

**Location - Value - Amenity**

**The Final Land Release  
Norwest Business Park**

**Information  
Memorandum**

**CircaLand**

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# Introduction

A nighttime photograph of the Norwest Business Park. The image shows several modern, multi-story office buildings with illuminated windows, reflecting in a large body of water in the foreground. The sky is a deep blue, and the overall scene is lit with warm, artificial light from the buildings and streetlights.

Don't miss your last opportunity to be part of the world class Norwest Business Park.

Mulpha FKP Pty Ltd offers for sale the final land release in the Norwest Business Park. The total area of approximately 14.5 ha is located near the new Norwest Private Hospital and CircaRetail Shopping Centre.

A variety of opportunities are available to purchase land from 5,000 sqm by negotiation.

Mulpha FKP Pty Ltd strongly encourage your interest in this the last opportunity to be part of Norwest Business Park.

For detailed assistance on the potential suitability of the site for your development call 1300 090 388.

# Executive Summary

## The Park

Norwest Business Park is Australia's only international, award winning fully master planned, integrated business and lifestyle community. Offering visionary business people the opportunity and the infrastructure to position themselves, literally, to grow and prosper in the new world of the 21st century. Whether your business is global, national, regional or local, Norwest is where you will want to be.

## Property

The available lots are located within the Circa Precinct. Blending business with a new cosmopolitan urban lifestyle, Circa will give you and your people room to grow and develop in ways you never dreamed possible. For further precinct information please visit [www.circasydney.com.au](http://www.circasydney.com.au)

## Zoning

Under the guidance of The Hills Shire Council the zoning is Employment Area 10(a) (business park zone).

## Site Details

The entire land release represents approximately 14.5ha. Sub-divisions are available from 5,000 sqm subject to negotiation. A lot plan is provided in Annexure 1 of this report. Site dimensions of the sub-divided areas are available from the marketing agent.

For detailed assistance on the potential suitability of the site for your development call 1300 090 388.

## Sale Process

The subject property is for sale by private treaty.

# Circa

## Location

Circa is located on the crossroads of the M7 Orbital and the M2, linking Circa to the greater Sydney metro and CBD in approximately 30 minutes. By bus, the North-West T-way rapid transport system provides links to Sydney's CityRail network.

The precinct boasts a generous car parking ratio 1:25sqm of commercial area, making it one of the most convenient and accessible business locations in Sydney.

## Circa

Circa is a strategic and visionary master planned site that will create a new Australian benchmark in the provision of life and amenity in business parks.

People are demanding more from their work environments. They want space, but they don't want to be isolated. They want opportunities, freed from punishing commutes. They want things to be in easy reach and the cost of doing business to be more affordable. Circa will deliver all that, and more. It will be more than a business park. More than a retail hub. More than a high street. It will be a destination with a real sense of place.



 FREEWAY



# The Perfect Location

Technology makes the world smaller everyday, giving you the previously unknown freedom to choose to run your business not necessarily from the CBD.

And at 377 hectares Norwest Business Park is as large as that CBD itself! But what a different environment. In the heart of Sydney's thriving Hills District, the park is a state-of-the-art commercial/industrial hub. It's home to major international and national corporations who have recognised the benefits of this world class development. With direct access to the M2 and M7 arterial Motorways, anywhere in Sydney is only minutes away.



# Key features & considerations

Key features and considerations include:

- Final land release in Norwest Business Park
- Join major international and local companies including Woolworths, ResMed, Subaru & IBM Global Services
- Direct access to the M2 and M7 arterial motorways
- Tap into the expansive Northwest employment pool
- Flexible zoning
- One of the fastest growing areas in North West Sydney
- Completion of The Norwest Private Hospital & CircaRetail Shopping Centre
- Benefit from the infrastructure and entity of the Circa precinct

More information can be found on [www.investsydneyhills.com.au](http://www.investsydneyhills.com.au)



# Planning controls

The scheme represents a unique collaborative approach to development and construction planning.

The subject land is under the control of The Hills Shire Council.

The zoning Employment Area (10[a]) (Business Park zone) allows for a variety of uses; a full breakdown may be obtained via The Hills Shire Council: [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au)

Business land owners automatically become members of the Norwest Association Limited and benefit from the Norwest Master Scheme.

The scheme represents a unique collaborative approach to development and construction planning. With the active participation of the The Hills Shire Council, this proven approval process can cut months off normal relocation times.





# The offering & land details

Circa's final land release in Norwest Business Park represents a total area of approximately 14.5ha.

The land itself is situated within the Circa precinct of Norwest Business Park. Specifically the land is directly opposite the soon to be completed Norwest Private Hospital and is bordered by Bella Vista Heritage Farm Park.

Subdivisions of land are available from a minimum 5,000sqm by negotiation. The lot diagram highlights the available areas.

 AVAILABLE FOR SALE

# Annexure 1

## Lots For Sale

Lot	Area	Asking Price
6017	8,000sqm approx	\$575 per sqm (+GST)
6052	13,638sqm approx	\$550 per sqm (+GST)
6053	11,772sqm approx	\$550 per sqm (+GST)
6054	8,000sqm approx	\$575 per sqm (+GST)
6055	12,765sqm approx	\$550 per sqm (+GST)
6061	47,380sqm approx	POA
6063	43,470sqm approx	POA

Note: All site areas are subject to final survey.

# Contacts

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**1300 090 388**

[www.circasydney.com.au](http://www.circasydney.com.au)