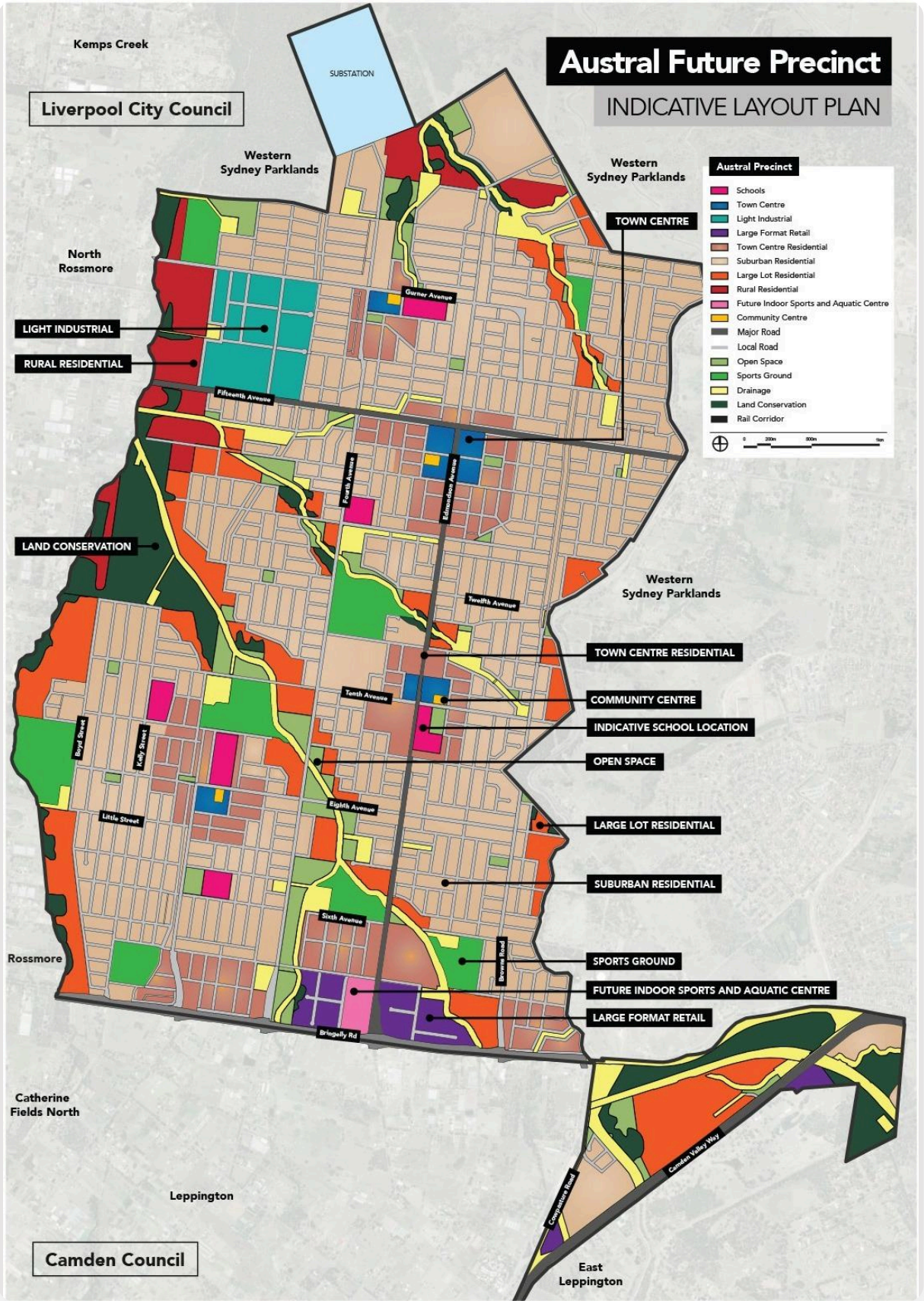


Guide to Living in Austral

2026

Austral Precinct

Austral is among the fastest growing suburbs in Sydney, characterised by notable population growth and staged urban development. Located within the South West Growth Area, the suburb is undergoing significant change that is primarily driven by government prioritised plans and continued investment in transport and service connections, education, employment and delivery of surrounding amenities to support the expanding residential population. While Austral North forms part of the broader Austral and Leppington North precinct plan, this report focuses specifically on Austral and its unique characteristics within this context.



Source: [Liverpool City Council - Austral & Leppington Indicative Layout Plan](#)

Executive Summary Highlights

35,590
Population Projection by 2031
reflecting 17.9% average annual
growth rate over 10-years

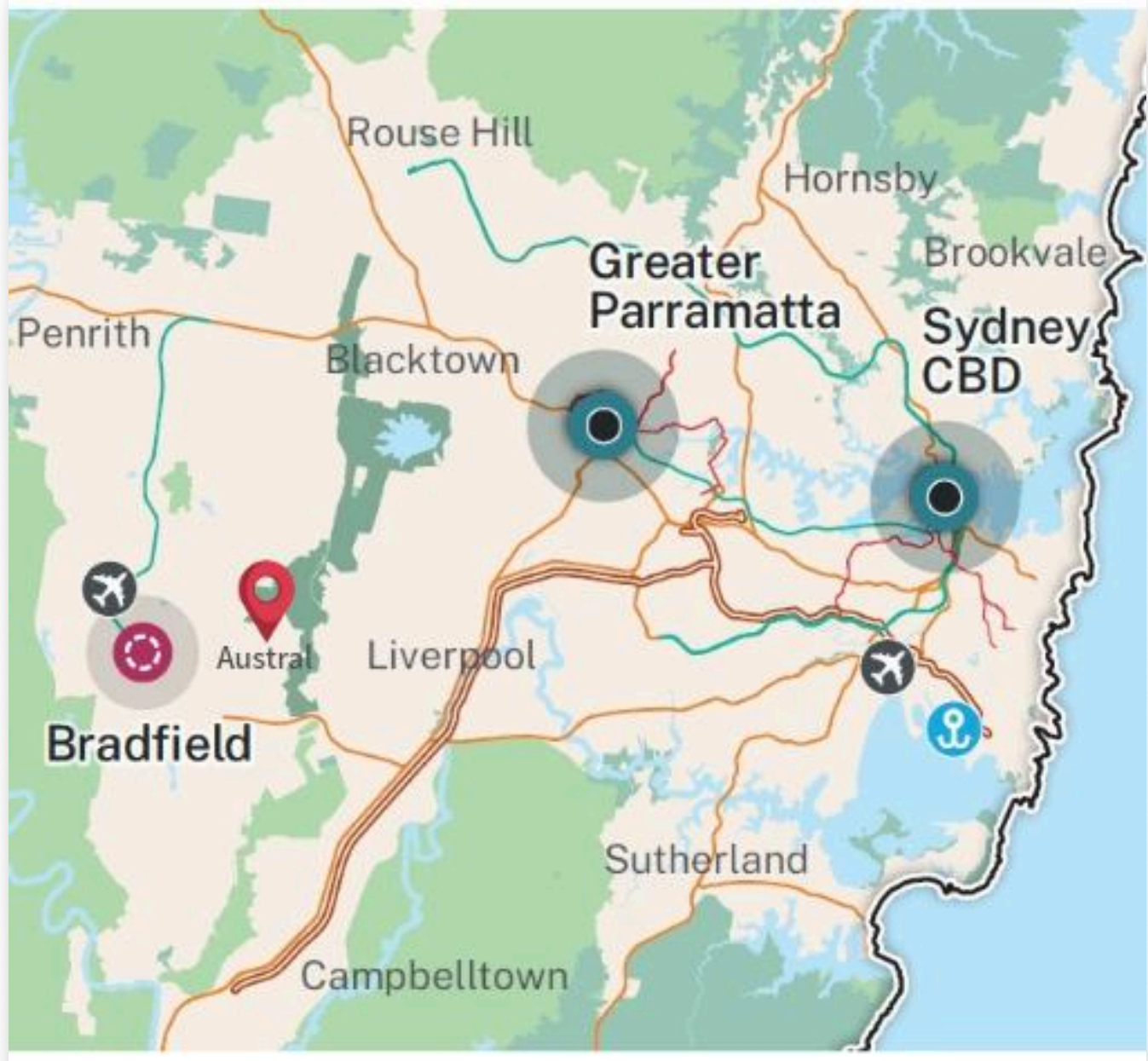
\$1.1m
12-month median house price
between Apr 2025 - Mar 2026

42%
Annual growth of median house
price between Apr 2025 - Mar
2026

\$18B+
Transport investment to
establish connectivity to and
from the airport in which
Austral stands as a primary
beneficiary

200K+
New jobs created in and around
Austral in retail, hospitality,
healthcare, childcare,
education, technology,
construction and more

\$170m+
Investment into the staged
re-development of Austral
and Leppington public
schools and local parks



Source: [NSW Planning Portal - The Sydney Plan 2026](#)

Strategic location of Austral

Austral is centrally positioned within the Western Parkland City, offering a strategic location that is outside flight paths and enables access to Liverpool City, the Western Sydney International Airport and Sydney's newest emerging CBD - Bradfield, all within a 30-minute commute. This proximity supports improved access to education and employment, consistent with the Western Parkland City's objective of developing a "30-minute city" where residents can reach essential services, jobs, and amenities efficiently.

02 POPULATION

Population & Housing

The Population Boom

Austral is projected to experience significant population growth over the next two decades. Planning forecasts indicate the suburb's population is expected to rise from 6,854 in 2021 to 21,137 by 2026, with further growth forecast to exceed 35,590 by 2031 and reach around 55,400 by 2046. This equates to an average annual growth rate of 18% over 10-years and 9% over the 25-year period.



2021

6.8k Residents

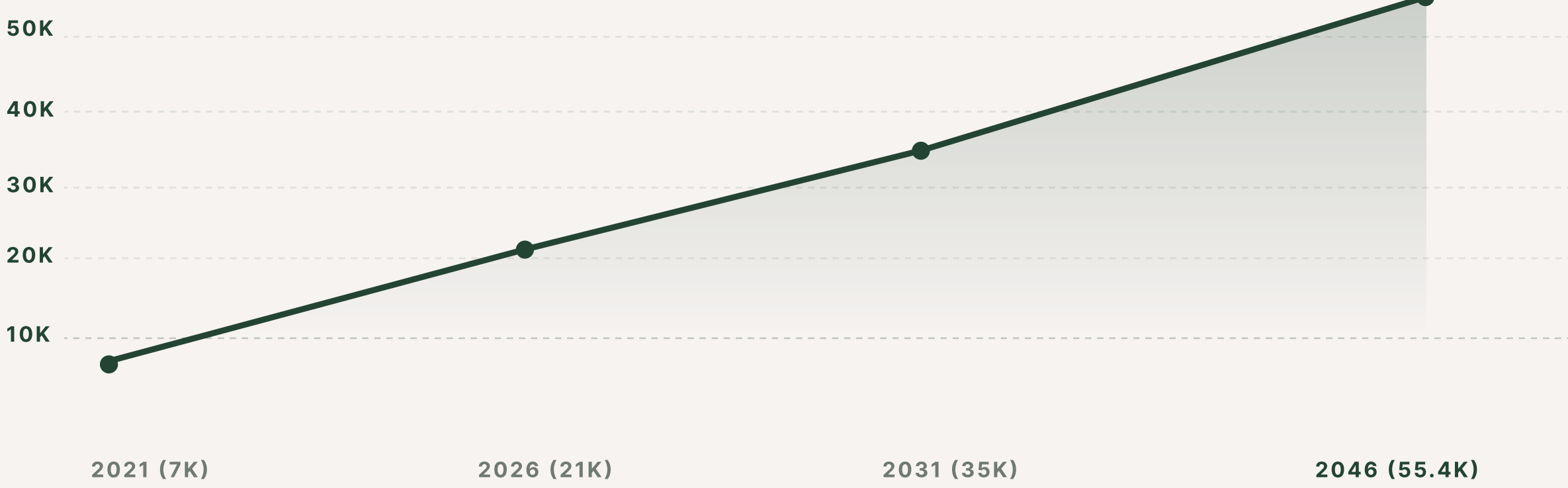
2046

55.4k Residents

Population Projections*

Forecasted growth metrics 2021 — 2046

Projected



Source: *Population and household forecasts, 2021 to 2046, data by .id (informed decisions), May 2024.*



A Vibrant Community

Over the next decade, projections for Austral's age distribution indicate a 340% increase in the population below working age, a 434% rise in the working-age group, and a 541% growth among those of retirement age. These trends are key drivers for government plans for suitable age-specific housing options and amenities, such as child care, recreational facilities, and aged care services in Austral.



Greater Housing Diversity

The precinct plan for Austral offers diverse housing choices at various price points to help address the changing needs of household sizes and unique preferences to promote social inclusivity and housing affordability. Between 2021 and 2046, it is anticipated the staged urban development will see approximately 18,492 new dwellings built to accommodate population and household growth with a 95% occupancy rate.

649

AVERAGE ANNUAL DWELLING INCREASE

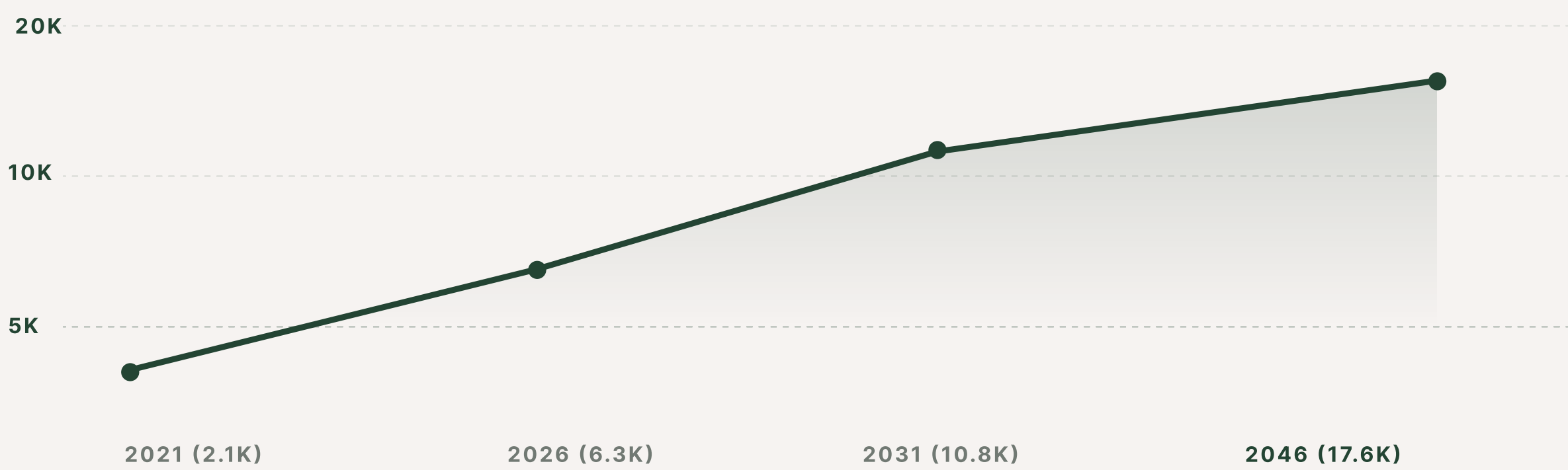
25yr

DURATION

Dwelling Projections*

Forecasted occupied private dwelling growth metrics 2021 — 2046

Projected



Source: *Forecast residential development, 2021 to 2046, data by .id (informed decisions), May 2024.*

*Graphic representations are for illustrative purposes and may not be drawn to scale

03 HOUSING MARKET

Austral Housing Market

Quick facts

Figures reported for the annual period between April 2025 to March 2026 by realestate.com.au

MEDIAN HOUSE PRICE \$

\$1.1m

12-month median house price

MEDIAN HOUSE PRICE %

42%

Growth rate of median house prices compounded annually

MEDIAN WEEKLY RENT

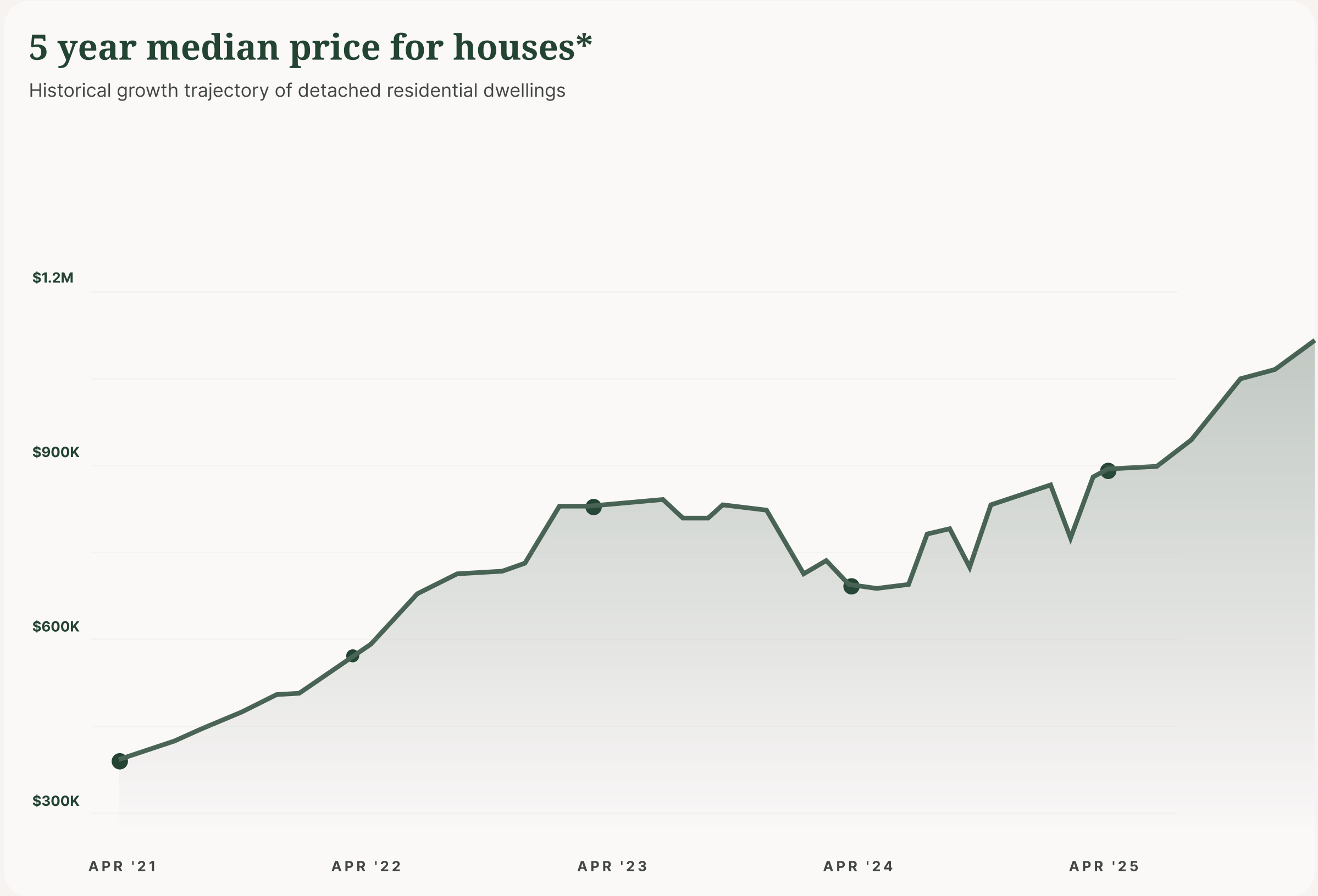
\$780

12-month median weekly rent representing an annual growth of 4% and 3.8% yield

Source: REA Group - <https://www.realestate.com.au/nsw/austral-2179/>

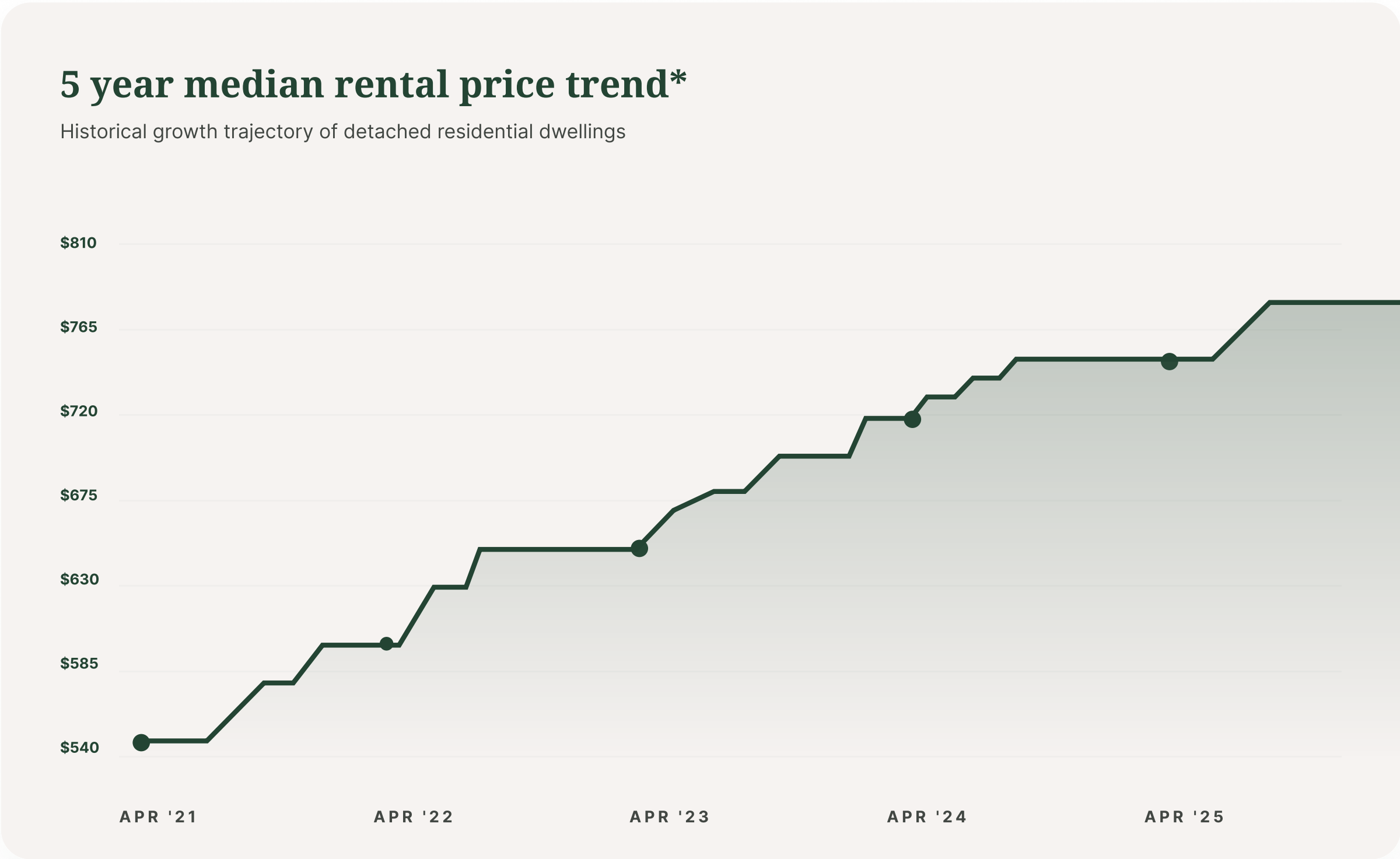
5 Year Median Price Trend

Over the past five years, Austral's residential property market has transitioned from a semi-rural setting to an area characterised by high growth. The median price began at \$570,000 in March 2022, with values consistently increasing through early 2023. Between 2023 and 2024, prices stabilised within the range of \$748,000 to \$785,000, before experiencing a significant surge in late 2025. By March 2026, the annual growth rate had reached 42.0%, resulting in a current median price of \$1.1 million.



5 Year Median Rental Growth

Over the past five years, Austral's rental market experienced steady growth, with median weekly house rent rising from \$600 (April 2022) to \$780 (March 2026) representing a 30% increase. The last year brought a 4.0% rise in rent.



*Graphic representations are for illustrative purposes and may not be drawn to scale



04 INVESTMENT & EMPLOYMENT

Western Sydney International Airport & Bradfield City

“The gateway of choice to Australia and the world - connecting people, places and opportunity”

Quick facts

TRANSPORT INVESTMENT

\$18B+

Investment in transport from both federal and NSW governments to connect travellers to and from the airport

JOBS CREATION

200,000

Projected new positions across aviation, retail, manufacturing and technology, construction and more

LOCAL EMPLOYMENT TARGET 2026

50%

FEMALE LEADERSHIP POSITIONS

40%

GUARANTEED APPRENTICE / TRAINEES / LEARNER WORKERS

20%

Source: [Western Sydney International Airport/FAQs](#) and [2025-26 WSA Corporate Plan](#)



“Gateway to Australia’s third-largest economy”

Western Sydney International Airport

The Western Sydney International (Nancy-Bird Walton) Airport is the cornerstone of the Aerotropolis. Unlike existing airports, this 24-hour terminal is designed for global connectivity without curfew, positioning Austral at the corridor of international trade, logistics and the emerging business hub for innovation and enterprise.

- Unrestricted Access**
24/7 operations providing unprecedented logistics flexibility for global supply chains.
Initially serve up to 10 million passengers annually with scalable expansion to become Australia’s largest airport.
- Integrated Connectivity**
Initial shuttle buses running every 30-minutes direct to St Mary’s station. Direct links to the M12 motorway and the Sydney Metro Western Sydney Airport line.

Bradfield City Centre

Australia’s newest city to activate the new Western Sydney International Airport and Bradfield Metro line.

Quick facts

TRANSPORT INVESTMENT

\$20B

Investment in transport from both federal and state governments to support essential infrastructure. Bradfield Metro is set to open in April 2027

JOBS CREATION

20,000+

New positions in retail, hospitality, entertainment, childcare, healthcare, construction, education and more

STAGE 1

\$1B+

Delivery of advanced manufacturing facilities, hotel, university campus and essential services such as retail, childcare, healthcare and restaurants over the next 5-years

Source: [NSW Government - Delivering Bradfield City Centre](#) and [Transport for NSW Western Sydney Airport Precinct](#)



Aerotropolis Multiversity

An alliance of four leading Australian Universities and TAFE NSW to deliver a ‘multiversity’ at Bradfield City Centre that would see a new approach to education, training and innovation to connect learning and future jobs ready for the 22nd century.

Bradfield Campus Opening

Late 2026

Advanced Manufacturing Readiness Facility

- ✓ \$300m Innovation hub to accelerate local manufacturing growth
- ✓ First building completed March 2025
- ✓ Second building commence delivery 2026
- ✓ Offering high-tech jobs in engineering, design and innovation

Transport & Connectivity

Connecting the Western Sydney Airport Precinct to Austral through an integrated public transport network

Major Roads Upgrade

Updated Dec 2025 - Mar 2026



STAGE 1 COMPLETED

M12 Motorway

Direct high-speed connection to the Western Sydney International Airport, enhancing regional logistics and commuter access.



UNDER CONSTRUCTION

Fifteenth Avenue

\$1bn upgrade into a transit-oriented boulevard connecting Austral to Western Sydney Airport and Bradfield City.



COMPLETED

Bringelly Road

Widening of Camden Valley Way and King St improving access to Western Sydney Airport and Bradfield City.

Sydney Metro & Trains

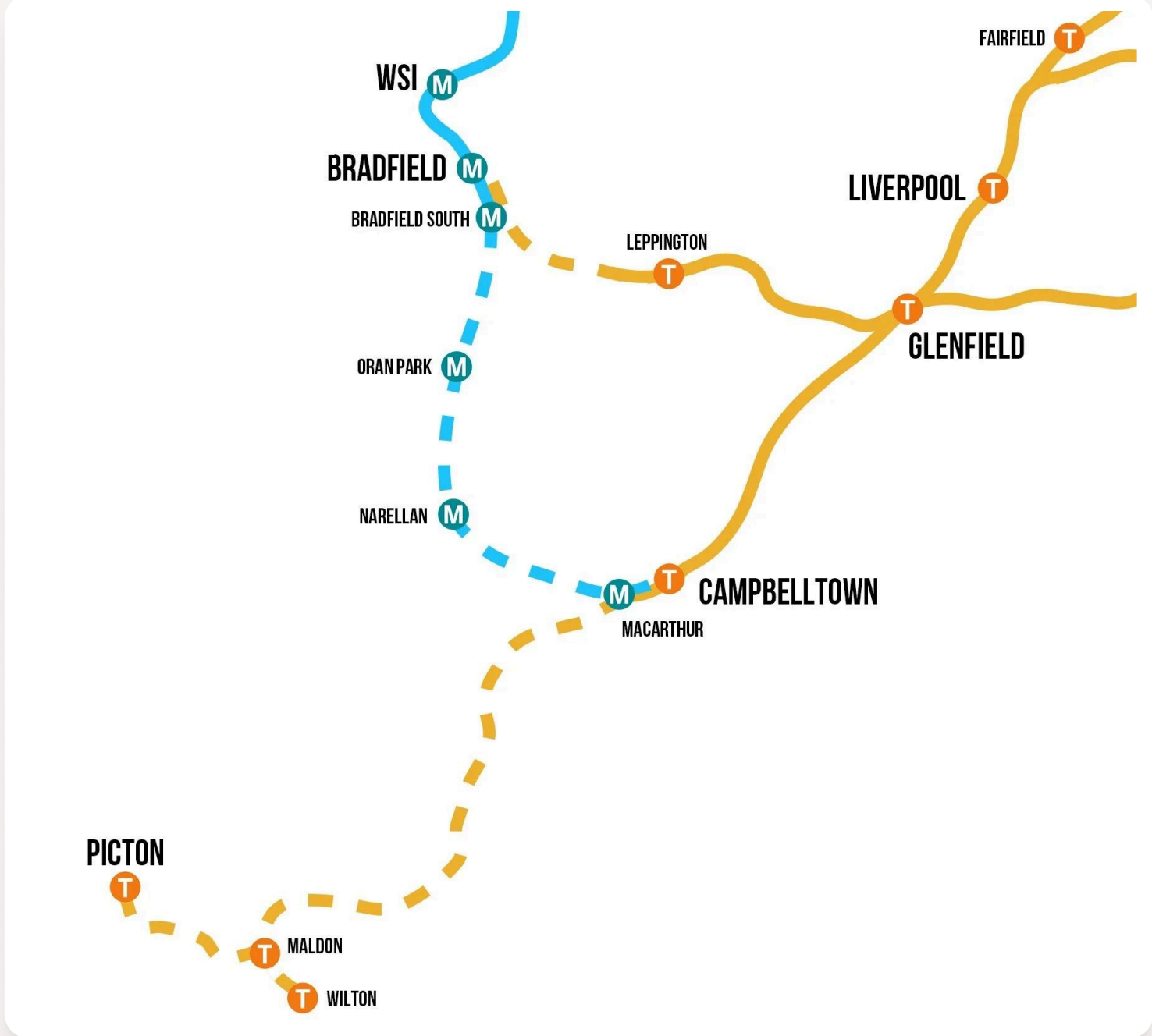
- 

Western Sydney Airport Project

The 23km line will deliver world-class metro services to the region, connecting residents to jobs and opportunities in the new Aerotropolis.
- 

St Marys to Bradfield Link

Seamless rail connectivity linking the existing T1 Western Line to the new city of Bradfield, creating a north-south spine for Greater Western Sydney.



Source: [South West Sydney Alliance](#)

COMING SOON

New Bus Services

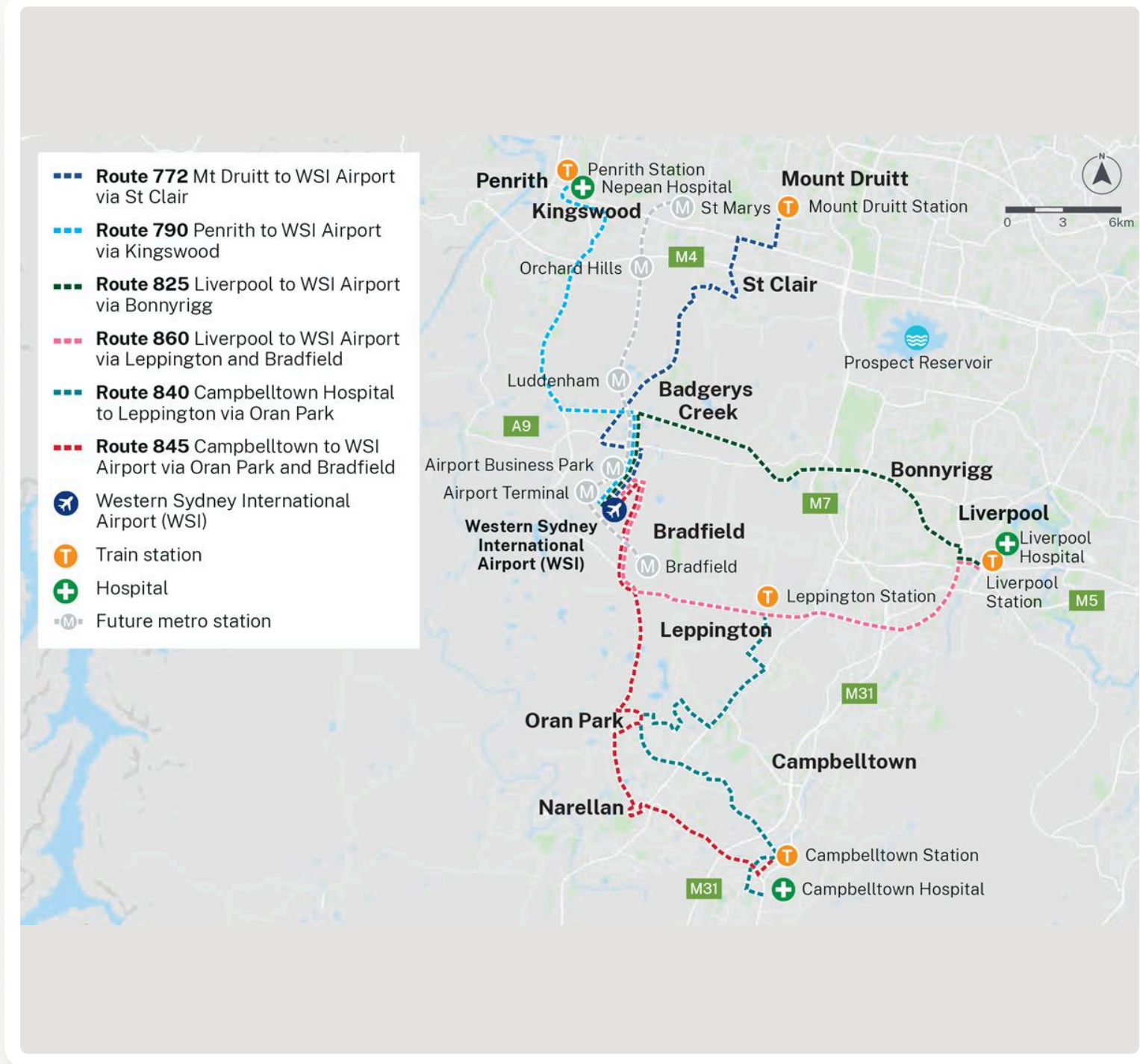
Commencing in July 2026, new bus services will be launched to connect Penrith, Oran Park, Campbelltown, Liverpool, Mount DrUITT and Leppington with local centres, the Western Sydney Airport and Bradfield City Centre.



30-minute frequency connecting to the airport



Electric Zero-Emission Fleet



Source: [Transport for NSW Projects - New Bus Services](#)

Cycleways & Walking

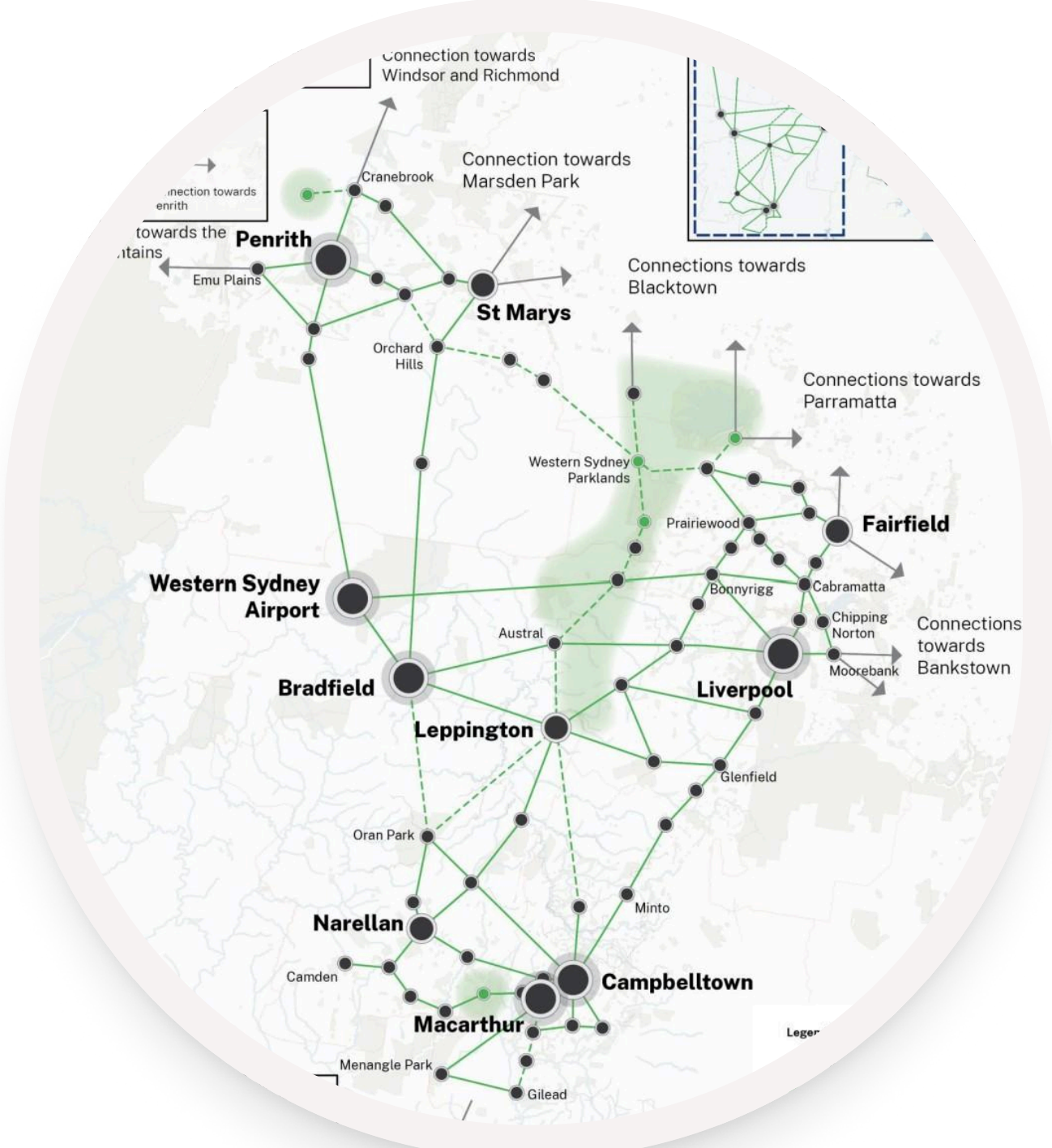
Austral is centrally located within a planned cycleway network which spans 295 kilometres, connecting Western Parkland City's five metropolitan clusters and extending towards Central River City. Existing connections include:



M7 40km Shared Path opened 2005



M12 16km Emu Track opened March 2026



Source: [Transport for NSW Strategic Cycleways Corridors - Western Parkland City 2023](#)

06 AMENITIES

Education, Retail & Recreation



Primary & Secondary

Travel distance and time estimates are based on driving time calculations retrieved from Google Maps on April 2026, using 231 Gurner Avenue, Austral (Bloombury) as the origin.

Tertiary & Innovation

NUW Bradfield Multiversity

A first-of-its-kind facility partnering with top universities and TAFE NSW to provide specialised STEM and advanced research opportunities.

Western Sydney University, Liverpool

Proximity to Western Sydney University's Liverpool campus

EXISTING

Al-Faisal College

A premier independent co-educational school focusing on academic excellence and spiritual development.

2 mins drive

950m

EXISTING

Arrahman College

Prominent educational institution known for its holistic approach to student growth and modern facilities.

3 mins drive

1.8 km

UPGRADE IN PROGRESS

Austral Public School

A two-stage upgrade that will deliver new classrooms, learning spaces and car park. Stage 1 is forecast to open late 2026.

6 mins drive

3.8 km

UNDER CONSTRUCTION

Leppington High School

Opening in Term 1 2027, the new high school will be partially selective to cater for high-performing students and offer modern classrooms and multi-purpose halls, sports field and more.

10 mins drive

6.7 km

Source: [NSW Department of Education - School Infrastructure](#)

Local Retail

Austral will be serviced by mix of retailers and services all anchored by 2 x Woolworths sites and Coles.

DA APPROVED

Austral North

A local centre anchored by Woolworths on 495 Fourth Avenue Austral.

Source: [NSW Planning Austral North Commercial Development](#)

Austral North

A local centre anchored by Woolworths with plans to include:

- commercial & retail tenancies
- public piazza
- basement parking
- community centre

2 mins drive

950m

Austral Plaza

A local centre anchored by Woolworths with retailers to include:

- BWS
- Priceline Pharmacy
- XS Espresso
- Maharaja Indian Cuisine
- Gong Cha

6 mins drive

3.8 km

Source: [Rook Partners](#)

OPENING Q3 2026

Austral Plaza

A local shopping centre anchored by Coles on 249 Edmonson Avenue Austral.

PLANNING STAGE

Austral Village

A local shopping centre anchored by Coles on 249 Edmonson Avenue Austral.

Source: [Austral Village](#)

Austral Village

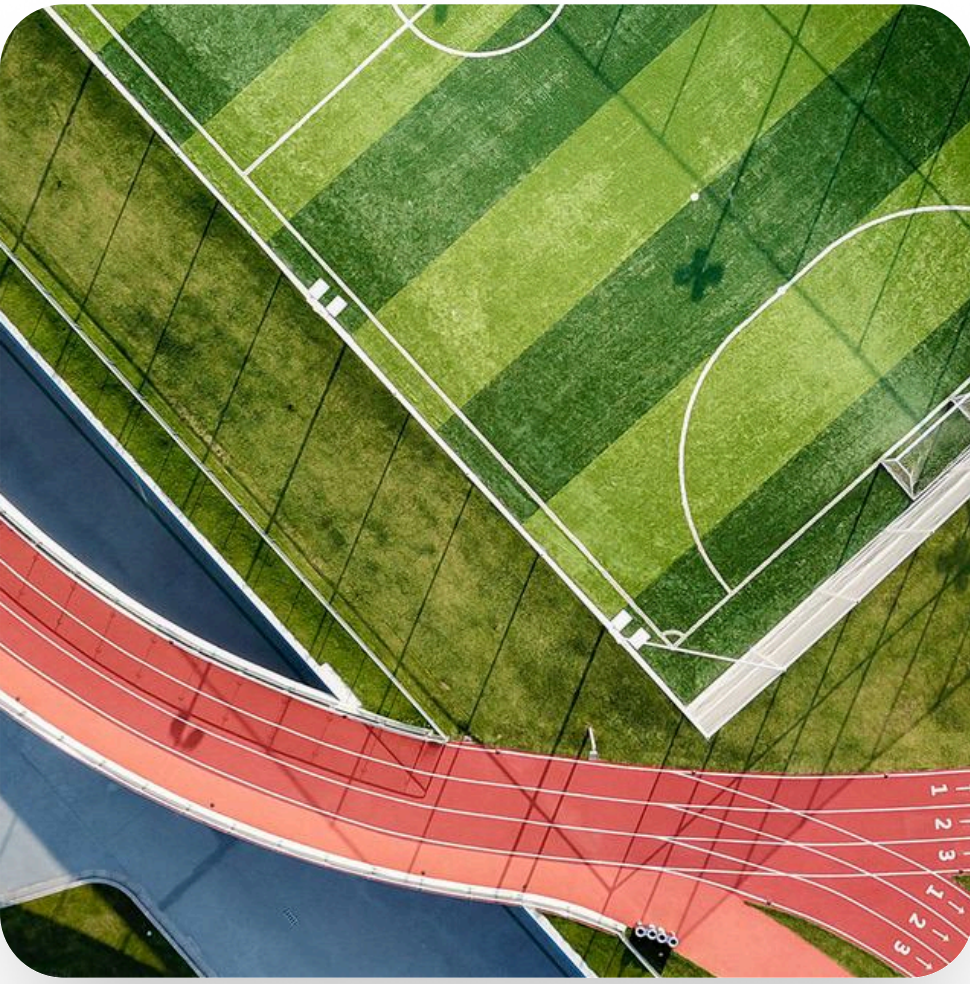
Proposed development includes:

- Demolition of all existing buildings on-site
- Construction of a single storey building
- Car parks
- Pedestrian walkways

4 mins drive

1.7 km

Recreation & Community Facilities



The Masterplan for Austral shows the transition from semi-rural acreage to a high-quality liveable community. The plan includes new parks, upgrades to existing open spaces and three new local community facilities for meeting rooms, creative arts, halls for hire, library and early education and care centre.

WV Scott Memorial Park

Two-stage upgrade

Improvements include the construction of Austral's Aquatic and Leisure Centre (AALC), upgrade to playgrounds, toilets, parking, walking and biking trails.

Craik Park

Upgrade

Currently home to local sporting clubs, planned upgrades include a new sports field, play space, multi-purpose courts, toilets, outdoor gym and picnic areas

Source: [Liverpool Council Major Projects - Austral Open Space Planning](#)

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