

Stage 2 Unsolicited Proposal

The Government has agreed that the proposal described below, in concept form, is of sufficient interest to warrant further development and progression to a more defined project. The Government has not committed to the proposal.

Proponent: Celestino Developments SSP Pty Limited

Proposal Title: Sydney Science Park, Sydney Metro-Western Sydney Airport Metro Station (SSP Metro Station)

Proposal Description:

The Sydney Science Park development site is in the Northern Precinct of the Western Sydney Airport Priority Growth Area. The site was rezoned in 2016 to predominantly mixed land uses.

The proposal seeks to provide the NSW Government with the land required for a Sydney Metro-Western Sydney Airport rail corridor and metro station at Luddenham, as identified in the NSW Government's station location announcement on 13 September 2020.

Additionally, Celestino proposes that the NSW Government establish a footprint within the Sydney Science Park (SSP) through the development of fully serviced commercial land for strategic government purposes.

Potential Public Benefits:

The proponent has nominated the following potential public benefits:

- A new metro station will improve connectivity and reduced commuter travel time to the Northern Precinct of the Western Sydney Airport Priority Growth Area.
- The Sydney Science Park is expected to see significant activation by 2026. A new metro station at Sydney Science Park will help attract vital employment, education, and residential activity.
- A metro station at Sydney Science Park will provide residents of the Western Parkland City with access to education, recreation, and knowledge-intensive jobs. It will also enable convenient access to the wider Sydney rail network.
- A metro station at the Sydney Science Park will accelerate activation of the Northern Gateway Precinct and connect several major strategic economic centres located along the Sydney Metro Western Sydney Airport line

The benefits of the proposal will need to be further quantified and compared against costs as part of a financial analysis and economic assessment, which will be completed as part of the Stage 2 assessment.

Justification for Progress to Stage 2:

The proposal, in concept form, has the potential for a subsequent Detailed Proposal to satisfactorily meet each of the assessment criteria if progressed to Stage 2.

As the sole owner of the SSP site, the proponent is uniquely positioned to deliver an integrated and activated commercial and transport precinct. Any land required for a rail corridor and metro station within the SSP would have to be acquired from Celestino.



The proposal has the potential to support multiple objectives of Western Sydney City Deal relating to connectivity, jobs for the future and skills and education.



Stage 2 Governance:

A Proposal Specific Steering Committee has been established as follows:

- Western Parkland City Authority
- Department of Premier and Cabinet (Chair)
- NSW Treasury
- Transport for NSW
- Sydney Metro

At the end of Stage 2, the Steering Committee will make a recommendation to the Government on whether or not to proceed to Stage 3.

An Assessment Panel has been established and will report to the Proposal Specific Steering Committee:

- Western Parkland City Authority (Chair)
- Department of Premier and Cabinet
- NSW Treasury
- Sydney Metro

The Assessment Panel will be supported by a range of commercial, technical and legal advisors.

Probity Advisor:

Andrew Marsden
Partner
O'Connor Marsden
T: 1300 882 633
E: amarsden@ocm.net.au