

# CREATING A MORE CONNECTED, SUSTAINABLE AND INCLUSIVE COMMUNITY

Landcom plans to transform the former WestConnex construction site in Annandale into a vibrant precinct that blends well-designed homes, shops and public space with the area's rich history and character.

Our vision for The Joinery Annandale is to bring together the best of the Inner West, while fostering a more connected, sustainable and inclusive community with:

- 220 build-to-rent units offered to essential workers like nurses, paramedics, teachers, police officers and firefighters at a discount to market rent
- potential for 357 additional market units, providing a mix of affordable rental housing and homes to buy
- a mix of ground-floor shops and services
- landscaped public outdoor spaces for people to meet, relax and socialise, including a central plaza with native greenery, shaded seating areas and public art
- new pedestrian connections between Parramatta Road and Pyrmont Bridge Road.

To deliver this vision, in June 2025 Landcom submitted two applications to the Department of Planning, Housing and Infrastructure, seeking approval to:

- rezone the site from industrial to mixed-use through a **Planning Proposal**, enabling future development up to 21 storeys (approximately 77m)
- deliver the build-to-rent apartments for essential workers, new public open space and realigned Bignell Lane through a **State Significant Development Application**.

## ABOUT LANDCOM

Landcom is a NSW Government owned land and property development organisation. We operate as a commercial business and aim to make a positive difference in people's lives across NSW by increasing the supply, affordability and diversity of housing and creating sustainable communities.

## ANCIENT LANDS OF THE WANGAL PEOPLE

We acknowledge the Gadigal people of the Eora Nation as the Traditional Custodians of the land where our Annandale project is located. We recognise that they have lived in the area for tens of thousands of years caring for country, and pay our respect to Elders and Knowledge Holders.

## THE JOINERY ANNANDALE



*Artist's impression of proposed development, subject to change and approvals*



# SHAPED BY YOUR FEEDBACK

## THE JOINERY ANNANDALE

To help shape our plans, we invited feedback in April and May 2025 from site neighbours, the local community and future beneficiaries of the proposal like essential workers. We also consulted Inner West Council and other government agencies.

We heard a mix of views, with the majority expressing support for the proposal to deliver more housing and community benefits in the area, including new public space, shops and services. Many acknowledged the need for essential worker housing to be located near employment hubs.

Key concerns raised related to building heights, bulk and scale, impacts on local heritage and the changing character of Camperdown and Annandale, and increasing pressure on the road network.

A summary of feedback is documented in the Consultation Outcomes Report we submitted to the Department with our applications.

### CONNECTING WITH COUNTRY

We recognise our projects fundamentally transform Country forever and we can deliver our projects in a respectful and considerate way to celebrate the uniqueness of each place.

Consultation with local First Nations stakeholders guided our landscaping and public domain plans, which include:

- native planting to support urban biodiversity and educational opportunities
- embracing the ebb and flow of water, with permeable pavements and gardens to support water flow
- using natural materials and First Nations design in street furniture and public art.



Artwork: 'Our Journey' by Danielle Mate

### Examples of Landcom's nearby masterplanned communities





# DESIGN APPROACH

## THE JOINERY ANNANDALE

We want proposed development to contribute to the neighbourhood, creating a place that future residents are proud to call home and supporting them to become part of the community.

We aim to showcase design that connects with surrounding buildings, with public space, laneways and new shops and services encouraging the development to become a vibrant destination.

### Materials and facades

While older brick buildings adjacent to the site are not heritage listed, there are heritage buildings nearby on Mallett Street and Parramatta Road.

Proposed development aims to be sympathetic to the area's industrial past and heritage character through building setbacks, and use of similar materials and colours.



Parramatta Road character fabric

Example of contemporary brick facade

### Design principles



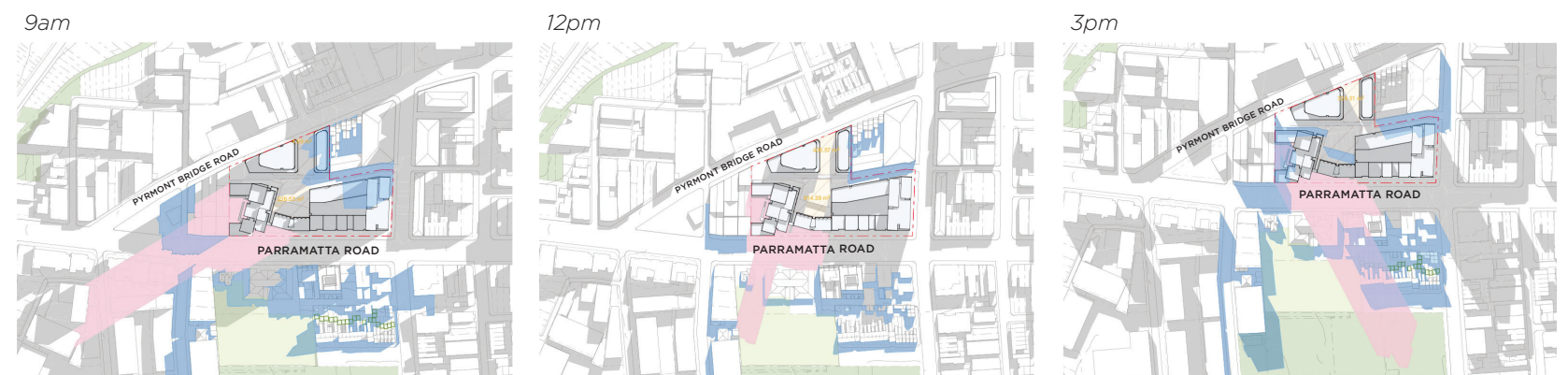
### Heights, visual amenity and privacy

The rezoning proposal seeks permission for buildings up to 21 storeys, with heights subject to feasibility and constraints such as existing flight paths.

Working with our architect, urban designer and local planning authorities, we believe the scheme is in keeping

with existing taller buildings in the area and future potential developments along Parramatta Road.

Proposed setbacks, landscaped public spaces and pedestrian laneways between buildings will help to reduce overshadowing, while providing future residents adequate privacy and sunlight.



Shadow study diagrams showing shadowing in mid-winter at 9am, 12pm and 3pm



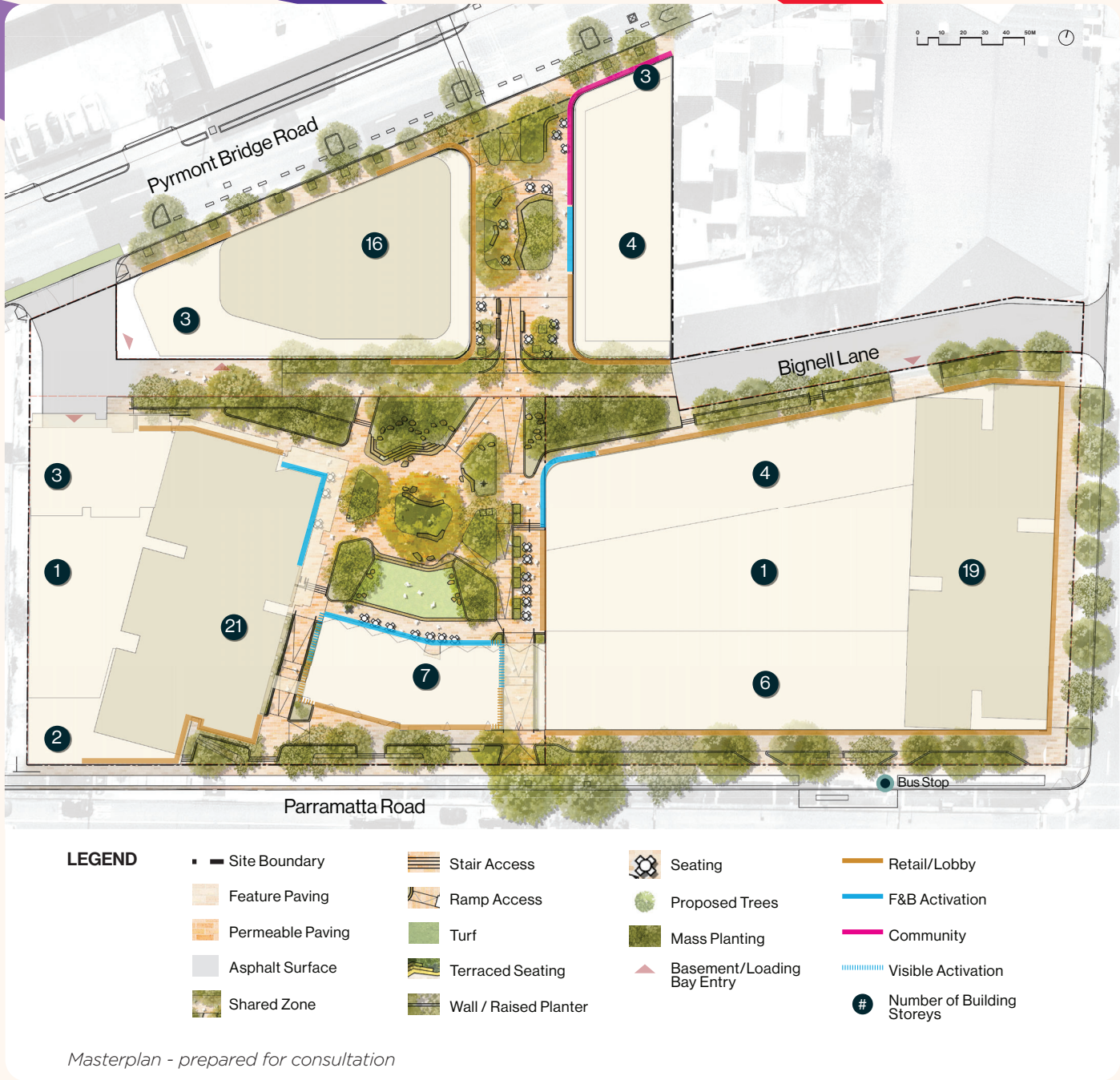
# PUBLIC SPACE AND PROJECT BENEFITS

Proposed development will enhance the neighbourhood’s amenity and vibrancy with ground-floor shops and services, landscaped outdoor spaces and new pedestrian links between Parramatta Road and Pymont Bridge Road.



## Shops and services

We envisage future tenancies would be suitable for food and beverage, convenience and other specialty retailers, complementing shops and services nearby. We are preparing a retail strategy to assess current local amenities and provide recommendations for what could be included in future development to help meet the daily needs of local residents, while creating a vibrant destination for people to visit and support the local economy.



## Creating an urban oasis

Publicly accessible green and open spaces is central to the proposal, providing places for people to meet, relax and socialise. Landscaping will feature native plants to support urban biodiversity and increase tree canopy cover to provide shade and cool the air.



# HOUSING FOR THOSE WHO KEEP OUR CITY RUNNING

## THE JOINERY ANNANDALE

We are seeking approval to deliver a 21-storey mixed-use building with:

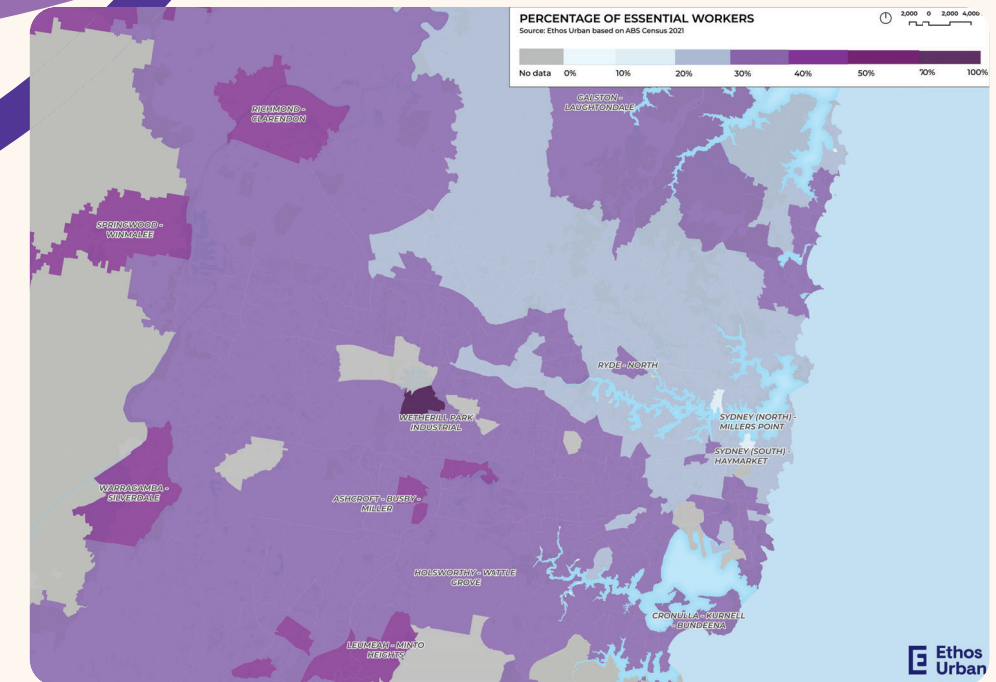
- 220 build-to-rent homes for essential workers to rent at a discount, with a mix of studios, 1-bed, 2-bed and 3-bed units – an increase of 20 units from earlier plans
- an indoor space on level 1 for private reflection, study and relaxation with direct access to a landscaped rooftop terrace
- a flexible indoor communal space on level 3 with a kitchen, bookable table, outdoor areas and games facilities
- a landscaped communal outdoor space on level 7, suitable for residents and their pets to access fresh air, socialise and foster community connection
- ground-floor retail and commercial spaces
- secure underground parking with capacity for 53 car parking spaces, aligned to planning requirements, plus at least 200 bicycle spaces and future provisions for electric vehicle charging.

The building will remain in NSW Government ownership, with tenancies managed by a suitable operator.

Homes NSW is supporting Landcom to develop an operational model and determine processes for tenant allocation and rental subsidies. Further information will be made available closer to project completion.

### Why do we need housing for essential workers?

- Essential workers like nurses, paramedics, teachers, police officers and firefighters provide critical services to people across NSW.
- Many essential workers can't afford housing close to work.
- Commuting long distances adds stress, time and costs to already demanding jobs. On average, a community based key worker spends 1.5 hours per day in their car while a residential based worker (e.g. a home care nurse) spends 2.3 hours per day on public transport (Source: Orchard Talent Group, 2024).
- Hospitals, schools and emergency services are struggling to retain staff because housing is unaffordable in the areas they are located. Without local housing options, we risk understaffing critical services.



Where essential workers live in greater Sydney. (Source: Ethos Urban)



Some of the essential workplaces around the project site. (Source: DKO)

### Benefits of build-to-rent

- Purpose-built housing for rent, with longer-term leases that provide greater rental security than the 12-month "leasing cycle".
- Rent increases often locked in upfront so that tenants have greater financial security.
- Longer leases can provide tenants with freedom to paint walls, hang pictures, keep pets and really set up home.
- With longer leases, tenants can settle down, make new friends and build a sense of community.



# STEPS TO KEYS IN DOORS

## THE JOINERY ANNANDALE

Landcom is seeking approval from the NSW Department of Planning, Housing and Infrastructure to rezone the site and to deliver the build-to-rent apartments for essential workers, public open space and realigned Bignell Lane.

The applications submitted in June 2025 were informed by community and stakeholder feedback, planning requirements, feasibility and technical studies to address:

-  Housing needs
-  Amenity and social impact
-  Access, traffic, parking and transport
-  Urban design and landscape design
-  Civil engineering
-  Noise and air quality
-  Hazardous materials
-  Heritage
-  Environmental considerations



Artist's impression of proposed development looking east from Parramatta Road, subject to change and approvals.



Artist's impression of proposed build-to-rent building communal outdoor space, subject to change and approvals.



Sign up for email updates



The Department is publicly exhibiting the applications, including technical studies, from Tuesday 12 August to Monday 8 September 2025.

To view the applications and submit feedback to the Department during this time:

1. Scan the below QR codes or visit the respective webpage.
2. Click the 'Make a submission' button.



**Build-to-rent  
State Significant  
Development  
Application**

[www.planningportal.nsw.gov.au/major-projects/projects/westconnex-dive-site-build-rent-annandale](http://www.planningportal.nsw.gov.au/major-projects/projects/westconnex-dive-site-build-rent-annandale)



**Planning Proposal  
to rezone the site**

[www.planningportal.nsw.gov.au/ppr/under-assessment/westconnex-dive-site-annandale](http://www.planningportal.nsw.gov.au/ppr/under-assessment/westconnex-dive-site-annandale)

### Project timeline

WE ARE  
HERE

Project planning and technical studies, consultation with Council and government agencies

February - mid 2025

Community consultation

15 April - 6 May 2025

Applications submitted to the Department of Planning, Housing and Infrastructure

June 2025

Applications publicly exhibited by the Department, during which time the community can submit feedback

12 August - 8 September 2025

Build-to-rent construction expected to start, subject to approval

2026

Market sale and affordable housing lots to be sold, with future landowner/s to seek separate approvals for construction

2026

Essential workers expected to move in

2028