

# Western Sydney Aerotropolis

Australia's newest investment opportunity

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August 2022

[wpc.a.sydne.y](http://wpc.a.sydne.y)



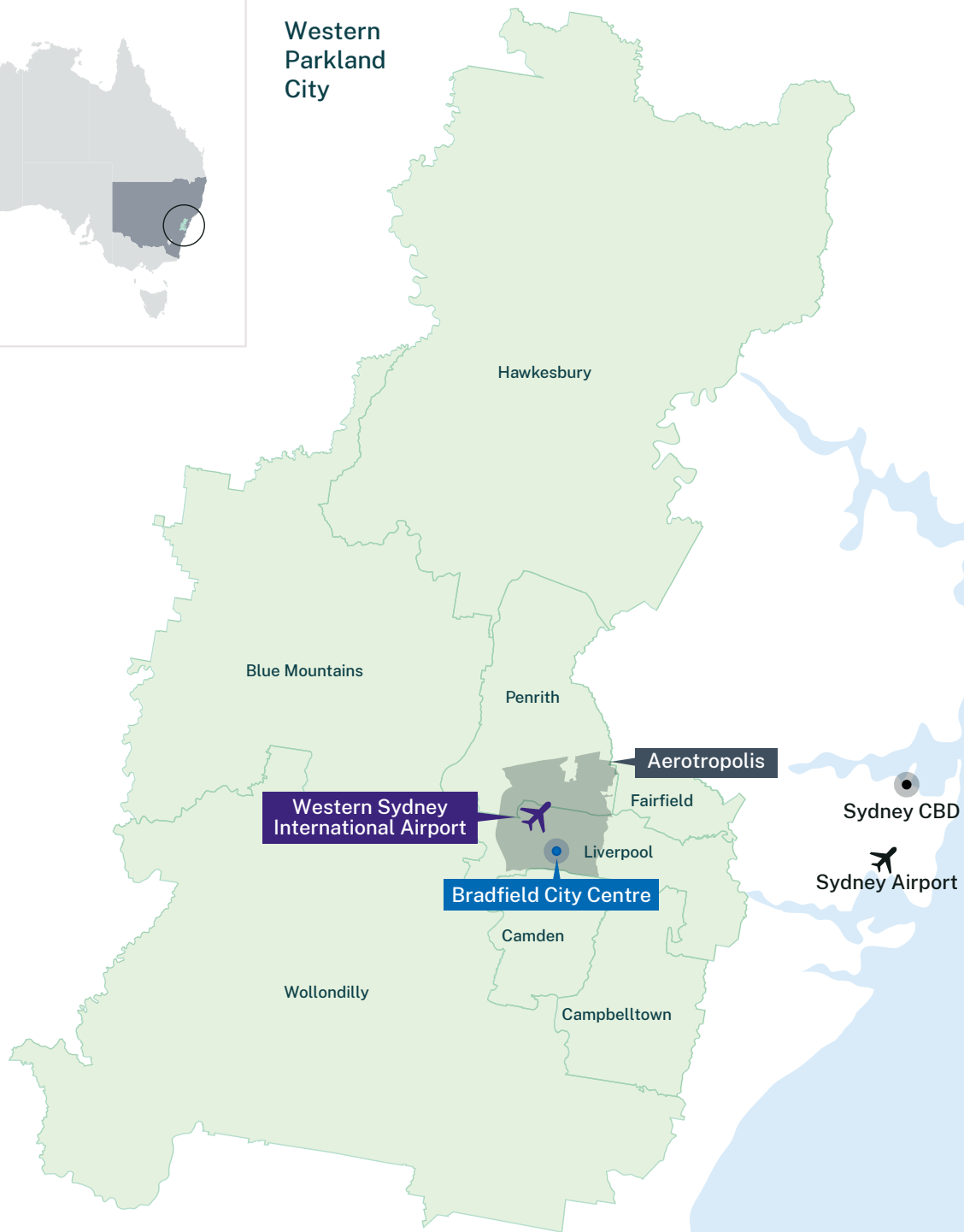
Artist's impression

# Acknowledgement of Country

Aboriginal people have had a continuous connection with the Country encompassed by the Western Parkland City from time immemorial. They have cared for Country and lived in deep alignment with this important landscape, sharing and practising culture while using it as a space for movement and trade. The Western Parkland City Authority acknowledges the traditional owners of the lands that include the Western Parkland City and the living culture of the traditional custodians of these lands.



Western  
Parkland  
City



## Important

This information is provided for information purposes only. It is indicative only, does not amount to a warranty as to outcome, and does not constitute a representation, an offer or solicitation of an offer to initiate or conclude any particular transaction.

# Welcome to the Western Sydney Aerotropolis



**Jennifer Westacott AO**  
Chair, Western Parkland City Authority

The Western Parkland City is the economic powerhouse of Australia. It is home to one third of Sydney's skilled manufacturing workforce. With a forecast population of 1.4 million by 2036, it is also one of Australia's fastest growing urban areas.

The scope and potential for private sector investment opportunities in the Western Parkland City are enormous, thanks to its significant geographic scale, growing population and increasing global connectivity. These considerable growth factors are collectively underpinned by catalytic government investments including:

- A new 24/7 curfew free international passenger and cargo airport opening in 2026 in the heart of the city.
- Bradfield City Centre – a 114-hectare city being built for the 22nd Century on the doorstep of the new airport
- \$20 billion in government funding for critical transport infrastructure including new motorways, a Metro rail and an international airport.
- The Western Sydney Aerotropolis – 11,200 hectares surrounding the new airport, with more than half rezoned and ready for investment and development.



**Dr Sarah Hill**  
Chief Executive Officer,  
Western Parkland City Authority

The Western Parkland City Authority is exploring new and innovative ways to amplify the impact of these projects within the Aerotropolis. We are investigating how we can further the investment potential of the Aerotropolis Precincts through concepts such as:

- A smarter approach to multi-utility infrastructure.
- Clean green technology.
- A 24/7 Airfreight Interface concept for high value cargo.

As the coordinating and investment attraction Authority responsible for the Western Parkland City, we are working with all levels of government in Australia and industry internationally to realise the once-in-a-generation opportunities building a new city presents.

This document provides an overview of the vast and growing investment potential of the Aerotropolis. As industry leaders, we welcome your ideas on how we can work together to make the Aerotropolis the smartest, most advanced and innovative industry ecosystem in the world.



# The Western Sydney Aerotropolis – why you should invest in Australia’s newest city

Investment in the Western Sydney Aerotropolis will connect you to a network of industry and innovation precincts, linking research, commercial activity and sustainability with a world-class workforce.

The Western Parkland City Authority is available to help your business grow and thrive in a city designed for the future.

Contact us if you are interested in learning more about this once-in-generation investment opportunity.

The Aerotropolis will be the beating heart of the Western Parkland City: a thriving, connected economy offering a diverse and dynamic population, skilled and educated workforce, and a vibrant lifestyle.



## A thriving economy

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Part of Australia’s 3rd largest and fastest growing economy

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Approximately \$30 billion gross revenue in the manufacturing sector in 2021

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Our Advanced Manufacturing Research Facility (AMRF) will rapidly scale new products to market

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Home to more than 150,000 businesses

## A diverse and dynamic population

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Home to more than 1.1 million people

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Growing by 300,000 people in the next 12 years, accounting for 20% of NSW population growth

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One of the most multicultural and linguistically diverse areas in Australia, with 42% of residents speaking a language other than English



## Global and regional connections

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A new 24/7 curfew free international airport at the centre of the Aerotropolis

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Half of the world’s population is within a 14-hour flight

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A new Metro rail line connecting the Aerotropolis with the rest of Sydney from 2026

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\$20 billion Government funding for new motorways, Metro rail, international airport, and initial funding for Bradfield City Centre



## A skilled and educated workforce

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A thriving workforce of more than 800,000 people

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Partnerships with six leading global universities

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A \$37.4 million New Education and Training Model (NETM) delivering the workforce skills and training needs for business.



## A green, vibrant lifestyle

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Bradfield City Centre – a new city designed for the 22nd Century

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700,000 hectares of natural bushland and national parks, including the world-renowned Blue Mountains

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Culturally rich, with diverse retail, entertainment and community hubs

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Three major health precincts

## Advanced industry in Australia – limitless opportunity

The Aerotropolis will spearhead Australia's rapidly growing advanced and emerging industries



\$167 billion technology sector has grown 26% since the onset of the pandemic



Technology is our fourth-largest export sector, worth \$8 billion in 2018



Australia is 4th in world for number of universities in top 100



The technology sector created 65,000 jobs during the pandemic

# Western Parkland City Authority – our role

The NSW Government established the Western Parkland City Authority to deliver, coordinate and attract investment to the Western Parkland City.

Our vision is to create Australia's greenest, most connected and technologically advanced city while maintaining and celebrating our unique environment, culture and diversity.

We are your trusted partner. Please contact us for more information, assistance or to share your insights on our work and your ideas for the Aerotropolis.



Nepean River in the Western Parkland City



# Our priorities – your opportunities

Our programs and partnerships, along with the existing strengths of the Western Parkland City, make the Aerotropolis the ideal place to invest.



## Bradfield City Centre

» **underway**

At the heart of the Aerotropolis, the 114-hectare Bradfield City Centre will be Australia's newest city centre. It will be a beacon for a young and an ambitious workforce. Construction on the city's first building will begin in late 2022.



Built on the doorstep of the Western Sydney International Airport



Under five minutes from the airport via the new Sydney Metro



Indo-Pacific hub for advanced manufacturing



Hydrogen ready, net zero, circular economy, cool and green



36 hectares of open public space



Vibrant retail, entertainment and cultural facilities

### Innovation incubator attracting leading global tenants

Japanese conglomerate Hitachi will be the first private-sector tenant in the Bradfield City Centre.

Hitachi's Kyoso (collaborative creation) Centre will operate alongside the Advanced Manufacturing Research Facility in Bradfield City Centre's First Building.

Australia's peak science organisation, the CSIRO, will move its physics, material sciences, astronomy, information technology and data research into a new purpose-built facility in the Bradfield City Centre.

# HITACHI



There are several ways you can partner with us in the delivery of the Bradfield City Centre. To find out more visit [wpc.a.sydne.y/investment-attraction/bradfield-city-centre-an-invitation-to-partner](https://wpc.a.sydne.y/investment-attraction/bradfield-city-centre-an-invitation-to-partner)





Artist's impression

## The Advanced Manufacturing Research Facility (AMRF)

» underway

Located in the Bradfield City Centre, the Advanced Manufacturing Research Facility (AMRF) will be a shared platform for collaboration and innovation. The NSW Government is trialling the concept of the AMRF by investing in a high-tech industrial research facility that will be located in the first building of the Bradfield City Centre by late 2023. It will give business access to:

- Leading edge test laboratories and equipment
- High-tech, industry relevant manufacturing equipment
- Reconfigurable research and manufacturing spaces
- Rapid prototyping facilities– including 3D printing and additive manufacturing
- Virtual and augmented reality equipment

To explore the potential for a tenancy within the AMRF visit: [wpca.sydney/investment-attraction/contact-us](https://wpca.sydney/investment-attraction/contact-us)



## The New Education and Training Model

» underway

We are delivering a ground-breaking New Education and Training Model (NETM) in collaboration with industry, universities, Vocational Education and Training (VET) providers and government. The NSW Government has committed \$37.4 million to co-develop and co-deliver 100 micro-credentials through the NETM, creating more than 7000 training opportunities.

- Focus on flexible, on-the-job learning and blended qualifications
- Enabling industry growth
- Supporting businesses to meet their workforce training needs in advanced and emerging industries
- Access to world-class, cost-effective skills development specifically tailored to industry requirements
- Giving current and future citizens the skills and training need for jobs in new industries

To learn more about how the NETM can help address current and emerging skills needs, contact us by via our website: [wpca.sydney/netm](https://wpca.sydney/netm)







## The Agribusiness Precinct

» [under investigation](#)

We are investigating investment opportunities for the zoned Agribusiness Precinct directly adjacent to the new airport. Early market investigations have identified a strong appetite for:

- 24/7 state-of-the art logistics, facilities and services
- Dedicated road links providing seamless connection between producers and global markets
- A contemporary airfreight interface operation in the precinct, providing dedicated first and last mile channels for ambient, chilled and live air cargo products
- 36-hour paddock to plate service
- Modernised digital supply chain for seamless connectivity between trading partners

For a closer look at our research, visit [wpca.sydney/investment-attraction/integrated-logistics-hub-airfreight-interface-concept](http://wpca.sydney/investment-attraction/integrated-logistics-hub-airfreight-interface-concept)



## Transitioning to a Clean and Circular Economy

» [under investigation](#)

We are examining investor interest in the potential for a dedicated zone northeast of the Airport to fast-track Australia's transition to a clean and circular economy. We will measure investor and government appetite for:

- Decarbonised supply chains, new sustainable products and systems to avoid waste
- State-of-the-art technology turning wasted resources into new products
- Intelligent recycling of wastewater to cool and green our city
- Turning organic waste into clean energy to power new industries
- Driving global sustainable practices through research, testing and sharing



## Multi-Utility Corridor Network

» [under investigation](#)

We are exploring how to best develop a network of purpose designed corridors for roads and service utilities.

- More efficient ways to design and deliver electricity, gas, water and telecommunications infrastructure
- Potential for multi-use underground corridor alongside roads
- Incorporating dual purpose functionality, including usable recreational space

To find out how you can help inform our investigations visit [wpca.sydney/investment-attraction/investment-opportunities](http://wpca.sydney/investment-attraction/investment-opportunities) or email us at [utilities@wpca.sydney](mailto:utilities@wpca.sydney)



# Additional opportunities

Alongside these priority projects, we are working closely with other local, New South Wales and Australian government agencies and the private sector to help deliver a suite of complementary and enabling projects in the Aerotropolis.

Our shared goal is to attract quality and innovative global industries to grow and diversify the economy of the Western Parkland City.

There are significant investment opportunities planned or underway in the Aerotropolis. With a record \$20 billion of public infrastructure funding committed, substantial contractor involvement will be required to deliver the Aerotropolis.

If you would like to find out more about investment opportunities in the Aerotropolis and the Western Parkland City visit [www.infrastructure.nsw.gov.au/industry/construction-industry/nsw-infrastructure-pipeline](http://www.infrastructure.nsw.gov.au/industry/construction-industry/nsw-infrastructure-pipeline)



## Aerotropolis Precinct Planning

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Five distinct Aerotropolis precincts zones

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Each will develop into distinct yet synergistic industry ecosystems

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Right mix of industrial, commercial, residential and recreational land uses to grow and diversify the economy

## Western Sydney International Airport

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24/7 curfew free passenger and freight service

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Up to 10 million passengers and 220,000 tonnes of freight per year

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Half of the world's population is within 14 hours of the new Western Sydney International Airport

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Generate economic growth and create new channels to connect with global markets

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Access to purpose-built, streamlined freight handling services

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Scheduled to open in Q4 2026





Artist's impression

## Sydney Metro – Western Sydney Airport

\$5.3 billion Government commitment

Connects Bradfield City Centre to Sydney CBD via the Airport

Under 5 minutes from Bradfield City Centre to Airport Terminal Station

Scheduled to open in Q4 2026

Government funding committed to investigate extending the metro line from the Aerotropolis to fast growing suburbs in Sydney's South West

## The Northern Gateway

Major manufacturing, warehouse and distribution hub

Front door access to Western Sydney International Airport

Home to Sydney Science Park – a 280 hectare project to create an international epicentre for scientific research and development in the fields of food, energy and health

## Mamre Road Precinct

850 hectares of industrial zoned land progressively being developed

Excellent freight connections to Western Sydney International Airport

Significant warehouse and logistics opportunities



# The Western Sydney Aerotropolis

## Northern Gateway

1

A 1,616-hectare precinct providing high order employment uses including freight and logistics, warehousing, technology, creative industry, fresh food markets, education, health, visitor accommodation, recreation and entertainment. A major interface with Western Sydney Airport, it takes in the approved Sydney Science Park, which will comprise a town centre with Metro rail, commercial buildings and housing.

## Agribusiness Precinct

2

Over 1,130 hectares offering key access points to the new Airport, allowing the development of agribusiness uses which could include integrated logistics, air freight, integrated intensive production, food innovation, fresh product and value-added food-pharmaceuticals.

## Western Sydney International Airport

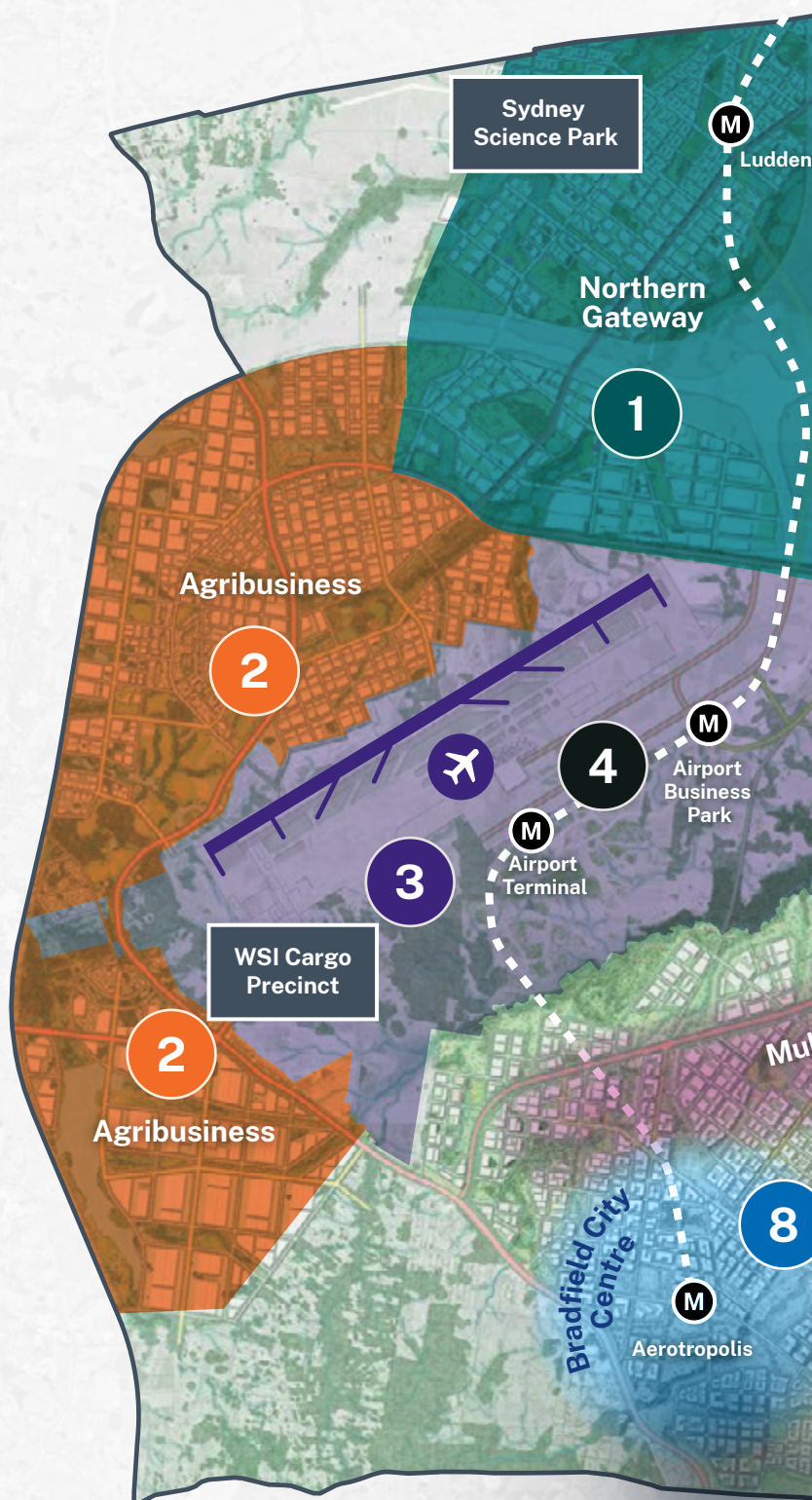
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A 24/7 hour curfew free international airport, scheduled to open in Q4 2026.

## Sydney Metro – Western Sydney Airport

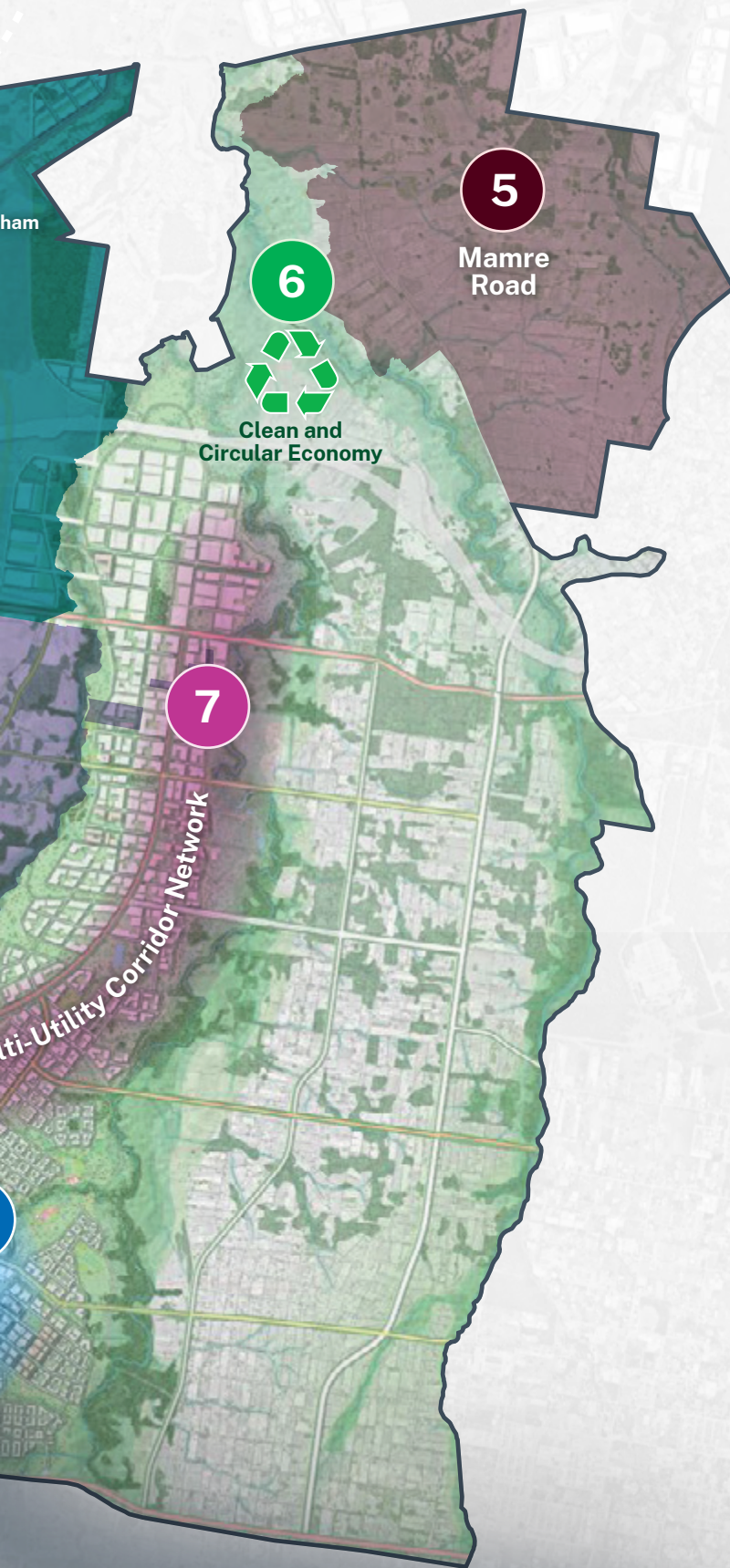
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A 23-kilometre railway currently under construction that will link residential areas with job hubs, including the Aerotropolis, and connect travellers from the new airport to the rest of Sydney's public transport system. Work on a business case to extend this link to fast growing suburbs in the South West has begun.





# opolis at a glance



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**Mamre Road**

Provides approximately 850 hectares of rezoned industrial land that will accommodate world-class warehouse and logistics facilities.

6

**Clean and Circular Economy**

Potential for business opportunities in resource and material management, water and renewable energy, organics, industrial by-products, construction waste, and household recyclables.

7


**Multi-utility corridor network**

Relates to the design and delivery of green infrastructure, transport and utility services to optimise the efficient use of land and minimise cost and waste.

8

**Bradfield City Centre**

A 114-hectare city for the 22nd Century, being built on the doorstep of the new airport. Construction will start in late 2022.

 This symbol on the map does not denote activity on any given parcel of land, but is rather indicative of concepts for precincts.

**Possible future Sydney Metro extension**

# Western Parkland City – locate, invest, learn



## Industry Partners

We are attracting and connecting leading and emerging industry partners to invest in and be a part of this once-in-a-generation opportunity to shape a 22nd Century city.

This includes leaders in the advanced manufacturing, agribusiness, aerospace and education industries such as Hitachi, GE Additive, Siemens and FedEx.

A list of our current industry partners can be found on the back page of this brochure.



## Investment concierge

Our Western Sydney Investment Concierge Service is a free, comprehensive and confidential service.

We are well placed provide a range of support to businesses interested in moving to or investing in the Aerotropolis, from the provision of information right through to site selection and employee training.



## A skilled local workforce

We are partnering with leading educational institutions and industries to deliver a ground-breaking New Educational and Training Model (NETM) to support businesses to meet their workforce skills and training needs.

By attracting leading research tenants to Bradfield City Centre, such as the AMRF and the Australian Government agency responsible for scientific research (the CSIRO), we are driving a unique industry innovation ecosystem underpinned by the skills of the future.

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## Contact us to find out more

### In Japan



Mike Newman  
michael.newman@investment.nsw.gov.au

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### In Sydney



James Passmore  
E: invest@wpca.sydney



Sanket Purohit  
E: invest@wpca.sydney



# How can we assist you?

The Western Parkland City Investor Concierge Service is a free, comprehensive and confidential service which can provide your business with a suite of support services including information, site selection and employee training.

Briefings on the growth and opportunities across the region



Identification of suitable available office and industrial space



Assistance with business requirements including economic analysis and skills data



Coordination across key government agencies and regulatory bodies



Introductions to local partners for supply chain identification and research collaborations



Access to world-class workforce skills development and training



Advice on accessing grants and other financial incentives



Assistance with familiarisation visits to the Western Parkland City and Bradfield City Centre



To find out more about our service offering and how we can support you to establish or expand your business in the Western Parkland City contact our Head of Concierge **Sanket Purohit** at [invest@wpca.sydney](mailto:invest@wpca.sydney).

# Our current partners

NSW Government & Commonwealth Partners	 Western Sydney Airport  Australian Government Department of Infrastructure, Transport, Cities and Regional Development  Greater Cities Commission  Department of Planning and Environment  Transport for NSW  Sydney Metro  inSW Infrastructure New South Wales	Local Government Partners	 Blue Mountains City Council  Camden Council  Hawkesbury City Council  Wollondilly Shire Council  Fairfield City Celebrating diversity  LIVERPOOL CITY COUNCIL  PENRITH CITY COUNCIL  CAMPBELLTOWN CITY COUNCIL
Industry Partners	 NORTHROP GRUMMAN  WESTERN SYDNEY UNIVERSITY  THE UNIVERSITY OF NEWCASTLE AUSTRALIA  UNSW SYDNEY  UNIVERSITY OF WOLLONGONG AUSTRALIA  MITSUBISHI HEAVY INDUSTRIES  SMBC SUMITOMO MITSUI BANKING CORPORATION  SYDNEY MARKETS  HITACHI  vitex pharmaceuticals  UR  THE UNIVERSITY OF SYDNEY  CSIRO + 18 Space SMEs  Australian Space Agency  SAMSUNG SDS  SUEZ  Sydney WATER  BAE SYSTEMS  AMRC / The University of Sheffield  GE Additive  DB SCHENKER  SIEMENS  Quickstep  ROMAR Scalable Manufacturing Solutions  FedEx  ABB  SIMS METAL  UTS UNIVERSITY OF TECHNOLOGY SYDNEY  NEC  NEPEAN Engineering & Innovation  DAIKIN  DMTC  PRECISION Metal Group  DASSAULT SYSTEMES  colesgroup  BLUGLASS  DRONESHIELD		



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W: [wpca.sydney/investment-attraction/contact-us](http://wpca.sydney/investment-attraction/contact-us)

