



The facts



Project area
111ha



Location
East Village is located off Richardson Road at Spring Farm, in Southwest Sydney



Key geographic inclusions
Camden Council



Local government area
Camden



Delivery timing
2010–2018



Proposed residential dwellings
Around 1,400 lots



New residents
3,780



End value
\$300m



State government investment
\$160m



Key stakeholders
Camden Council, Endeavour Energy, Department of Planning and Environment, Office of Environment and Heritage, Sydney Water and AGL

Overview

The project and our role

Landcom is the landowner, masterplanner and developer of East Village. The residential lots are being delivered through a mixture of builder options and retail sales. To deliver East Village successfully, Landcom has resolved significant planning constraints, unlocked adjoining land ownership issues and secured major infrastructure approvals.

What is proposed

East Village at Spring Farm is a complete masterplanned residential community, delivering around 1,400 residential lots of varied sizes.

The project includes a neighbourhood centre precinct, comprising of compact housing located around a village park and future community facility, all in close proximity to the new Woolworths Marketplace.

Outcomes and deliverables

At East Village we have:

- offered house lots that are suitable for a range of housing options and prices
- provided for a complete residential community, with access to passive and recreational open space, major roads and retail and community facilities
- regenerated bushland and drainage corridors
- pursued a connected and ordered hierarchy of landscaped streets and cycleways

- leveraged the topography of the site to capture regional views
- celebrated the improved links to Camden and Campbelltown and the resolution of long-term competing former land uses.

Current status

The development and construction phase of East Village is now complete with over 860 lots sold. The local infrastructure program is nearly complete, with the construction of the next section of Liz Kernohan Drive underway, numerous overhead powerlines undergrounded and the delivery of the Spring Farm Neighbourhood Centre complete.

The final lots to be delivered by Landcom will be complete in early 2018 and the remainder of the project is being delivered by AV Jennings.

Project initiatives

Planning principles include:

- village structure with key landscape boulevards and local parks
- increased density in proximity to the village centre and local parks
- average 30m lot depths to respond to solar access requirements
- diverse range of lot types within a grid subdivision layout
- general north-south street orientation to achieve optimal solar access
- water sensitive urban design including bioretention swales and sub-surface detention
- perimeter buffers and edge roads to screen and separate conflicting uses
- lot orientation to promote surveillance of public roads and parks
- defined street hierarchy with main boulevards, collector roads, access roads and laneways
- dedicated pedestrian and cycle path network utilising wider carriageways where shared.

Location map



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Project timeline



2004–2010

- Site rezoned
- Masterplanning approvals
- Lead-in works



2011

- First sales release and sales centre opens



2012–2018

- Residents move in
- Precinct 200 and Precinct 300 completed
- Precinct 400, Precinct 500 and neighbourhood centre all completed

