



Bradfield City Enterprise Precinct

Call for Occupant
Expressions of Interest

Information memorandum

BOUNDLESS



Artist's impression

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. We also acknowledge the Dh(th)arawal, Gundun(gur/a)ra peoples who also have custodial care obligations for the broader Western Sydney area, and others who have passed through this Country for trade and care purposes.

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.



Garungarung Murri Murri Nuru
(Beautiful Grass Country)

Artwork created by Dalmarrri artists Jason Douglas and Trevor Eastwood for Bradfield Development Authority.

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Built for what's next

As Australia's first new city in 100 years, Bradfield City is a nationally significant investment in next-generation industries, jobs and skills.

The time to locate your Business in Bradfield City has now arrived. Build your business and capture early mover advantage in a city that is truly built for what's next.



Next in innovation

An advanced industry ecosystem where business, research, future-focused capability and skills combine to accelerate ideas into impact.



Next in liveability

A high-quality urban environment with vibrant and sustainable communities, attainable leading-edge housing, skilled jobs close to home and green, open spaces.



Next in connectivity

A unique place connecting the deep history of Country with advanced technologies and industries of the future, positioned at the intersection of growing air, road, rail and digital networks.



Artist's
impression of
Bradfield City

Open for business

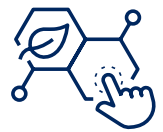
Bradfield City is welcoming businesses in the sectors that drive innovation, ready to take advantage of a strategic location that enables growth through access to advanced infrastructure, skills and research.

Strategic sectors

Aerospace



Clean Tech



Enabling capabilities

Construction



Defence



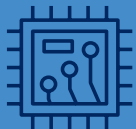
Education
and research



Freight and
logistics



Advanced
manufacturing



Semiconductors and other
critical technologies



Circular economy

A unique commercial and industrial opportunity



Set in a prime location at the heart of the Western Sydney Aerotropolis in Bradfield City's emerging innovation ecosystem, the Enterprise Precinct is the first release of enterprise zoned land within the city.

The precinct is designed as a light industrial innovation hub, enabling businesses to:

- Research, prototype and scale manufacturing in one location
- Locate alongside the Advanced Manufacturing Readiness Facility (AMRF) to accelerate innovation
- Join the heart of industrial innovation and a world-class ecosystem in Sydney's fastest growing industrial area.
- Access supply chains, training and education, and skilled workforce pipelines linked to Bradfield City.

This opportunity is for organisations with activities that contribute to advanced technologies, industrial research, collaboration and knowledge-sharing, ready to grow within a precinct that brings together capability, talent and infrastructure in one place. Interest is sought from businesses seeking tenancies and owner occupiers.



Click to learn more and respond to the Enterprise Precinct Occupancy EOI

Build your business in the Enterprise Precinct



Early mover advantage

Shape the emerging industry ecosystem to create the right outcomes for your business.



High quality urban environment

Part of a next-generation city with world-class spaces, amenity and infrastructure.



Innovation ecosystem

Join a globally competitive industrial base anchored by advanced manufacturing where learning, R&D and production sit side-by-side.



Globally connected

Easy transport interface with state-of-the-art 24/7 air freight and passenger terminals at neighbouring Western Sydney International Airport, M12 to M7 Motorway, and Sydney Metro linking to Greater Sydney.



Dedicated precinct

3.8 hectares* of land for businesses driving innovation, targeted to be ready for occupancy in 2029/30 subject to planning and master developer.



Built for your business

Flexible floorplates and streamlined state-led development approval.



Prime city location

Short walk to the Bradfield Metro Station and adjacent to the Advanced Manufacturing Readiness Facility (AMRF) Precinct to accelerate innovation and productivity.



Development ready

Fully serviced land, including power, potable and recycled water, sewer, and communications infrastructure.



*Approximate



M

Bradfield Metro Station

B

Bus Interchange

Central Park

E6

E7

E5



City Precinct

Affordable Residential
& Childcare

University
Precinct

Food &
Beverage

AMRF Second
Building

AMRF First
Building

Approximate

Artist's impression of
Bradfield City's
Enterprise Precinct.
All markings
indicative only.

A12

A3

Summary



The Precinct		Bradfield City Enterprise Precinct	
Precinct size	3.8 hectares (approximate)		
LGA	Liverpool City Council		
Maximum development capacity	~157,690 sqm*		
Planning Framework	State Environmental Planning Policy (Precincts—Western Parkland City) 2021; Bradfield City Centre Master Plan		
Zoning	Enterprise zone under State Environmental Planning Policy (Precincts—Western Parkland City) 2021		
Service connection	Land will be fully serviced, with the eastern development sites (E5, E6 and E7) estimated to be fully serviced by late 2027 to early 2028, and the remaining development sites (A3 and A12) estimated to be fully serviced by mid-2029. Services will include power, potable water, recycled water, sewer, and communications infrastructure.		
Consent authorities	• Minister for Planning and Public Spaces • Independent Planning Commission		
Transaction process	• Call for Occupant Expressions of Interest released 21 April 2026 (leasing and owner occupiers) • EOI Closes 14 July 2026 • Enterprise Precinct Master developer Expression of Interest / Request for Proposal land release process commences Q3 2026		

Note: *The estimated maximum GFA of 157,690 is based on the maximum building height and site assessment during preparation of the Master Plan. There is flexibility for the future developer to refine the final built form through detailed design and consideration of tenant requirements. The estimated maximum GFA may not be fully utilised by the developer in the development of the site.



Artist's impression
of Bradfield City

Locate at the epicentre of growth

NSW generates over 30% of Australia's GDP and is home to more than eight million people. It is a national hub for advanced industries, infrastructure, and innovation.

Western Sydney is one of the fastest growing regions in the OECD. By 2036, its population will reach 1.7 million — a 50% increase in 30 years.

The Aerotropolis will be a growth zone for decades to come. Early movers are positioning themselves for long-term value uplift.

**>4,000
manufacturing
and logistics firms**



~\$140b annual output

Australia's third largest urban economy after Sydney CBD and Melbourne;



**25% of NSW freight
moves through the region
per year**

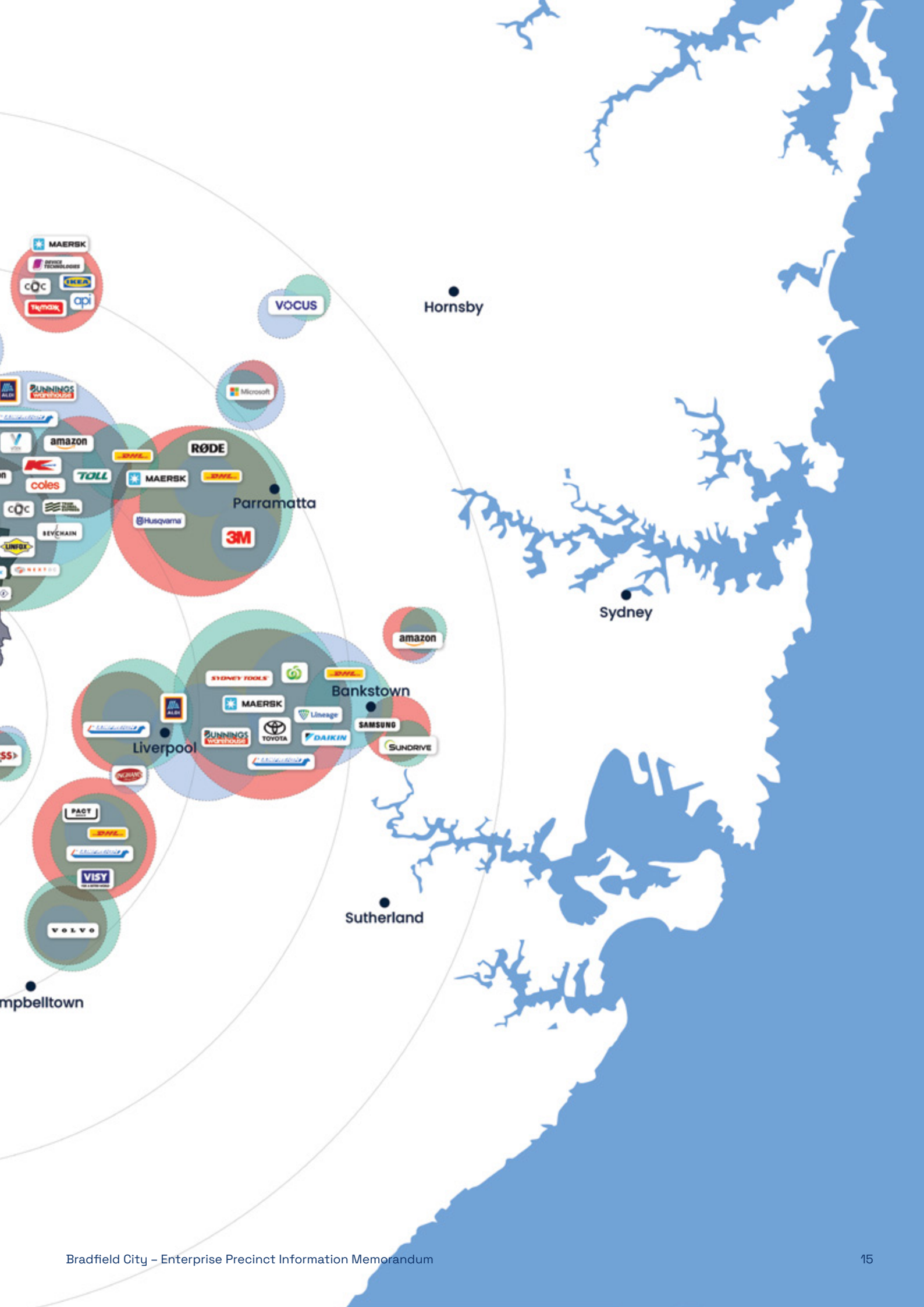


**30% Australian
manufacturing
activity**

based in NSW, with 1 in 5 businesses surrounding the Aerotropolis region



- Data Centres & Technology
- Freight, Logistics & Distribution
- Manufacturing & Engineering



Access a highly skilled workforce

Western Sydney is one of Australia's largest and fastest-growing talent pools, with deep manufacturing heritage and a vibrant, multicultural community.

The local labour market spans engineering, trades, IT, logistics and management, supported by universities and TAFE. Strong university and VET pipelines deliver graduates in STEM, engineering trades, electrotechnology, laboratory science and digital manufacturing.



Up to
9,600 STEM tertiary graduates per year



Substantial and growing VET pipeline

with up to 9,000 completions per year in skilled focus industry trades



A young and strong multicultural base

with large, established Indo-Pacific communities



Home to
one third of Sydney's skilled manufacturing workforce



Supported by
170+ years of heavy engineering and manufacturing history



TAFE NSW Centre of
Excellence Manufacturing

Accelerate your innovation with the AMRF

The AMRF is the industrial catalyst for advanced manufacturing in Australia, enabling businesses to increase productivity, adopt advanced technologies and scale production with confidence.

Located in Bradfield City's First Building, AMRF Facility 1 is already open and supporting businesses to accelerate their innovation.

By partnering with the AMRF, businesses can trial, validate and industrialise new processes including:

- precision machining
- additive manufacturing
- metrology and materials
- design and analysis

With advanced technologies and expert staff, the AMRF derisks technology adoption, accelerates readiness for scaled production, and supports ecosystem and workforce development.



Experts in residence



Suite of advanced machines



Skills development and training



Advanced manufacturing community and networking

Realise immediate productivity uplift by locating directly adjacent to the AMRF and its network of industrial R&D specialists.

AMRF Manufacturing Hall at Bradfield First Building



Australia's first advanced semiconductor packaging facility

Australia already contributes at the cutting edge of semiconductor technology. The AMRF semiconductor packaging facility will industrialise these technologies.

The AMRF will help to establish a national capability in this emerging technology by collaborating with leading international and local partners.

This will support local industry and research to develop and manufacture cutting edge semiconductor devices in NSW in critical sectors such as aerospace, renewables, medtech, quantum, defence, and telecommunications.

Facility overview

The AMRF Semiconductor Advanced Packaging Facility commences construction in 2026 and is scheduled to open in late 2027 within the purpose-built Second Building at Bradfield City.

The facility will feature:



Over 1,100 sqm of ISO5 cleanroom space



Advanced microscopy labs



Electronics, taping and dicing, and specialist labs



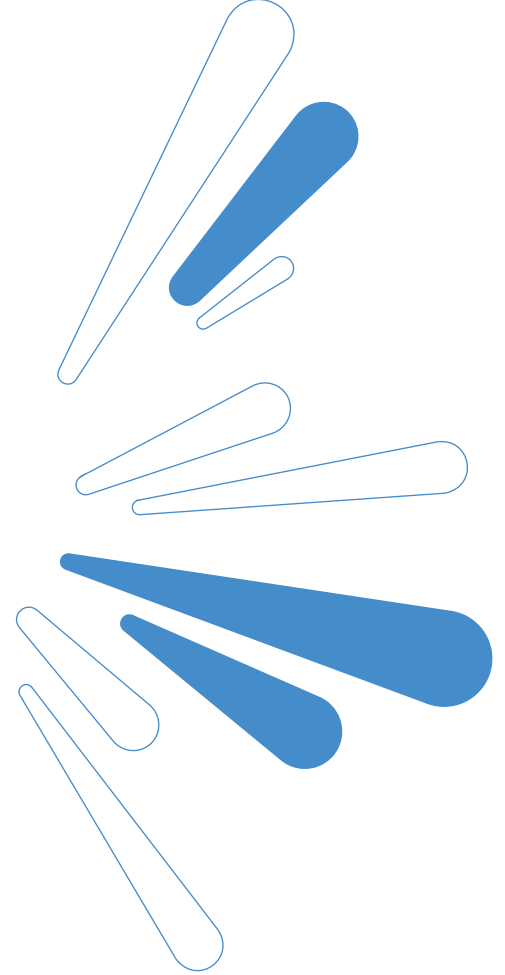
Advanced manufacturing hall suitable for a range of precision manufacturing applications.

Together, these capabilities will support the growth of Australia's semiconductor ecosystem, enabling innovation, building skills, and creating pathways to global markets.

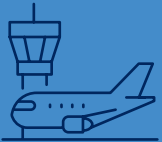


A connected and future ready location

Bradfield City sits at the heart of the Western Sydney Aerotropolis, surrounded by \$28 billion in Government infrastructure investment set to change the economic landscape of the region.



Curfew free Western Sydney International (Nancy-Bird) Airport



- Cargo flights commencing July 2026, passenger flights from October 2026
- 24/7 freight terminal that will enable delivery of goods to customers anywhere in the Indo-Pacific within 14 hours
- Initial airport airfreight capacity of ~220,000 tonnes p.a. set to quickly scale toward ~300,000 tonnes.
- 24/7 passenger flights serviced by Qantas, Jetstar, Singapore Airlines, and Air New Zealand

Metro Rail

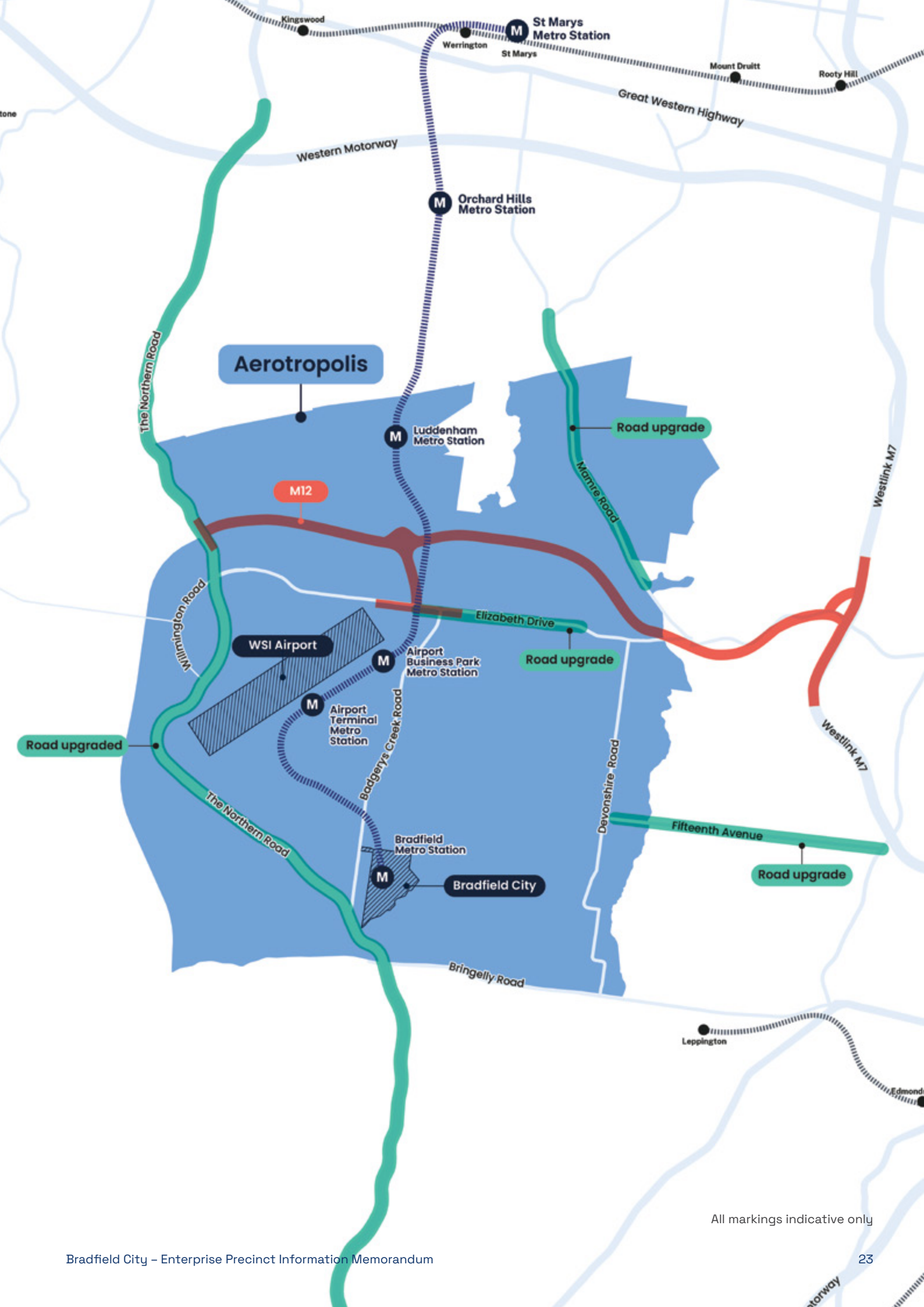


- Connecting Bradfield City to existing heavy rail lines in 20 mins
- Connecting to WSI Airport in 5 mins
- Services every 3 – 5 minutes from late 2027

M12 Motorway



- New \$2 billion toll free motorway opened March 2026
- Providing access from other areas of Greater Sydney, directly into the Aerotropolis
- Connecting to the M7, M5, M4 and M2 Motorways for seamless travel



Streamlined and flexible planning

An approved Master Plan and a dedicated state-led planning approvals pathway provide clarity and certainty. Enterprise Precinct sites are zoned for industrial and commercial uses, and offer:



A true blank canvas, with flexibility to accommodate a wide range of floorplates that enable bespoke facility design.



Complemented by concurrent and continuing university, commercial and residential development nearby within Bradfield City's City Precinct, led by leading Australian institutional developer Plenary (more below).



Accelerated time to occupation and operational commencement, with support in navigating State Significant Development Application (SSDA) approvals, ensuring an efficient, coordinated process that enables rapid project delivery.

A city taking shape

The building blocks of the new city are now being put into place.



Master Plan approved



Development-ready sites



Second Building construction



Central Park construction



First Building opened



AMRF operational



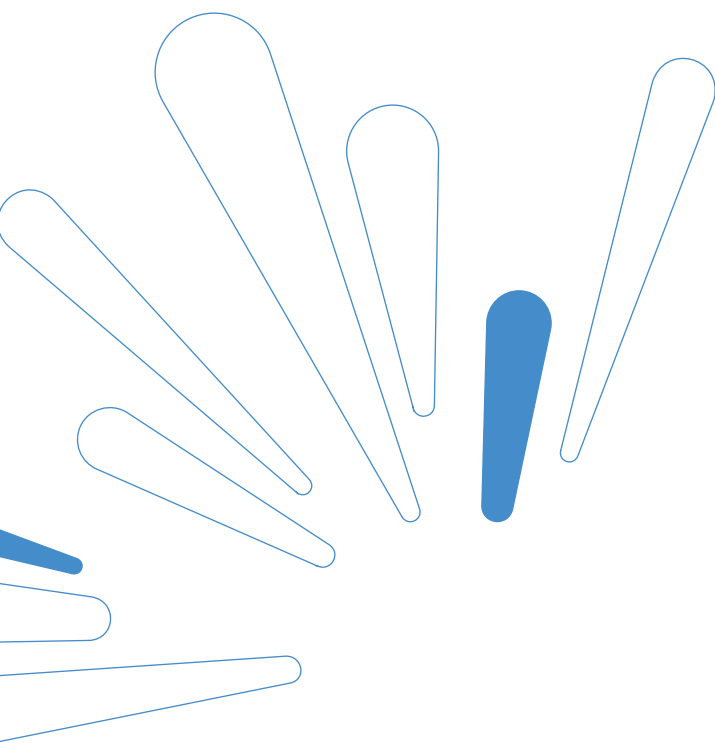
City Precinct partner announced



Digital infrastructure partner in place

City Precinct

First Land Release



Plenary

Leading Australian infrastructure developer Plenary has been appointed as development partner for Bradfield City's City Precinct – a 5.7-hectare mixed-use precinct next to the Bradfield metro station, Central Park and the AMRF Precinct.

Valued at more than \$1 billion, the commercial agreement will deliver 1,400 homes (with at least 10% affordable), a commercial core for uses including advanced industries, a university campus, hotel, essential services such as retail, childcare and health, and a 1,500 m² destinational food and beverage venue overlooking Central Park.

Opportunities

Plenary is running Expressions of Interest (EOIs) for the following opportunities to be part of the City Precinct:



Artist's impression



Artist's impression

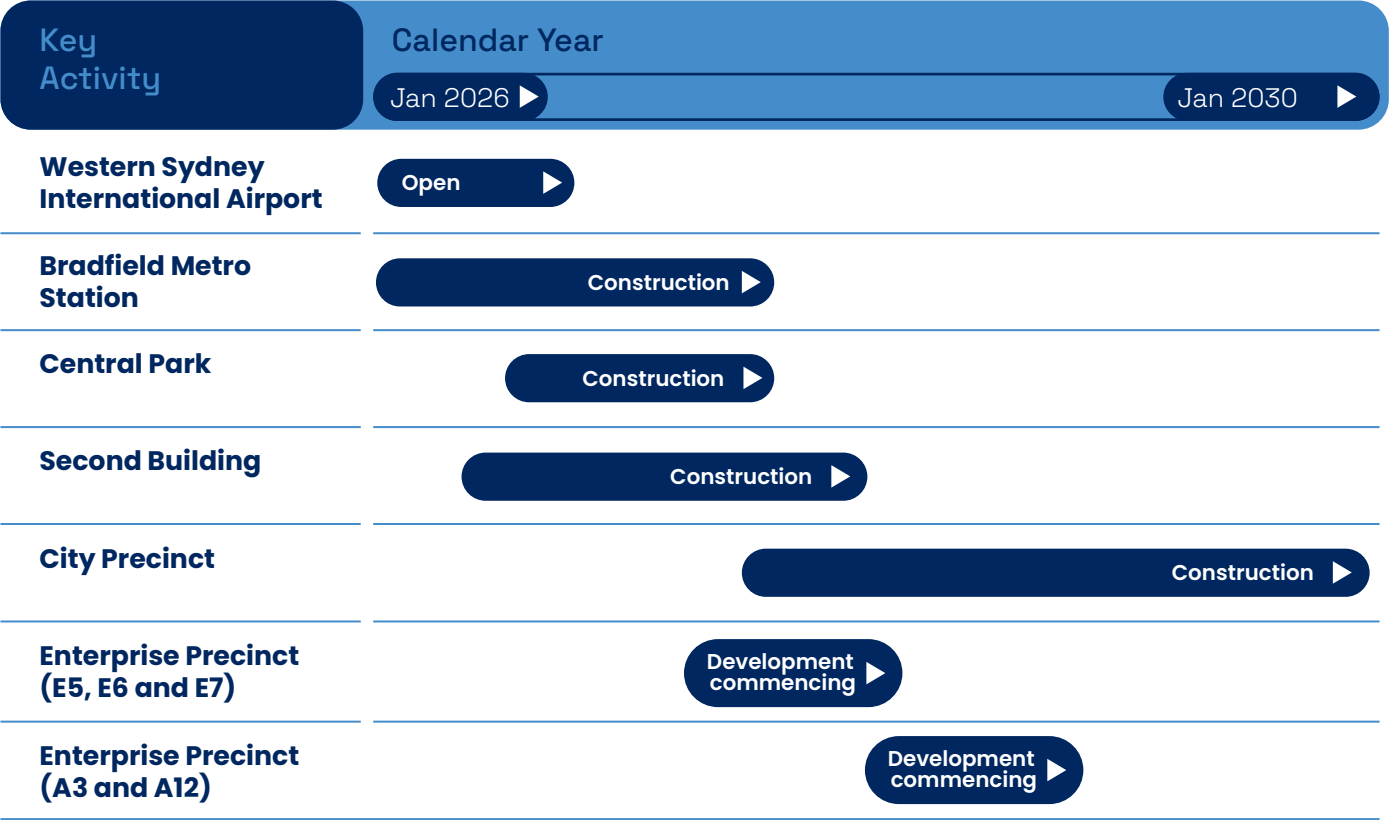
Commercial

Innovation-driven firms can secure anchor tenancy positions in a walkable city centre with direct access to metro, parkland and shared industrial capability – ideal for R&D, pilot production, corporate labs and customer experience centres.

University

A university presence is sought to anchor education and research at the city's heart, with industry-aligned programs, applied research and placements that feed Bradfield City's advanced industry base and AMRF projects.

Bradfield delivery program – 2026-2030



All timeframes displayed are indicative only



Artist's impression

Hotel

A city-centre hotel will support business travel, industry events, delegations and international visitors linked to the AMRF and WSI airport, just 5 minutes away on the Metro, strengthening a fast-growing visitor economy

Bradfield City in 2029/30

Economy



Advanced Manufacturing
Readiness Facility (AMRF)
• Scaling up industries
and new technologies



University
campus



Enterprise precinct
businesses and
institutions



Other commercial
businesses



Affordable
housing

Amenity



Iconic two-hectare
Central Park



Destinational food
and beverage



Childcare centre



Public art



Activated public spaces



Convenience retail



Parking

Connectivity



Western Sydney
International Airport
(curfew free)



Metro rail
(5 min to Airport)



M12 motorway



Northern Road



Bus routes to five
nearby city
centres

This opportunity is for you

The Authority is seeking occupants with:



Contribute to precinct vision

Commitment to contributing to the vision of an innovation-driven Enterprise Precinct, aligning with the objectives of the Bradfield City Master Plan.



Growth and economic development

Activities in industries such as aerospace, clean technology, construction & advanced materials, defence, education & research, freight & logistics technologies, advanced manufacturing, semiconductor technology, circular economy or other activities that support the precinct's growth and economic development goals.



Partnership with Government

Willingness to collaborate with government and other stakeholders to foster a thriving Precinct.

EOI Process

Detailed information to assist the Respondents with assessing the suitability of the site for their operations is set out in the Call for Occupant Expressions of Interest (EOI Document), available at buy.nsw.gov.au/opportunity and search for **reference: BDA001283**. The EOI Document includes details on site availability, zoning, amenities and Respondent requirements.



The timing provided is indicative only and may be subject to change.



Need more information?

For any questions regarding the EOI process, including timeline, or submission requirements, please contact: bradfielddevelopment@deloitte.com.au.



An aerial photograph of the Bradfield City development, showing a mix of modern residential buildings, green spaces, and a winding path. The image is partially obscured by a large blue graphic element on the right side of the page.

Disclaimer

This Information Memorandum has been prepared by the BDA for the purpose of providing general information to potential respondents to the Bradfield City Opportunity: Enterprise Precinct – Call for Occupant Expressions of Interest. It is intended to assist potential respondents in determining whether they wish to undertake further investigations in relation to the precinct and the opportunity described.

This document does not constitute an offer, invitation, lease, or representation of any kind. The information is provided as a guide only and has been prepared in good faith and with due care.

Potential respondents should note that certain information, figures, and calculations contained in this document may be based on material provided by third parties and may not have been independently verified by the BDA. Any projections or forward-looking statements are estimates only and may be based on assumptions that are incomplete, incorrect, or subject to change.

Potential respondents must rely on their own enquiries and assessments and are strongly advised to obtain independent financial, taxation, accounting, planning, legal, and other professional advice. Respondents must satisfy themselves as to all aspects of the document, the precinct, and the opportunity, including (without limitation) costs, rent levels, outgoings, and any other matters a prudent respondent would consider relevant.

To the maximum extent permitted by law, the BDA, its employees, agents, and representatives disclaim all liability for any loss or damage arising from reliance on any statement, figure, calculation, or other information contained in this document or any associated marketing material.

The BDA reserves the right, at its sole discretion, to amend, modify, suspend, or terminate this process and to vary or add to any terms and conditions associated with the proposed opportunity at any time.

Artist's impression of
Bradfield City



Contact

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🌐 bradfield.city

🔍 Bradfield City

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