



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

About the proposal

We are preparing a development application for a 38-hectare site at Gurner Avenue in Austral.

The site is zoned for residential development and drainage purposes, with much of the existing bushland on site to be conserved and incorporated into the new development. The site is surrounded by a mix of new housing, established homes and market gardens, and is part of the South West Priority Land Release Area.

It is adjacent to a new sporting and structured recreation hub planned for the Western Sydney Parklands and is close to jobs, parks, schools and services.

Supporting population growth in the South West Priority Land Release Area

The South West Priority Land Release Area was identified as a priority area for land release in 2013 with state and local government planning controls introduced to enable urban development. It is one of Sydney's fastest developing areas and is helping to provide new homes that are close to jobs, parks, schools and services.



If you have any questions, please contact us:

(02) 9841 8600
email info@landcom.nsw.gov.au

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Sign up for updates on our website at landcom.com.au/Austral

Context map



Planning process

To prepare the development application we are undertaking several studies. These include:

- traffic studies to understand and improve the local road network
- stormwater analysis to design an efficient and sustainable stormwater system
- environmental studies to identify and protect ecologically significant flora and fauna
- community facility analysis to identify opportunities to support community infrastructure.

The development application will be lodged with Liverpool City Council in the coming months. We anticipate that Council will place the application on public exhibition by the end of the year.

During public exhibition, you can review the development application and make a submission for Council's consideration.

New housing planned for Gurner Avenue in Austral

Project opportunities

- A variety of lot sizes to suit a wide range of households and incomes.
- Affordable housing options to meet the needs of low to medium income families.
- High quality, public open space that creates connections to the neighbourhood and adjoining Western Sydney Parklands.
- Regeneration of creek corridors and ecologically significant bushland to support local flora and fauna.
- Sustainable urban design including street planting and rain gardens to cool the neighbourhood.

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.

Our partnership with the Department of Planning, Industry and Environment

We are working in partnership with the Department of Planning, Industry 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.



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