

93 BRIDGE RD, WESTMEAD

AUSTRALIA'S FIRST VERTICAL HEALTH VILLAGE

BRIDGE PLACE proposes a \$500M-plus project within the Westmead Health & Education Precinct, as the flagship private sector investment opportunity to deliver the NSW Government's vision of a 'world-class innovation district'.

As Australia's first vertical 'health' village, the proposal will pilot the integration of uses that the Precinct desperately requires including Build-to-Rent (BTR) key worker apartments; student housing; a medical motel / step-up: step-down accommodation; NDIS housing; medical suites; innovation hub / community centre; retail and sky homes targeting elite medical professionals.

BRIDGE PLACE is led by Sydney-based Director Cameron Smart.

"Major stakeholders already located in the Precinct have identified the need for these uses to be developed and confirmed their existing businesses will function more efficiently with access to the facilities proposed.

The ability to attract and retain 'best-in-field' human resources to the Precinct is critical to its success. The BTR component of the proposal will facilitate this with long term security of tenure (i.e. 10yrs plus) possible.

Also, Sydney University have identified the high level value of being able to conduct a longitudinal living lab study on the benefits of having these with disabilities (mental and physical) living in a community environment with those more able", says Mr Smart.

The proposed design concept is being led by RobertsDay Director Stephen Moore.

"The proposal significantly improves connectivity within the Precinct by providing a bridge across the Milson Park green corridor. The Proposal is within an easy walk or cycle of key institutions including hospitals and university", says Mr Moore.

With significant interest from institutional investors, the next key step is working with Parramatta City Council and NSW Government to secure planning approval.

For more information about investment opportunities contact Mr Smart.
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	UNITS	AREA
BUILT-TO-RENT (BTR)	400+	28,371
MEDIMOTEL / STEP UP DOWN ACCOMODATION	300	7,606
NDIS / FAMILY HOUSING		2,262
MEDICAL SUITES	6	929
FOOD & BEVERAGE	7	441
COMMUNITY CENTRE	1	1,000
RETAIL	6	756
BUILD-TO-SELL		10,990

*Subject to planning approvals



RD
great places