

Expression of Interest

Provision of Medical & Dental Centre in Oran Park

July 2024

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1. Introduction

Oran Park is proudly developed by Greenfields Development Company, a local family-owned company. One of the largest land releases in NSW, Oran Park is part of the NSW Government's South West Growth Centre which is expected to provide some 100,000 new dwellings in the next 25-30 years. Rezoned in December 2007, Oran Park has delivered over 5,800 homes with a current estimated population of 16,835 residents which is expected to grow to 50,000 by 2036. The development is geographically located in the centre of the Camden Local Government Area (LGA) which is the fastest growing LGA in Australia.

Oran Park is a nationally recognised, masterplanned community, with a strong focus on lifelong learning, the delivery of early infrastructure and amenity, and provision of a walkable neighbourhood. At the heart of the Oran Park project is the Oran Park Town Centre. Founded on a traditional town centre design, the town centre includes a range of civic, recreational and residential uses. It also provides retail and commercial space to service a large proportion of the South West Growth Centre.

New and existing residents are eager to see an expanded local network of healthcare practitioners to meet their needs and those of their families. These growing needs mean NSW's health sector has a unique opportunity to invest in the fastest-growing region in the state. To continue to meet the needs of the growing community, the development team is looking to select a preferred medical and dental centre provider to fit out and operate a medical and dental centre to the northwest of the Oran Park Town Centre.

For more information about the Oran Park development visit www.oranpark.com.au

2. The Brief

This brief provides an outline of the expectations of the development team for the delivery of the future medical and dental centres. It also contains site information and outlines information to be included in EOI submissions.

EOIs are sought from capable medical and dental centre service providers interested in fitting out, leasing and operating the medical and dental premises within a bulky goods complex located to the northwest of the Oran Park Town Centre close to the Ambulance Station, Fire Station and the Northern Road. There is also a proposed pharmacy premises within this development which Greenfields Development Company will procure directly. The pharmacy will make its own application for a pharmacy licence by relying on the presence of a medical centre.

EOIs will be considered from a single entity, or a combination of two or more organisations, as a joint venture, a consortium or otherwise. Applicants must clearly state the nature of the association between the organisations and the basis upon which they propose to contract with Greenfields Development Company.

All EOIs will be assessed by an Evaluation Panel consisting of the development team. The purpose of the EOI process is for the development team to select a preferred medical and dental centre service provider.

2.1 Expression of Interest Timeline

EOI Process	Indicative timing
Invite EOI Applications	Tuesday, 16 July 2024
Closing date for EOI submissions	4pm Tuesday, 13 August 2024
Evaluate applications	End August/early September 2024
Successful Respondent Notified	End August/early September 2024
Negotiate and Finalise Contract	September 2024
Unsuccessful Respondent Notified	Early October 2024

2.2 Objectives

We are seeking submissions from medical and dental service providers able to demonstrate a commitment to the overall objectives of the project and the specific objectives listed in this EOI. The preferred provider will work with the development team to design, fit out and operate the medical and dental centres within a bulky goods complex located to the northwest of the Oran Park Town Centre close to the Ambulance Station, Fire Station and the Northern Road which meets the following objectives:

- Service Quality – The quality of care will be of a high standard which satisfies industry standards and meets the needs of the local community.
- Adding Value – We will be looking for ways in which respondents can add value to this project from a social sustainability perspective, including a willingness to work proactively with the community and contribute to local community events and initiatives.

2.3 Assessment Criteria

EOIs are to be submitted using the application form provided. All necessary supporting documentation must be submitted with the application form. The EOIs will be assessed on the provision of information in response to the following criteria:

Criteria	Weightage
Financial Offer	60%
Medical and Dental Centre Service Proposal & Experience	30%
Capabilities in Financing the Fitout and Service Delivery of the Medical and Dental Centre Premises	10%

3. Project Information

3.1 Oran Park Masterplan

Oran Park is a nationally recognised, masterplanned community offering sustainable living and designed with a strong focus on lifelong education, delivery of early infrastructure, amenity and provision of a walkable neighbourhood with a diverse housing mix.

The development is geographically located in the centre of the Camden Local Government Area (LGA), the fastest growing LGA in Australia. Oran Park is approximately 60 minutes southwest of the Sydney CBD and approximately 15 minutes from the Western Sydney International Airport which is scheduled for completion in 2026. The subject site of this EOI is located to the northwest of the Oran Park Town Centre and is well connected to nearby schools, aged care facilities, Ambulance Station and Fire Station. It is also easily accessible via the Northern Road.

Oran Park is part of the NSW Government's South West Growth Centre which is expected to provide some 100,000 new dwellings in the next 25-30 years. Oran Park was rezoned in December 2007 and has delivered over 5,800 homes with a current estimated population of 16,835 residents. This is expected to grow to 50,000 by 2036. The subject site is well positioned within the masterplan and will have access to the growing population requiring an expanded local network of healthcare practitioners to meet their needs.



ORAN PARK

Figure 1 – Oran Park Masterplan



3.2 Location Plan

EOIs are being sought for the medical and dental centres within a proposed bulky goods development northwest of the Oran Park Town Centre. Its strategic location will allow businesses to benefit from great positioning along the Northern Road which is the main road leading to the future Bradfield City and the Western Sydney International Airport. There will be a mix of general industrial, light industrial, warehouse and retail lands surrounding the proposed bulky goods complex. With three major aged care facilities and several schools nearby, the medical and dental centres will be well placed to cater to our community's expanding medical needs.

Figure 2 – Location Plan



Address	Lot 2253 & 2254 in DP1292733
Land area	19,001sqm
Zoning	B5 – Business Development
Utilities	Sewer, water, electricity, gas and fibre optic communication will be available.
Street access	Flood Street, Porter Street, Brabham Drive and Dick Johnson Drive

3.3 Concept Plan

A concept plan for the proposed bulky goods development containing the premises for the medical and dental centres is shown in Figure 3. The development will be serviced by the on-grade carparking with dedicated access for loading and unloading off Porter Street.

Current proposed areas for the medical and dental premises are as follows:

Medical	362sqm
Dental	250sqm
TOTAL	612sqm

Should you require additional area or amendment to the proposed concept plan to deliver your proposed service mix and model, Greenfields Development Company will be open to considering that as part of your service proposal. Please clearly outline and illustrate what amendment you require.

Figure 3 – Concept Plan



3.4 Project Program

The project is currently in concept design phase, working towards Development Application by November 2024. The below is an indicative project program and is subject to change.

Development Application (DA) Lodgement	November 2024
Development Application (DA) Approval	June 2025
Tender & Construction Certificate (CC)	September 2025
Construction Commencement	November 2025
Tenant Fitout	November 2026
Opening	February 2027

4. Further Information

4.1 Contact

If you require any information regarding this document, please contact:

LeeShean Ng (Development Manager)

Email	leeshean.ng@greenfields.net.au
Phone	02 9043 7500
Address	340 Oran Park Drive, Oran Park NSW 2570

4.2 Site Access

Site access can be arranged as required. Please liaise with LeeShean Ng for required access.

4.3 Submission

Submissions are to be made using the EOI Application form provided and be submitted prior to the closing time and date.

Completed application forms can be emailed or hand delivered to LeeShean Ng. Refer contact details in item 4.1 above.

Submissions close on 4pm, Tuesday 13 August 2024.

5. General Information

5.1 Costs Borne by Respondents

Any and all costs and expenses incurred by the respondents in any way associated with the preparation and submission of the EOI, including attending meetings or site inspection and discussions and providing additional information if required, will be entirely borne by the respondents.

5.2 Disclaimer

Greenfields Development Company and its respective employees, officers and consultants are not liable for any incorrect or misleading information or failure to disclose information whether in connection to this document or at any other time.

Greenfields Development Company reserves the right to review and change the information contained in this document by notice in writing to respondents who have not withdrawn or been excluded from the process.

5.3 Confidentiality

The respondents' EOI will be treated confidentially. All discussions, correspondence and EOIs are confidential and must not be disclosed to any third party without the prior written consent of Greenfields Development Company, otherwise consideration of the registrant's EOI may be terminated.

Matters raised in respondent enquiries that are agreed by Greenfields Development Company to be confidential to a respondent will be treated as confidential. Greenfields Development Company reserves the right to determine if any written questions submitted by a respondent and any written responses to such questions will be made available to other respondents. In the event of a claimed confidential enquiry, where the respondent is advised by Greenfields Development Company of its intent to distribute general enquiries and responses, the respondent may withdraw the enquiry.

5.4 No warranty

Greenfields Development Company believe that the information provided is accurate but makes no warranties, promises or representations regarding the accuracy or completeness of the

information.

5.5 Prospective Lessee's Acknowledgment

By submitting an EOI for the medical and dental centre premises within the bulky goods site, prospective lessees acknowledge that:

- They have read and understood this Expression of Interest document.
- They have relied upon their own investigations and enquiries and that Greenfields Development Company makes no representations or warranties whatsoever, other than those that may be specifically expressed in this EOI document and does not accept any responsibility or liability in relation to any information provided to the prospective lessee.
- The information is provided for introductory and background purposes only. In the event of any inconsistency, the Agreement for Lease and Lease shall prevail.
- Greenfields Development Company reserves the right to undertake a financial background check on any proposed lessee should it be deemed necessary and may contact referees to verify experience.

5.6 Enquiries

Greenfields Development Company may have discussions with prospective respondents to answer written queries and clarify any issues. Greenfields Development Company may make enquiries with relevant Local, State and Federal authorities and licensing agencies.

5.7 Intellectual Property

We are conscious of the need to protect the intellectual and financial property of all respondents. Technical and financial details will be treated with the strictest confidence.

Greenfields Development Company and the Evaluation Panel will not pass any information to any party not bound by a Confidentiality Agreement with Greenfields Development Company. Respondents should recognise that information which one respondent submits in confidence (for example, a preferred delivery model) may be submitted, also in confidence, by another respondent.

Intellectual property is to be distinguished from confidential information. The entitlement of a person to intellectual property does not depend on secrecy, but consistent with the general obligation of confidentiality, the intellectual property of each respondent will be kept confidential.

A respondent should clearly indicate if any part of its registration of interest constitutes intellectual property, in the sense of property recognised and protected by law. Any claim by a respondent that information constitutes intellectual property will be assessed and a respondent may be asked to establish its property interest before the claim is accepted.

5.8 Absence of Obligations

No legal or other obligations will arise between a respondent and Greenfields Development Company as a result of the EOI process.

5.9 Right to Amend or Terminate Process

Greenfields Development Company reserves the right to amend or terminate the process set out in this call for EOI by notice in writing to proponents who have not withdrawn or been excluded from the process.

oranpark.com.au

9043 7500



Oran Park Sales Office
Cnr Oran Park Drive & Peter Brock Drive

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6. Annexures

6.1 Annexure 1 – EOI Application Form

Expression of Interest

Provision of Medical & Dental Centre in Oran Park

July 2024

Application Form

Applicant Details	
Name of Organisation	
ABN	
ACN	
Registered Address	
Postal Address	
Phone	
Email	
Name of Service Manager or Director(s)	
Contact Person Name	
Contact Person Phone Number	

Financial Offer

Your financial offer for the medical and dental centre premises within Lot 2253 & 2253 in DP1292733 is:

MEDICAL CENTRE

Gross rent

Area

Lease duration including option

Rent review

Market review

Special Conditions

DENTAL CENTRE

Gross rent

Area

Lease duration including option

Rent review

Market review

Special Conditions

Medical and Dental Centre Service Proposal & Experience

1. What is your experience in operating medical and dental services in NSW? Please describe the services your organisation currently provides. Please include names and size of centres. (250 words max)

2. Please provide contact details for at least two referees able to comment on the Organisation's / Company's expertise in the delivery of medical and dental services.

Referee 1	Name	
	Phone	
	Email	
Referee 2	Name	
	Phone	
	Email	

3. What industry accreditations do you possess? Please outline and provide supporting documentation.

4. Please provide details of your proposed service mix and service delivery model for these premises in Oran Park. (250 words max)

5. Please outline how your proposal will meet the EOI objectives. (250 words max)

Capabilities in Financing the Fitout and Service Delivery of the Medical and Dental Centre Premises

6. Provide your financial strategy for the fitout of the medical and dental centres and the delivery of your proposed service mix and service delivery model. Please provide your Profit and Loss Statement and Balance Sheet for the last two financial years. (250 words max)

7. Describe recent projects where your organisation has managed the fitout of medical and dental centres in NSW (or elsewhere in Australia). Please attach and label photos. (250 words max)

Submitting Your Expression of Interest

Prior to lodgement, please ensure all questions have been answered and that all necessary supporting documents are attached. Incomplete or late applications may not be considered.

Attachment Checklist

- ☐ Evidence of legal entity (e.g. Company Registration or Statement of Legal Entity by practicing Solicitor)
- ☐ Names and contact details have been provided for at least two referees
- ☐ Evidence of compliance with state licencing requirements
- ☐ EOI evaluation criteria addressed
- ☐ Copy of Profit and Loss Statement and Balance Sheet for the past two financial years
- ☐ Labelled photos provided for recent medical and dental centres fitout works undertaken

Submission

Completed applications are to be emailed or hand delivered to LeeShean Ng.

Email leeshean.ng@greenfields.net.au

Hand delivery LeeShean Ng
Greenfields Development Company Oran Park Sales Office
340 Oran Park Drive
Oran Park NSW 2570

Submissions close 4pm on Tuesday, 13 August 2024

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6.2 Annexure 2 – Location Plan



6.3 Annexure 3 – Concept Plan



DEVELOPMENT DATA		
site area	19001.70m ²	
Basement Carpark	0.00m ²	
Bulky Goods	3976.22m ²	
Gym	1001.20m ²	
Restaurant/Cafe	223.55m ²	
Medical Centre/Dentist	611.72m ²	
Pharmacy	600.28m ²	
Loading/Unloading Docks	319.20m ²	
Service Corridors	237.50m ²	
Total area	6969.67m ²	
Total GFA	6412.97m ²	(or 33.7 %)

Car parking Required			
	GFA/Kids	Parking Rate	Requirement
Bulky Goods	3976.22m ²	40	99.4 Spaces
Gym	1001.20m ²	13.33	75.1 Spaces
Restaurant/Cafe	223.55m ²	30	7.5 Spaces
Medical Centre/Dentist	611.72m ²	25	24.5 Spaces
Pharmacy	600.28m ²	22	27.3 Spaces
		Total	233.7 Spaces
Car parking Provided			
At grade parking			236.00 Spaces
Basement parking			0.00 Spaces
		Total	236.0 Spaces
		Surplus	2.3 Spaces

PROPOSED SITE/ GROUND FLOOR PLAN