



Bradfield City Prospectus

Built for what's next →

BOUNDLESS



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.

Message from the Deputy Premier



New South Wales is open for business, and we're serious about making it easier to invest, build and create jobs. That means backing productive industries, reducing red tape, and getting projects moving.

Bradfield City is right at the heart of this. As the Western Sydney Aerotropolis grows, we have a once in a generation chance to create new pathways for jobs, education and industry, and to make sure the benefits of that growth are felt by the people and communities who call this region home.

That's why the NSW Government is inviting businesses, institutions and investors to be part of Bradfield City. If you're looking for a place to expand, to collaborate with research and training partners, to build capability, or to establish a long term presence in one of Australia's fastest growing regions, Bradfield City is a chance to do that with purpose.

I encourage you to take the next step, bring your ambition, your ideas and your investment, and join us in building what's next for Western Sydney.

The Hon Prue Car MP
Deputy Premier of New South Wales
Minister for Western Sydney

Message from the Minister



Bradfield is Australia's first new city in 100 years and a nationally significant investment in the industries, jobs and skills that will shape our future.

It's a city backed by more than \$28 billion of Government investment in the Aerotropolis and the new curfew-free Western Sydney International Airport opening this year, which are already supercharging development across the region.

In Bradfield we're creating a next generation city for businesses, workers and residents, investing in the economic environment, social infrastructure and public open spaces that build better communities for everyone.

The Advanced Manufacturing Readiness Facility (AMRF) is already open and operating, accelerating innovation across industry and anchoring the economic DNA of this new city. The NSW Government is also providing planning certainty for businesses in Bradfield City, with a clear master plan in place and the certainty of state-led planning assessment for all development.

Now is the time to engage. Build your business in Bradfield and help shape a city that's built for what's next.

The Hon Paul Scully MP
Minister for Planning and Public Spaces

Contents



Executive
summary
[page 5](#)

1

A city of national
significance
[page 15](#)

2

Australia’s first new
city in 100 years
[page 24](#)

3

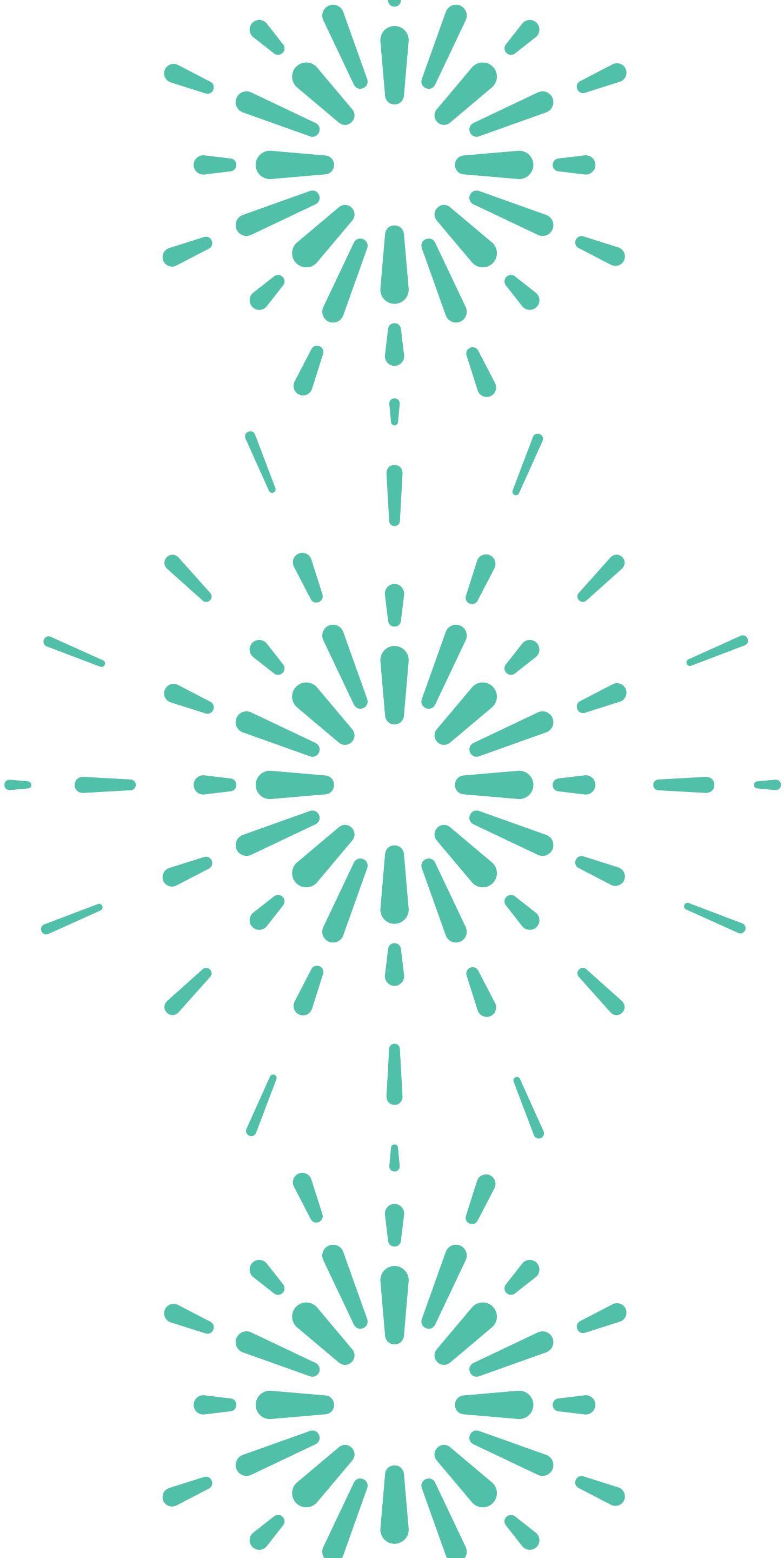
Bradfield City:
Built for what’s next
[page 33](#)

4

Business opportunities
in Bradfield City
[page 48](#)

5

Enquire now
[page 56](#)





EXECUTIVE SUMMARY

A city of
boundless
opportunity

Bradfield City is being built for what’s next

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.

BOUNDLESS



Artist’s
impression of
Bradfield City

Open for business

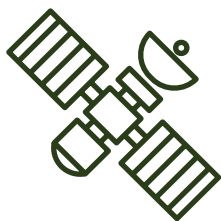
Bradfield City is welcoming businesses in the sectors that drive innovation, ready to take advantage of a strategic location that enables growth through access to advanced infrastructure, skills and research.

BOUNDLESS

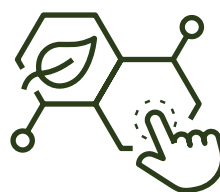
Enabling capabilities

Strategic sectors

Aerospace



CleanTech



Construction



Defence



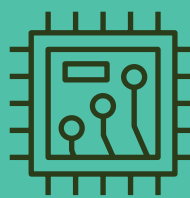
Education and research



Freight and logistics



Advanced manufacturing



Semiconductors and other critical technologies



Circular economy

Accelerating innovation in Bradfield City



The Advanced Manufacturing Readiness Facility (AMRF) is Australia’s industrial engine for what’s next, helping businesses solve problems and increase productivity.



Complete a project with the AMRF
enquiries@amrf.sydney

BOUNDLESS

Three facilities across two buildings form a single innovation ecosystem that connects talent, technology and industry, attracts global partners, and shapes the next generation of Australian industry.



AMRF Manufacturing Hall in First Building

First Building

- **Facility 1 – Manufacturing Hall**
Where ideas become outcomes. Open now, this facility supports manufacturers to design, prove and optimise new products and processes, reducing risk before committing to full-scale production.



Artist’s impression of Second Building

Second Building

- **Facility 2 – Manufacturing Hall**
Due to open in 2028, extending the capabilities of Facility 1 to help businesses accelerate production, improve productivity, and unlock commercial growth within a collaborative industrial environment.
- **Semiconductor Advanced Packaging Facility**
Due to open in 2028, a nationally significant capability that anchors Australia’s emerging semiconductor ecosystem, enabling global partners and local innovators to access advanced packaging technologies, strengthen supply chains, and create new high-value industries.

Three opportunities to locate in Bradfield City

Take advantage of a unique early mover advantage to build your business in Bradfield City.

BOUNDLESS

1 City Precinct

A premier 5.7-hectare mixed-use City Precinct has already been awarded to Plenary to develop. It is set to deliver a university campus, hotel, offices, retail and hospitality, childcare, community uses, student accommodations and the first housing in Bradfield City.

→ University

Opportunity for a flagship university presence to anchor education, applied research and talent pipelines.

→ Commercial

Commercial space for innovation-focused businesses in a walkable city centre with direct metro access and industrial capability.

Connect with Lindsay Alexander at Plenary to discuss your presence in the City Precinct

M 0468 730 221

E bradfieldenquiries@plenary.com

2 Enterprise Precinct

A rare light industrial use precinct for innovation-driven businesses to research, prototype and commence manufacturing within a connected industry cluster adjacent to the AMRF.

→ Occupancies

Opportunity for innovation focused businesses to locate in the Enterprise Precinct.

Connect with our Investment Team

invest@bda.nsw.gov.au

3 Innovation / AMRF Precinct

Purpose-built for the Advanced Manufacturing Readiness Facility, with office spaces, specialist cleanrooms and laboratories to support advanced semiconductor packaging, testing and aligned technology enterprises.

→ Tenancies

Co-locate with advanced industry businesses in AMRF Second Building to scale and grow.

Connect with our Investment Team

invest@bda.nsw.gov.au

Timelines



University

Land/property

Sites are development-ready now
Plenary appointed development partner
December 2025

Tenant/occupier

EOI process May – June 2026
Occupier shortlisting Q3 2026

Ready for occupation

2029–2030



Commercial

Land/property

Sites are development ready now
Plenary appointed development
partner December 2025

Tenant/occupier

EOI process May – June 2026
Occupier shortlisting Q3 2026

Ready for occupation

2029–2030



Enterprise

Land/property

Development EOI Q3 2026
Development RFP Q1 2027

Tenant/occupier

EOI process April – May 2026
Submissions referred to confirmed
development partner 2027 (see above)

Ready for occupation

2029–2030



Second Building tenancy

Land/property

Second Building construction
commencing Q3 2026
Construction complete Q1 2028

Tenant/occupier

Tenancy EOI process Q2/3 2026

Ready for occupation

2028



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
-  Destinalional 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

BOUNDLESS



Artist's impression of Bradfield City

Advantages of locating in Bradfield City

Greenfield opportunity with billions already in the ground



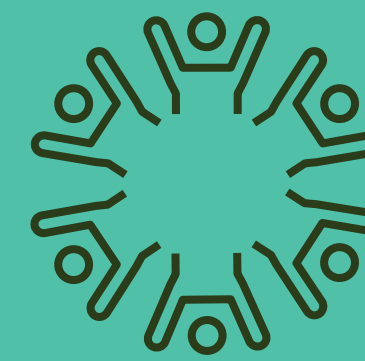
A derisked investment proposition, surrounded by \$28 billion in Government infrastructure investment and more than \$21 billion of private development in planning, approval or delivery

Built for locals who compete on a global stage



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

Built for business, designed for life



A vibrant new urban CBD with high quality amenity and public space, surrounded by established and diverse communities

Built for supply chains that never sleep



At the intersection of the new 24/7 Western Sydney International Airport and growing major road and rail networks

The future of manufacturing isn't overseas, it's next door



Anchored by the Advanced Manufacturing Readiness Facility (AMRF) to accelerate industry innovation and grow local supply chains

Your future workforce already calls Western Sydney home



Access to over a third of Sydney's skilled manufacturing workforce and 20% more engineering graduates per capita than Greater Sydney

Be at the start of Australia's next great success story



Early mover advantage to shape an emerging ecosystem backed by Government for the best outcomes for your business

Fast-track your delivery from day one



A dedicated, streamlined state-led development assessment pathway to help you move from approval to delivery with certainty.

66

Bradfield City is being built for what's next in innovation and opportunity. We invite you to explore the opportunities for your business to grow in Australia's first new city in 100 years.

Jennifer Westacott AC
Chair, Bradfield Development Authority

Ken Morrison
CEO, Bradfield Development Authority

BOUNDLESS



66

We are honoured to partner with the NSW Government and the Bradfield Development Authority to deliver the First Land Release – creating homes, advanced industry spaces, a university presence and essential services at the city's heart.

Paul Oppenheim
Chair, Plenary

BOUNDLESS





↑:
A city of
national
significance

66

The Western Sydney Aerotropolis
will drive innovation and jobs
growth in Western Sydney.
At the heart of it, Bradfield City
will support the region to thrive.

The Hon Anthony Albanese MP
Prime Minister of Australia



Australia is reshaping its industrial future – rebuilding sovereign capability, strengthening supply chains and lifting national productivity. Bradfield City is purpose-built to help deliver on these strategic outcomes.



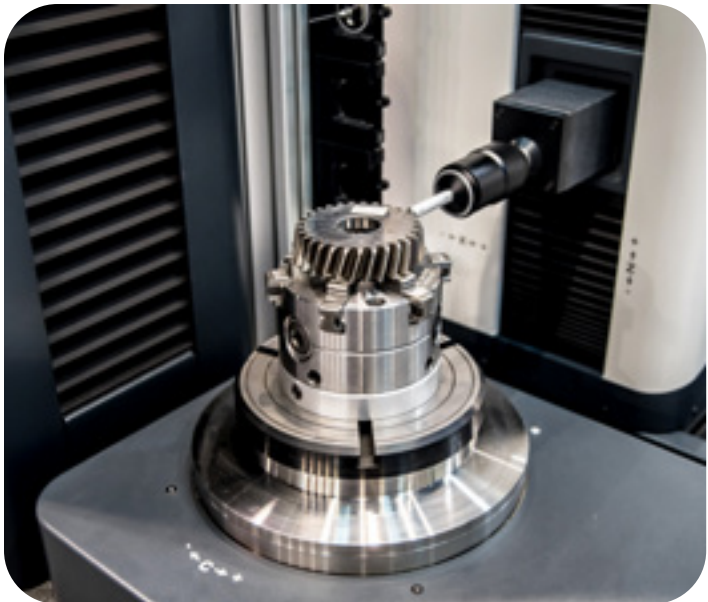
Economic resilience

Co-locating industries, talent and the AMRF to reduce supply-chain risk and lift domestic production capability



AUKUS

Strengthening the defence industrial base through advanced manufacturing and semiconductor packaging



Future Made in Australia

Creating an innovation ecosystem that enables research and prototypes into scaled, on-shore manufacturing



Western Sydney International Airport

A new curfew free international airport anchoring business and investment in the Aerotropolis



National Reconstruction Fund

A direct pathway through the AMRF for National Reconstruction Fund investments to test, scale and commercialise

Western Sydney International Airport

An economic gamechanger

Western Sydney International (Nancy-Bird Walton) Airport is a new curfew-free, 24/7 airport that begins freight services in July 2026 and passenger services in October 2026. It will open with an Adelaide Airport-sized capacity, with the ability to expand to become a Heathrow-sized airport.

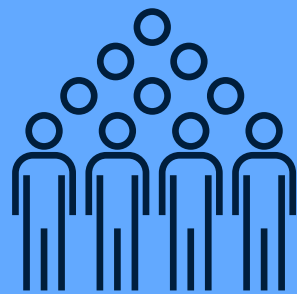
As Sydney’s future major air gateway, it will become a national and international hub serving tens of millions of passengers per year, opening up direct global connectivity for Western Sydney’s industries and communities.



\$5.3 billion
Commonwealth
Government
investment



**10 million
passengers**
per year capacity
at opening



Growing to
**82 million
passengers
per year**
by 2063



Seamless
digital journey
experience



\$28 billion of government infrastructure investment

Major NSW and Commonwealth infrastructure investment is creating connectivity across Sydney and to the world, accelerating growth in the Aerotropolis



Western Sydney International Airport



Western Sydney Airport Metro



Toll-free M12 Motorway connection to the Greater Sydney motorway network



Five bus networks from surrounding centres with a 30-minute trip frequency

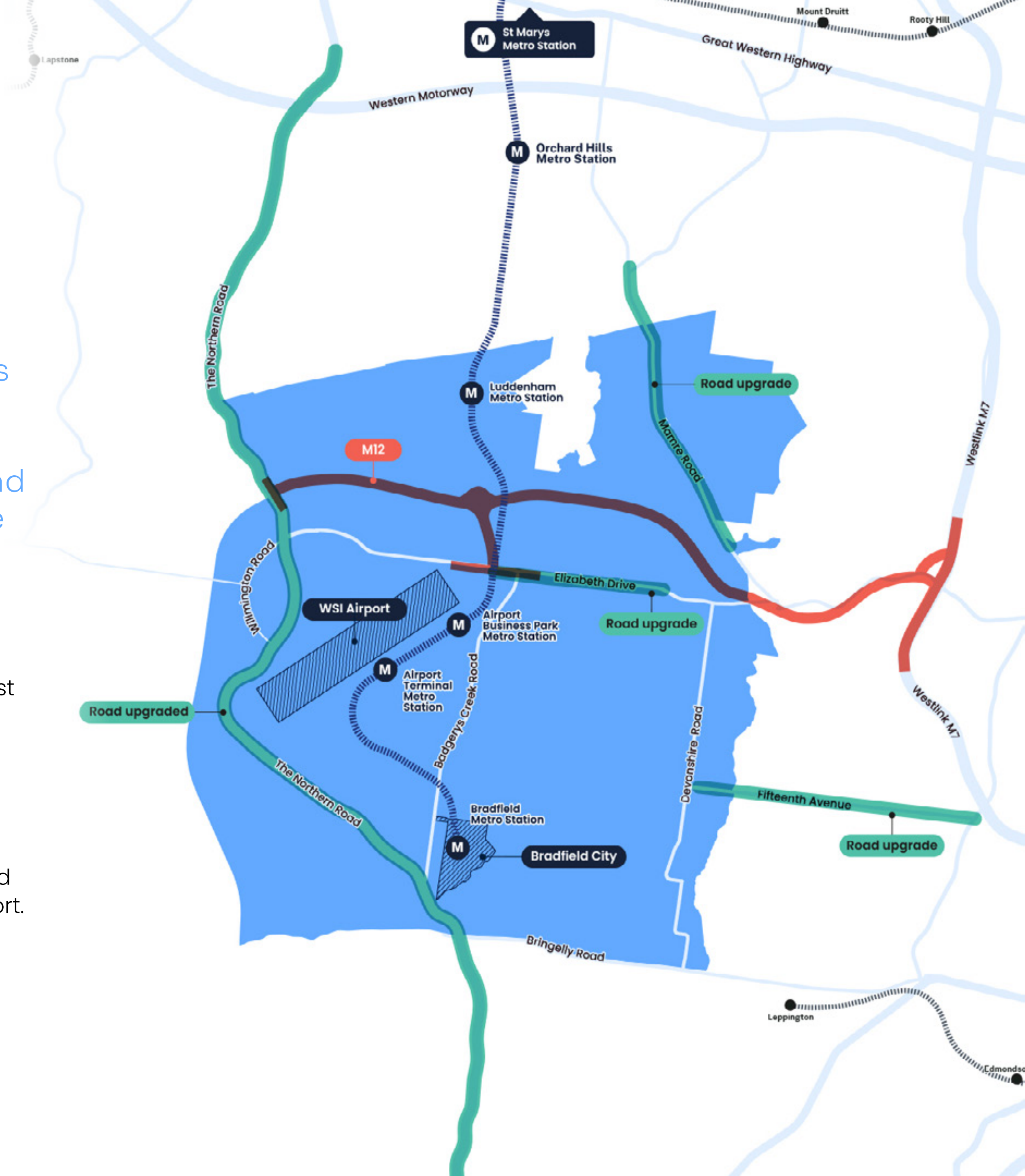


Enabling infrastructure in Bradfield City

Planning is also underway for new roads and infrastructure, and for future rail corridors that will extend connectivity across the Greater Sydney region.

This includes business cases currently being finalised by the NSW Government for potential rail extensions to north west, south west and to Leppington.

The High Speed Rail Authority has also submitted a business case to the Commonwealth Government for high speed rail connecting Newcastle, Sydney, Parramatta and Western Sydney International Airport.



Access to 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.

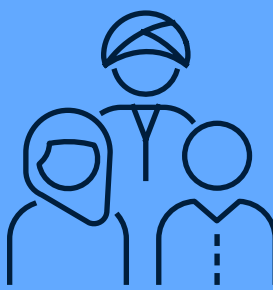
BOUNDLESS



Up to
9,600 STEM tertiary graduates per year



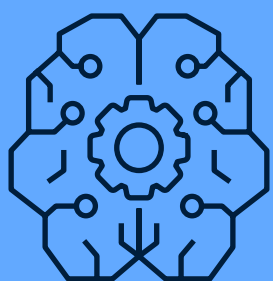
Substantial and growing VET pipeline
with up to 9,000 completions per year in skilled focus industry trades



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

The Western Sydney Aerotropolis

Sydney's new growth zone

Private investment in the Aerotropolis is taking off ahead of the airport opening, with the centre of industrial activity moving to the region.

Already, more than \$21 billion worth of private development projects are in planning, approvals, set to deliver thousands of new jobs for Western Sydney.

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



25% of NSW freight moves through the region per year



~\$140b annual output

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

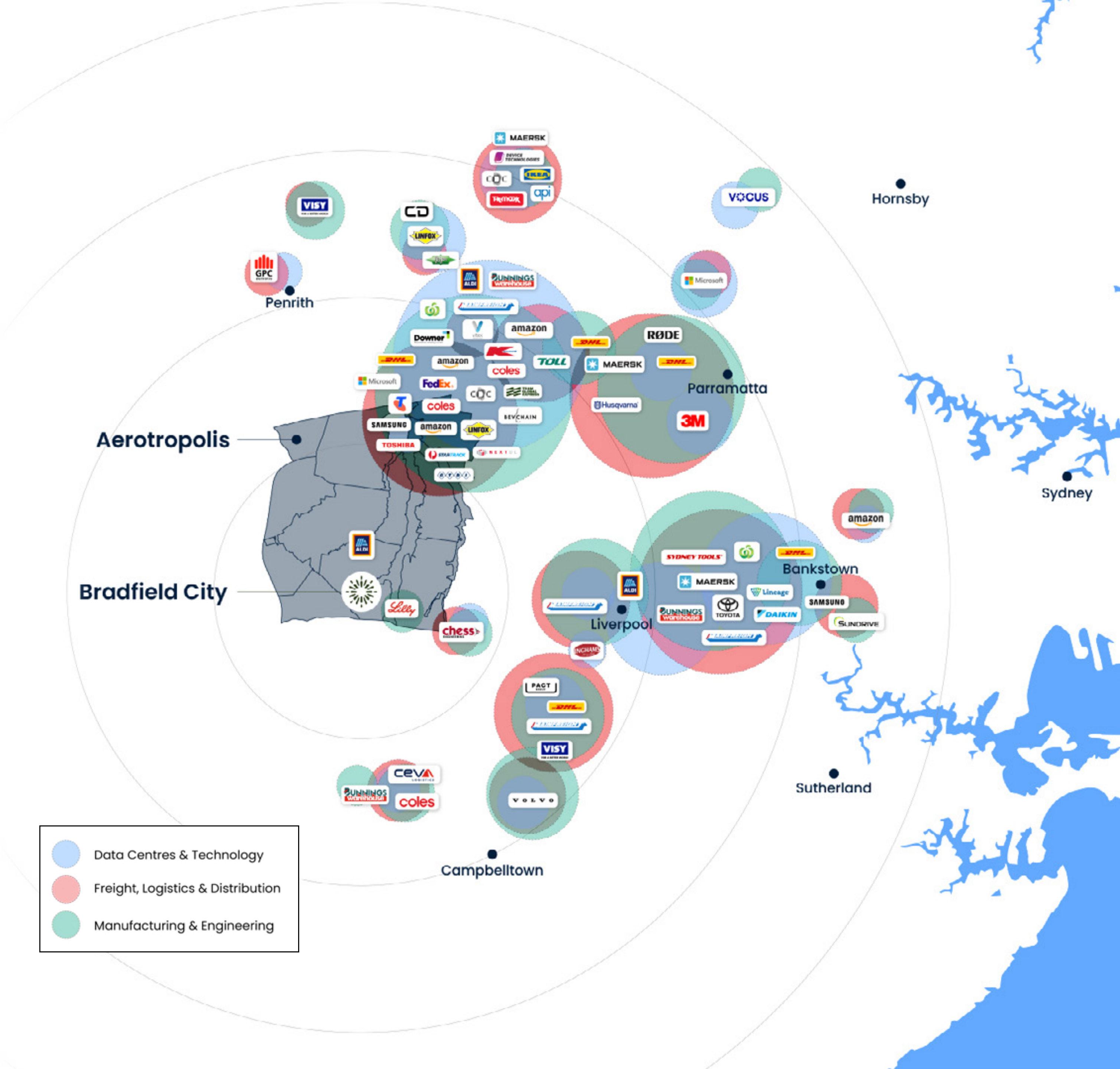


30% Australian manufacturing activity

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



BOUNDLESS



Bradfield City

Sydney's future third CBD

The NSW Government has released a new draft Sydney Plan, a long-term planning strategy to shape Sydney's growth over the next 20 years. The draft Sydney Plan identifies Bradfield City as an emerging CBD which will grow to take its place alongside Parramatta and the Sydney CBD as a strategic centre within Sydney.

CBD

Emerging CBD

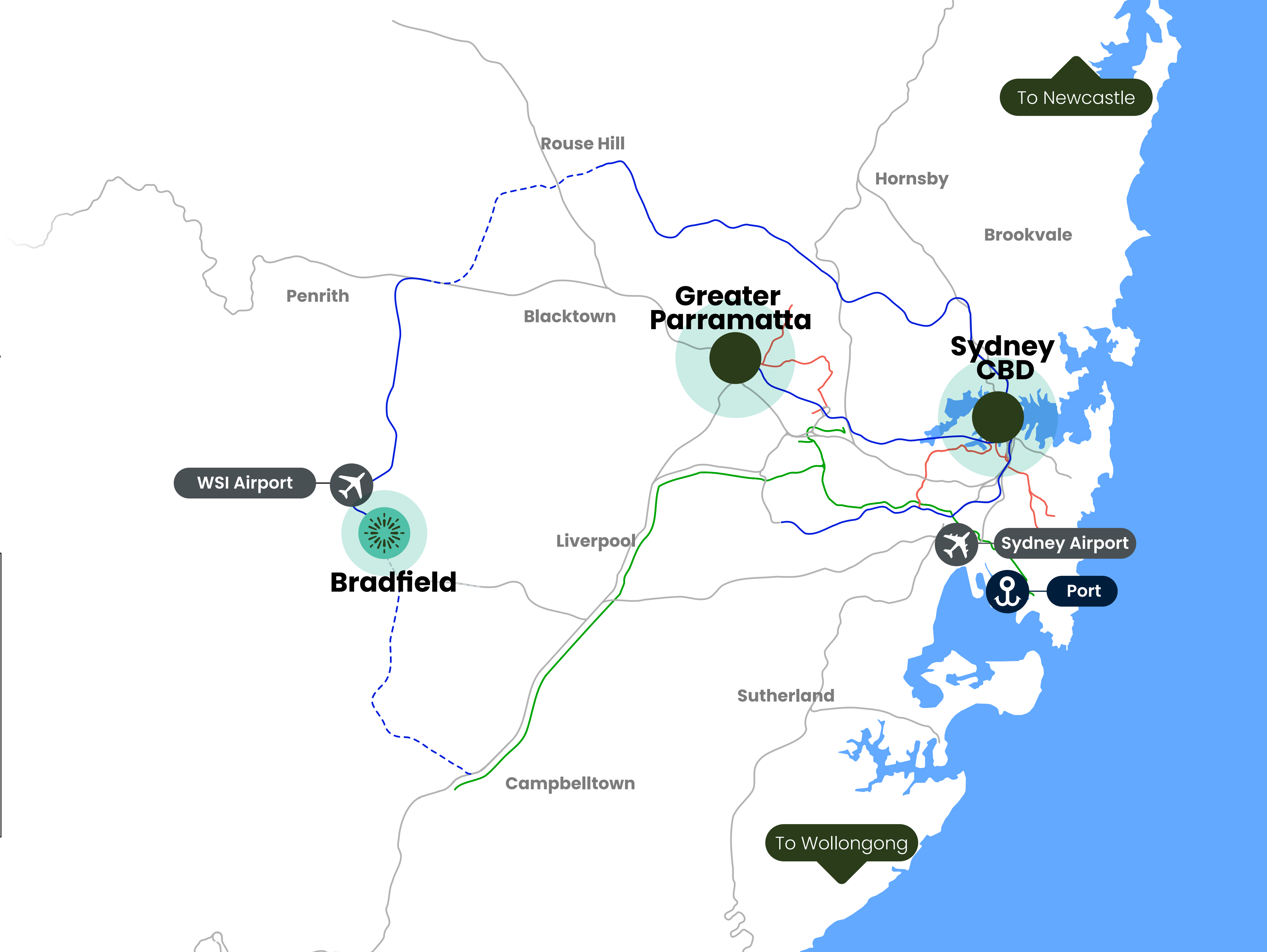
Airport

Rail (shared and passenger lines)

Dedicated freight rail

Metro

Light rail



Planning certainty in Bradfield City

An approved Master Plan and a dedicated state led planning approvals pathway provide clarity and certainty on land use, density, open space, infrastructure and design excellence requirements, accelerating approval timeframes.

Bradfield City Planning

Contact our Planning Team at planningreferral@bda.nsw.gov.au for a copy of our Planning Pathways guide or for more information.

Investing in Bradfield

If you have questions about establishing operations in Bradfield City, contact our Investment Team at invest@bda.nsw.gov.au.

NSW Planning Concierge

You can also speak to the NSW Planning Concierge at planning.concierge@dpie.nsw.gov.au for more support regarding the planning system.

Investment Delivery Authority

NSW's Investment Delivery Authority (IDA) is designed to fast-track planning support and remove barriers to major private investment projects (over \$1 billion). The IDA will consider major projects from the private sector through an Expression of Interest (EOI) process conducted in rounds.



2:
Australia's
first new city
in 100 years



As Australia's first new city in 100 years, Bradfield City will set a new benchmark in liveability, connectivity, sustainability and innovation.

Innovation city

Bradfield City is being built as an advanced-industry, innovation-led employment centre, designed to generate 20,000 local jobs within the city and over 120,000 jobs across the wider Aerotropolis.

Bradfield City will become a next-generation employment hub, with well paid, highly skilled jobs in:

-  Advanced industries
-  Smart city, construction and infrastructure jobs
-  Research and innovation ecosystems
-  High amenity working and living proposition
-  Airport enabled logistics and aviation roles
-  Commercial, health, education, hospitality and lifestyle services
-  Connectivity to the world and the region
-  Creative industries and tourism

Together with the large, skilled workforce that already exists in Western Sydney, Bradfield City will be aligned to industry needs alongside the NSW Government’s vision and the national productivity agenda.



Artist’s impression of Bradfield City

A place to call home

Bradfield City will deliver up to 10,000 next-generation homes for Sydney, closer to high-paid, high-skilled jobs and boundless opportunity.

Major Australian infrastructure developer Plenary will deliver the first 1,400 homes on a 5.7 hectare First Land Release adjacent to the Advance Manufacturing Readiness Facility, Central Park and the Bradfield Metro Station, with 10% designated as affordable housing.

The core city precinct will integrate housing with commercial uses, a university, retail, childcare and health facilities. Bradfield City is designed as a transport oriented, high density precinct with mixed use residential living. Most homes will be within a 400 metre walk of the Bradfield Metro Station, supporting walkability and reducing car dependency.



High density, transit oriented, master planned



Minimum 10% affordable housing guaranteed



Staged and infrastructure aligned, beginning with 1,400 dwellings



Mixed use and amenity rich, integrated with jobs, learning, and services



Green and connected, anchored by major parklands and metro access



A major contributor to Sydney’s future housing supply and to the economic vision for the Western Sydney Aerotropolis

BOUNDLESS



Artist’s impression of affordable housing in Bradfield City

High quality urban environment

One third of Bradfield City (more than 36 hectares) will be public open space, including the iconic two-hectare Central Park, anchoring a walkable, cycle-friendly environment.

A 2.2 km Green Loop will link landscape and water systems to streets and public domain, driving amenity, urban cooling and active movement across the city.

Bradfield City will also feature cultural, educational and community facilities such as a university campus, childcare, retail, health services and event spaces that create a vibrant and highly liveable city of boundless opportunity.



BOUNDLESS

First Land Release development partner Plenary brings extensive experience delivering complex, mixed-use and education precincts, strengthening confidence in the early stages of city-making and helping attract best-fit tenants and institutions to Bradfield City's core.



Artist's impression of Central Park in Bradfield City

Transport at the heart of the new city

Bradfield City is being created around a new high-speed Metro, connecting to the airport in just five minutes and to Greater Sydney via the main East-West T1 line from St Marys.

Major upgrades to the Northern Road and Elizabeth Drive, as well as the new toll-free M12 motorway, will connect Bradfield City to the rest of Sydney.

Five new bus networks for Bradfield City and the airport will link to surrounding centres, with 30-minute trip frequency.



M12 motorway

BOUNDLESS



Artist's impression of Bradfield Metro Station

Powering advanced industries

Bradfield City is being built with digital networks as core city-making infrastructure, delivering the ultra-fast, resilient connectivity required by advanced and emerging industries.

Through a partnership with Superloop, Bradfield will be enabled by high-capacity fibre and scalable digital networks designed to support data-intensive operations, advanced manufacturing, defence, aerospace, semiconductors, and research-led enterprises.

This secure, low-latency digital backbone enables real-time data transfer, high-performance computing, automation and advanced testing – providing businesses with the environment they need to innovate, scale and compete globally from day one.



BOUNDLESS



Digital infrastructure at Bradfield City

Designing with Country

Designing with Country is foundational in bringing the deep knowledge of history into Australia's first new city in 100 years.

A commitment guided by local Traditional Owner Dharug knowledge holders and cultural design partners, narratives of Wianamatta (Mother Place), water, and the Cumberland Plain inform material choices, form, planting and public space programming.

Bradfield Development Authority's partnering agreement with Gandangara Local Aboriginal Land Council formalises cooperation on cultural, social and economic outcomes across Bradfield City.

The Koori Perspectives Circle brings First Nations voices directly into city-shaping across designing with Country, climate resilience, culture, business development and youth pathways.



First Koori Perspectives Circle group 2022



Gandangara Local Aboriginal Land Council and Bradfield Development Authority partnership signing 2025

Bradfield First Building smoking ceremony 2025



Sustainability

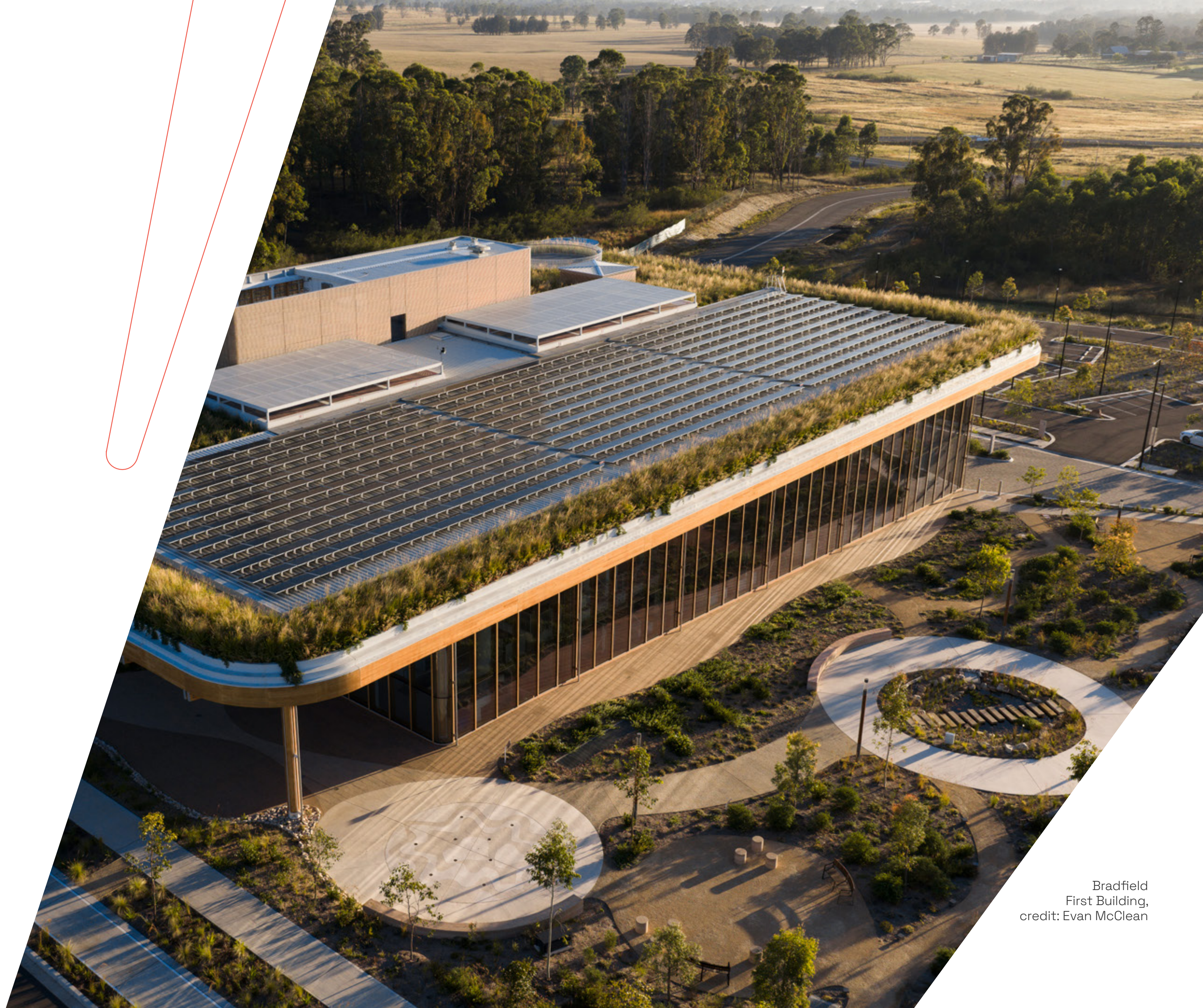
Bradfield City embeds low-emissions utilities, circular design and climate resilience.

Early assets demonstrate low-embodied carbon materials, on-site renewable energy and storage, water-sensitive urban design and buildings designed for disassembly and reuse.

The beautiful architecture and design of the multi-award winning First Building sets the benchmark for sustainability and transparency as a Six-Star Green Star building. This includes a biosolar green roof with 14,000 native plants, on-site solar PV and battery, rainwater harvesting, passive cooling and a public viewing gallery into the manufacturing hall.



BOUNDLESS



Bradfield
First Building,
credit: Evan McClean

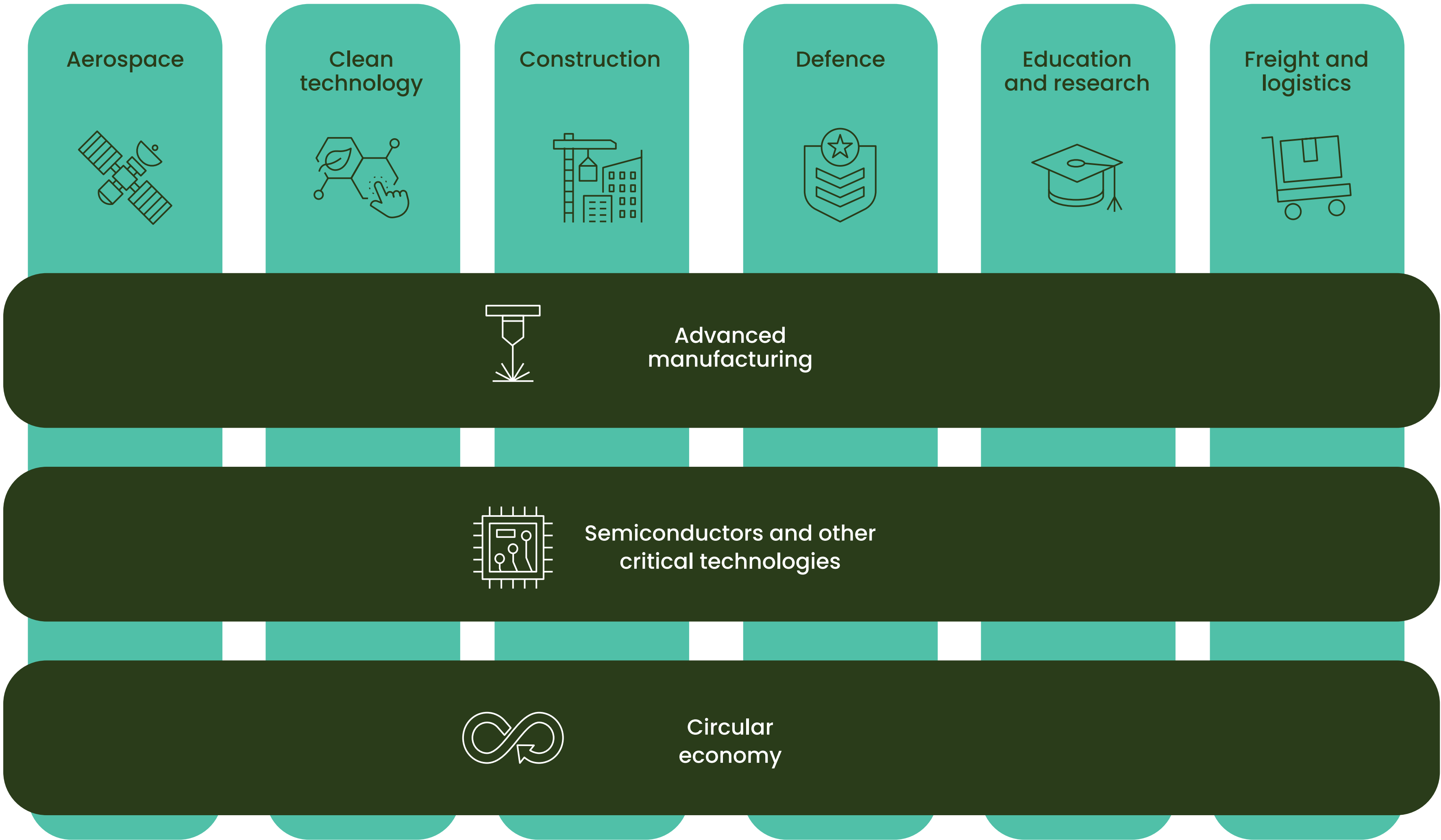
3:
Bradfield City:
Built for
what's next

Bradfield City is purpose built to attract and grow the industries that will define Australia’s economic future.



Enabling capabilities

Strategic sectors



Aerospace

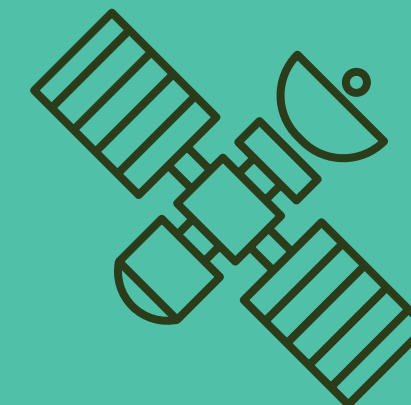
The global aerospace industry is projected to exceed US\$760 billion by 2035. Bradfield City is positioned to capture a significant share, enabled by proximity to the new 24/7 Western Sydney International airport and major Air Force bases.

Core capabilities:

- Prototyping, testing, and scaling aerospace components through the AMRF
- Composite manufacturing, additive manufacturing, and advanced materials designed for space
- Production capability for satellites, drones, and avionics systems
- Co-location of suppliers enabling rapid production scaling

Opportunities include:

- Airport linked aerospace services and logistics
- Composite and 3D printed aerostructures
- Satellite and drone system production
- Reconfigurable factory solutions for global aerospace demand



CleanTech

Bradfield City positions itself at the centre of Australia's net zero manufacturing transition as a testbed for low carbon and circular economy solutions.

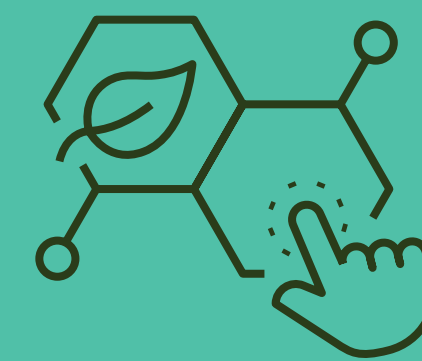
CleanTech in Bradfield City is not only environmental – it is efficient, scalable and commercially strategic, supported by State Government initiatives such as the NSW Net Zero Manufacturing Initiative.

Core capabilities:

- Renewable energy component manufacturing
- Advanced recycling and materials recovery
- Hydrogen systems integration
- Low carbon construction materials and lifecycle testing

Opportunities include:

- Advanced battery production
- Smart grid and optimised energy platforms
- Water treatment, conservation technologies, and precision resource management
- Bio based and low carbon materials for manufacturing and construction



Construction

With construction technologies changing rapidly, Bradfield City is set to become a national hub for innovation in Modern Methods of Construction (MMC).

Bradfield City will deliver faster, cleaner and more productive construction outcomes.

Core capabilities:

- Digital systems for planning, design, fabrication and operations
- Product development for low carbon and manufacturing ready materials
- Manufacturing in construction, including Design for Manufacture and Assembly and prefabrication

Opportunities include:

- 20+ years of major construction activity
- Rapid prototyping, testing, and collaboration
- Partnership opportunities with universities and research institutes
- Workforce training through local TAFE and tertiary providers



Defence

Access to precision manufacturing and semiconductors through the AMRF capabilities will enable stronger innovation and sovereign capability, aligning with Australia's \$330 billion defence investment plan.

The AMRF provides defence grade machining, testing, and certification. Secure facilities and semiconductor capabilities under development will support sovereign capability priorities. Co-location reduces the friction of distance — a major current challenge across defence.

Core capabilities:

- Custom silicon chips for defence platforms
- Test and evaluation, certification, and assurance
- Maintenance, repair, and upgrade of defence assets

Opportunities include:

- Autonomous systems
- AI and machine learning
- Air and missile defence
- Battle management systems
- Naval systems and propulsion technologies

BOUNDLESS



Education & Research

Presence and partnerships with major universities will form the foundation of the knowledge economy in Bradfield City.

For students, Bradfield City creates meaningful pathways into high value careers.

For educators, it provides access to real world industry challenges and problem-solving opportunities.

For industry, it delivers a steady flow of job ready talent and innovation partnerships.

Core capabilities:

- New, purpose-built university campus
- Partnerships with 11 universities (NSW and ACT) and TAFE NSW
- AMRF Connect as an applied research and commercialisation scale-up hub
- Internship, placement, and industry aligned learning pathways

Opportunities include:

- Direct collaboration between industry and educators
- Innovation commercialisation platforms
- A pipeline of highly skilled workers trained on real equipment
- Living labs and testbeds within a city in formation



Freight & Logistics

Direct connections to global and national markets through growing Western Sydney Aerotropolis road, rail, and air freight systems create a proximity advantage.

Bradfield City is designed to move more than goods. It is built to move economic growth and opportunity.

NSW companies can gain access through Investment NSW to expert advice, structured capability building programs, and tailored market initiatives that strengthen readiness and open pathways into global markets.

Core capabilities:

- Automated warehousing and robotics
- AI driven routing and supply chain optimisation
- Support for hydrogen and electric freight fleets
- Integrated access to major intermodal terminals at Moorebank, St Marys, and Yennora.

Opportunities include:

- For logistics operators:
 - Faster movement of goods
 - Lower operating costs
 - Seamless domestic and international freight integration
- For exporters:
 - Same day global delivery potential
 - Direct access to Western Sydney International Airport



Advanced manufacturing

With its priority sectors and the anchoring Advanced Manufacturing Readiness Facility (AMRF), Bradfield City supports Australian manufacturing moving up the value chain and finding comparative advantage in global supply chains.

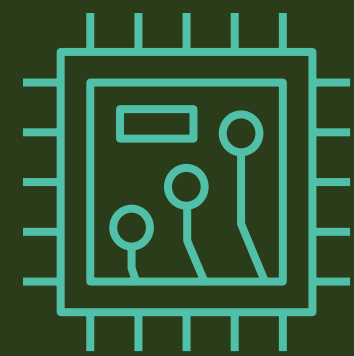
Located near some of Australia's largest industrial precincts, it offers a strong base for companies seeking to work with local manufacturing sectors supported by government programs.



Semiconductors and other critical technologies

Bradfield City is designed to drive Australia's economic transition and resilience, starting with the NSW Government investment in Australia's first advanced semiconductor packaging facility.

With data centre development concentrating in the Aerotropolis, Bradfield City is well connected for businesses leading or needing semiconductor, quantum, AI, photonics and robotics technologies.



Circular economy

Sustainability is at the heart of Bradfield City as Australia's first net zero city, with a focus on recyclable building materials and designing out waste. Our greenfield site provides opportunities to pilot, test and grow emerging waste-to-resource and low carbon construction technologies.

Within the broader Aerotropolis, the regional water utility Sydney Water is developing a Circular Economy Zone anchored by an Advanced Water Recycling Centre.



Advanced Manufacturing Readiness Facility (AMRF)

Anchoring the industry ecosystem at Bradfield City

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



Skills development and training



Suite of advanced machines



Advanced manufacturing community and networking

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.

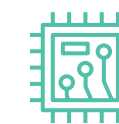
The facility will feature:



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.

Accelerate your innovation with the AMRF

→ Projects

Need to prove a new product or process? Book a project scoping or strategic partnerships call today and scale with confidence.

→ Principal Semiconductor Partner

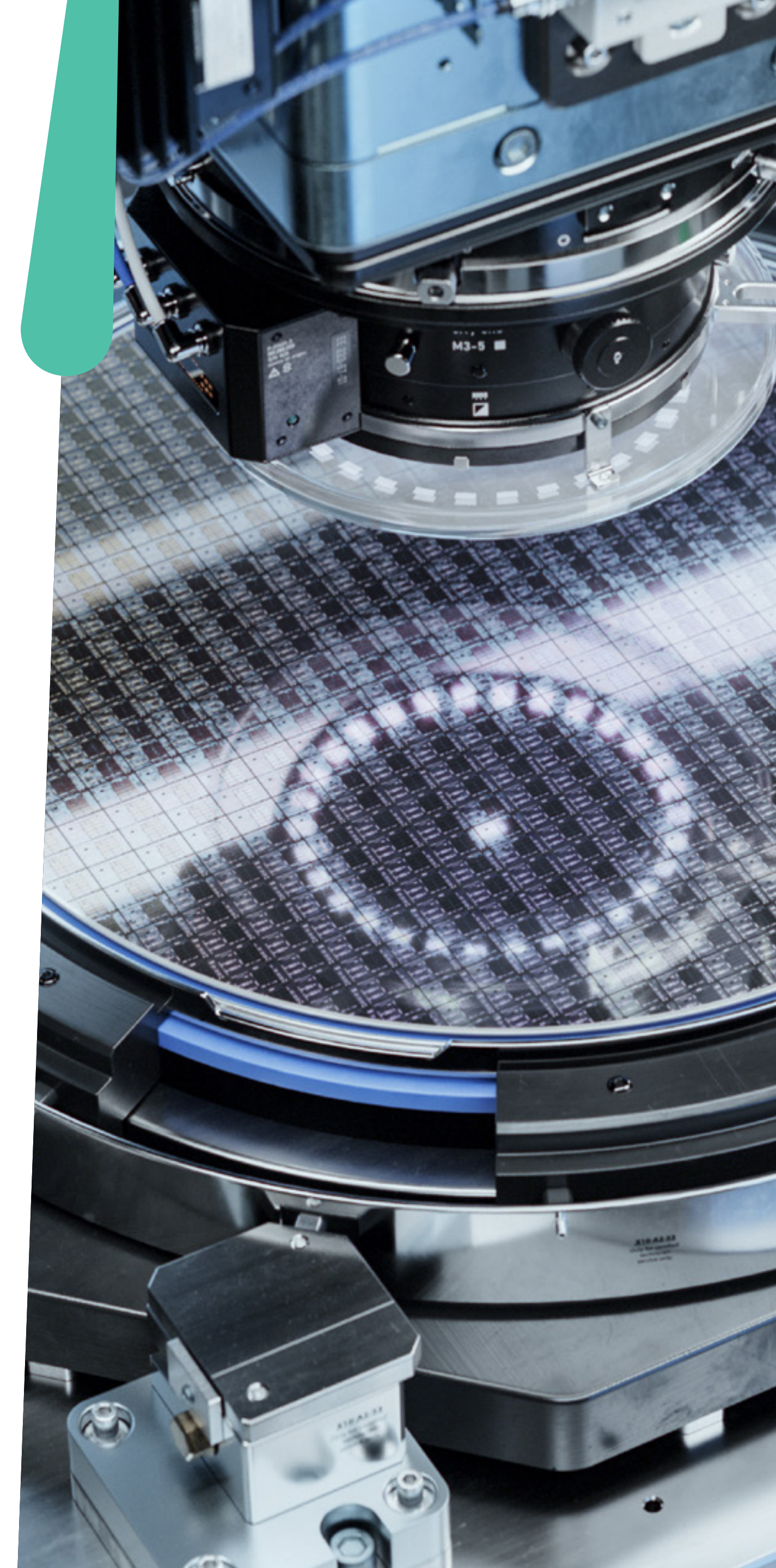
The Authority will go to market in 2026 to seek a leading partner to operate the Semiconductor Advanced Packaging Facility facility.



Complete your project with the AMRF

enquiries@amrf.sydney

BOUNDLESS



AMRF case study: OzAmmonia

→ The challenge

OzAmmonia is developing next-generation electrolyser technology to convert NOx waste into renewable ammonia, supporting Australia's Net Zero transition. The team needed to rapidly validate manufacturable electrode designs and move closer to commercial scale.

→ The AMRF solution

AMRF partnered with OzAmmonia to translate research into production-ready components, using advanced metal additive manufacturing and expert design support to test multiple electrode geometries in one project cycle.



OzAmmonia's patented multiphase electrolyser

→ The outcome



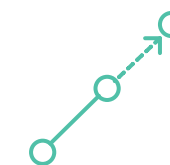
Four lattice geometries validated in a single cycle



Faster design iteration and reduced lead times



Australian-based manufacturing retained



Progression from TRL 4 towards TRL 5/6



Access to industrial-grade equipment and specialist engineering expertise

→ Why it matters

AMRF helped accelerate OzAmmonia's path from research to real world manufacturing, derisking scale-up and strengthening Australia's clean manufacturing capability.



AMRF engineer unpacking metal additive printer

Strategic partnerships



National Reconstruction Fund

Firms located in Bradfield City can align with Commonwealth programs like the National Reconstruction Fund that back priority areas in clean energy, defence, and advanced manufacturing to unlock finance instruments for scale-up and localisation of capability.

Bradfield City directly supports national industry policy by creating productive advanced industry jobs, growing exports and improving supply chain resilience while accelerating the transition to low-emissions manufacturing and infrastructure.

Universities

Bradfield Development Authority collaborates closely with the university sector to embed research, training and commercialisation within the city.

A formal partnership with NSW and ACT universities via the 11 NSW Vice-Chancellors' Committee supports the translation of research into production through AMRF and AMRF Connect.

AMRF Connect

AMRF Connect is a scale-up hub located in Bradfield City's First Building, operated by Western Sydney University's Launch Pad and the Commonwealth Scientific and Industrial Research Organisation (CSIRO).

It provides masterclasses, showcases, experts-in-residence, sector briefings and investor access, connecting manufacturers to the right capabilities, partners and markets.

4:
Business
opportunities
in Bradfield
City

First Land Release (City Precinct)



Opportunities

Plenary is running Expressions of Interest (EOIs) for the following opportunities to be part of the First Land Release:

Leading Australian infrastructure developer Plenary has been appointed as development partner for Bradfield City's First Land Release – 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.



Artist's impression of First Land Release – Commercial

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.



Artist's impression of First Land Release – University

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.



Artist's impression of First Land Release – Hotel

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



Connect with Plenary to discuss your presence in the First Land Release
M 0468 730 221 E bradfieldenquiries@plenary.com

Enterprise Precinct

Bradfield City includes an Enterprise Precinct for innovation focused businesses and institutions.

This light industrial area enables businesses to research, prototype and commence manufacturing all in one place. The Enterprise Precinct is designed for technology, manufacturing and research companies to form growth clusters in a place connected to the AMRF and tertiary education partners.



Expressions of Interest from occupiers and owner-occupiers interested in locating in the Enterprise Precinct are now open

BOUNDLESS

Artist's
impression of
the Enterprise
Precinct in
Bradfield



Second Building

The Second Building expands Bradfield City's advanced manufacturing capability into advanced semiconductor packaging and testing, with cleanrooms and specialist laboratories, enabling locally integrated electronics supply chains and sovereign capability uplift.

The Second Building will also house around 1,300 square metres of commercial space well suited to aligned technology companies.



Tenancy opportunities will be offered to the market from mid-2026, with occupancy forecast for mid-2028.

Artist's impression of Second Building



An aerial rendering of the Bradfield City development, showing a dense cluster of modern, multi-story residential and commercial buildings. The architecture features a mix of materials, including brick, concrete, and glass, with many buildings having green roofs. The development is integrated with a lush green landscape, featuring numerous trees, parks, and a winding waterway. A large blue circular graphic is overlaid on the right side of the image, containing text.

Stay tuned for more

Further land releases, tenancy opportunities and partnership programs will be brought to market as Bradfield City scales – register your interest with our investment concierge service to receive advance notices.

Artist's impression of
Bradfield City

A city taking shape

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



Master Plan approved



Development-ready sites



First Building opened



AMRF operational



Second Building construction



First Land Release partner announced



Central Park construction



Digital infrastructure partner in place

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
-  Destinalional 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

BOUNDLESS



Artist's impression of Bradfield City

Our partners

Our partners form a powerful network of industry, private, research and government organisations, helping turn ambition into execution at scale.

Industry partners

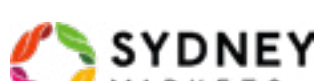
















NSW Government & Commonwealth partners



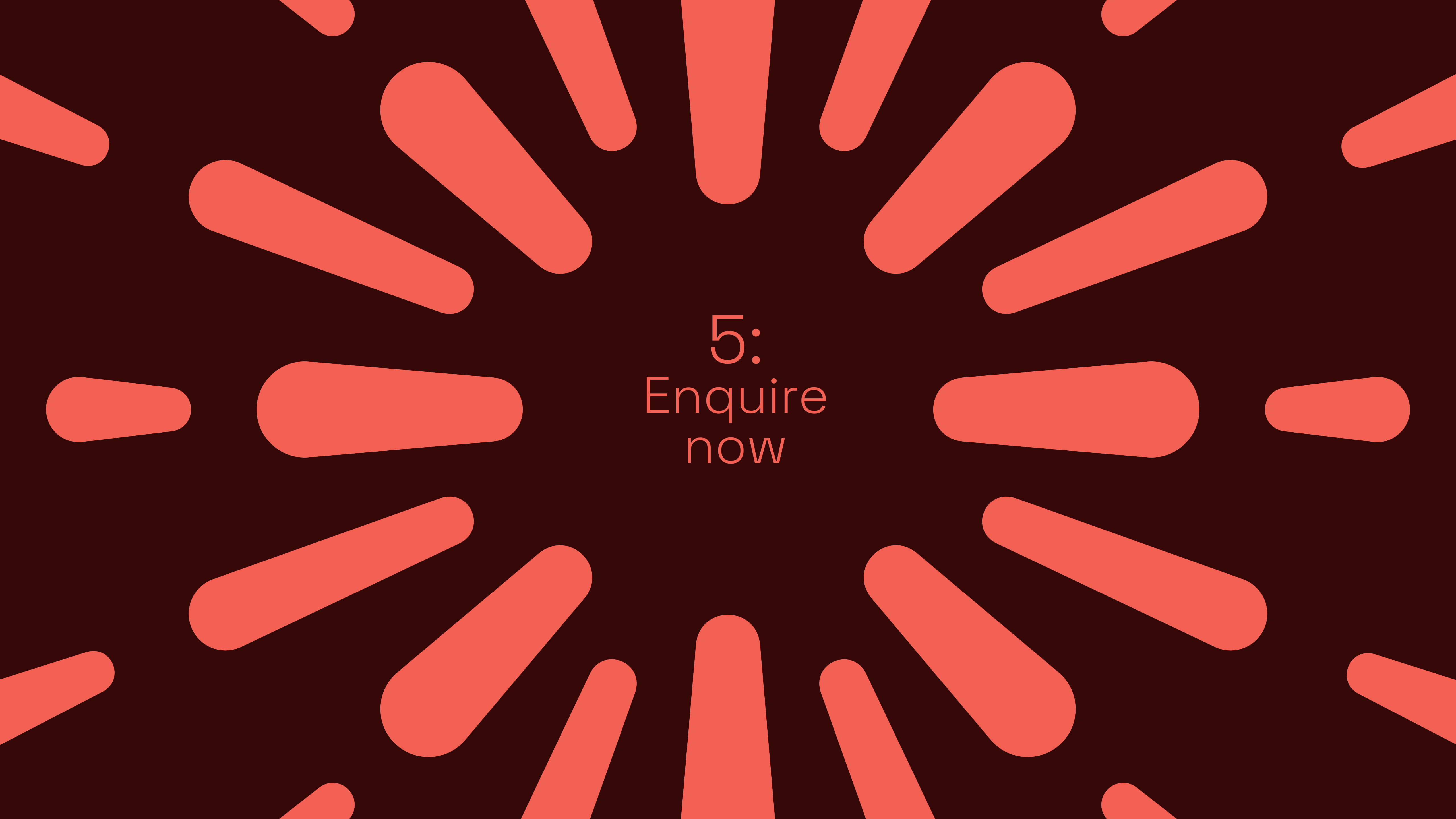


Local Government partners









5:
Enquire
now

Build your business in Bradfield City

Private sector investment in the Aerotropolis is taking off.

If you are ready to stake your claim to a presence in Bradfield City or want to learn more about the opportunities, contact us for a no obligation discussion.

Plenary – First Land Release

If you are interested in tenancy opportunities within the First Land Release, our development partner Plenary is waiting to speak with you.

Please contact Lindsay Alexander
M 0468 730 221
E bradfieldenquiries@plenary.com

Investor Concierge Service

The Bradfield Investor Concierge Service can help you with:

- Updates on land releases and opportunities for occupiers and owner-occupiers
- Economic analysis and skills data
- Supply chain and research connections
- Finding office or industrial space
- Navigation of government engagement
- Workforce training and development access
- Arranging site visits

E invest@bda.nsw.gov.au
P 1800 312 999

InvestorLink

InvestorLink is an investment lead referral program that connects private landholders in the Aerotropolis (excluding Bradfield City) with prospective investors or occupiers, providing a transparent, efficient and equitable process for enquiry referral.

The program seeks to capture growing private sector interest in the Aerotropolis, as the opening of Western Sydney International Airport approaches.

If you would like to be involved in the program, please follow the links below:

For Landholders

Open to landholders with a verified holding of at least 1,000 sqm of land in the Aerotropolis who are on a planning pathway.

<https://nswdpietfaforms.net/1577>

For Investors/Occupiers/Tenants

Open to investors/occupiers undertaking legal activity under a registered business number.

<https://nswdpietfaforms.net/1580>

Disclaimer

This document has been prepared by the Bradfield Development Authority in good faith and contains statements of intent and opinion based on information available at the time of preparation. While reasonable care has been taken, no representation or warranty is given as to the accuracy or completeness of the information.

The information is provided for general information purposes only and does not constitute an offer, invitation, contract or commitment of any kind. Figures, dates and outcomes are indicative only and subject to change.

To the extent permitted by law, the Bradfield Development Authority and the NSW Government disclaim all liability arising from reliance on this document. Recipients must make their own enquiries and seek independent professional advice.



Artist's impression of Bradfield City



Bradfield

Contact

Bradfield Development Authority

New South Wales Government

✉ hello@bda.nsw.gov.au

🌐 bradfield.city

🔍 Bradfield City

BOUNDLESS

