

# CALL FOR EXPRESSIONS OF INTEREST

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## BUNGARRIBEE TOURISM HUB

### WESTERN SYDNEY PARKLANDS

Expressions of Interest  
Information Memorandum

Bungarribee, NSW  
Reference No. WSPBTH001  
Closing Time & Date: 4:00pm Wednesday, 29th October 2025



GREATER  
SYDNEY  
PARKLANDS





## Acknowledgement of Country

Greater Sydney Parklands acknowledges the Traditional Custodians of the lands, waters and skies upon which the parklands are located and pays respect to the Elders of these lands – past, present and emerging.

We recognise First Nations peoples' unique cultural and spiritual relationships to place and their rich contribution to society. We acknowledge the rights and interests of First Nations' people to be involved in the ongoing management of these traditional lands.

We will work in a respectful manner with Traditional Custodians, Local Aboriginal Land Councils and the First Nations communities of Greater Sydney. We will support their custodianship of the natural and cultural heritage of parklands so that these are places where First Nations peoples feel socially, culturally and economically included.

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# EOI Lodgement

EOI's should follow the format of the registration form appended to this document. The form relates directly to the areas in which submissions will be evaluated. The form may be filled in electronically or printed and filled out and may be submitted along with supplementary material to address the EOI Selection Criteria

<b>Expression of Interest</b>	WSPBTH001
<b>Method of Submission</b>	Applicants must submit electronically via the <a href="#">GSP Leasing Opportunities</a> Page
<b>Title</b>	<b>Bungarribee Tourism Hub</b>
<b>Issue of EOI</b>	Wednesday, 3rd September 2025
<b>Closing Time &amp; Date</b>	4pm Wednesday, 29th October 2025
<b>Validity of your Proposal</b>	Minimum 120 days post-closing date
<b>Assessment of Proposals</b>	3 months following the EOI Close.
<b>Clarifications &amp; Shortlisted Respondent determinations</b>	February 2026
<b>Late Proposals</b>	EOI's should be submitted no later than the Closing Time and Date specified above. EOI's received after that time may be considered invalid, unless it is clear that the cause of the lateness was beyond the Proponent's control and, that in the opinion of the Evaluation Panel, there is no possibility that the competitiveness and integrity of the EOI process has been compromised.
<b>Contact Officer</b>	All communications and correspondence should be directed in writing to:  <b>CHRIS BALTUSSEN</b> Director, Sales & Leasing, Colliers +61 439 488 219 Email: <a href="mailto:chris.baltussen@colliers.com">chris.baltussen@colliers.com</a>  <b>GEORGE MARTON</b> Director, Strategic Advisory, Colliers +61 418 281 624 Email: <a href="mailto:george.marton@colliers.com">george.marton@colliers.com</a>

## Foreword

Greater Sydney Parklands (GSP) is the custodian of a number of significant urban parks across Greater Sydney, including Western Sydney Parklands. GSP is pleased to offer a remarkable opportunity for new tourism facilities within a Precinct surrounded by leading destination visitor attractions. As outlined in the Western Sydney Parklands Plan of Management 2030 (WSP PoM 2030), GSP continues its commitment to planning and activation for the expansive 5,280-hectare parklands, with Bungarribee Precinct identified as a key regional recreation, entertainment and tourism destination. This exciting opportunity builds upon the success of existing destinations already in Western Sydney Parklands, including Raging Waters Sydney, Sydney Zoo and the Eastern Creek Motorsports Precinct.

With more than 5.6 million visits to Western Sydney Parklands (Parklands) in 2023-24, the Parklands have become a vital and much-loved community destination, blending exceptional recreational facilities with extensive environmental areas and bushland. The vision for Bungarribee Tourism Hub is to establish a regional recreation, entertainment, and tourism destination used throughout the week for recreation, tourism, community facilities and cultural events and activities generating local employment and economic development in Western Sydney. GSP seeks collaborations with visionary businesses to develop a world-class facility that prioritises sustainability, ensuring a memorable experience for both local and international visitors.



# Introduction

Greater Sydney Parklands (GSP) was established under the Greater Sydney Parklands Trust Act 2022 to manage and oversee some of Greater Sydney's most iconic urban parks, including Centennial Parklands, Callan Park, Parramatta Park, Fernhill Estate and Western Sydney Parklands. GSP aims to be a steward and custodian of these parks, maintaining infrastructure and employing park experts to manage them. GSP partners with the private sector with a variety of tenants located at these parks.

As outlined in the [GSP Corporate Plan](#), GSP works to provide safe, accessible and inclusive parklands for the communities of and visitors to Greater Sydney. Western Sydney Parklands spans 27 kilometres, stretching from Quakers Hill to Leppington and covering 5,280 hectares across the Blacktown, Fairfield, and Liverpool Local Government Areas. Recognised as one of the largest urban parkland systems globally, it is within a 25-minute drive for over 2.3 million residents, a figure expected to surpass 3 million by 2036.

The Western Sydney Parklands Plan of Management 2030 has outlined a vision for diverse precincts across Western Sydney Parklands environmental, recreation, community, tourism, sporting, and business interwoven with high quality bushland, urban farmlands, walking and cycling tracks, and key infrastructure networks.

GSP is now offering an opportunity to build upon this success, complementing nearby tourism attractions such as Raging Waters Sydney and Sydney Zoo.

GSP is seeking Expressions of Interest (EOI) for the development and long-term lease of exciting new tourism destinations at Bungaribee. This opportunity encompasses three prime sites within Western Sydney Parklands, collectively part of Bungaribee Tourism Hub, along with Sydney Zoo

GSP invites proposals for:

- A single site,
- A combination of sites, or
- A consolidated single offering that integrates all three locations.

This information pack outlines the opportunity and the EOI process.





# Bungarribee Tourism Hub

## Why Bungarribee?

Bungarribee is already home to Bungarribee Park, Sydney Zoo and other major attractions. Aspiring to become a thriving Precinct for recreation, entertainment, and tourism, Bungarribee Tourism Hub offers visitors a dynamic and immersive experience. Bounded by the M7 Motorway to the west, with residential and industrial areas to the south and east, Bungarribee presents a prime investment opportunity in Sydney's growing tourism sector.

Under WSP POM 2023, Tourism Hubs provide a wide range of recreation, leisure, entertainment, education and nature-based opportunities for the enjoyment of both the local community and visitors to the area. Tourism Hubs are envisioned as vibrant destinations that integrate recreation, leisure, entertainment, education, and nature-based experiences. GSP welcomes innovative proposals that align with this vision and enhance Sydney's tourism landscape.

## Why Invest in Bungarribee Tourism Hub?

This premier tourism and entertainment destination offers unmatched advantages, ensuring its success as a thriving visitor attraction and an exceptional investment opportunity.

## Strategic Location & High-Profile Neighbours:

Positioned alongside Sydney Zoo and Raging Waters, Bungarribee Tourism Hub is embedded in a dynamic tourism catchment that draws over 5.6 million visits to Western Sydney Parklands in 2023-24. Its proximity to Eastern Creek Quarter, Sydney Motorsport Park, and Western Sydney International Dragway further strengthens its appeal as a tourism Hub.

## Thriving Employment & Economic Hub:

Situated near key employment and logistics centres, including the Goodman and Eastern Creek Industrial Complexes, this location benefits from high daily traffic and footfall, ensuring a steady flow of local and tourist visitors.

## Unrivaled Visibility:

Boasting prime signage opportunities, Bungarribee Tourism Hub enjoys exposure to major transport arteries, including the Great Western Highway, M4, and M7 motorways, which collectively accommodate over 24,700 vehicles per day.

## Seamless Transport & Connectivity:

Easily accessible via M4, M7, and the Outer Sydney Orbital, with nearby public transport options including Rooty Hill and Blacktown train stations, Bungarribee Tourism Hub is strategically positioned 13km from the future Westmead Metro and benefits from direct bus access via the Great Western Highway—ensuring strong regional and state-wide connectivity.

## Part of Australia's Largest Urban Parkland:

Western Sydney Parklands—Australia's largest urban park—attracted over 5.6 million visits in 2023-24, with a 10% annual growth rate, offering a ready audience for future Bungarribee Tourism Hub experiences. Set among open spaces, native bushland, and ecological corridors, the Parklands offer an immersive landscape where recreation, sustainability, and community meet—strengthening the precinct's tourism appeal.

## Future Growth & Expanding Catchment:

Western Sydney is one of the fastest-growing regions in Australia, with a population catchment of over 2.3 million residents, expected to surpass 3 million by 2036—offering unparalleled demand for tourism, leisure, and entertainment experiences.

## Proximity to Western Sydney International Airport:

Located just 13km from Western Sydney International Airport, with direct connectivity via the M12 Motorway, Bungarribee Tourism Hub is ideally positioned to benefit from an influx of domestic and international travellers. Upon opening in 2026, the airport is projected to handle 10 million passengers annually, with major international airlines already committed—unlocking exceptional tourism potential.

## Regional Attractions





# Bungarribee Tourism Hub - The Vision

Greater Sydney Parklands is shaping a world-class tourism destination—a dynamic hub of entertainment, leisure, recreation, and sustainability designed to deliver exceptional visitor experiences.

We invite bold, innovative proposals that embrace eco-tourism, hospitality, and family recreation, ensuring the hub becomes a landmark of Greater Western Sydney and beyond.

Our goal: to establish a regional recreation, entertainment, and tourism destination that engages local communities, attracts international visitors, and cements Bungarribee as a must-visit destination.

Through transformative public-private partnerships with visionary businesses, we aim to deliver high-quality tourism facilities that enrich Western Sydney's vibrant recreation and entertainment landscape.

By complementing premier attractions—including Sydney Zoo, Raging Waters, and Eastern Creek Quarter—we elevate the visitor experience and unlock enduring value for government and communities.

This strategic commitment fuels NSW's ambition to grow tourism and reach \$91 billion in annual visitor economy expenditure, generating up to 150,000 new jobs by 2035.

With a strong commitment to sustainable development, Bungarribee Tourism Hub will preserve natural beauty, incorporate cutting-edge eco-solutions, and foster deep connections with the surrounding population—ensuring its legacy for generations to come.







## Plan of Management

Western Sydney Parklands' Plan of Management 2030 (2030 Plan) establishes the vision, principles and strategic directions (including objectives and outcomes) for management of the Parklands to 2030 and was adopted by the Minister for the Environment and Heritage on 17 December 2018. The 2030 Plan identifies 'Tourism' and 'Tourism Hub' as strategic land use opportunities and explains the potential for tourism to activate the Parklands through increases in visitation, employment, economic activity and investment. Development of Bungarribee as a Tourism Hub is envisaged in the Precinct 4 mapping as shown in the Plan of Management 2030: and would contribute to the improvement, maintenance and operation of the parklands including meeting the long-term target of the activation of 5% of the Parklands, or 264 hectares to be used for tourism uses. Plan of Management 2030: [Western Sydney Parklands' Plan of Management 2030](#)

## Greater Sydney Parklands Trust Act 2022

Greater Sydney Parklands are established under the [Greater Sydney Parklands Trust Act 2022](#) which is led by an independent board and use a combined administration model to:

- Be a steward and custodian for Greater Sydney's most iconic urban parks.
- Maintain park infrastructure
- Employ a team of experts to lead in parks management.

Refer to Greater Sydney Parklands Trust Act

## Western Sydney Parklands Act 2006

Western Sydney Parklands Trust (WSPT) was established under the [Western Sydney Parklands Act 2006](#) (Parklands Act), which outlines its functions, powers, and land use planning requirements for the Parklands. WSPT must operate in full compliance with the Parklands Act, which places requirements on Leasing and Licensing with the Parklands. In accordance with Section 12A of the WSPT Act 2006 the granting of leases over all or part of the Trust Lands is subject to an open tender process.

## State Environmental Planning Policies

Chapter 7 of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 allows development within the Parklands for purposes other than residential accommodation, subject to consent.

Under the State Environmental Planning Policy (Planning Systems) 2011, any development within the Parklands with a capital investment value exceeding \$10 million is classified as State Significant Development, with the Minister serving as the consent authority for development applications. For projects valued under \$10 million, the local consent authority is Blacktown City Council.







## Desired Placemaking Principles

Bungarribee Tourism Hub will serve as a vibrant, inclusive, and sustainable tourism destination, offering community-driven experiences, entertainment, recreation and environmental conservation while promoting accessibility and connectivity.

### 1. Inclusive Community, Culture, and Tourism

Bungarribee will provide welcoming spaces for events, festivals, tourism experiences, and cultural activities that celebrate local heritage and diversity.

### 2. Walking and Cycling Access

A safe and well-connected network of pathways will ensure easy movement for pedestrians and cyclists across the Precinct.

### 3. Environmental Sustainability

The grasslands, wetlands, and bushland will be preserved and enhanced through sustainable design and conservation efforts.

### 4. Experiences and Activated Spaces

A dynamic Hub with ever-changing spaces that inspire engagement and entertainment. From nature-based recreation to seasonal events, immersive experiences will bring the Tourism Hub to life.

### 5. Economic Growth

Local businesses and tourism will thrive, making Bungarribee a must-visit destination with long-term sustainability.

### 6. Design Excellence

The Tourism Hub will showcase innovative, high-quality design, enhance functionality, aesthetics, and visitor experience while complementing the natural landscape.

### 7. First Nations

Bungarribee will honour First Nations culture, heritage and connection to Country, integrating storytelling and ecological stewardship to strengthen connections between people and Country.

### 8. Recreation

Bungarribee will offer diverse recreational opportunities, from active outdoor spaces and adventure trails to peaceful nature retreats, ensuring people of all ages can connect, play, and unwind.



# Purpose of Expression of Interest

GSP is seeking sustainable, innovative, and viable proposals that contribute meaningfully to the long-term vision for Bungarribee as a premier tourism destination. Submissions should align with the Western Sydney Parklands Plan of Management 2030, demonstrating environmental stewardship, placemaking, and community benefit. Proposals must come from qualified, skilled, and experienced developers or tourism businesses with the necessary expertise and financial capability to develop, manage, and operate a high-quality tourism destination at Bungarribee Tourism Hub.

While proponents are not required to submit a financial offer as part of Stage 1 EOI, interested organisations must complete and submit the registration forms in this document.





# Designing for Country

Bungarribee Tourism Hub will celebrate Aboriginal heritage, First Nations culture, and connection to Country through meaningful engagement and collaboration. The proponent must develop a First Nation's engagement strategy to ensure co-leadership, consultation, and cultural inclusivity guide decision-making, shaping an inclusive, culturally rich, and deeply connected place.

Key commitments include:

- Engagement with First Nations Peoples in planning and decision-making.
- Support for Indigenous businesses and organisations to enhance cultural and economic presence.
- Public spaces designed to acknowledge Country, providing opportunities for storytelling and cultural exchange.

With cultural awareness, sustainability, and ethical practices at its core, Bungarribee Tourism Hub will be a welcoming, respectful, and enduring place of belonging, celebrating Aboriginal heritage and strengthening community ties.





# Staged Process

The campaign is structured as a two-stage process consisting of an Expression of Interest (Stage 1) followed by Request for Proposals (Stage 2).

## Stage 1: Expression of Interest (EOI)

Stage 1 invites Expressions of Interest (EOIs) issued to the open market for an 8-week program requesting proposals from suitably qualified, experienced, and financially capable proponents. Detailed proposals are not sought at this time, however, submissions should outline high-level visions for the development, lease, and operation of one or more of the available tourism-purposed sites. Stage 1 submissions will be assessed against GSP's evaluation criteria, with GSP reserving full discretion over the shortlisting process.

## Stage 2: Request for Proposals

Request for Proposals (RFP) may be offered to one or more short-listed Proponents at GSP's absolute discretion. Stage 2 will be a 12-week Request for Proposals (RFP), and the terms of the Stage 2 RFP document will be issued exclusively to shortlisted respondents.

The Stage 2 RFP will require Proponent(s) to address more detailed criteria such as relevant and recent business experience, key personnel and resourcing strategies, past performance, development concept, social, environmental and community benefits, financial capacity, financial returns, operational and management capability, for detailed evaluation by GSP.

## EOI and RFP Process

GSP reserves the right to amend the process and is not obliged to proceed with any EOI or short listed proponent. GSP will inform proponents who have not withdrawn or been excluded from the process in writing of any amendment to the EOI.

All Proponents must comply with the current New South Wales Government Code of Conduct (Code).

By lodging a submission, the Proponent agrees to comply with the Code for the duration of any contract that may be awarded.

The evaluation of the EOI submissions will be the responsibility of the Evaluation Panel convened by GSP. The Evaluation Panel may be assisted by various independent advisers when undertaking its evaluation of submissions. Proponents' EOI's will be evaluated in accordance with the selection criteria listed on pages 18-19.

Following close of the EOI, Proponents may be requested to clarify further their submission, attend an interview and/or present their EOI submission as part of the evaluation process.

Once GSP has prepared a short-list of Proponents' for the RFP, GSP will notify Proponents whether or not they have been short-listed.

The preferred outcome of the two-stage process will be for GSP to identify, select, and negotiate with and enter into a contractually binding relationship with one or more parties for the development, lease, and operation of Site 1, 2 and 3 forming part of Bungarribee Tourism Hub.

In the event that the Stage 1 EOI process results in no Proponent(s) being shortlisted for the Stage 2 RFP, GSP may elect, at its sole discretion, to review, amend, reissue, postpone, cancel or abandon the Marketing Campaign, without prejudice to any Proponent that has participated in the Stage 1 EOI process.





# EOI Evaluation

The following EOI Selection Criteria is used as the basis for evaluation of Expressions of Interest received. The order of EOI Selection Criteria as listed is not reflective of their individual weightings or importance.

EOI SELECTION CRITERIA	INDICATORS
<b>Proponent Details and Signing</b>	<ul style="list-style-type: none"> <li>• Signature confirming EOI and acknowledgements.</li> </ul>
<b>Compliance with, Legislation, Statutory Requirements, and relevant plans</b>	<ul style="list-style-type: none"> <li>• Compliance with the legislative framework of Western Sydney Parklands including but not limited to:               <ul style="list-style-type: none"> <li>- Greater Sydney Parklands Trust Act 2022</li> <li>- Western Sydney Parklands Act 2006</li> <li>- Western Sydney Parklands Plan of Management 2030</li> <li>- Western Parklands City State Environment Planning Policy 2021</li> </ul> </li> </ul>
<b>Concept Land Use</b>	<ul style="list-style-type: none"> <li>• Proposed Land Use Concept including quality and design.</li> <li>• Detailed concepts are not expected for Stage 1 EOI's.</li> <li>• Proposed Site Area (m²).</li> <li>• Preferred site selection.</li> <li>• Consistency with the Western Sydney Parklands' Plan of Management 2030.</li> <li>• Locational suitability and environmental sustainability opportunities.</li> </ul>
<b>Financial Capability</b>	<ul style="list-style-type: none"> <li>• The financial capacity of the Proponent to develop a tourism facility at Bungarribee and to fund the proposed capital works.</li> <li>• The viability of the proposed business to fund ongoing operating expenses including rent and maintenance.</li> <li>• Any evidence of financial capability such as annual financial statements.</li> </ul>
<b>Relevant Project &amp; Partnering Expertise</b>	<ul style="list-style-type: none"> <li>• The Proponent's demonstrated experience, expertise and past performance in developing, building and operating similar developments to the proposed tourism facility.</li> <li>• Demonstrated ability to work co-operatively in a partnering or other business arrangement with both the private and public sectors.</li> </ul>
<b>Community Benefits</b>	<ul style="list-style-type: none"> <li>• Ability to contribute to the creation of a vibrant Bungarribee Tourism Hub and the desired Placemaking principles.</li> <li>• Extent to which community benefit is provided.</li> <li>• Details of any environmental and social benefits provided by the business.</li> <li>• First Nations Engagement experience.</li> </ul>
<b>Commercial Structure</b>	<ul style="list-style-type: none"> <li>• Preferred transaction structure e.g. Agreement for lease, Agreement for Ground lease, Development Management Agreement (DMA), Project Delivery Agreement (PDA).</li> <li>• Utilities/Infrastructure requirements.</li> <li>• Preferred lease length/lease option.</li> <li>• Estimated Capital Works expenditure.</li> <li>• Indicative funding arrangements by debt or equity funded.</li> </ul>

Following close of the EOI, Proponents may be requested to clarify further their EOI, attend an interview and/or present their EOI as part of the evaluation process.





# The Offering

Bungarribee Tourism Hub presents a rare and exciting opportunity for visionary organisations. Spanning three expansive plots from 1.48 to 5 hectares, this prime location is perfectly suited for large-format tourism, entertainment, and recreational ventures.

Nestled within a stunning natural landscape of grasslands and wetlands, the site offers a unique canvas for connecting with nature in a park setting and sustainable development. It aligns seamlessly with the Western Sydney Parkland's commitment to preserving ecological significance while fostering vibrant tourism experiences.

Each parcel falls under the Western Sydney Parklands SEPP, providing the potential for tailored Development Applications (DA) subject to alignment with the framework of the Plan of Management 2030. Flexible leasehold terms will be explored, with consideration given to proposal merit, investment strength, and alignment with the long-term vision of the Western Sydney Parklands.

This is an opportunity to continue shape the future of Western Sydney’s tourism landscape.

Proponents should undertake and rely on their own investigations to determine the development potential of the EOI Sites.



Site Reference	Site 1, Site 2 & Site 3
Council	Blacktown LGA
Governing LEP	Blacktown Local Environmental Plan 2015
EOI Site Area	Site 1: 1.48ha (14,800m²) Site 2: 4ha (40,000m²) Site 3: 5ha (50,000m²)

## Indicative Agreements for Lease and Lease Terms

GSP will consider and negotiate appropriate AFL and Lease terms and conditions with the preferred Proponent(s) according to market conditions and on the basis of deriving a fair and reasonable commercial rent return from the subject land for development. GSP will give consideration to the value of capital investment and the amortisation period of that investment proposed by the Proponent(s) for the development proposal.





## Infrastructure and Services

<b>Access Road</b>	<b>Great Western Highway</b>
<b>Potable Water</b>	There is a DN375 water main located on the southern side of the Great Western Highway (GWH). Servicing is subject to relevant approvals from Sydney Water.
<b>Waste Water</b>	A 375mm branch sewer main is located along the Great Western Highway frontage near Sydney Zoo.
<b>Electrical</b>	A high voltage electrical feeder is located on GWH and may have capacity to service the development with provision of a pad mount substation and high voltage ring main. Servicing is subject to relevant approvals from Endeavour Energy.
<b>Telecommunications</b>	The nearest NBN assets are located at the corner of Pikes Lane and GWH. NBN rollout mapping indicates that the network build works have commenced to this area.
<b>Gas</b>	Jemena has a major gas pipeline installed within Site 3 which is likely not suitable for connection. A 210kPa gas main is installed in Doonside Road adjacent to Site 2



# SITE 1



**Indicative Land Area:** 1.48ha (14,800m<sup>2</sup>).

**Site Access:** The site can be accessed via the internal access road connecting to the zoo.

**Site Description:** Unimproved land, consisting of vegetation.

This highly prominent gateway site benefits from direct visibility and proximity to Sydney Zoo's main visitor entrance. With strong pedestrian and vehicular traffic flows, it is suitable for smaller-scale, high-impact uses such as premium hospitality, signature cafés, destination dining or boutique attractions. The site's relatively compact footprint encourages creative design responses and aligns well with short delivery timeframes. Its position allows potential for co-branding or shared activation with Sydney Zoo.





## SITE 2

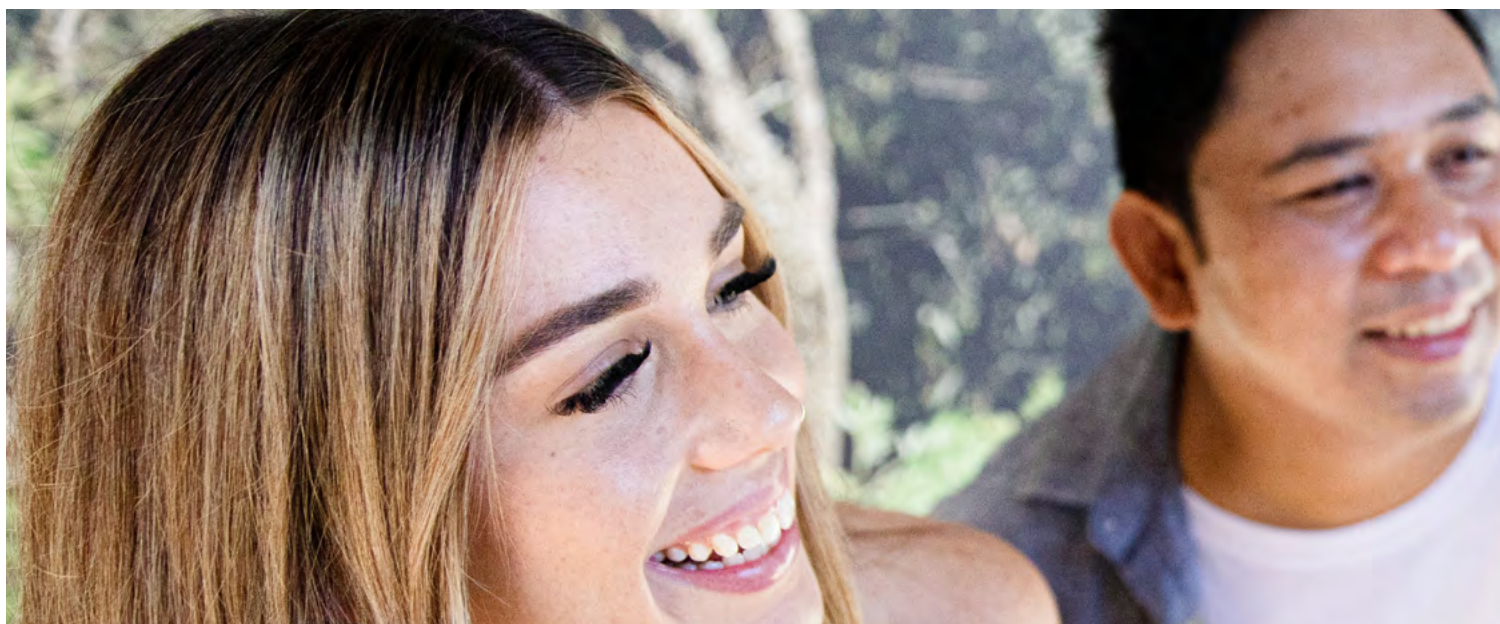


**Indicative Land Area:** 4ha (40,000m<sup>2</sup>).

**Site Access:** The site can be accessed via the internal access road connecting to the zoo.

**Site Description:** Unimproved land, consisting of vegetation.

Located centrally within the broader Bungarribee Tourism Hub, Site 2 offers a balance of scale, seclusion and accessibility. It is well-buffered by mature landscaping and benefits from nearby cycling and pedestrian infrastructure. This flexibility allows for a variety of uses including eco-tourism lodges, wellness retreats, adaptive F&B precincts, leisure and recreational uses, and short stay accommodation. The parcel offers a clear development zone with excellent solar access, gentle gradients, and a rectangular shape conducive to modular or phased construction programs.





## SITE 3



**Indicative Land Area:** 5ha (50,000m<sup>2</sup>).

**Site Access:** The site may be accessed from the Great Western Highway.

**Site Description:** Unimproved land, consisting of vegetation with a pedestrian pathway through the site. This large-format site offers the most extensive scope for anchor tenants or integrated development.

Situated near existing arterial road infrastructure with potential easy service vehicle access (subject to relevant approvals), it is ideally suited for immersive tourism uses, large-scale entertainment facilities, leisure and recreational uses, hotel and conference functions, or multi- attraction venues.

It enjoys adjacency to major open space corridors, allowing for expansive landscape-led activation. The existing parklands track sits within this site and forms part of GSP's tracks and trail network that facilitates pedestrian and cyclist movement throughout the Parklands. Activation or development of this site will need to consider and maintain this important north-south parklands track in GSP's tracks and trail network and any buffers needed.





# EOI Terms & Conditions

GSP is not obliged to accept or proceed with any proposals and may at its absolute discretion elect not to proceed with the EOI process at any point. Following the closure of the EOI proposal period, GSP will assess and identify potentially suitable Respondents that may progress to Stage 2 Request for Proposals. By providing a proposal you acknowledge your acceptance of the items noted below which are in addition to, and do not limit, any obligations defined elsewhere within the EOI documents.

ITEM	CONDITION
<b>Inspection of the Site</b>	A site inspection can be arranged by contacting Colliers agents.
<b>Governing Law</b>	This EOI is governed by, and must be construed according to, the laws of New South Wales (NSW).
<b>Probity &amp; Governance</b>	This EOI is conducted in accordance with NSW Government procurement policies and guidelines, including the NSW Government Procurement Policy Framework. All parties involved in this EOI process must comply with all NSW Government and the Independent Commission Against Corruption (ICAC) guidelines, rules and laws as updated from time to time.
<b>Collusion</b>	Respondents must not engage in collusive tendering, anti-competitive conduct or any similar conduct with another Respondent or any other person in relation to this EOI. Evidence of such contact may lead to the rejection of the Response(s) of all Respondent(s) involved.
<b>Conflicts of Interest</b>	Respondents, participants and their respective officers, employees, agents and advisors must not have any relationship, whether financial or not, with anyone working for or on behalf of the NSW Government on this RFP process that may be seen to confer an unfair advantage. Any Respondent that becomes aware of any potential, actual, or perceived conflict of interest must immediately inform the Nominated contact in writing.
<b>Legal status of Responses</b>	Responses submitted electronically will be treated in accordance with the Electronic Transaction Act 2000 (NSW), and given no lesser level of confidentiality, probity and attention.  A Respondent, in lodging electronically, is taken to have accepted the conditions of this RFP and deemed to have authorised the submission of the Response.
<b>Ownership of Responses</b>	On submission, all Responses become the property of GSP and will not be returned. Any intellectual property rights that may exist in a Response remains the property of the Respondent. Intellectual property is to be distinguished from confidential information. In submitting a Response, a Respondent grants a licence to GSP, its officers, employees, agents and advisers, to copy, adapt, modify, disclose or do anything else necessary to all material (including material containing intellectual property) contained in the Response, for the purposes of evaluating and clarifying the Response.
<b>Termination or changes to the process and EOI document</b>	GSP reserves the right at its absolute discretion to terminate the EOI process set out in this EOI by notice in writing to proponents who have not withdrawn or been excluded from the EOI process. In addition, GSP reserves the right to change any aspect of the process detailed in the EOI. Any changes will be advised before the Closing Date and issued in the form of an addendum. All addenda will be posted on <a href="http://www.greatersydneyparklands.nsw.gov.au/about-us/property-services/leasing-opportunities">www.greatersydneyparklands.nsw.gov.au/about-us/property-services/leasing-opportunities</a>



<b>Changes to EOI Response</b>	A Respondent must inform the Nominated contact in writing of any material change to the information in their Response occurring after the time of lodgement, including any aspect the Respondent can no longer commit to or deliver, or any changes to the legal entity
<b>Limited purpose and context of EOI's</b>	Information has been provided in this document to assist Proponents to make their own evaluation of the site so as to enable those Proponents to submit the information required by the Marketing Campaign. Proponents who submit this information are expected to undertake their own independent investigations, review and analysis of the site and the information set out in this document. This document does not purport to contain all of the information that Proponents may require for the purpose referred to above. Proponents must rely entirely on their own investigations, review and analysis, and not on this document, and must form their own opinion as to whether or not to submit the information required by the Marketing Campaign.
<b>Due diligence, investigations and assessments</b>	Before any formal and legally binding documentation is entered into with any preferred Respondent, all Respondents are expected to have carried out their own due diligence and investigations, at their cost, in relation to the feasibility, viability and sustainability of development. Further, all Respondents are also expected to have made their own enquiries and satisfied themselves with regard to all other potential requirements, such as, project delivery costs, development approval timeframes, planning information, legislative compliance, statutory and Government Agency approvals required, and the like, in order to achieve the proposed development and use from the existing building to an operational and going concern. GSP will accept no responsibility nor costs nor liability in relation to these or other matters.
<b>Questions &amp; additional information</b>	All enquiries concerning this EOI must be made in writing to the Nominated Contact only, and no other person unless authorised by the Nominated Contact to do so. Participants must not directly or indirectly solicit information, support, or influence from any other party, including GSP personnel or affiliated stakeholders, in relation to this EOI. Any breach of this requirement may result in disqualification from the process. All enquiries or clarification requests are to be made in writing to the Nominated contact at least 5 business days before the Closing Date. Responses to enquiries will be provided to all parties as addenda to the EOI, except where GSP is of the opinion that the enquiry relates to proprietary aspects of a Response and answering the enquiry will not adversely affect the integrity of the process.
<b>Costs to be borne by Respondents</b>	GSP will not be responsible for, pay for or reimburse any costs or loss which may be incurred by any Respondent in the development of a Response. GSP will not reimburse any costs associated with any clarifications or presentations to the Evaluation Panel as a result of the modification or termination of the RFP process.
<b>Media announcements</b>	The NSW Government and/or GSP may make media announcements in relation to this EOI. GSP will not release the names or identifying details of Respondents without agreement of those Respondents. Respondents are not to make any media announcements without the prior written agreement of GSP. Any unauthorised release may result in the Respondent being excluded from the EOI process.
<b>No legal relationship</b>	This EOI is not an offer and GSP is not legally bound in any way to a Respondent or obliged to proceed any further with the EOI or related processes detailed in this document. GSP is not required to comment on or explain its decisions relating to the EOI process.



# CONTACT DETAILS

**Colliers (Marketing Agent on behalf of GSP)**

## **GEORGE MARTON**

Director, Strategic Advisory  
+61 418 281 624  
Email: [george.marton@colliers.com](mailto:george.marton@colliers.com)

## **CHRIS BALTUSSEN**

Director, Sales & Leasing  
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# APPENDICES

- Submission Registration Forms / EOI Form for Stage 1









# Expression of Interest - Registration Form

## Bungarribee Tourism Hub - Western Sydney Parklands

KEY DETAILS	
EOI Number	WSPBTH001
Commencement Date	Wednesday, 3rd September 2025
Closing Date	4:00pm Wednesday, 29th October 2025
Lodgement Method	Applicants must submit electronically via the <a href="#">GSP Leasing Opportunities</a> Page
Nominated Contact	Chris Baltussen <a href="mailto:chris.baltussen@colliers.com">chris.baltussen@colliers.com</a> 0439 488 219 George Marton <a href="mailto:george.marton@colliers.com">george.marton@colliers.com</a> 0418 281 624
Site Inspections	Site inspections to be arranged with Nominated Contacts

## 1. Respondent Details

Respondent's name	
Legal entity* (e.g. company, trust, sole trader, individual) Confirmation of not- for-profit status.	
Is the legal entity foreign owned ?	
Registered Business Name	
Trading Name	
ABN/ACN (If applicable)	
Registered trading address	
Address for correspondence (If different to the above)	
Respondent's Authorised Contact	
Email	
Phone	
Position	
Notification of any information concerning findings of dishonest, unfair, unconscionable, corrupt or illegal conduct against the Respondent, its directors or management	

\* Where a company is the Respondent, an ASIC Current Company Extract must be provided with the Submission Form. Additional background information may be requested from the Respondent as necessary.



## 2. Compliance with Permitted Use, Legislation, Statutory Requirements, and relevant plans

**2.1 Select the site(s) you are interested in making a submission for:**  
**Note: you may select one site, all sites or any two combination of sites.**

Site 1

Site 2

Site 3

**2.2 a) Outline your Proposed Use for the selected site(s)**

**2.3 Demonstrate the proposal's alignment and compliance with the relevant legislative and statutory frameworks for Bungaribee Tourism Hub within Western Sydney Parklands including but not limited to alignment with the following:**

- Greater Sydney Parklands Trust Act 2022
- Western Sydney Parklands Act 2006
- Western Sydney Parklands Plan of Management 2030
- Western Parklands City State Environment Planning Policy 2021

**Attached**

**Description of Attachments:**



### 3. Proposed Land Use

**3.1 Provide a concept sketch/drawing of the Proposed Use for the land, including but not limited to:**

- Proposed Land Use Concept drawing or sketch including indicative quality and design.
- Detailed concepts are not expected for Stage 1 EOI's.
- Proposed Site Area (m<sup>2</sup>).
- Preferred site selection.
- Consistency with the Western Sydney Parkland's 2030 Plan.

Attached

Description of Attachments:

**3.2 Outline the proposals locational suitability, First Nations engagement experience and environmental sustainability opportunities**

**3.3 Utility and Infrastructure requirements**

Select to the utility requirements required for the proposed use and provide more detail of the requirements.

☐ Power:

☐ Water:

☐ Sewer:

☐ Telecommunications:

☐ Gas:

Any other requirements? Please document.

Attached

Description of Attachments:

**3.4 Provide the estimated Capital Works expenditure for the project.**

# 4. Financial Capability

4.1 Provide evidence of the financial capacity of the Proponent to develop a tourism facility at Bungaribee and to fund the proposed capital works.

4.2 Outline the viability of the proposed business to fund ongoing operating expenses, including rent and maintenance

4.3 Provide evidence of financial capability such as annual financial statements.

Attached  
Description of Attachments:



## 5. Relevant Project & Partnering Experience

**5.1 Provide the Proponent's demonstrated experience, expertise and past performance in developing, building and operating similar developments to the proposed tourism facility**

**5.2 Demonstrated ability to work co-operatively in a partnering or other business arrangement with both the private and public sectors.**

# 6. Community Benefits

6.1 Outline how the project will contribute to the creation of a vibrant Toursim Hub and the desired Placemaking principles

6.2 Outline the extent to which the community benefit is provided.

6.3 Provide details of any environmental and social benefits provided by the business.

6.4 Outline First Nations Engagement experience and approach.



# 7. Commercial Structure

<b>7.1 Preferred Transaction Structure</b>
Select the following options as applicable: <input type="checkbox"/> Agreement for Lease <input type="checkbox"/> Agreement for Ground Lease <input type="checkbox"/> Development Management Agreement <input type="checkbox"/> Project Delivery Agreement <input type="checkbox"/> Other:
<b>7.2 Proponents to nominate their preferred lease term?</b>
<b>7.3 Proponents to provide indicative funding arrangements? For example, will the project be funded by debt or equity?</b>
<b>Attached</b> <b>Description of Attachments:</b>

# 8. Acknowledgement of EOI Terms and Conditions and Confidentiality Agreement

By submitting a response to the EOI, the Respondent agrees to be bound and abide by the Terms and Conditions as outlined in the EOI documentation and agrees to keep the details of this response confidential at all times unless authorised by Greater Sydney Parklands (GSP).

I hereby submit a response to the EOI for Bungarribee Tourism Hub, Western Sydney Parklands.

I acknowledge and agree to be bound and abide by the Terms and Conditions of the EOI and agree to keep the details of this response confidential at all times unless authorised by the Trust.

Signature	
Name	
Date	
Signature of Witness	
Name of Witness	
Date	



## 9. Conflict of Interest Declaration

A 'conflict of interest' is an actual, potential or reasonably perceived conflict between a person's private interests and the impartial performance of their duties, functions or obligations in relation to this EOI process.

In accordance with the Terms and Conditions of this EOI, Respondents, participants and their respective officers, employees, agents and advisors must not have any relationship, whether financial or not, with anyone working for or on behalf of the NSW Government on this EOI process that may be seen to confer an unfair advantage. Respondents must inform the Contact Officer of any actual or perceived conflict of interest.

Either Part A or B must be completed below.

### Part A: No interests to declare

☐ I do not have any private interest to declare that may create, or be perceived to create, a conflict of interest in relation to my involvement to Bungarribee Tourism Hub, EOI.

### Part B: Interests to declare

Description of interest/s:

Description of actual, potential or perceived conflict arising from involvement in the EOI:

Proposed action/s to avoid a conflict of interest, as agreed with the Greater Sydney Parklands (GSP):

I hereby declare that the above details are correct to the best of my knowledge and I make this declaration in good faith and commit to the implementation of any agreed management action/s.


<b>Signature</b>	
<b>Name</b>	
<b>Date</b>	

If interests are declared:

I hereby declare that I have received and appropriately noted this declaration and confirm the management action/s are agreed.

<b>Signature of EOI Project Manager</b>	
<b>Name &amp; Position of EOI Project Manager</b>	
<b>Date</b>	





Disclaimer: To the extent permitted by law, the Respondents will have no claim or right to appeal against GSP or the state of New South Wales arising out of the exercise, or failure to exercise, by GSP of any rights under this EOI, including as a result of delays to the RFP process, nor in relation to any matters arising out or in connection with the EOI or latter stages of the RFP process.

This EOI does not purport to contain all the information that interested parties and their advisers would desire or require in reaching decisions as to whether to lodge a Response. Respondents should prepare their Responses based on their own investigations and determinations and should not rely on the information contained in the EOI document.

GSP, its officers, employees, agents, and advisers:

- are not, and will not be, responsible or liable for the accuracy, currency, reliability, or completeness of any information provided to the Respondents, do not make an express or implied representation or warranty that any estimate or forecast will be achieved or that any statement as to future matters will prove correct
- expressly disclaim any and all liability arising from all information provided to Respondents including, without limitation, errors in, or omissions from the EOI, information provided to Respondents or arising from the negligence of GSP
- except so far as liability under statute cannot be excluded, accept no responsibility arising in any way from errors, or omissions from the EOI, any information provided to Respondents or arising from the negligence of GSP
- do not represent that they apply any expertise which can be relied upon by a Respondent or any other interested party
- have no responsibility to inform Respondents of any matter arising, or to which they become aware, which may affect or qualify any information provided to the Respondents in any way; and
- accept no liability for any loss or damage suffered by Respondents or any other person as a result of a Respondent or other person, placing any reliance on the content of this EOI or any information provided to Respondents