

INVEST LIVERPOOL 2020



MAJOR INFRASTRUCTURE IN LIVERPOOL.

A MESSAGE FROM THE MAYOR



Liverpool really is a city on the move. Its diverse and vibrant population of 234,246 people is growing with 60 new residents every week (100 per week prior to COVID-19), driving a boom in residential construction and retail.

The new airport sits entirely within our Local Government Area, as does most of the Western Sydney Aerotropolis – which will become a thriving economic hub delivering new jobs, homes, infrastructure and services in the heart of Western Sydney.

The Federal Government company created to build and run Western Sydney International Airport operates from the centre of our city. This has consolidated Liverpool as the place to be for anyone who wants to do business with the airport.

In the heart of our city we have a thriving health, education and research precinct. Medical professionals are using the latest technology to provide high-standard health care while researchers develop tomorrow's medical equipment and techniques. Our three universities are producing highly skilled and qualified workers of the future.

We have strong roots in manufacturing, with the sector developing an emphasis on advanced manufacturing and logistics. Health, wholesale trade, transport, education and construction also play a vital role in the City's economy.

Situated at the nexus of what are already some of NSW's biggest roads and rail lines, Liverpool's connectivity is only going to increase as Western Sydney Airport and supporting infrastructure are built.

Liverpool City Council sees the great potential in our city and is working hard to see that potential realised, but we're not the only ones. A total of \$13 billion worth of major infrastructure is being invested in infrastructure in Liverpool.

Liverpool is open for business and we invite you to join us in taking up the once-in-a-generation opportunities opening up in our city.


MAYOR WENDY WALLER



\$13b

\$5.3 billion for **Western Sydney Airport**
\$3.6 billion for **Western Sydney Infrastructure plan**
\$1.5 billion for **Moorebank Intermodal**
\$1 billion in **Council infrastructure**
\$870 million for **Holsworthy Barracks upgrade**
\$740 million upgrade to **Liverpool Hospital**

A-GRADE OFFICE SPACE COMING TO LIVERPOOL

Liverpool is experiencing a commercial office space boom, with more than 120,000 sqm of commercial floor space in the pipeline.

There has never been a better opportunity to join the growing commercial community in the heart of Sydney's third CBD.

CONCEPT PLANS APPROVED



149-151 Terminus St

- 6000 sqm commercial



1-5 Speed St

- 3800 sqm commercial

WESTFIELD



- Approved
- \$93 million
- 11 storeys
- 10,500 sqm of A-grade commercial space
- Additional 1952 sqm retail
- Additional 4093 sqm entertainment
- Net Lettable Area: 7103 sqm

35 SCOTT ST



- Completed in 2019
- 10,000 sqm A-grade office space with a coffee shop
- 95 car spaces
- 58 bike parking spaces
- Tenants: Liverpool City Council, NSW Family and Community Services and NSW Civil and Administrative Tribunal
- Open rooftop terrace
- Great views over South West Sydney.
- Available Net Lettable Area: 2000 sqm

22 ELIZABETH ST



- Approved
- \$180 million
- 34 storeys
- 5500 sqm of A-grade commercial space
- 113-room hotel
- 179 residential apartments
- Ground-floor food and beverage offering
- 345 parking spaces
- Net Lettable Area: 5500 sqm

LIVERPOOL QUARTER



- Approved
- \$106 million
- 23 storeys
- 27,000 sqm A-grade commercial space
- Ground-floor retail, food and beverage offering.
- Net Lettable Area: 27,336 sqm

UNDER ASSESSMENT



Liverpool Civic Place

- \$400 million
- New Council offices and Chambers
- New central Liverpool City Library and community hub
- Child care centre
- Civic Plaza
- Public parking



431 Macquarie St

- \$136 million
- 26 storeys
- 38,000 sqm commercial space
- 11,000 sqm retail, food and beverage offering, and community art centre
- New public plaza
- Five levels of parking
- Net Lettable Area: 45,000 sqm



70 Memorial Ave

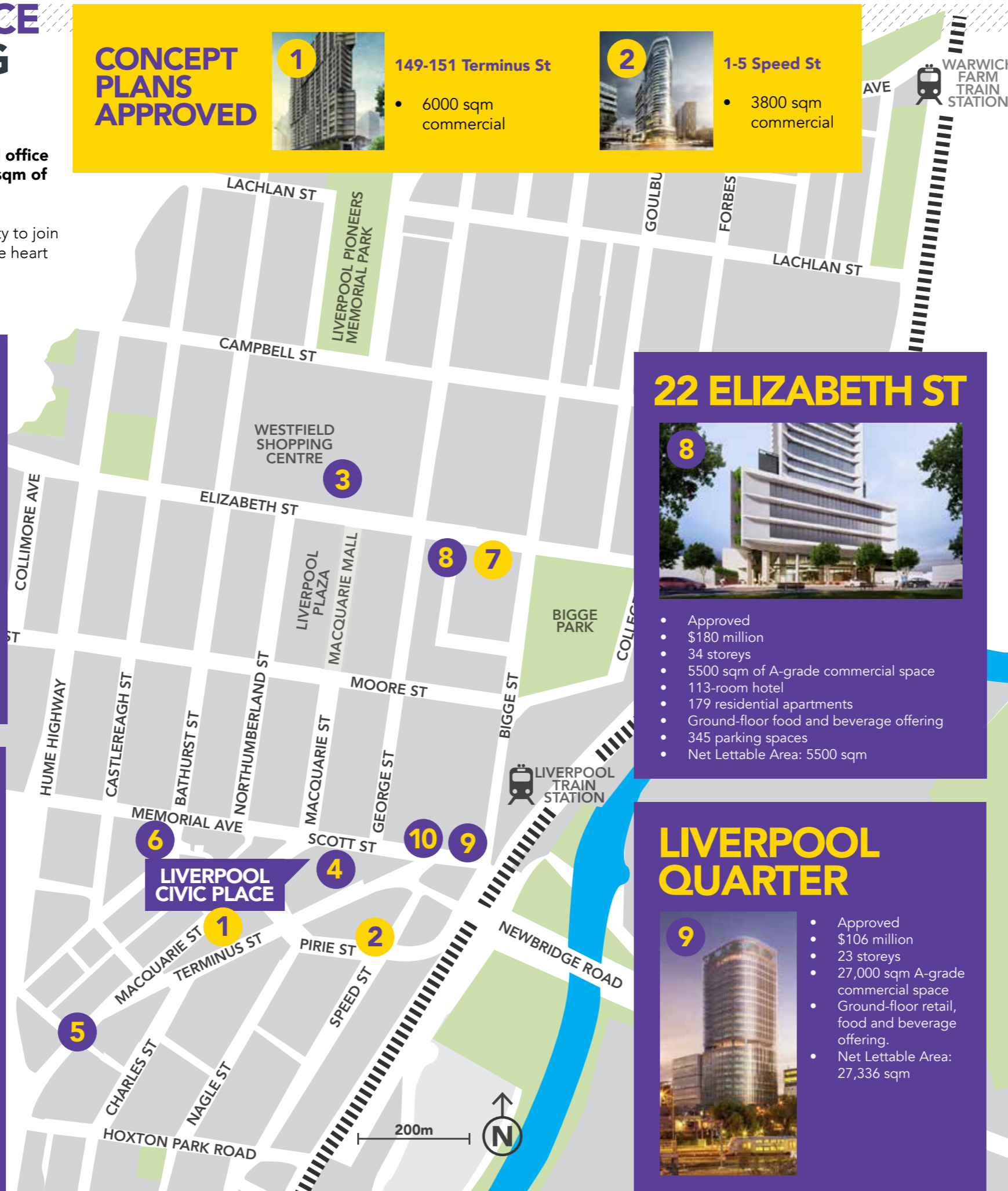
- \$99 million
- Two towers of 14 and 20 storeys
- 840 sqm retail and commercial space
- Two-level restaurant of around 1000 sqm



PRE-DA

28 Elizabeth St

- 28 storeys of commercial space
- Approximately 32,000 sqm



EIGHT REASONS TO LOCATE IN LIVERPOOL

1 STRATEGIC GROWTH CENTRE

- Home to the Western Sydney International Airport and the Western Sydney Investment Attraction Office;
- A world-class health, education and research precinct;
- A strategic commercial centre in the Greater Sydney Commission's Western City District Plan and NSW Government's A Plan for Growing Sydney.



2 A STRONG ECONOMY

- Almost one-third of South West Sydney's businesses are in Liverpool;
- By 2036, South West Sydney will have 352,000 jobs – 122,000 in Liverpool.

16,581 BUSINESSES*
83,905 JOBS**



* ABS stat Liverpool (C) (LGA)
** 2016 profile.id.com Liverpool Occupation

3 ACCESSIBLE AND AFFORDABLE INDUSTRIAL LAND

- Major parcels of prime industrial land with great transport links in Liverpool;
- Western Sydney Airport Priority Growth Area;
- Western Sydney Aerotropolis to be established around Western Sydney International Airport.

**AT PRICES
MORE THAN
50% BELOW
SOUTH SYDNEY**



4 A CONNECTED CITY

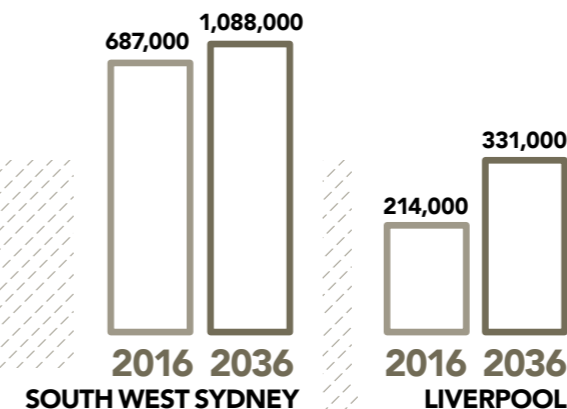
- Liverpool City Council is leading a conversation about the Fifteenth Avenue Smart Transit Corridor (FAST), to connect Liverpool city centre to the airport;
- The M5 and M7 Motorways and the Hume Highway intersect in Liverpool;
- Public transport system includes the Liverpool Bus-Rail Interchange, the Liverpool to Parramatta T-Way and the recently completed South West Rail Line;
- The Western Sydney International Airport and Western Sydney Infrastructure Plan;
- More than 100,000 traffic movements through the CBD each day.

35,000 BUS TRIPS WITHIN **25,000 TRIPS TO & FROM**
LIVERPOOL LGA EACH WEEKDAY LIVERPOOL STATION EACH WEEKDAY

Transport for NSW, 2015, Household Travel Survey

5 A GROWING POPULATION

- South West Sydney has an average annual growth rate of 2.3%, well above the state average of 1.6%.



Australian Bureau of Statistics, 2017, 2016 Census of Population and Housing
NSW Department of Planning and Environment, 2016, New South Wales State and Local Government Area Population Projections

LIVERPOOL FAST FACTS

Population (2019)	227,300*
Projected population (2036)	331,000
Gross regional product (2019)	\$11.3 billion
Labour force (2019)	104,683
Unemployment rate (June 2020)	5.9%

Source: ABS, 2020; NSW Department of Planning and Environment, 2016; REMPLAN, 2017; Commonwealth Department of Employment, 2017; NEIR, 2019
* Forecast ID

6 A SKILLED WORKFORCE

- A local labour force of over 100,000 people;
- Access to a workforce of over 330,000 in the South West Sydney region;
- Up to 20,000 tertiary students studying locally within five years at University of Wollongong, Western Sydney University, University of NSW, TAFE NSW and 35 private tertiary colleges.

**LIVERPOOL IS
A STRATEGIC
COMMERCIAL
CENTRE**

**THE UNIVERSITY OF
WOLLONGONG'S
SOUTH WESTERN
SYDNEY CAMPUS WILL
ACCOMMODATE
7,000 STUDENTS
BY 2030**

University of Wollongong, 2016, University of Wollongong announces South Western Sydney Campus in Liverpool, see: <http://media.uow.edu.au/releases/UOW213548.html> | Greater Sydney Commission, 2016, Draft South West District Plan

7 BETTER QUALITY OF LIFE

- Reflective of the city's immense cultural diversity, Liverpool is a welcoming city and great place to live;
- Here you have easy access to open spaces, cultural institutions and social services, great dining and retail offerings, places to work and learn.

**HIGH QUALITY
SCHOOLS,
HOSPITALS,
CULTURAL,
SPORTING AND
RECREATION
FACILITIES**



Urbis, 2017

8 AN IDEAL DESTINATION FOR BUSINESSES REQUIRING LANGUAGE SKILLS

- A young, diverse and tech-savvy population;
- 57% of households speak a language other than English at home and more than 140 languages are spoken across the city;
- Over 40% of locals born overseas, providing local links to places all over the world.

**MEDIAN AGE
LIVERPOOL
33
SYDNEY
36**



Australian Bureau of Statistics, 2017, 2016 Census of Population and Housing

WESTERN SYDNEY CITY DEAL



WESTERN SYDNEY INTERNATIONAL AIRPORT JOBS*



The Western Sydney City Deal, between the State and Federal Governments and eight councils in Western Sydney, was a huge win for the people of Liverpool.

The City Deal includes commitments to:

- Build a rail link to the new Western Sydney International Airport by the time it opens in 2026;
- Provide rapid transport service to the airport from Liverpool city centre;
- Establish an education precinct at North Bringelly, with trade training, a specialist science and maths high school and a new university;
- Open a Federal-State-Local Industry Attraction Office in Liverpool to attract jobs and industry to the aerotropolis;
- Create a \$150 million Liveability Fund to support major community projects; and
- Open an Indigenous Opportunity Hub in Liverpool to support Aboriginal employment and businesses.

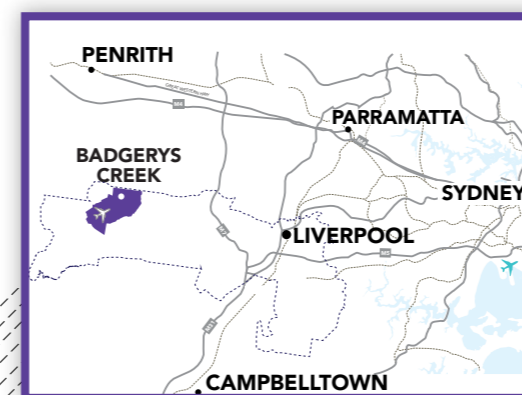
On their own, every one of these announcements would be a major win for Liverpool. Together they have the potential to change the future of the city, with opportunities for residents to find work close to home, with access through good public transport and improved roads.

The establishment of the Western Sydney Industry Attraction Office in the CBD confirmed Liverpool's status as the premier airport city. In 2017 WSA, the company that will build and run the airport, opened in the heart of the city. This sends a very clear message: if you want to be part of the airport and the opportunities that will grow up around it, you need to be in Liverpool.



WSA opening on Scott St is a vote of confidence in Liverpool.

Mayor Wendy Waller



LIVERPOOL INNOVATION PRECINCT

1 WESTERN SYDNEY UNIVERSITY

Nursing, social work, social science, criminology and policing and will include a start-up incubator and tech-SME accelerator.

2300+ STUDENTS | **140+ STAFF**

www.westernsydney.edu.au



2 SOUTH WESTERN SYDNEY PRIVATE HOSPITAL

11,200 PATIENTS PER YEAR | **87 BEDS** | **FIVE OPERATING THEATRES** | **300 STAFF**

www.sydneysouthwestprivatehospital.com.au



3 LIVERPOOL HOSPITAL

The largest stand-alone hospital in Australia is at the heart of Liverpool's Health and Education precinct.

82,000 PATIENTS PER YEAR | **4500 STAFF** | **1500 STUDENTS FROM UNSW AND WSU**

www.swslhd.health.nsw.gov.au/liverpool

4 THE INGHAM INSTITUTE

The Ingham Institute for Applied Medical Research conducts world-class medical research.

300 RESEARCHERS | **30 SUPPORT STAFF**

inghaminstitute.org.au

5 UNSW SYDNEY

Has had a teaching and research presence at Liverpool Hospital for 30 years.

450 STUDENTS | **50 STAFF**

www.unsw.edu.au

6 TAFE NSW LIVERPOOL

Accounting and finance, business and medical administration, human resources, ICT cyber and network security, English, and hair and beauty therapy.

4000 STUDENTS

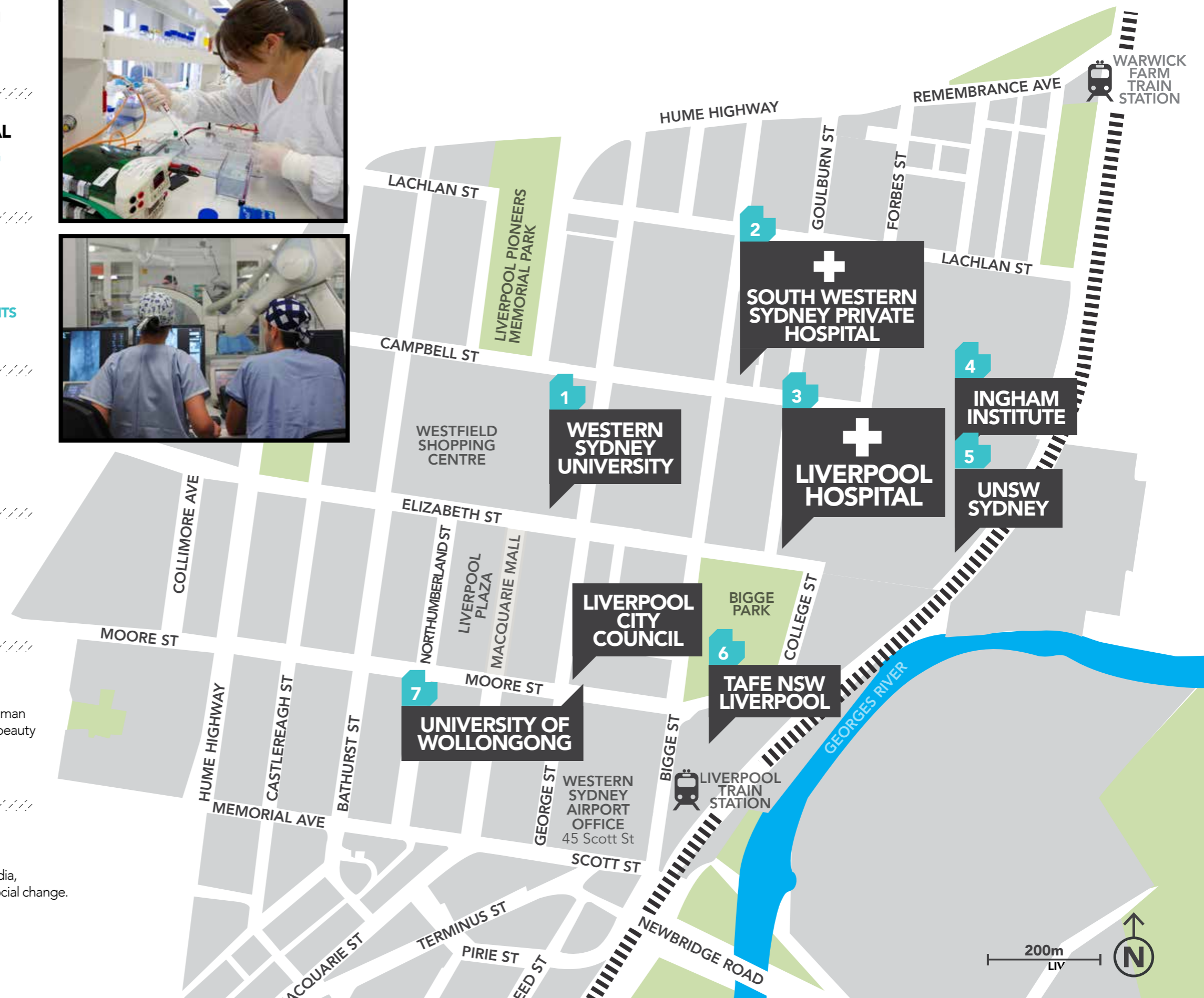
swsi.tafensw.edu.au/Colleges/find-a-college/Liverpool

7 UNIVERSITY OF WOLLONGONG

Applied analytics, business, commerce, communication and media, information technology, international studies, law, nursing and social change.

7000 STUDENTS BY 2030

www.uow.edu.au



OPPORTUNITIES FOR FUTURE GROWTH AND INVESTMENT

Key industry sectors with opportunities for future growth and investment include:

- Advanced manufacturing;
- Building and construction;
- Education;
- Health care and social assistance;
- Professional services;
- Retail;
- Transport and logistics.

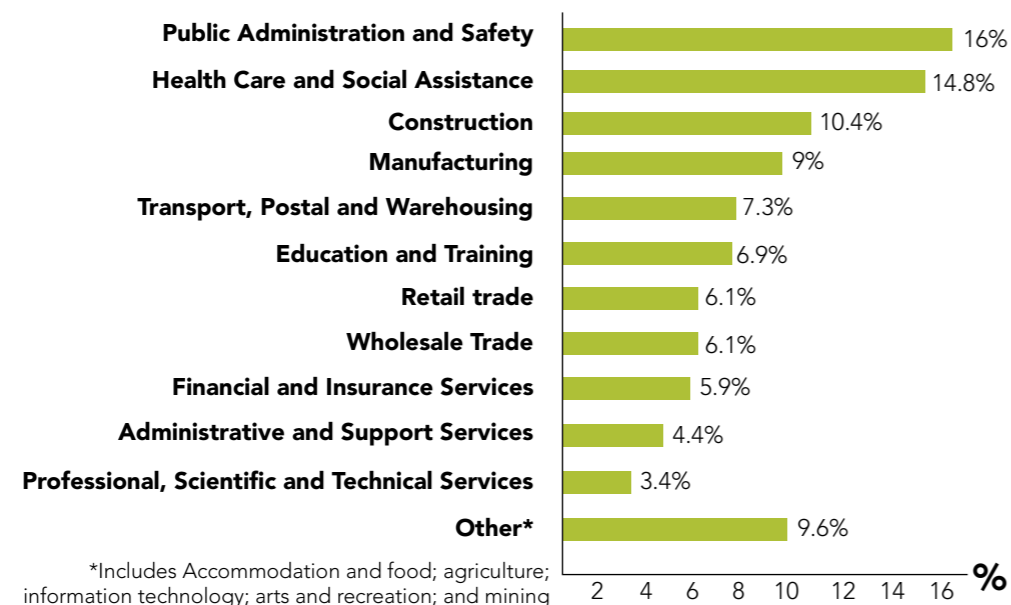
Liverpool's population is projected to grow to more than 386,000 by 2041, equating to an additional 6,300 people each year.

The majority of this growth is planned for the South West Growth Centre and will drive demand for additional services and boost the local labour pool available to businesses.



SOURCES: DEPARTMENT OF PLANNING, AUSTRALIAN BUREAU OF STATISTICS

LIVERPOOL'S GROSS REGIONAL PRODUCT BY INDUSTRY



AN ACCESIBLE CITY

Liverpool has excellent access to road, rail, sea and air networks. South West Sydney is one of Australia's fastest growing freight hubs, with Liverpool providing direct access to regional, interstate and global markets. Liverpool's position as a freight and logistics hub will be further enhanced with the development of the Western Sydney International Airport and Moorebank Intermodal Terminal.



ROAD

- The M5 Motorway, M7 Motorway and Hume Highway link directly to the CBD, Port Botany and the rest of the State;
- The new Western Sydney Infrastructure Plan establishes links to the Western Sydney Airport including the \$1.6 billion Northern Road Upgrade, the \$500 million Bringelly Road Upgrade and the \$1.25 billion M12 motorway.

RAIL

- Strong passenger and freight rail infrastructure including Airport and East Hills, Bankstown, Inner West and Cumberland rail lines;
- The recently completed South West Rail Link has added two train stations servicing the South West Growth Area; the recent extension of the Southern Sydney Freight Line has enhanced freight access and will link to the Moorebank Intermodal Terminal.

AIR

- Western Sydney Airport will be a national and international gateway within the Liverpool LGA;
- Sydney Kingsford Smith Airport is 30 minutes' drive away.

SEA

- Port Botany, Australia's second largest container port accounting for one-third of Australia's container trade, is less than 30 minutes' drive from Liverpool;
- The development of Moorebank Intermodal Terminal will provide direct rail access to the port via the Southern Sydney Freight Line.

THE SEVEN-MINUTE CITY

Anchored by Liverpool Hospital, the Liverpool CBD is a walkable centre of learning and innovation for students and professionals and a vibrant hub of activity for residents. Dining options, shops and recreation spaces are all just a short stroll from public transport.

Workers, students and residents can eat, shop and take a break within a short stroll from transport connections.

The transformation of Macquarie Mall, the city's heart and its central shopping district, created a vibrant public space during the day and night.

The city's 'central park', Bigge Park, provides spaces for time out, recreation and community celebrations. The free touch-to-play water park and adventure play equipment are a great drawcard for families, free exercise classes are run in the park through Live Life Get Active and a pop-up café also operates in the park.

Liverpool hosts a range of vibrant festivals and events throughout the year where the City Centre comes to life.

Building on Liverpool's great bones, Council is paving the way to a greener, brighter, more vibrant and active city centre as part of its 10-year Liverpool City Centre Public Domain Master Plan.

Improvements include more trees, better paving and lighting to make the city centre a better place to live, work, study and play, while helping to foster an 18-hour economy.

THE HODDLE GRID



New South Wales Colony Surveyor **Robert Hoddle**, who was later responsible for drawing up Melbourne's characteristic layout, drew his map of Liverpool in 1827, using the rectangular, easily navigable, street grid which makes Liverpool so easy to walk around.

CBD REZONING

Building on Liverpool's great bones, in 2018 Liverpool City Council undertook a historic rezoning of 25 hectares in the heart of the city to encourage new businesses and double the residential population of the city centre.

The rezoning supports Council's vision to foster a modern, vibrant, 18-hour economy and enhance Liverpool as a walkable city centre in which residents are close to work, universities and schools, shops, dining, entertainment, public transport and green space along the Georges River.

With \$1 billion worth of developments approved or under assessment, Liverpool's skyline is set to change dramatically over the next few years.

Council's own \$400 million Liverpool Civic Place mixed-use precinct, jointly developed with Built and designed by fjmt architects, will provide new public spaces, community facilities and job opportunities, while attracting more commercial investment into the city.

The development will include:

- New Council offices, Council Chambers and childcare;
- A new state-of-the-art city library and community hub;
- A new civic plaza, Council and public parking;
- A 24-level tower to accommodate a combination of commercial, retail and education spaces; and
- A nine-level hotel or student accommodation building.

*Liverpool Civic Place,
Council's future home*



JOIN THE GROWING LIST OF LEADING COMPANIES

There are 14,500 businesses in Liverpool ranging from sole traders to large, multinational companies.² They operate across many industries. Some of Liverpool’s major businesses and institutions are listed below, including several that have recently relocated into the area as part of multi-million dollar investments.

AUTO

- McGrath AHG
- Peter Warren

CONSTRUCTION

- Lily Homes
- Masterton Homes
- Terra Civil
- WesTrac

EDUCATION

- Australian Careers Business College (ACBC)
- TAFE NSW
- University of New South Wales
- University of Wollongong
- Western Sydney University

HEALTH/MEDICAL

- Liverpool Day Surgery
- Liverpool Hospital
- National Disability Insurance Agency
- NSW Ambulance
- NSW Health Share
- Sydney South West Private Hospital

MANUFACTURING

- ABB
- Aryzta
- Centrum Printing
- Daikin
- Fresh Start Bakeries
- Fuji Xerox
- Goodman Fielder
- HPM Legrand
- Joyce Foam
- Ovato
- Prysmian
- Sphere Healthcare
- Tacca Industries
- Toyota Material Handling
- Uniden Australia
- Wilson Gilkes
- W&S Plastics
- Electrolux
- CSR Limited

PROFESSIONAL SERVICES

- Brydens Lawyers
- Colliers
- Knight Frank
- Marsdens Law Group
- Shine Lawyers
- Slater & Gordon

PUBLIC SECTOR

- NSW Government Family and Community Services
- WSA Co
- Safework NSW
- Western Sydney Migrant Resource Centre

RETAIL TRADE

- Crossroads Homemaker Centre
- Fashion Spree
- Westfield Liverpool
- The Grove Homemaker Centre

SPORT AND RECREATION

- Australian Turf Club Warwick Farm
- Brighton Lakes Recreation and Golf Club
- Liverpool Catholic Club
- Michael Clarke Recreation Centre
- Moorebank Sports Club
- The William Inglis Hotel and Riverside Stables Warwick Farm
- Whitlam Leisure Centre

TRANSPORT AND LOGISTICS

- Aldi Distribution Centre – Prestons
- Big W Distribution Centre – Hoxton Park
- Blum
- Direct Freight Express
- Emergent Cold
- Fr8 Service
- South West Motorway
- Mainfreight
- Moorebank Intermodal Company
- Qube
- Rohlig
- Toll
- Transit Systems
- GWA Group Limited
- Fulfillment by Amazon
- DB Schenker

WASTE SERVICES

- Cleanaway
- Visy

AN AFFORDABLE CITY

AFFORDABLE INDUSTRIAL LAND

Liverpool has 1116 hectares of employment land (developed and undeveloped) with estates suited to different business needs³. All are well serviced by transport and utility infrastructure and have land available at prices considerably below other areas in Sydney.

Major developments such as Western Sydney Airport and the Moorebank Intermodal Terminal have led to an increased demand for land. Liverpool City Council encourages investors to seek further advice and act as early as possible.

Key employment precincts include:

- **Hoxton Park:** Established 40 ha of industrial estate located on the M7 Motorway with significant freight and logistics;
- **Prestons:** Large industrial area comprising 343 ha and home to freight and logistics, manufacturing and urban services;
- **Moorebank:** Large industrial area comprising 336 ha with good access to the M5 Motorway and suited to freight and logistics and general industrial uses;
- **Chipping Norton:** Well-developed industrial estate comprising 101 ha located to the east of the local government area;
- **Crossroads:** Strategically located at the interchange of the M5 and M7 Motorways with 17 ha of land suited for bulky goods and logistics operations;
- **Orange Grove Road:** 22 ha industrial precinct providing support services to the adjacent Liverpool CBD;
- **Sappho Road:** Smaller industrial estate (18 ha) with lighter uses such as urban services and bulky goods.

Additional employment land will be planned and developed with the recent identification of the Western Sydney Airport Priority Growth Area by the NSW Government, with a focus on knowledge-intensive and technical industries to support the Western Sydney Aerotropolis.

Industrial Land Values 2017

Location	Land Values (\$ per sq m)	Savings in Liverpool
Liverpool Region	\$525	
South Sydney	\$1200	56%
Central West Sydney	\$650	19%
North Shore	\$700	25%

SOURCE: URBIS, 2017

- Some of the lowest office rents in the Sydney metropolitan region;
- Opportunities for professional services looking to reach the rapidly growing regional population and businesses.

Commercial Office Rents – Newly Constructed A-Grade Stock

Location	Net Face Rent (\$ per sq m)	Savings in Liverpool
Liverpool	\$525	
Sydney CBD	\$1400	63%
North Sydney	\$850	38%
Parramatta	\$650	19%

SOURCE: URBIS, 2019

- A vibrant and highly skilled workforce;
- A large number of university graduates and qualified tradespeople and technicians suited to the health, education, professional services, advanced manufacturing, transport and logistics, and construction sectors;
- An extensive network of world-class education and training facilities;
- Great quality of life for all residents and a lower cost of housing compared with other areas of Sydney, with wide variety of amenities.

Median Dwelling Prices and Rents, 2019

Area	Median Dwelling Prices (\$A)	Median Weekly Rents (\$A)
Liverpool	\$685,000	\$430
Sydney – Greater Metropolitan Region	\$745,000	\$500
Sydney – Inner Ring	\$971,000	\$650

SOURCE: NSW DEPARTMENT OF FAMILY AND COMMUNITY SERVICES, 2019

² Australian Bureau of Statistics, 2016. Counts of Australian Businesses, including Entries and Exits

³ Industrial land Study SGS Economics and Planning 2018

Liverpool Council recognises the importance of generating business investment and employment growth for Liverpool. Council's City Economy Team is here to help with services for prospective and existing businesses including:

- Information to assist investment decisions;
- Support for new developments;
- Business and networking events.

Further contacts

Julie Scott

Manager City Economy



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Visit Us

Customer Service Centre

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National Relay Service (NRS): 133 677

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