

MEDIA RELEASE

11th April 2024

First Bradfield Super-lot released

Urban Taskforce CEO, Tom Forrest, said today that the release of the first mixed-use “Super-Lot” at Bradfield City, located adjacent to the new Nancy Bird Walton airport in Sydney’s West, was an exciting milestone for our city.

This is where the Government works best. They deliver the infrastructure and the plan and hand over to the private sector to bid for then develop the sites, producing new job, new homes, all serviced by essential water supply, storm water and sewerage drainage and treatment systems.

Government development authorities have played this important city shaping role critical new sites for decades. Examples include:

- Sydney’s Homebush Bay / Olympic Park precinct delivered by the Sydney Olympic Park Authority
- Hunter Development Corporation
- The Darling Harbour Authority
- All the work undertaken over decades by Landcom
- The Sydney Harbour Foreshores Authority
- Barangaroo Delivery Authority
- Redfern – Waterloo Authority (which delivered the ATP)

The Minns Government deserves congratulations for push through and achieving this miles stone. The total size of Bradfield City Government owned land is 114 Ha so we look forward to more super lots being released to market soon.

The requirement for 30% affordable housing as a “hand-over” to a Community Housing Provider in perpetuity, will effectively mean that the price paid to the government will be lower. That is because the private sector bidders will be required to pay for the construction of these new homes then give them to the CHP. This is perfectly sensible on government owned land and reflects the Minns governments priorities in the affordable housing space.

The only disappointing aspect of this milestone is the singular focus on the City of Bradfield which sits entirely on Government owned land. There are literally thousands of Hectares between Campbelltown, Liverpool, Penrith and Bankstown which are privately owned with industrial tenants and residential developments ready to go – but simply waiting for infrastructure servicing by NSW Government agencies.

When this infrastructure is delivered, we will see thousands of new homes built in Western Sydney along with many thousands of new jobs in the new employment precincts. That’s when Western Sydney will truly be *cook’n with gas (or even solar powered, battery stored, induction heat)!*

With the NSW budget under pressure and the Commonwealth budget in comfortable surplus, the pressure is now on the Federal Government to assist Western Sydney with infrastructure funding to support the roads and water infrastructure for the rest of the Western Parkland City.

The comments and analysis above can be attributed to Tom Forrest, CEO, Urban Taskforce.

The **Urban Taskforce Australia** is a property development industry group, representing Australia’s most prominent property developers and equity financiers.