

Aerotropolis Investment Update

April 2026



Artist's impression of Bradfield City's First Land Release.

Artwork created by Dalmarri artists Jason Douglas and Trevor Eastwood for the BDA.



Acknowledgement of Country

Aboriginal people have had a continuous connection with Country from time immemorial, caring for and living in deep alignment with our landscape.

Western Sydney is home to the highest urban population of Aboriginal people in Australia. Diverse, strong and connected Aboriginal communities have established their families in this area for generations.

We acknowledge that Bradfield City sits on D(h)arug land. Ensuring that Aboriginal communities, their culture and obligations for Country are considered and promoted is vital for creating a future where deep history and future opportunity come together.

A unique opportunity exists to establish a platform for two-way knowledge sharing, elevating Country and learning from cultural practices to create a truly unique and vibrant place for all.

At Bradfield City we are committed to designing with Country in partnership with First Nations peoples, ensuring that cultural knowledge, caring for Country and lived connection inform the future of this land for generations to come.



At a glance

- Private investment snapshot
- Bradfield City First Land Release development partner announced
- Western Sydney International ready for take off
- Major private investment updates
- Government investment and infrastructure updates
- BDA's InvestorLink is here

Private investment in the Aerotropolis is fast reaching the amount of existing Government investment.

The latest figure more than doubles the private sector proposal figure of \$9.8 billion in or through the planning pipeline in December 2024.

As of February 2026, there are 87 Aerotropolis State Significant and local Development Applications (SSDAs and DAs) in the planning assessment process or recently determined.



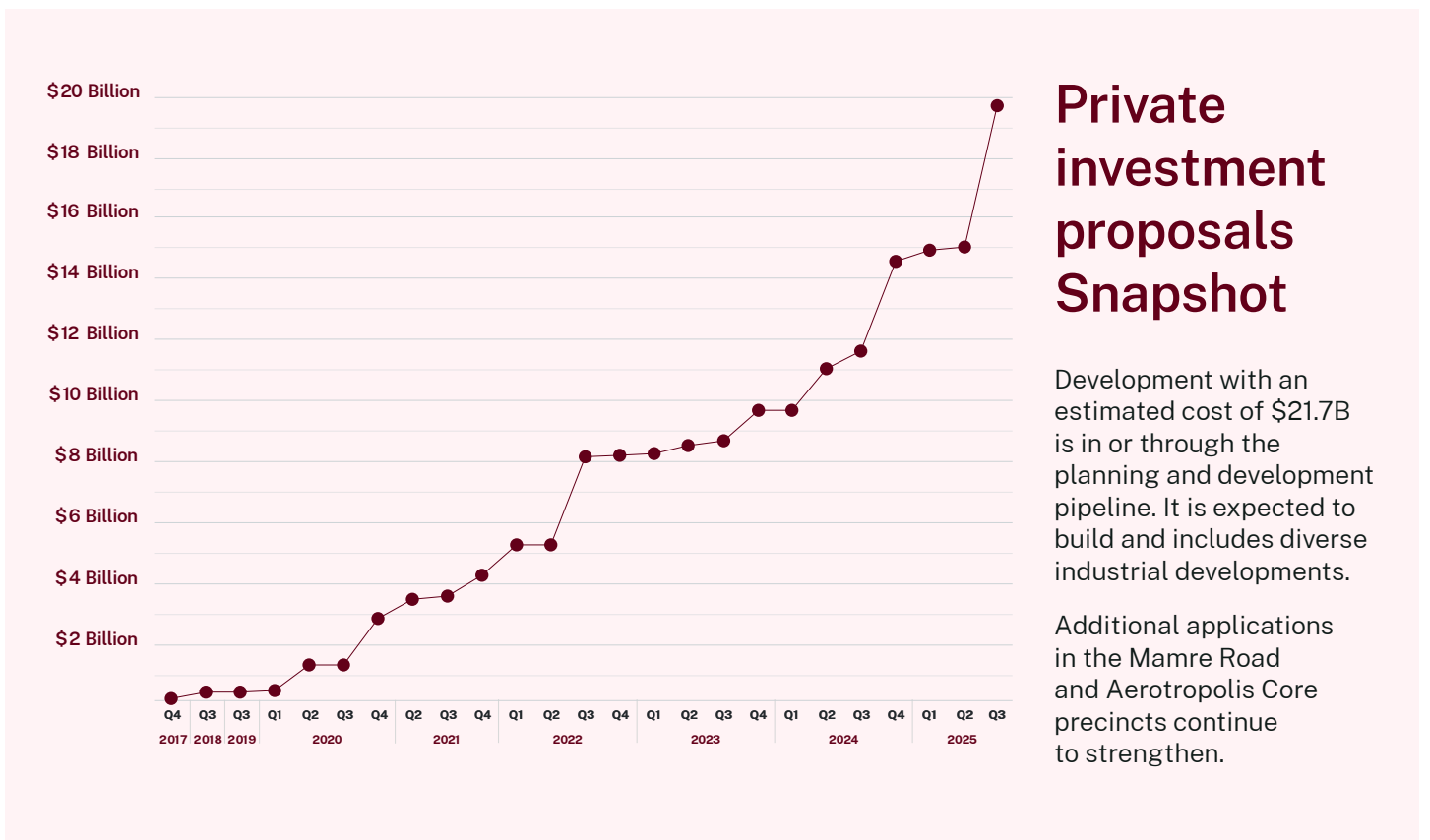
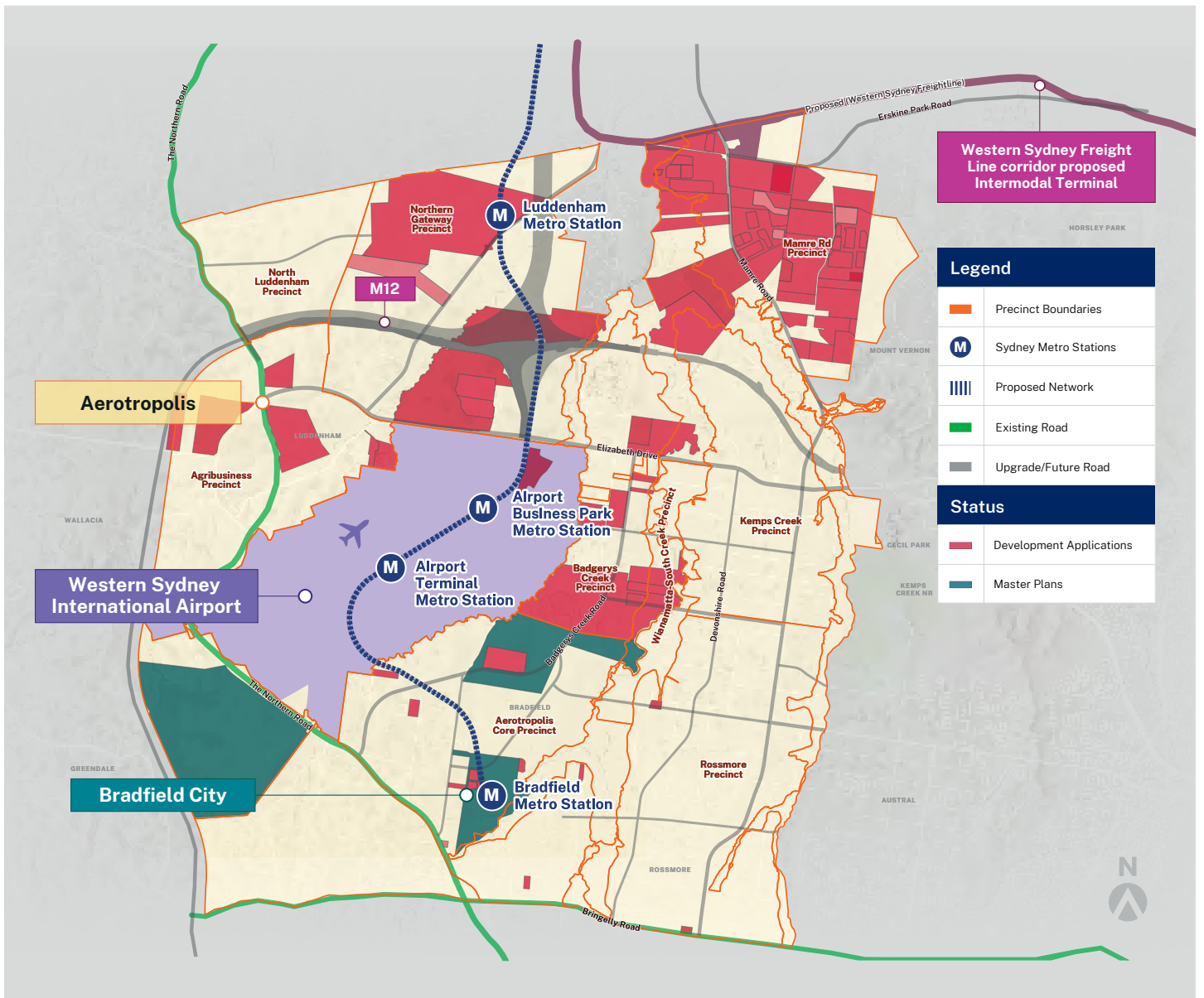
\$21.7 billion

private development in planning, approved or in delivery



\$28 billion

Government infrastructure investment



Plenary appointed developer for Bradfield City's First Land Release

This 5.7 hectare site will transform Bradfield City into a vibrant mixed-use precinct, unlocking new homes, jobs and industries.



Artist impression of Food and Beverage precinct.

In the coming months, Plenary will kick-start the first stages of development by:

- Beginning market processes for a university partner and/or commercial anchor institution.
- Lodging a State Significant Development Application for a destinational food and beverage facility.
- Lodging a State Significant Development Application for a Concept Plan for housing, commercial and hotel in the northern part of the site.
- Applying to the Commonwealth's Housing Affordability Future Fund to help support housing delivery by mid-2029, within the Housing Accord period.



Artist impression of University campus in Bradfield.

Key highlights of the First Land Release:

170,000sqm
GFA



25% Commercial
development



University campus



1,400 homes
(approx. 162 affordable)



1,500sqm food
and beverage
destination



Retail and essential
services



100 place
childcare centre



Vibrant public
spaces



Metro on doorstep



Artist Impression Aerial view of the First Land Release.



Artist Impression of the First Land Release.

Connect with Plenary
and BDA's investment
attraction team to
find out more.



Scan the QR Code

Western Sydney International Airport opening locked in

WSI has announced it will begin 24/7 operations for cargo in July 2026, with the first passenger flights beginning in October 2026.

This is a huge milestone for Western Sydney, NSW, and the millions of people who will benefit from this connectivity, jobs and improved infrastructure.



\$320 million investment to power the Aerotropolis opened

Endeavour Energy's Western Sydney Airport Transmission Substation officially opened in March. This critical energy infrastructure will power the airport and is the first major stage of electricity supply for the Aerotropolis including Bradfield City.



Mirvac and ART SEED Precinct approved

Planning approval has been granted for the first stage of SEED, Mirvac and Australian Retirement Fund's 90 hectare industrial precinct located 800 metres away from the airport.

SEED provides a strategic launchpad for businesses, combining flexible spaces, high-capacity infrastructure, and sustainable design to support businesses scale, innovate, and connect with local and global markets.



ALDI Automated Distribution Centre approved

The billion-dollar distribution centre is the biggest distribution centre greenlit in the Aerotropolis. It is the first state significant approval within the Ingham Property Group Master Plan area, a key Aerotropolis precinct designed for mixed-use industrial, commercial and retail opportunities located adjacent to Bradfield City.



The M12 officially opens

Western Sydney's newest toll-free motorway has officially opened to the public, ready for the opening of WSI and improving access to the Aerotropolis.

The 16-kilometre section of the M12 connects Elizabeth Drive in the east to The Northern Road in the west, delivering an intersection-free, run straight to the airport precinct.



Major Sydney Water investment across the region

Sydney Water are investing now to transform and integrate our water, wastewater, stormwater and recycled water systems, ensuring safe, reliable and affordable services as Greater Western Sydney grows.

In the Aerotropolis region, investments include:

- The Upper South Creek Advanced Water Recycling Centre (AWRC)
- The Upper South Creek Networks (USCN) Program, where construction is underway on Stage 1 of the Program, delivering two pumping stations and more than 12km of new wastewater pipeline in the South Creek and Cosgroves Creek precincts.
- The Mamre Road Precinct Integrated Storm Water Management Scheme, where construction of the first stormwater channel has been completed.
- The Aerotropolis Integrated Stormwater Management Scheme, where the optimised scheme design is now being finalised and shared with landowners.

Artist impression of AWRC from Sydney Water



Upgrades to Badgerys Creek Road underway



Road work between Badgerys Creek Road, The Northern Road and the Pitt Street roundabout.

Transport for NSW is delivering repairs to the road surface, new line marking and improved signage. The works will support bus movements within the Aerotropolis and are expected to be completed in 2026.

A Final Business Case for the Badgerys Creek Road South / Eastern Ring Road corridor is underway. This corridor will provide a new north to south connection east of Western Sydney International Airport.

Aerotropolis Sector Plan update

Last year, Infrastructure NSW delivered the Aerotropolis Sector Plan which outlines the NSW Government’s coordinated sequencing and prioritisation of transport and water infrastructure to unlock employment-related development in the Aerotropolis.

Progress of the Sector Plan is being monitored and reported by Infrastructure NSW, including updates on development activity and enabling infrastructure.



Learn more about the Aerotropolis Sector Plan.



Scan the QR Code

Aerotropolis Investor Link

The Bradfield Development Authority has launched InvestorLink, an investment led referral program that connects private landholders in the Aerotropolis (excluding Bradfield City) with prospective developers or investors.

This provides a transparent, efficient and equitable process for enquiry referrals for growing interest in the Aerotropolis ahead of WSI opening this year.



Find out more about InvestorLink.



Scan the QR Code

Share the BDA Aerotropolis update with your network

Our channels provide information about the latest industry opportunities including EOIs, industry surveys and many other ways to get involved.

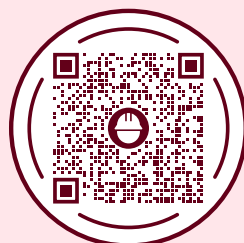
Keep up to date as we bring Bradfield City and the Aerotropolis to life.



Visit our Website



Follow us on LinkedIn



Industry Newsletter



Contact Us



AMRF

Bradfield Development Authority

T: 1800 312 999

E: hello@bda.nsw.gov.au

W: nsw.gov.au/bradfield-development-authority

