network of inviting public domain spaces that include a town park of approximately 2,900m², new streets, plazas and pedestrian through site links.</p>

Zoning	Site 1: B4 Mixed Use Site 2: R3 Medium Density Residential and SP2 Drainage
Section 94 Contributions	The draft Cudgegong Town Centre section 94 contributions plans are provided in the EOI data room
Consent Authorities	Minister for Planning Department of Planning and Environment Blacktown City Council
GST	The sale is subject to GST
Entering into Transaction Documents	December 2018 (indicative)
Settlement of Site 1	September 2019 (indicative)
Settlement of Site 2	To be confirmed in the Transaction Documents
Method of Sale	<p>Stage One — Expressions of Interest Closes at 3 pm Tuesday, 10 April 2018</p> <p>Stage Two — Invitation to Tender Sale by tender for shortlisted groups likely to commence in July 2018</p>
Vendor's selling agents	<p>Colliers International</p> <p>Harry Bui +61 418 477 888 Guillaume Volz +61 404 887 717 Michael Sullivan +61 412 623 773</p>

* All sizes, areas and measurements are approximate.

Our vision is for a vibrant mixed-use place that creates a new benchmark for transit oriented development and a great place to live, work, shop and play. The proximity of the new station will offer great amenities and convenient services for residents, local workers, Metro customers and visitors.

Easy connections will integrate this new place to existing and future surrounding communities, including The Ponds and future mixed use development to the north of the Cudgegong Road Station.

This development will become an essential part of the future town centre with a range of housing typologies, community spaces, workspaces and retail destinations, all within walking distance.

Generous and well-defined public domain will enhance the liveability of the place with a permeable network of streets, pedestrian laneways, cycling connections, public plazas and a central park.

The buildings will be organised in various urban typologies and will offer attractive residential character with sweeping scenic views of the surrounding natural landscape and distant ridgelines.





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SITE 1

SITE 2

The offering: Site 1 and Site 2

OBJECTIVES

- To create a mixed use local centre and demonstrate commitment to design excellence and excellent sustainability standards.
- To deliver best practice transit-oriented outcomes and excellent walkability to facilitate mode shift to active and public transport.
- To deliver Affordable Housing that is targeted to very low, low, and moderate income earners in line with the definition within State Environmental Planning Policy (Affordable Rental Housing) 2009 and Landcom's Housing Affordability and Diversity policy.
- To deliver housing diversity, affordability and innovation to provide greater housing choice and meet the needs of the local community, now and in the future.
- To create an activated and vibrant public realm focused around the new metro station.

YIELD ANALYSIS

An indicative yield analysis has been undertaken by Bennett and Trimble showing a potential yield of around 1,100 apartments.

A design concept plan with a yield breakdown is likely to be lodged before mid 2018 through a State Significant Development Application that will aim at confirming a permissible GFA of approximately 85,000m² of residential uses and approximately 9,000m² of non-residential uses including retail, commercial and community spaces.

Respondent(s) should rely on their own investigations to confirm the potential development options.

SITE PARTICULARS

Approximate Site Area:

Site 1: 16,300m² + Site 2: 26,960m² = Total 43,260m²

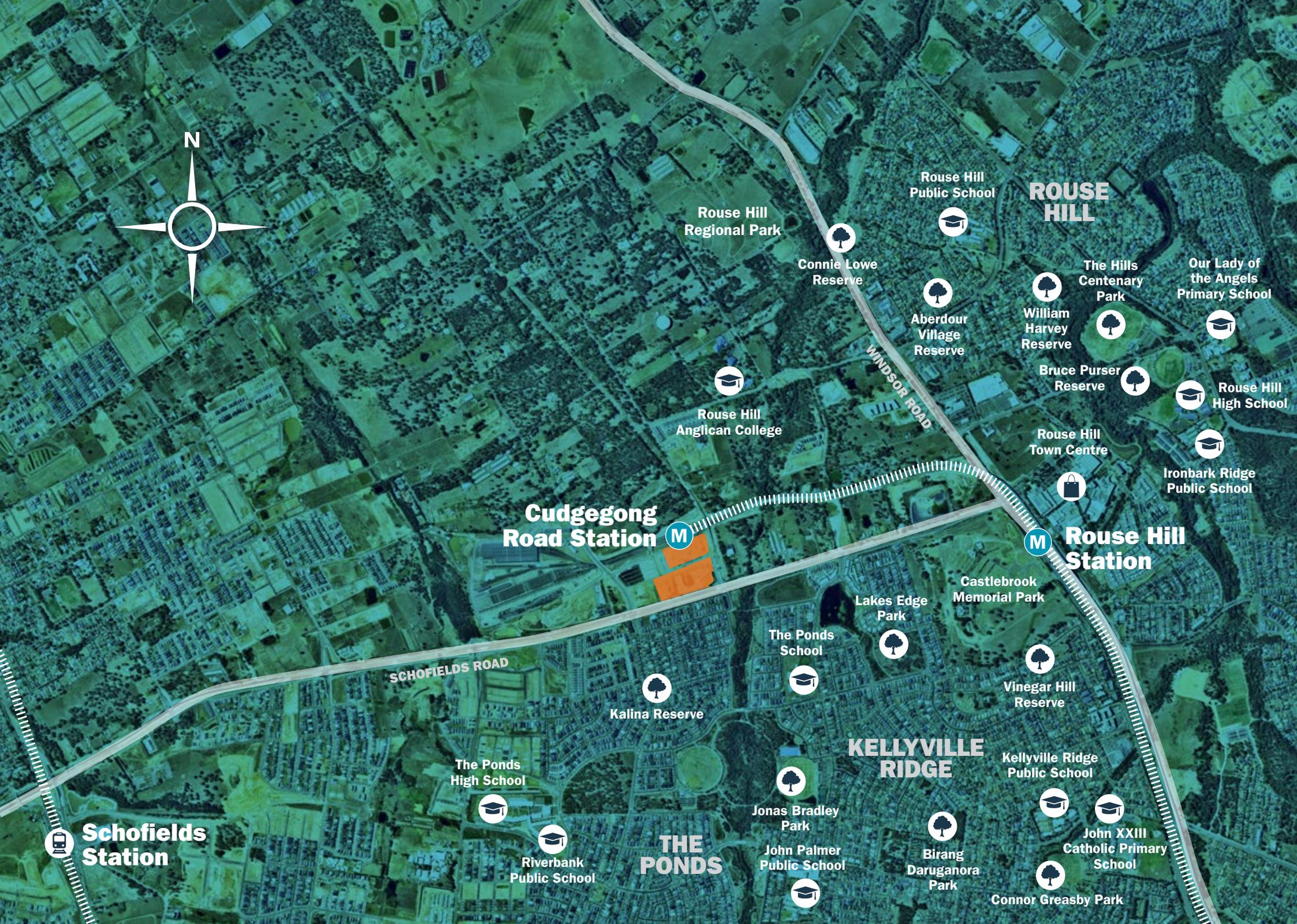
Zoning: B4, R3 and SP2 in accordance with Sydney Region Growth Centres SEPP 2006 controls, Blacktown Growth Centre Development Control Plan and Cudgegong Road (Area 20) Precinct Development Control Plan.

KEY SALE TERMS

The key sale terms can be located in Returnable Schedule 6 in the EOI document.

SECURITY

Security (which may include bank guarantee and other forms as appropriate), will be required to secure the successful purchaser(s) contractual obligations and milestones. Please refer to the EOI document for more information.



ROUSE HILL

Rouse Hill Public School



Rouse Hill Regional Park



Connie Lowe Reserve



Aberdour Village Reserve



The Hills Centenary Park



William Harvey Reserve

Our Lady of the Angels Primary School



Bruce Purser Reserve



Rouse Hill High School



Rouse Hill Anglican College



Rouse Hill Town Centre



Ironbark Ridge Public School



Cudgegong Road Station



Rouse Hill Station

Lakes Edge Park



Castlebrook Memorial Park



The Ponds School



Kalina Reserve



Vinegar Hill Reserve

The Ponds High School



KELLYVILLE RIDGE

Kellyville Ridge Public School



Jonas Bradley Park



John Palmer Public School



Birang Daruganora Park



John XXIII Catholic Primary School



Riverbank Public School



THE PONDS

Connor Greasby Park



Schofields Station



SCHOFIELDS ROAD

WINDSOR ROAD

Location

FROM CUDGEGONG ROAD STATION 2019 ONWARDS:

- 2 minutes to Rouse Hill Station
- 9 minutes to Norwest Station
- 13 minutes to Castle Hill
- 22 minutes to Epping Station
- 26 minutes to Macquarie University Station
- 37 minutes to Chatswood
- 57 minutes to Wynyard (via Chatswood)

FROM CUDGEGONG ROAD STATION 2024 ONWARDS:

- 41 minutes to Crows Nest Station
- 43 minutes to Victoria Cross Station (North Sydney)
- 46 minutes to Barangaroo Station
- 48 minutes to Martin Place Station
- 50 minutes to Pitt Street Station
- 52 minutes to Central Station
- 54 minutes to Waterloo Station
- 59 minutes to Sydenham Station

Times are taken from the Sydney Metro Website and are indicative only. www.sydneymetro.info

The Cudgegong Road Station precinct is a fast growing and increasingly sought after residential development location in Sydney. Residential projects in the area have been in demand given the delivery of transport infrastructure.

The Cudgegong Road Station South sites are positioned to capitalise on the following opportunities:

- All future buildings within this development will be between 50 to 350 metres from the metro station entry;
- Easy access to Schofields Road and Windsor Road;
- Nearby Rouse Hill Town Centre offers al fresco dining, great shopping, entertainment and outdoor play areas for children;
- Access to excellent outdoor recreation facilities, including parks, sporting and recreational facilities and lakes at The Ponds, Rouse Hill Farm and the future revitalisation of Second Ponds Creek;
- Access to numerous and diverse employment opportunities along the Sydney Metro Northwest line (opening in the first half of 2019), including Bella Vista, Norwest, Castle Hill, Epping, Macquarie Park and Chatswood, all within 40 minutes, and North Sydney and Sydney CBD within 60 minutes;
- When stage 2 of Sydney Metro opens in 2024, the journey to Martin Place will take just around 48 minutes from Cudgegong Road Metro Station.

About Landcom

We are the NSW Government's land and property development organisation.

Our role is to develop, enable and demonstrate new homes and neighbourhoods across NSW, through leadership and partnerships.

Our vision is to deliver city shaping projects that create more affordable, vibrant, connected and sustainable places to live.

Our ambition is to increase the supply and diversity of housing choices, and increase opportunities for people to own their own home.

Landcom is a state owned corporation (SOC) and is governed by a Board of Directors. Landcom reports to a Portfolio Minister (Minister for Planning) and two Shareholder Ministers (Treasurer and Minister of Finance and Services).

To help deliver on the NSW's Government's housing affordability and broader urban management objectives, our three strategic directions are:

- **Housing:** increase the affordability, supply and diversity of housing.
- **Partnerships:** partner with others to unlock development opportunities and improve delivery.
- **Leadership:** demonstrate excellence in sustainable development and planning practice.

Landcom acts as the master developer on strategic and complex projects on vacant land and established sites to deliver social, economic and environmental benefits to the people of New South Wales.

For more information on Landcom please visit www.landcom.com.au

About Sydney Metro

Sydney Metro is Australia's biggest public transport project.

Services start in the first half of 2019 in Sydney's North West: 13 metro stations between Rouse Hill and Chatswood will be serviced by new metro trains every four minutes in the peak in each direction.

In 2024, Sydney Metro will be extended under Sydney Harbour, through new underground stations in the CBD and beyond to Bankstown — altogether delivering 31 metro stations and 66km of new metro rail.

Under the Sydney CBD, Sydney Metro will be able to operate a new metro train every two minutes in each direction – bringing Sydney in line with other great global cities.

The \$20 billion-plus Sydney Metro program of works will transform the way Australia's biggest city travels, helping shape its future.

This new mass transit system will evolve with the city it will serve — cutting travel times, reducing congestion and delivering major economic and social benefits for generations to come.

Metro rail means a new generation of fast, safe and reliable trains easily connecting customers to where they want to go. Customers won't need timetables — you'll just turn up and go.

New metro rail will make it easier and faster to get around Sydney, boosting economic productivity by bringing new jobs and new educational opportunities closer to home.

With customers at the centre of all design decisions, stations will be quick and easy to get in and out of; trains will be fast, safe and reliable; and technology will keep people connected at every step of the journey.

The Sydney Metro Delivery Office within Transport for NSW is responsible for the delivery of this world-class railway. The delivery office works across government, with key stakeholders like local councils and with the community to deliver the largest urban railway infrastructure project in Australian history.



The biggest urban rail project in Australian history >

A vision for Sydney Metro Northwest Places

Landcom and Sydney Metro are working in partnership on the long term master planning and development of the land surrounding seven new Sydney Metro Northwest stations. This program is called Sydney Metro Northwest Places.

Through this partnership, Landcom and Sydney Metro will facilitate delivery of vibrant and well-designed places that maximise the benefits for current and future communities.

As the developable land within each project ranges in size, each project offers different development opportunities for current and future communities. To deliver vibrant and well-designed places that maximise the benefits of the new metro system, each masterplan will respond to the unique character, identity and location of that project site.

This program aims to capture the opportunities created by the \$8.3 billion public transport project, which is currently under construction and due to open in the first half of 2019.

Landcom and Sydney Metro are working with stakeholders to build a legacy for future generations in North West Sydney and are collaborating with Transport for NSW, the Department of Planning and Environment, local councils, other government organisations, industry, businesses and the local community, to plan and deliver diverse housing solutions, retail and employment opportunities and associated infrastructure for each project.

By integrating best practice transit-oriented development with innovative and sustainable urban design, Landcom and Sydney Metro are contributing to the creation of dynamic urban centres built around a world class transport link.

The Sydney Metro Northwest Places Program will aim to facilitate delivery of:

- early activation around the station precincts to ensure they will be safe and vibrant after opening in the first half of 2019;
- mixed use precincts that are active and walkable, and that capitalise on the fast and frequent connections provided by the new metro system;
- attractive and well-designed public spaces and buildings;
- creative, affordable and diverse housing solutions;
- infrastructure to support the long term growth of the corridor; and
- economic development to help stimulate the local economy, attract long term investment and provide a diverse range of jobs.

For more information on the Sydney Metro Northwest Places please visit www.landcom.com.au/places/sydney-metro-northwest





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Key sales terms

Through the call for Expression of Interest and Invitation to Tender, Landcom and the Vendor will seek to select the best proposal. A design excellence process will be implemented during and after the sales process.

Once the successful purchaser(s) is selected, Landcom and the Vendor will ensure Project Objectives and outcomes will be met by the successful purchaser(s). This will be documented in the Transaction Documents.

More information about key sales terms is provided in the EOI document.

Planning and infrastructure delivery by Sydney Metro

SYDNEY METRO NORTHWEST INFRASTRUCTURE DELIVERY

Sydney Metro Northwest is the first part of the TfNSW metro network and is the first fully-automated metro rail system in Australia. TfNSW has established the Sydney Metro Delivery Office to deliver the Sydney Metro Northwest project, previously known as North West Rail Link.

INFRASTRUCTURE AND PRECINCT WORKS UNDER THE OPERATIONS, TRAINS AND SYSTEMS (OTS) CONTRACT

Sydney Metro awarded in 2014 the Operations, Trains and Systems (OTS) contract to Northwest Rapid Transit (NRT) consortium.

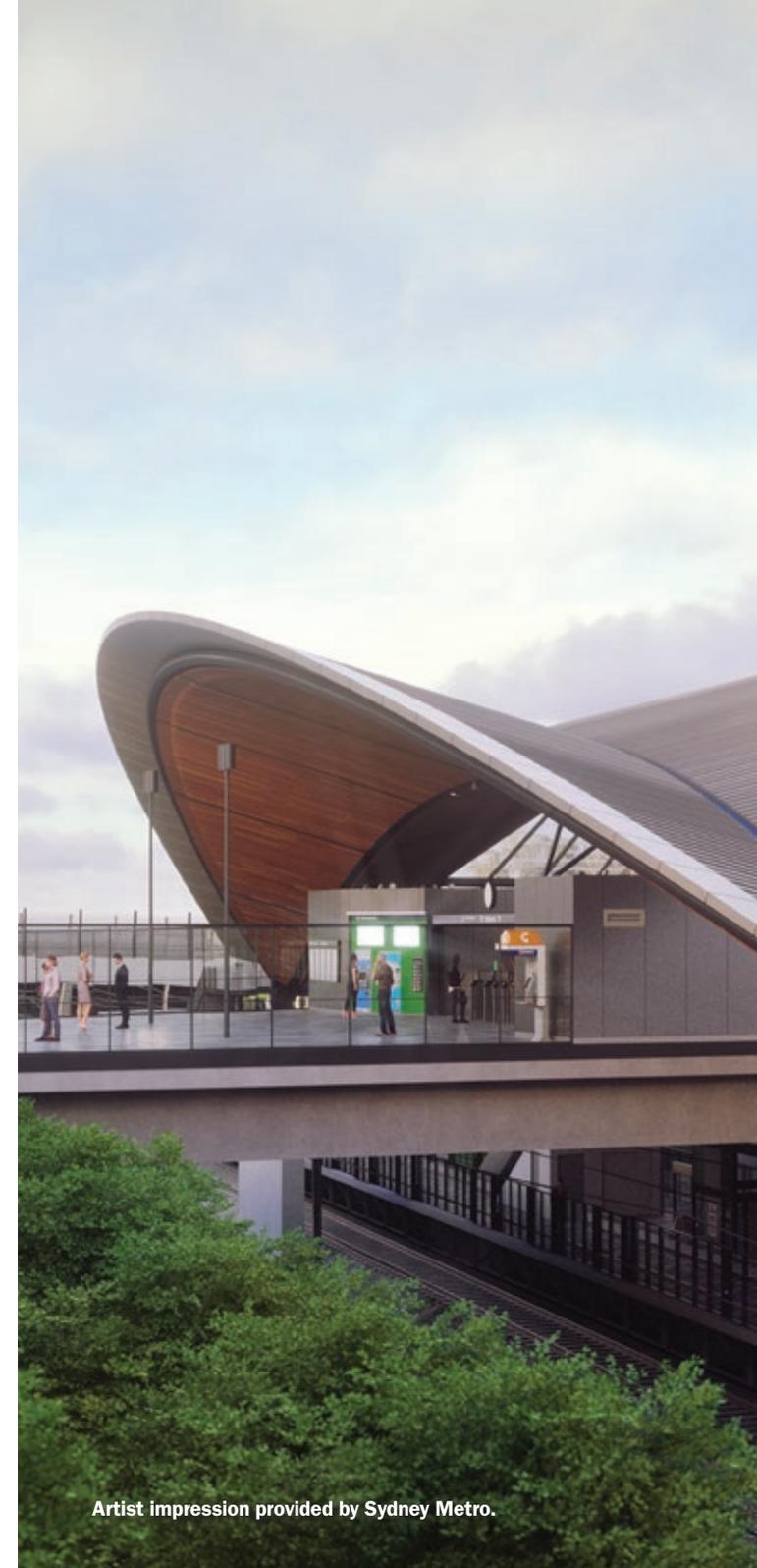
Under the OTS contract, NRT will deliver the metro stations, the rolling stock and systems, the Sydney Metro Train Facility, the commuter car parks, precinct access roads, public domain, and pedestrian and cycling facilities essential to the functioning of all the stations.

Under the OTS contract, NRT will operate the metro system and maintain the metro infrastructure for 15 years. Landcom, or the successful purchasers of the superlots will aim to facilitate the delivery of the balance of the roads and infrastructure necessary to service the superlots.

At Cudgegong Road Station, Sydney Metro and NRT are delivering:

- Street to the south of the station running east-west connecting Tallawong Road and Cudgegong Road;
- Street to the north of the station running east-west connecting Cudgegong Road and the precinct;
- The commuter car park;
- Street running north-south to service the car park and across the rail corridor, parallel to Cudgegong and Tallawong Road, connecting internal precinct streets; and
- Street to the south of the precinct running east-west connecting Tallawong Road and Cudgegong Road and servicing the commuter car park.

NRT will provide precinct utility works (excluding sewer) in the new precinct access streets which have been sized in consideration of expected development of the adjoining superlots around the station. More information on precinct servicing is provided in the EOI data room.



Artist impression provided by Sydney Metro.



Planning and infrastructure delivery by Landcom

CUDGEGONG ROAD STATION PRECINCT WORKS

At the time of sale, a large proportion of the public domain and servicing infrastructure will have been delivered by the Vendor through the Sydney Metro project works.

Landcom plans to deliver additional public domain and infrastructure works to enable the interim activation of the precinct. This may include the delivery of permanent pedestrian and cyclist paths and the northern portion of the future town park. More information will be provided in the EOI data room.

LANDCOM'S STATE SIGNIFICANT DEVELOPMENT APPLICATION

Landcom, with the Vendor's consent, will aim to lodge a Concept Masterplan State Significant Development Application (SSDA) to the Department of Planning and Environment. The concept SSD application is likely to be made under Section 83B of the Environmental Planning and Assessment Act 1979. The SSDA is expected to be lodged by mid 2018 and determination is expected in the second half of 2018.

Further information, including the Request for Secretary's Environmental Assessment Requirements and the draft SSDA reports are provided in the EOI data room.

Planning and infrastructure delivery by the successful purchaser(s)

DEVELOPMENT APPLICATION

The successful purchaser(s) will be responsible for the preparation and lodgement of the detailed development applications for their scope of work on Sites 1 and 2 and the precinct and public domain works referred to below, within 9 months from entering into the Put & Call Option Deed. The purchaser(s) must obtain Landcom's and the Vendor's approval to their development application.

PRECINCT AND PUBLIC DOMAIN WORKS

The successful purchaser(s) will be responsible for the detailed design, approval and delivery of the public domain within Sites 1 and 2 which includes:

- the new town park;
- all new streets, laneways, pedestrian and cycle paths, landscaping and public connections;
- all necessary lead-in works, such as sewer extension. The purchaser will be able to build on the concept approval to ensure the network capacity is sufficient to service the future land uses;
- Additional pedestrian crossings where appropriate.

DELIVERY TIMING — SITE 1

- In order to ensure early activation, Landcom and Sydney Metro expect the successful purchaser(s) to deliver the buildings and public domain on Site 1 as soon as practical. Milestones and conditions will be documented in the Transaction Documents.

Sales process timeline

TIMELINE: EXPRESSION OF INTEREST & INVITATION TO TENDER

EOI Campaign	Closing 3pm (AEST) Tuesday 10th April 2018
EOI Briefing	Possible briefing in March 2018
EOI Assessment Period by Landcom and Transport for New South Wales	April to June 2018
Invitation to Tender Release	July 2018 (indicative)
Entering into Transaction Documents	December 2018 (indicative)
Settlement of Site 1	September 2019 (indicative)

Information package

A significant package of information is provided to assist the Respondent(s) with assessing the potential development options for the site during the Expressions of Interest stage.

Instructions and conditions are set out in the EOI document. Respondent(s) may gain access to the Data Room through a registration process and entry into a Confidentiality and Process Deed Poll. Please contact Colliers International for registration details.

ENQUIRIES

Please direct all enquiries and requests about the Property, the EOI and generally about the Project via the Q&A facility available in the Data Room.

Please note that due to the sites being under NRT's possession and works being performed on site, site inspections will not be possible at this time. As such, no parties are permitted to access the land under NRT control at any time during this process.

BRIEFING

Colliers International, Landcom and Sydney Metro may organise a briefing for potential Respondent(s) who have registered and entered into the Confidentiality and Process Deed Poll.

Disclaimer

This Expression of Interest has been prepared to the best of the knowledge and belief of Landcom and the Vendor. It comprises statements of intent and opinion, many of which, while based on reasonable assumptions, may or may not be realised or accurate.

To the maximum extent permitted by law, the Vendor, Landcom and its related bodies corporate, agents, employees, officers and consultants are not liable for any loss, damage, cost or expense (whether direct or indirect and including without limitation any liability arising from fault or negligence) incurred by you as a result of your reliance on any incorrect or misleading information or a failure by the Vendor or Landcom to disclose information whether in connection with this document or at any other time. No obligation is imposed on the Vendor or Landcom to advise you or any other recipient of any future information of which it becomes aware or any change to, or any error in, the information contained in this Expression of Interest.

The information in this Expression for Interest and the information and reports made available in connection with this Expression for Interest are for general informative purposes only. This Expression for Interest does not constitute an offer or contract for sale or any part of contract for sale. Any information and reports may be subject to statutory and legal requirements, legal documentation and various approvals. The Vendor and Landcom have made the

information and reports available in good faith, but do not warrant their accuracy, completeness or suitability for your particular use or transaction. Any proposed concepts, details and proposed project or financial outcomes may vary from time to time due to external factors.

All sizes and measurements in this Expression of Interest are approximate only and Respondents should make and rely on their own enquiries as to the accuracy of the sizes and measurements.

No information, disclaimer, statement of rights or obligations or any other limitation or restriction contained in this Expression of Interest is intended to inform, or should be read as informing, any person of their legal rights in respect of the information contained in this Expression of Interest.

Respondents must seek their own personal legal, financial and other advice, and must rely entirely on their own enquiries about all aspects of this project and Expression of Interest including whether and how to participate and the likely outcomes and effects.



Artists impression of Windsor Rd bridge provided by Sydney Metro.

Data room access and enquiries



All enquiries during the Expression of Interest period until its closing date must be directed to the exclusive agents.

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0418 477 888
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Guillaume Volz
National Director
0404 887 717
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Michael Sullivan
Senior Executive
0412 623 773
michael.sullivan@colliers.com

This EOI process is governed by the terms and conditions as set out in the Expression of Interest document contained in the EOI Data Room. Access to the data room will be organised through the sales agents and granted to qualified parties only.

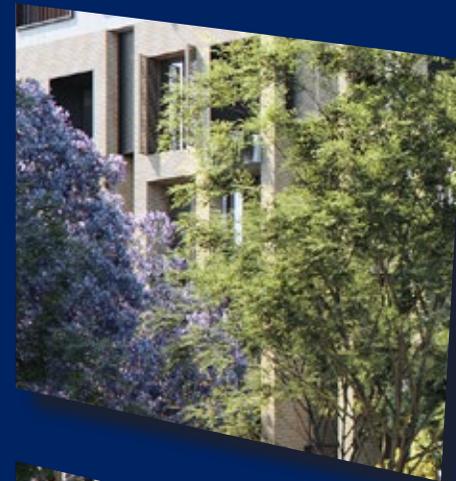


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