UniSuper and IFM Investors industrial and logistics estate, Burrah Park secures development approval supporting Western Sydney's growth and delivering for super fund members

Thursday, 16th July 2026

The NSW Government has granted development approval for the Burrah Park Industrial Estate (Burrah Park) as a State Significant Development, paving the way for a major new industrial and logistics precinct in the Western Sydney Aerotropolis.

Jointly owned by UniSuper and IFM Investors, Burrah Park will deliver a super prime, large-scale industrial and logistics estate located immediately adjacent to the entrance to the new Western Sydney International Airport and nearby to Bradfield City Centre. Designed to support Australia's future freight and logistics needs, the estate is positioned to contribute to the long-term economic development of Western Sydney.

The development spans approximately 280 hectares and will be delivered in stages, ultimately providing significant industrial capacity in one of Australia's fastest-growing economic regions. It is strategically located with direct access to major transport networks including the M12 motorway, Western Sydney International Airport Cargo Precinct and future rail connections.

The precinct will play a critical role in supporting efficient supply chains and improving connectivity across the region, supporting jobs and the industries needed to service Western Sydney International Airport and the surrounding region.

Burrah Park will be designed with a strong focus on sustainability and long-term resilience, targeting 5-Star Green Star building outcomes and a 6-Star Green Star Communities rating.

HB+B Property and IFM are jointly appointed as development managers for Burrah Park and are responsible for overseeing the planning, leasing and development of the project.

Richmond Bridge will act in a trustee management role on behalf of the joint owners, overseeing the long-term stewardship of the investment.

Quotes attributable to UniSuper Head of Property Kent Robbins:

"We're very pleased to reach this important milestone. Burrah Park is a premier logistics and industrial hub adjacent to the new Western Sydney International Airport. The site offers unparalleled development flexibility and is primed to benefit from the region's demographic and economic expansion."

"It is well positioned to leverage its excellent location and maximise value for UniSuper members. This is a great example of a unique, high quality direct property asset that helps our members grow their retirement savings."

Quotes attributable to IFM Investors Chief Investment and Development Officer, Real Estate Will Walker:

"The approval of Burrah Park is a significant milestone in creating a world-class industrial and logistics precinct in the Western Sydney Aerotropolis."

"Burrah Park is the largest industrial zoned land parcel in the master plan, offering a once in a generation opportunity to deliver a marquee asset that has been designed to support Australia's future freight and logistics needs while contributing to long-term economic development and job creation across Western Sydney."

"Owned on behalf of working Australians through their superannuation, this project reflects IFM's focus on investment outcomes that deliver for our clients and the millions of working and retired people they represent."

For media queries, please contact:

UniSuper: David McNamara 0455 144 464 | david.mcnamara@unisuper.com.au

IFM: Julia Donovan 0466 898 777 | media@ifminvestors.com

About UniSuper

UniSuper is one of Australia's largest superannuation funds and is run for the benefit of its members. For over forty years, UniSuper has been managing super for people employed in the higher education and research sector, and as of 2021, is a public offer fund. UniSuper currently invests approximately $166 billion on behalf of more than 680,000 members^.

UniSuper manages over 70%* of its investments in-house across listed and unlisted markets. It manages over $9 billion in unlisted property^. UniSuper has a mandate with Richmond Bridge to acquire and manage a high quality directly owned industrial property portfolio.

^As at 31 December 2025.

*Based on the level of involvement of our investment team in investment decisions and/or management of funds.

About IFM Investors

IFM Investors is a global asset manager, founded and owned by pension funds, with capabilities in infrastructure equity and debt, private equity, private credit, real estate and listed equities. Our purpose is to invest, protect and grow the long-term retirement savings of working people.

With assets under management of approximately $270.7 billion AUD as of 30 April 2026, we serve over 800 institutional investors worldwide, operating from 16 offices across Australia, Europe, North America and Asia.