

Bradfield City's University Precinct

Call for University and Industry
Co-location Partners
Expressions of Interest

Information memorandum

Proudly part of Bradfield City



Acknowledgement of Country

Aboriginal people have had a continuous connection with Country from time immemorial, caring for and living in deep alignment with our landscape.

Western Sydney is home to the highest urban population of Aboriginal people in Australia. Diverse, strong and connected Aboriginal communities have established their families in this area for generations.

We acknowledge that Bradfield City sits on D(h)arug land. We also acknowledge the Dh(th)arawal, Gundun(gur/a)ra peoples who also have custodial care obligations for the broader Western Sydney area, and others who have passed through this Country for trade and care purposes.

Ensuring that Aboriginal communities, their culture and obligations for Country are considered and promoted is vital for creating a future where deep history and future opportunity come together. A unique opportunity exists to establish a platform for two-way knowledge sharing, elevating Country and learning from cultural practices to create a truly unique and vibrant place for all.

At Bradfield City we are committed to designing with Country in partnership with First Nations peoples, ensuring that cultural knowledge, caring for Country and lived connection inform the future of this land for generations to come.



GARUNGARUNG MURRI MURRI NURU
(BEAUTIFUL GRASS COUNTRY)
Artwork created by Dalmarrri artists
Jason Douglas and Trevor Eastwood for
Bradfield Development Authority.



66

This is an exciting opportunity for a university to locate itself in the heart of a new globally connected city which is well on its way to becoming a hub for future focused industries.

Bradfield is being built for what's next, so it's uniquely placed to help educate and foster the future innovators and visionaries.

– Paul Scully, NSW Minister for Planning and Public Spaces



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The Opportunity

Education, research and industry in Australia's first new city in 100 years

University Precinct, Bradfield City

CBRE, on behalf of Plenary, is pleased to present a unique opportunity within the City Precinct – an opportunity to establish a university campus precinct which is to commence operations at the start of 2030. Positioned at the core of the Western Sydney Aerotropolis, this emerging precinct offers an opportunity to co-create a purpose-built education and research precinct, integrated with industry and advanced manufacturing facilities; all with complementary retail amenity in the immediate vicinity.

The opportunity provides the education partner with flexible, contemporary facilities designed to support collaboration between academia, industry and government, fostering innovation and the real-world application of research. Located adjacent to the Bradfield Metro Station and moments from Western Sydney International Airport, the campus will benefit from exceptional connectivity, access to key infrastructure, and proximity to a rapidly growing employment and innovation hub, supporting long-term institutional growth and engagement within one of Australia's most significant new economic centres.



The Opportunity

A foundational university and industry co-location opportunity

Invitation to collaborate

Western Sydney represents one of Australia's largest and fastest-growing talent pools, underpinned by a strong manufacturing heritage and a vibrant, diverse community. The region produces up to 9,600 STEM graduates annually and is home to a young and multicultural population, established Indo-Pacific communities, and approximately one-third of Sydney's skilled manufacturing workforce. Western Sydney offers deep capability across engineering, trades, logistics and advanced manufacturing, reinforced by more than 170 years of heavy engineering and industrial expertise.

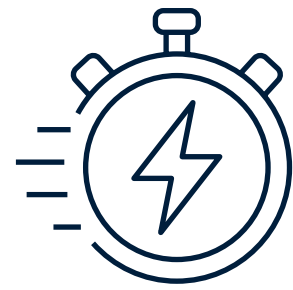
Plenary has commissioned global architectural studio, Hassell, to create the built form concept for the university precinct. The concept may be refined to meet the occupier's specific requirements, which may be undertaken in collaboration with Hassell or with the occupier's nominated architect.



The Opportunity

Early mover advantage

Shape the future of education and research in Western Sydney with a bespoke facility that is tailored to university and student requirements.



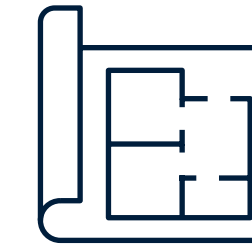
High quality urban environment

Part of a next-generation city with world-class spaces, amenity and infrastructure.



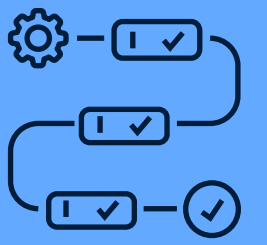
Master planned city

People and amenity are put first in a city that promotes open space, wellness and sustainable communities.



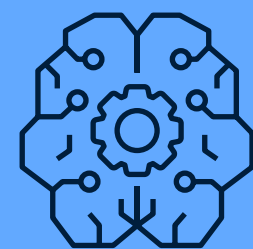
Built for collaboration

Flexibility to design floorplates of varying size for laboratory, teaching or workplace uses.



Innovation ecosystem

Join an emerging education and industry ecosystem that drives innovation, research and employment growth.



Globally connected

Easy transport interface with the state-of-the-art 24/7 Western Sydney International Airport, M12 to M7 Motorway, and Sydney Metro linking to Greater Sydney.



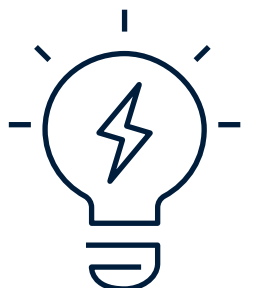
Prime city location

Three minute walk to the Bradfield Metro Station and adjacent to the Advanced Manufacturing Readiness Facility (AMRF), childcare centre and destination food & beverage venue.



Development ready

Fully serviced land, including power, potable and recycled water, sewer, and communications infrastructure. Develop with Plenary – an experienced education precinct developer.



Executive Summary

Address	215 Badgerys Creek Rd, Bradfield NSW 2556
Interest	100% Leasehold
Location	Bradfield City, City Precinct 200m direct walk to Bradfield Metro Station (3 minute walk) 5 minute, one-stop Metro ride to Western Sydney International Airport (10 minute drive)
Description	University and industry collaboration precinct that may be delivered in two stages to allow the campus to grow with the city. Central landscaped public domain connecting walkable campus destinations, enhancing accessibility and the relationship to the wider City.
Site Area / Net Lettable Area (NLA)	Site area: 8,800m2 NLA: 10,000m2 (minimum initial commitment) up to 27,000m2 through initial commitment or expansion
Permitted Use	Class 9b education space, Class 5 commercial space, laboratory space or any other purpose(s) or use(s) permitted by law
Sustainability / ESD	Green Star: 5 star Green Star Buildings and 5 star Green Star Communities rating NABERS: Energy 5.5 star, Water 5 star
EOI Close	International Expression of Interest closing 7 August 2026 at 4.00pm (AEST).
Contacts	CBRE: Liz Crotty Phone: +61 410 440 438 Email: Liz.Crotty@cbre.com

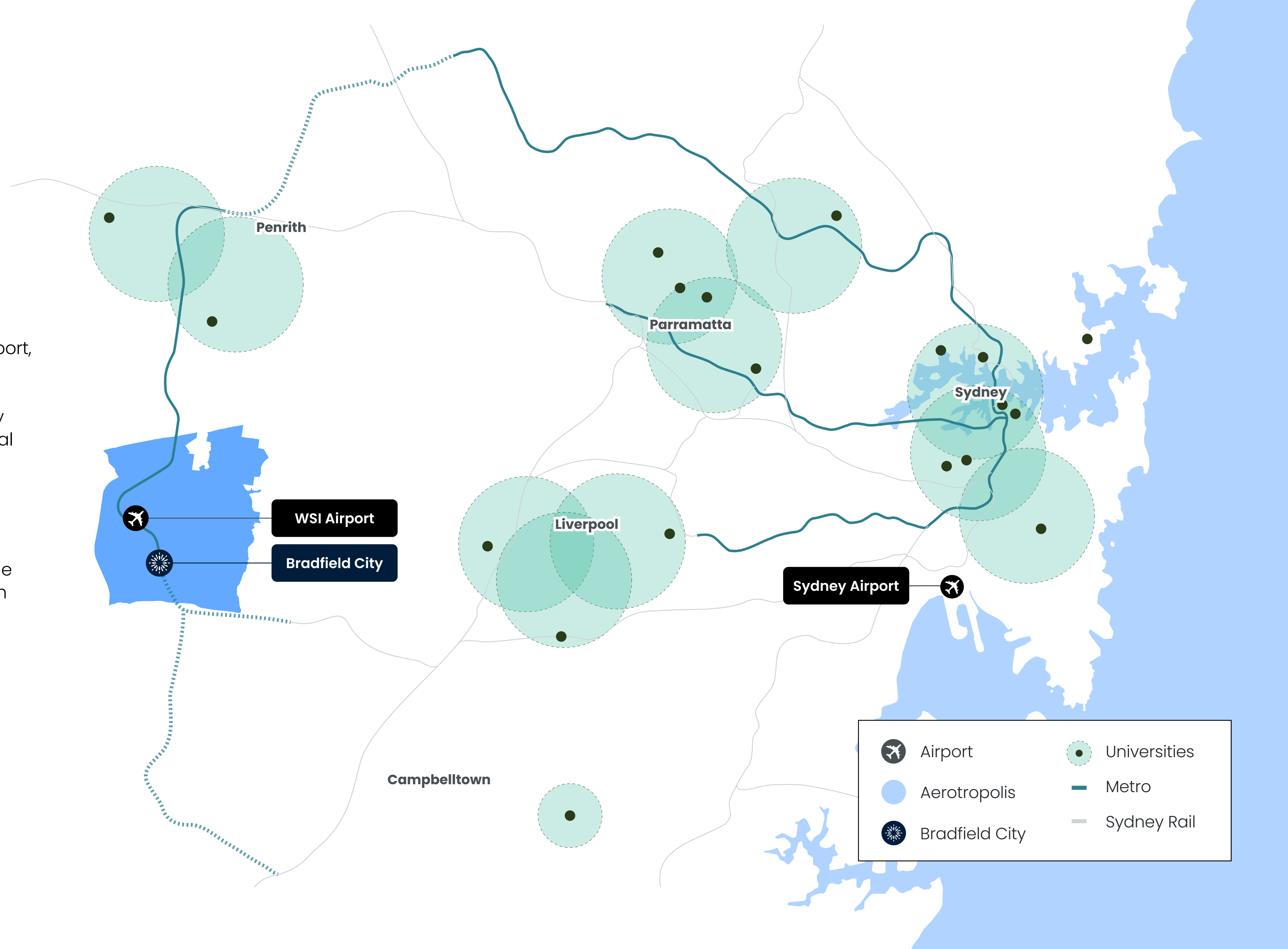


Location Overview

Western Sydney Aerotropolis

Propelled by significant Australian Government investment in the new airport, along with the Sydney Metro – Western Sydney Airport line and supporting road infrastructure, the Western Sydney Aerotropolis is set to become the central economic hub of Western Sydney, strengthening connections to Greater Parramatta and the Sydney CBD.

It will deliver more than 200,000 new jobs across key precincts by 2056, while supporting strong connectivity through public infrastructure and promoting a highly liveable, sustainable urban environment with a focus on a cooler, greener city.

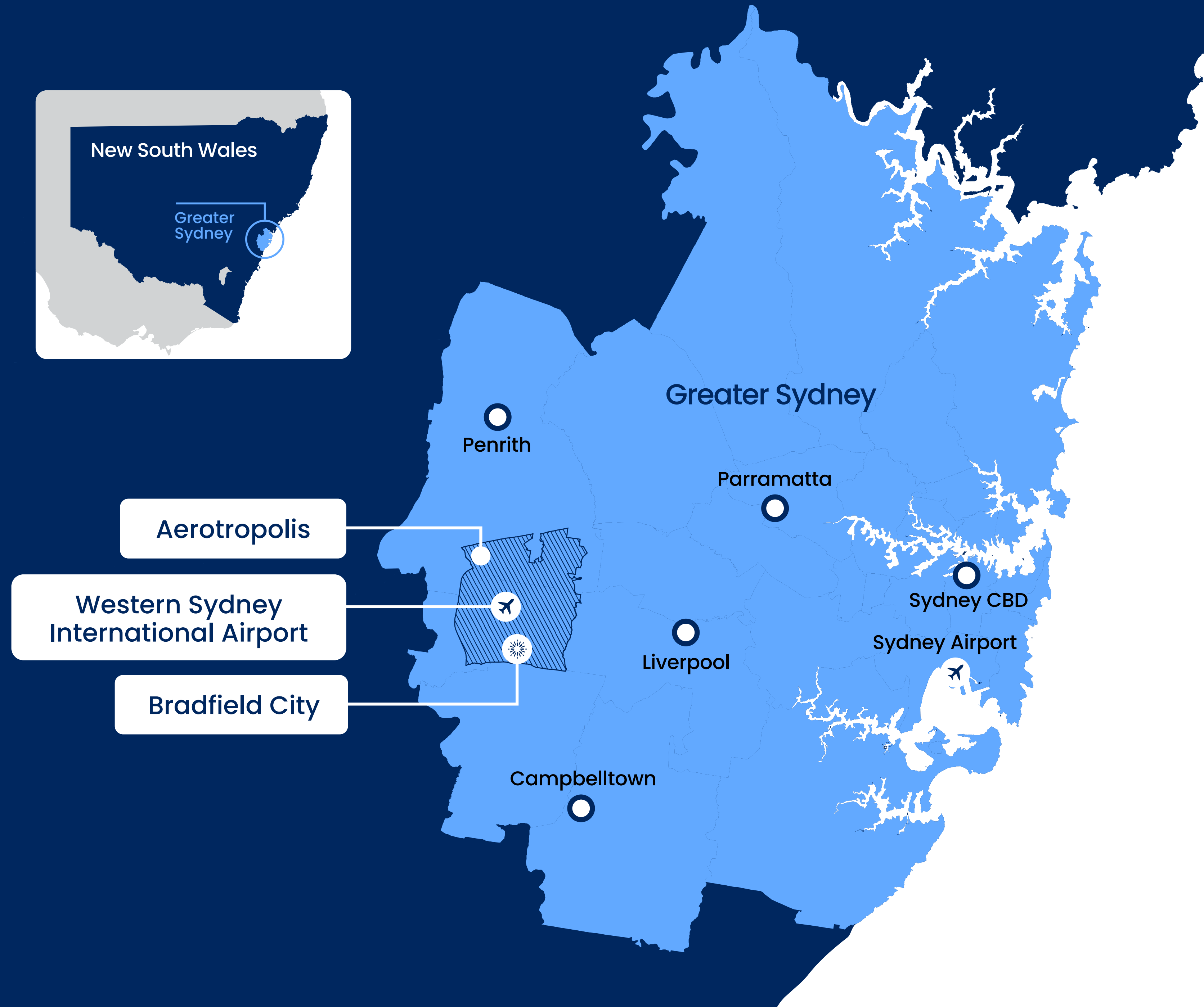


Location Overview

Bradfield City is the epicentre of growth in NSW

Bradfield City is set to become the focal point of the Western Sydney Aerotropolis and Sydney's third official CBD. Strong government commitment to its successful delivery is reflected in major infrastructure investment, including the delivery of the Sydney Metro – Western Sydney Airport line through to Bradfield City, reinforcing its position as a highly connected, transit-oriented hub.

Surrounded by \$28 billion in government infrastructure investment, Bradfield City is set to change the economic landscape of the region by generating more than 20,000 jobs and delivering 10,000 new homes, creating major economic opportunities. To harness these opportunities, establishing an industry-connected research university in the core of Bradfield City is essential.

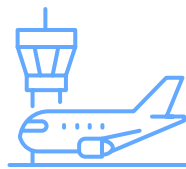


A connected and future ready location



Credit: Western Sydney International Airport

Curfew free Western Sydney International (Nancy-Bird) Airport



Cargo flights commencing July 2026, passenger flights from October 2026

24/7 freight terminal that will enable delivery of goods to customers anywhere in the Indo-Pacific within 14 hours

Initial airport airfreight capacity of ~220,000 tonnes p.a. set to quickly scale toward ~300,000 tonnes.

24/7 passenger flights serviced by Qantas, Jetstar, Singapore Airlines, and Air New Zealand



Artist's impression. Credit: Transport for NSW

Bradfield Metro Station



Connecting Bradfield City to existing suburban railway station in 20 mins

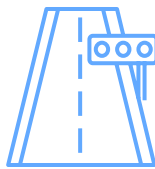
Connecting to WSI Airport in 5 mins

Services every 3 – 5 minutes



Credit: Transport for NSW

M12 Motorway



New \$2 billion toll free motorway opened March 2026

Providing access from other areas of Greater Sydney, directly into the Aerotropolis

Connecting to the M7, M5, M4 and M2 Motorways for seamless travel

Location Overview

Artist's impression



Future Residential
2min / 200m

Affordable housing
1min / 90m

Priority
projects to be
developed by
Plenary

Student Accommodation
3min / 200m

Supermarket
2min / 180m

University Precinct

Commercial
2min / 170m

Childcare
1min / 90m

B
Bus Stop
1min / 50m

Food & Beverage
1min / 60m

M
Bradfield Metro Station
3min / 200m

Central Park
3min / 250m

AMRF Second Building
1min / 90m

Catalyst
projects with
NSW Government
investment
NSW
GOVERNMENT

AMRF First Building
2min / 180m

Catalyst projects with NSW Government investment



AMRF Manufacturing Hall in First Building

First Building (AMRF Facility 1)

Status: Complete and operational

The Advanced Manufacturing Readiness Facility (AMRF) is open and operating from within Bradfield City's First Building and is the industrial catalyst for advanced manufacturing in Australia, enabling businesses to increase productivity, adopt advanced technologies and scale production with confidence.



Artist's impression of Second Building

Second Building (AMRF Facility 2 and Semiconductor Advanced Packaging Facility)

Status: Completion in 2028

The AMRF will establish a national capability in semiconductor packaging, which will support local industry and research to develop and manufacture cutting edge semiconductor devices in NSW in critical sectors such as aerospace, renewables, medtech, quantum, defence, and telecommunications.

The Second Building commences construction in 2026.



Artist's impression of Central Park

Central Park

Status: Completion in 2028

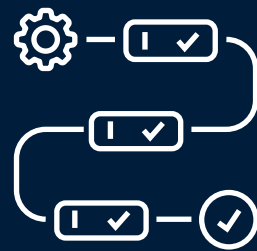
Located on the way to the University Precinct from the Bradfield Metro Station, Central Park will be a place for people to gather, play and relax. It will include:

- Two hectares of open space
- 65% tree canopy cover
- Designed with Country
- Gathering Ground for cultural and community events

Plenary Group develops in partnership with universities



Global infrastructure and property business, focused on long-term partnerships



Project originator, developer, manager and long-term equity investor



Dedicated team of property and infrastructure professionals based in Australia



Experienced partner for governments and universities globally



Extensive experience in transformative precinct developments



La Trobe University Bundoora Clinical Teaching, Bundoora, Vic



Khalifa University Student Accommodation, Abu Dhabi, UAE



UC Merced, California, USA

Established
2004

Global office
locations
14

Employees
350+

Total project
capitalisation
\$97bn

Total assets under
management
91

Bradfield priority projects to be developed by Plenary



Artist's impression. Credit: Bradfield Development Authority

Food and Beverage Venue

Status: Completion in 2028

1,500m2 destinational food and beverage venue that includes a children's playground, function space and car parking. A through-site link will connect the University Precinct to Central Park.



Artist's impression. Credit: Bradfield Development Authority

Affordable Housing and Childcare

Status: Completion in 2029

145 affordable housing dwellings spread across two towers that sit directly to the south of the University Precinct. Accommodation is for key workers, who will be the first residents of Bradfield City.

A 100 place childcare will be operated at the ground plane of the affordable housing development, immediately south of the University Precinct.



Artist's impression. Credit: Bradfield Development Authority

Commercial and Retail

Status: Completion in 2030

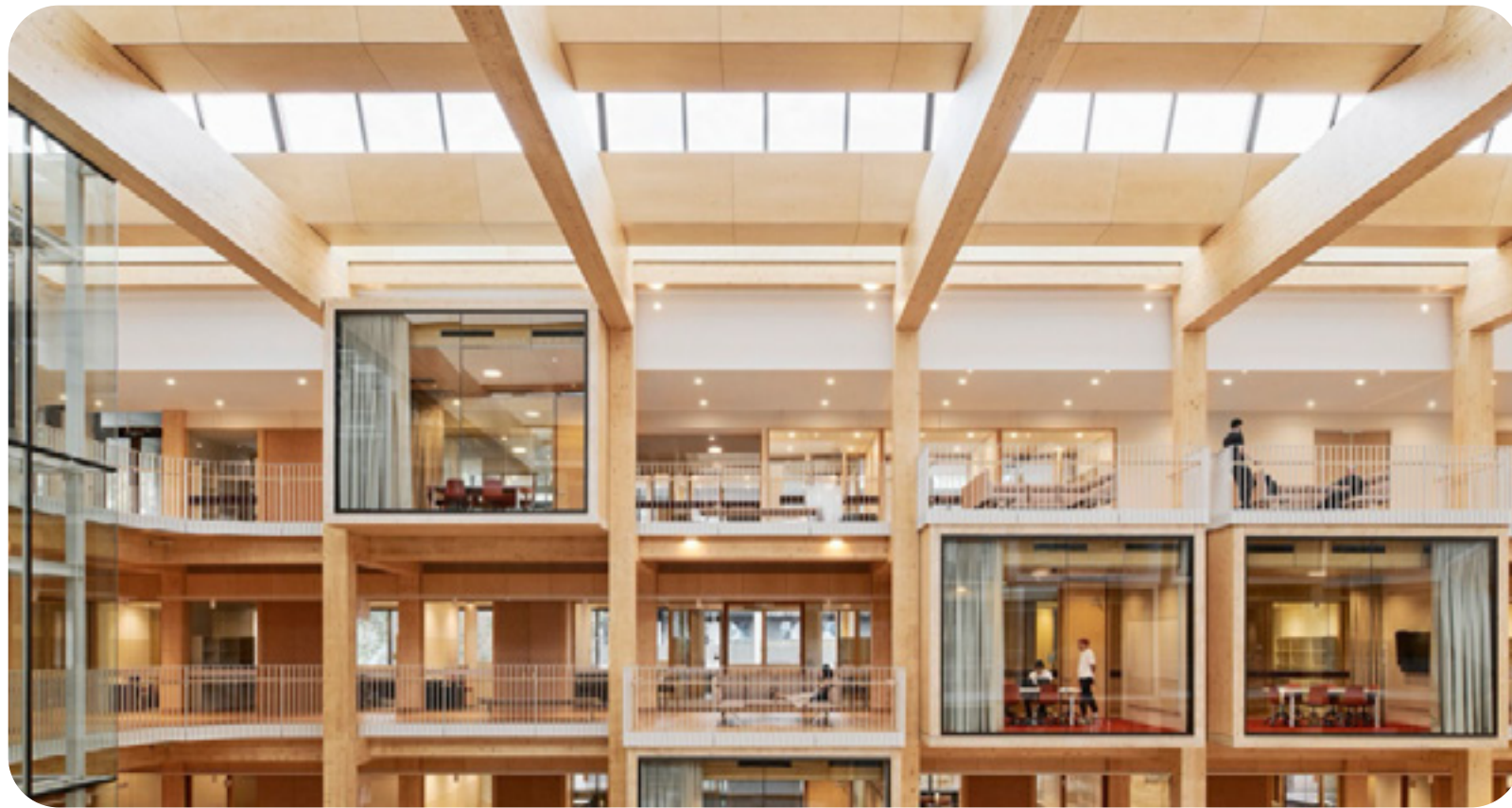
- Future stages include commercial, purpose-built student accommodation, a hotel, supermarket and further residential.
- The commercial and retail uses are envisaged to be situated between the University Precinct and the Bradfield Metro Station.

University Precinct

A truly bespoke opportunity to build on a concept design by Hassell Studio

An opportunity to foster excellence in education by providing a vibrant, engaging and active campus that people want to be part of. The Bradfield City University Precinct will help attract international talent and enable the university and its partners to stand out in an increasingly competitive market.

Hassell Studio, an award-winning architectural practice with deep experience in the education sector, has developed the reference concept design that responds to the site, the overarching masterplan and the adjacent AMRF and City Precinct uses.



Artist's impression. Credit: Hassell Studio.



Artist's impression. Credit: Hassell Studio.

University Precinct

Concept design

Artist's impression



Campus design principles



Artist's impression

A walkable campus

A walkable campus creates a connected, legible, and inclusive environment for students, staff, and visitors.

The design strengthens east-west connection across the campus, linking F&B site, central park, open spaces, and surrounding movement networks to encourage walking as the primary mode of circulation.



Artist's impression

Reimagining the future

Focuses on developing an adaptable and resilient environment that can respond to changing academic, social, and spatial needs over time. The design supports a variety of uses through multipurpose open spaces, connected movement networks, and buildings that accommodate formal and informal learning, gathering, and collaboration.



Artist's impression

A lively precinct

By connecting key campus destinations and adjoining public space networks, the precinct enhances accessibility and strengthens its relationship to the wider context. A strong arrival experience, active edges, and clearly defined public spaces contribute to a distinct sense of place, while elevated landscape elements, including access to a green roof, add further layers of activity and amenity to the precinct.



Artist's impression

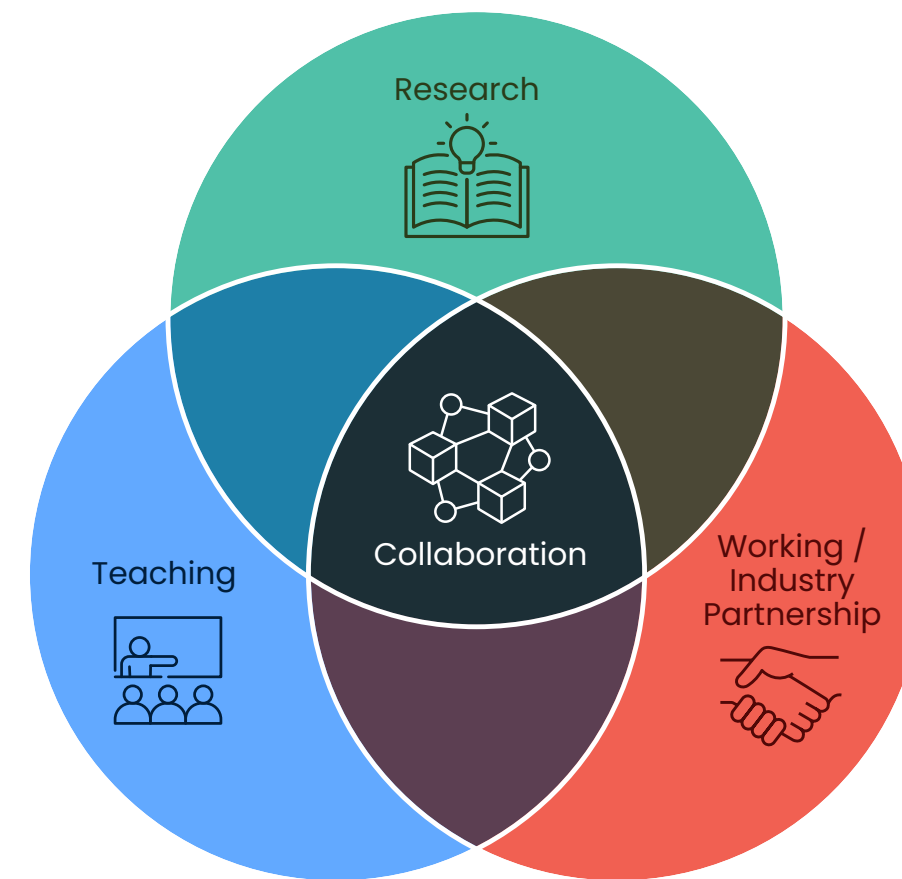
Sustainable campus

Low-impact design strategies to reduce environmental impact and improve long-term performance. The scheme encourages walking over lift use, incorporates roof-mounted PV panels for energy generation, and includes rainwater harvesting for water efficiency. Timber construction using glue-laminated components reduces embodied carbon, while existing site materials are reused as landscape elements to minimise waste and support circular design principles. The developer is committed to achieving a 5-star Green Star Communities and Building rating.

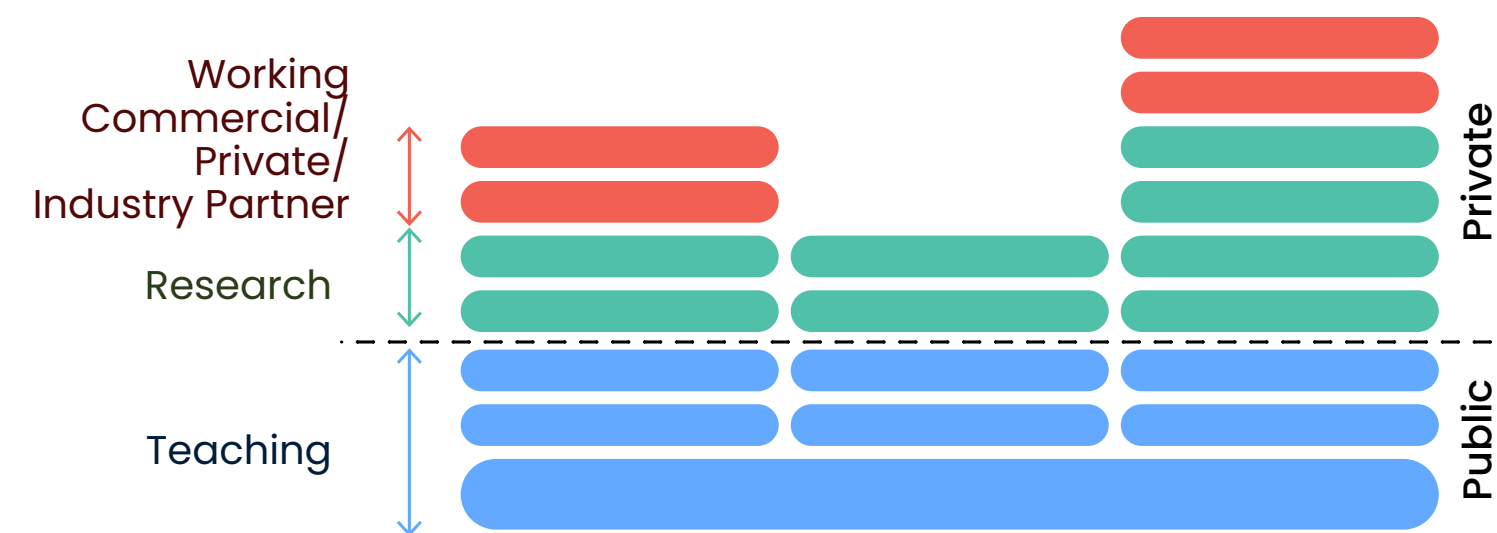
Faculty workspace and potential industry co-location

A contiguous floor plate gives a faculty or industry partner occupier an efficient, unified layout that supports collaboration, flexibility and clear team adjacencies. Keeping teams on one continuous level improves movement, communication and future adaptability.

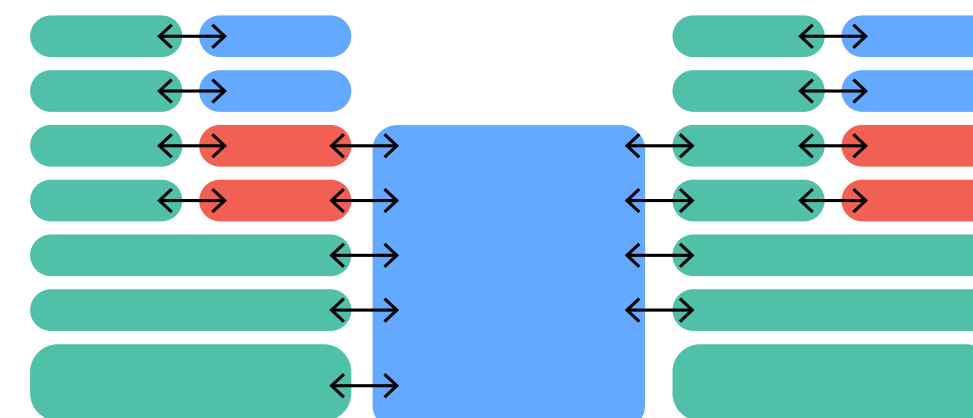
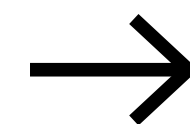
With strong natural light, the workplace feels more open, comfortable and productive, enhancing staff wellbeing while creating a welcoming, professional environment for employees, clients and partners.



Block and stack



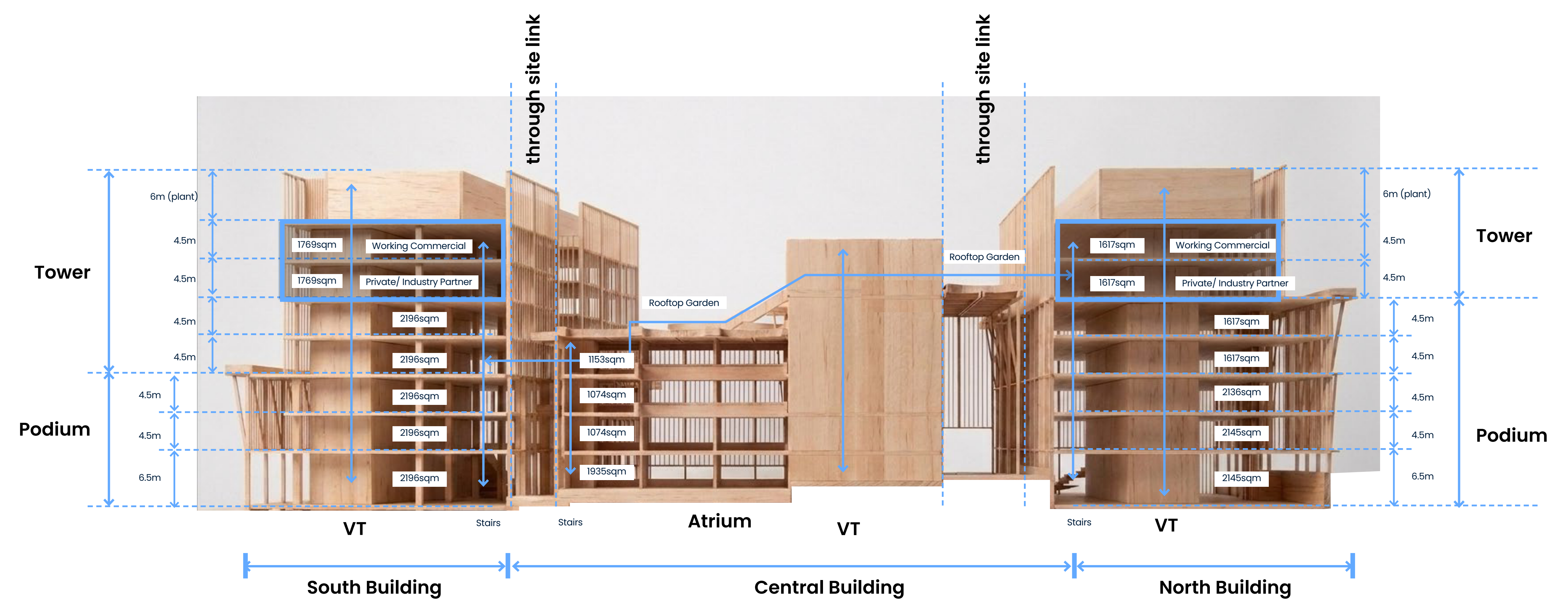
Integrated Model



Artist's impression



Flexible campus-style floorplates across three connected buildings



University Precinct

Ultimate flexibility to expand and grow with the city

Multiple staging options to meet occupier needs

With three standalone buildings featuring floorplates ranging from c.1,000m² to c.2,200m² that can be connected via link bridges, there are multiple staging strategies for the University Precinct to meet occupier teaching or industry co-location requirements.

In a staged scenario, the future building footprints may be used as temporary carparking for students, staff and visitors while the precinct continues to establish. Basement carparking may be delivered as a permanent carparking option.



Key lease terms

Term	20-30 years
Lease Commencement Date	January 2030 (upon Practical Completion of the development)
Rent	To be determined in commercial and financial key terms bid stage
Rent Review Structure	To be determined in commercial and financial key terms bid stage
Outgoings	To be determined in commercial and financial key terms bid stage
NLA	Minimum 10,000m2 (either in a single occupier capacity or when combined with co-location partners)
Fitout Incentive	To be determined in commercial and financial key terms bid stage



EOI program and key dates



For enquiries

CBRE: Liz Crotty **Phone:** +61 410 440 438 **Email:** Liz.Crotty@cbre.com

EOI Process

Occupancy within the University Precinct is being offered via an International Expressions of Interest campaign closing 7 August 2026.

Interested parties should submit expressions of interest in writing to CBRE as the managing advisor in accordance with the returnable schedule, with key requirements summarised below:

Full name of interested party (including names of principal directors/shareholders)
Preferred lease term
Preferred lease commencement date and semester start date
NLA and staging requirements
Carparking requirements
Building signage requirements
Building performance and technical requirements
Specific due diligence to be undertaken
Internal approval processes

EOI Respondent Guidelines

Please contact CBRE for a copy of the EOI Respondent Guidelines, which include the evaluation criteria, conditions and returnable schedule document.

Inspections and queries

Interested parties are encouraged to contact CBRE, the managing advisor of the EOI process, to arrange an inspection and presentation of the site or with any queries relating to the opportunity the subject of this call for Expressions of Interest.

CBRE managing advisor contacts

Liz Crotty

Regional Director,
Head of Specialised Transactions, Pacific
Phone: +61 410 440 438
Email: liz.crotty@cbre.com

Arora Fitts

Senior Consultant
Phone: +61 424 978 307
Email: arora.fitts@cbre.com

Disclaimer

Plenary have prepared this document on a confidential basis to provide preliminary background information to potential respondents in connection with the Bradfield City Opportunity: University Precinct – Call for University and Industry Co-Location Partners Expressions of Interest.

The material is supplied for information purposes only to help recipients decide whether to carry out their own further review of the precinct and the opportunity outlined. It is not intended to constitute, and should not be relied upon as, an offer, invitation, contract, lease, representation or advice of any nature, nor does it take into account the specific objectives, circumstances or financial position of any recipient. Each recipient must make its own independent enquiries, investigations and assessments, and should seek its own financial, tax, accounting, planning, legal and other professional advice.

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Plenary may, at any time and in its absolute discretion, amend, supplement, suspend or discontinue the process referred to in this document, and may also vary any related terms and conditions.

CBRE Plenary

CBRE managing advisor contacts

Liz Crotty

Regional Director,
Head of Specialised Transactions, Pacific

Phone: +61 410 440 438

Email: liz.crotty@cbre.com

Arora Fitts

Senior Consultant

Phone: +61 424 978 307

Email: arora.fitts@cbre.com

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