



# Landcom and the Department of Planning and Environment are working together to plan for a new affordable, diverse and sustainable community in Austral

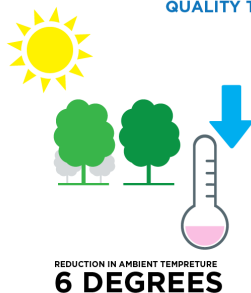
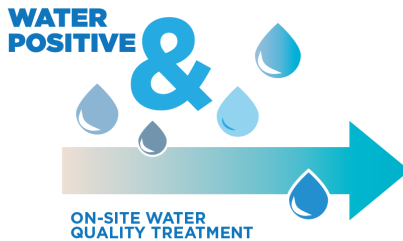
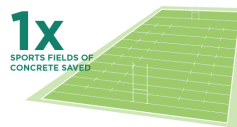
## Development applications lodged

We have lodged two development applications for our project at Gurner Avenue in Austral.

We believe our proposal sets a benchmark for a sustainable, highly liveable neighbourhood and showcases a new standard of design for cleaner, greener and safer streets.

The proposal is for approximately 422 new homes, including at least 5% affordable homes. It will provide over 1km of dedicated cycle paths, 1.5km of pedestrian-focused streets, a variety of open spaces and native landscaping, and a sustainable approach to stormwater management. Best-practice urban design will help to reduce the temperature of streets by up to six degrees.

### Key features of the proposal



# Project opportunities



Sustainability



Housing Choice



Community



Public Spaces

## What makes our proposal special?

We are proposing best-practice design for our project at Austral. Some of these features include:

- an urban design approach that acknowledges and connects with Country through public art, landscaping and wayfinding
- landscaping that evokes native forests with flowering gum trees and native shrubs
- open spaces offering both active and passive recreation opportunities
- a green corridor running through the site to provide habitat for native wildlife
- extensive street tree planting to provide shade and to cool the streets
- wide verges and sustainable stormwater management
- a network of low speed shared zone streets making it safe and easy for residents to walk around and meet together
- a mix of separated and shared cycle paths to make it easy for residents to cycle within the local area instead of driving their car
- a public road and cycle path to Western Sydney Parklands providing direct access Sydney's biggest backyard
- proposed space for a small childcare centre
- a mix of small to large lot sizes to suit a wide range of households
- provision of affordable homes that will meet the needs of local households on low to moderate incomes.

## Proposed masterplan for the site



Indicative artist impression, subject to change and planning approvals.

February 2022

Sign up for updates on our website at [landcom.com.au/Austral](https://landcom.com.au/Austral)



# Context map



Shared zones for the community to relax and play

Indicative artist impression, subject to change and planning approvals.

## Urban design that enables sustainable water management



Indicative artist impression, subject to change and planning approvals.

### Have your say

We have lodged our development applications with Liverpool City Council, including:

- DA-1295/2021 (for the western site)
- DA-1298/2021 (for the eastern site).

They are on public exhibition from Thursday 27 January until Friday 25 February 2022. To review our proposal and to make a submission to Council, please search for the following applications at Council's website here: [eplanning.liverpool.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx](http://eplanning.liverpool.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx)

### Our partnership with the Department of Planning and Environment

We are working in partnership with the Department of Planning and Environment to plan for a new community in Austral. The Department is responsible for protecting land in growth areas to accommodate a growing population, and to deliver open space and new infrastructure.

### About Landcom

We are the NSW Government's land and property development organisation. Landcom helps the NSW Government achieve its urban management objectives by taking a lead role in improving the supply, diversity and affordability of new housing. Our mission is to create more affordable and sustainable communities.

### If you have any questions, please contact us:

(02) 9841 8600 or email [info@landcom.nsw.gov.au](mailto:info@landcom.nsw.gov.au)



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