



Invitation to Participate as a partner anchor tenant in the Western Sydney Aerotropolis

Seeking partner anchor tenants to help shape Australia's first Aerotropolis

In 2026, a new full-service, curfew-free international airport – the first major metropolitan airport to be built in Australia in 50 years – will open in Western Sydney, the nation's fastest growing region.

Set on 11,200 hectares, the Western Sydney Aerotropolis will be an integrated, world-class economic hub consisting of a purpose-built city and business centre connected by significant road and rail infrastructure, centred on the Western Sydney Airport. The Aerotropolis consists of nine precincts. The Aerotropolis Core is one of three precincts, including South Creek and the Northern Gateway, that will be the focus of initial precinct planning.

The NSW Government, in partnership with the Australian Government, the Greater Sydney Commission and eight local councils of the Western Sydney City Deal region, is issuing an Invitation to Participate to early-adopter, innovative and future-focused companies, universities and research institutions interested in becoming foundation partners and anchor tenants in this new precinct.

The Western Sydney Aerotropolis will house the following future-defining priority sectors:

- aerospace and defence
- agribusiness and food processing
- health and medical
- education and training
- technology and research
- freight and logistics

Supported by \$20 billion in public funding and the development of a world-class international airport, the Western Sydney Aerotropolis is a transformative, once-in-a-generation opportunity for NSW and Australia.

The benefits of early participation - what does this mean for your business?

The development of Australia's first major metropolitan airport in 50 years and the surrounding brand new city is a rare opportunity, backed by billions of dollars of investment by the Australian, NSW and selected local governments.

As an early-adopter partner, businesses and institutions have a unique chance to help create the Western Sydney Aerotropolis, designing facilities to your specifications and driving the development of industry-specific precincts. Early tenants will be backed by tailored government support, fast tracked approvals, prime access to key infrastructure and

utilities, strong promotional support, possible grants and incentives, skills programs and support with workforce development, and senior industry leadership.

We invite you to be a part of history.

The case for the Western Sydney Aerotropolis

NSW has the largest and fastest growing state economy in Australia, recording a gross state product of A\$557.9 billion in 2016–17 and accounting for a third of national Gross Domestic Product. NSW is a leading location for investment, with a AAA credit rating from two of the world's leading rating agencies. After 26 years of uninterrupted economic growth, the NSW Government has embarked on the largest infrastructure program in Australia. The state has committed to spend A\$86 billion on new economic infrastructure over the next four years.

Sydney, the capital of NSW, is Australia's largest city, with a population of just over five million. It is a global business hub and gateway to Asia. More than 600 multinational firms run their Asia-Pacific operations from Sydney, and 43 of the 53 banks operating in Australia are headquartered here.

Strategically located towards the western edge of Sydney, this greenfield site offers a unique opportunity, generating economic growth and creating new channels between Sydney and Australia's global trading markets.

The Australian and NSW governments will establish a Western Sydney development authority to master plan and curate development within the Aerotropolis, with an initial focus on 114 hectares of Government-owned land at Bringelly.

Transport networks, including the first stage of the North South Rail Link, will connect the Aerotropolis to Western Sydney Airport and more than one million residents of the Western Parkland City. A detailed business case is also underway for a link south to Macarthur, and a South West Rail Link connecting Leppington to the new Airport.

A future rail connection will provide rapid service between Western Sydney Airport, the Aerotropolis and Parramatta CBD while rapid bus services will be established to connect the metropolitan centres of Penrith, Liverpool, and Campbelltown. Freight and logistics networks will have dedicated space in the Aerotropolis to connect to Western Sydney Airport, Greater Sydney and satellite cities across NSW. Future corridors for rail, road and freight are being protected to allow further development and connectivity across the region.

Other key pieces of planned infrastructure that will support the Western Sydney Aerotropolis include the M12 Motorway, Outer Sydney Orbital (motorway and freight rail line) and Western Sydney Freight Line.

Anchor residents will have access to world-class digital connectivity through the rollout of four key initiatives including the Western City Digital Action Plan, Smart Western City Program, 5G Strategy and Western Parkland City Data Catalogue.

Western Sydney has a young demographic, providing an agile and educated workforce. This population is set to grow by almost 500,000 people over the next 20 years, attracting a wider range of skills to the region.

Universities already have a strong presence across Western Sydney including the Western Sydney University, the University of Sydney and the University of Wollongong. In addition,

11 new and relocated schools and 21 major upgrades are already in planning, design or construction following an investment of more than \$700 million by the NSW Government. By 2020, the NSW Government will call for proposals to establish an Aerospace Institute in the Aerotropolis.

The Australian and NSW governments will each provide \$60 million, along with \$30 million from councils, to establish the Western Parkland City Liveability Program. Funded projects will deliver improved community facilities and urban amenity.

Your Invitation to Participate

The NSW Government, with the Australian Government and eight local council partners, invite you to contact us to express your interest in locating at the Aerotropolis.

Interested organisations should submit an early proposal (maximum five pages) for consideration and evaluation by the Australian, NSW and local governments. Each proposal will be treated confidentially and should outline:

- planned activity to be undertaken by your operations at the Western Sydney Aerotropolis
- how your planned activity will benefit from being located near the new Western Sydney Airport
- alignment of your business and project to the NSW Government's priority sectors (as outlined above)
- alignment with the NSW Government Stage 1 Land Use and Infrastructure Investment Plan (see www.planning.nsw.gov.au/aerotropolis)
- proposed job creation and investment in the Western Sydney region
- demonstrated ability to support the development of industry clusters and local supply chains in growth industries
- benefits to the socioeconomic development and skills development in Western Sydney
- land, infrastructure and talent requirements

Confidential interviews with selected organisations (as determined by the NSW Government) may be held to further understand your proposal, requirements and the contribution you will make to building a world class Western Sydney Aerotropolis precinct.

Guiding Principles

The creation of the Western Sydney Aerotropolis is a transformative opportunity that will consolidate Western Sydney and NSW's position as a significant player on the global economic map. To ensure we partner with world-leading organisations, proposals will be considered against five guiding principles:

Criteria	Measures
Job quality	Skill level Job density Value added jobs to Western Sydney
Economic quality	Extent of incremental activity Commercial sustainability Export activity and global connectivity

Catalytic value	Supplier and customer ecosystem Complements and competitors Education and training institutions Research and development facilities and activities
Development complexity	Co-dependence (requirement) Lead time Civil and freight airport compatibility Compatibility with current Western Sydney Aerotropolis land use plan
Capacity to deliver	Proven track record of business success

Next Steps and Important Information

We invite early stage proposals to be submitted to the NSW Government to investment.enquiries@industry.nsw.gov.au. If your proposal is commercial in confidence please indicate this in your covering email and on any documentation.

If you have any questions or would like further information, please contact the NSW Department of Industry at:
Email: investment.enquiries@industry.nsw.gov.au
Tel: +61 2 8222 4888

You can view the Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Plan at: www.planning.nsw.gov.au/aerotropolis

Please note there is no advantage or disadvantage if your organisation is selected or not selected for an initial interview. It will also not determine your future involvement in the Aerotropolis.

The Invitation to Participate is simply the first step in helping government assess the initial level of business interest in becoming anchor tenants in the Aerotropolis. Upon receipt of your proposal, the NSW Department of Industry will contact you.

This is not a tender and any interviews are not expected to lead to the award of a contract, but may lead to the negotiation of a non-binding Heads of Agreement to further develop your proposal in partnership with government to locate within the Aerotropolis.