

Making Affordable Housing happen

Delivering Affordable Housing in connected communities across metropolitan and regional NSW

This Affordable Housing capability module is intended to be read together with Landcom's Capability Document, which provides an overview of Landcom's role, governance, delivery model and partnership approach.

Affordable Housing

Housing affordability remains one of the biggest challenges facing communities across NSW. As the NSW Government's land and property developer, Landcom is helping increase the supply of affordable rental housing in locations close to jobs, education, transport and essential services.

We deliver Affordable Housing through partnerships with community housing providers, councils and government agencies, integrating affordable homes within well-designed, connected communities across metropolitan and regional NSW.

By embedding affordability early in planning and carrying it through delivery, we help create housing outcomes that are financially sustainable, responsive to local need and designed to support long-term community benefit.

Our approach to Affordable Housing focuses on:

- embedding Affordable Housing within broader development projects
- partnering with community housing providers for long-term ownership and management
- leveraging planning pathways and funding opportunities to support delivery
- delivering homes close to transport, employment and community infrastructure
- balancing social outcomes and commercial feasibility
- creating mixed communities that provide greater housing choice and opportunity.



Our Affordable Housing commitments

1,800	Affordable homes targeted by FY29
1,523	Affordable homes in pipeline (as at July 2026)
10%	Of new homes in metropolitan developments delivered as Affordable Housing
20%	Of new homes in regional developments delivered as Affordable Housing

Landcom's Affordable Housing program will be subject to funding, to be provided primarily through the Housing Australia Future Fund (HAFF).

Growing our Affordable Housing pipeline

We are growing our Affordable Housing pipeline across metropolitan and regional NSW, helping increase housing choice and affordability in well-connected locations.

Through project development, planning approvals, strategic partnerships and innovative delivery models, we are bringing forward Affordable Housing opportunities that respond to local need and support broader housing supply outcomes.

Our Affordable Housing portfolio spans a diverse range of projects, from integrated masterplanned communities and transit-oriented developments to council-led partnerships and dedicated Affordable Housing projects.

Current projects include Edmondson Park, Macarthur Gardens North, Glenfield, Garden Suburb, Orange, Bulli, East Lismore and Goonellabah, demonstrating our ability to deliver Affordable Housing across different locations, scales and delivery models.

To support delivery at scale, we continue to build partnerships across government, the community housing sector and industry, creating pathways that help bring more affordable homes to market and expand housing choice for the people of NSW.



Case study:
Affordable Housing

Block 20A, Edmondson Park

Block 20A, Edmondson Park is a precinct-scale Affordable Housing development located within Edmondson Park Town Centre North in Sydney's south west.

Landcom is proposing to deliver 172 affordable rental homes to help address rental stress in the Liverpool local government area. The project will provide new homes close to transport, services and jobs, supporting people to remain connected to their local area.

The development comprises 5 townhouses and 2 residential towers of 9 and 15 storeys, delivering a mix of 1, 2 and 3-bedroom apartments. Homes are designed to be tenure-blind and integrated with the local neighbourhood, with design features informed by community feedback, including shared green spaces, nature play, shade, breezes and secure communal areas.

172	2	5
Affordable rental homes	Towers 9 and 15 storeys	Townhouses

Affordable Housing projects are subject to HAFF funding.



Edmondson Park.
Artist's impression, subject to change and approvals.

Complexity and challenges

Delivering Block 20A requires us to:

- integrate 172 affordable rental homes within a higher-density town centre setting
- deliver tenure-blind design outcomes across multiple buildings
- accommodate family households within apartment living
- respond to community expectations around shared open space, safety and security
- coordinate residential, retail and parking uses within a town centre site.

Our role and approach

We are acting as development lead, responsible for:

- design leadership and coordination
- integration of Affordable Housing delivery
- planning and approvals
- sustainability and accessibility requirements
- coordination of residential, retail and car parking components
- incorporating community feedback into the evolving design.

Delivery outcomes

Block 20A includes:

- 172 affordable rental homes
- 5 townhouses and 2 residential towers
- a mix of 1, 2 and 3-bedroom dwellings
- accessible lobbies and landscaped pathways
- breezeway corridors for natural light and ventilation
- communal green spaces and nature play areas
- deep balconies and flexible internal layouts for families
- energy-efficient building materials
- basement and ground-level car parking, bicycle storage and retail spaces.

Demonstrated capability

Block 20A demonstrates our capability to:

- deliver affordable rental housing at scale in town centre locations
- deliver tenure-blind housing across higher-density built form
- respond to local housing need and rental stress, including for households seeking to remain connected to their area
- integrate accessibility, sustainability and family oriented design features
- coordinate residential, retail and ancillary uses within a single development.


Edmondson Park

Case study:
Affordable Housing

Garden Suburb Affordable Housing Project

The Garden Suburb Affordable Housing Project is located on Lots 67 and 68 Myall Road, within the wider Garden Suburb masterplanned community.

Landcom is delivering the broader Garden Suburb development, including 105 retail lots, with the Affordable Housing project forming a gateway development along the southern edge of Myall Road and contributing to housing supply through a mix of apartments and terraces across 2 sites.

69	2	4 ★
Total dwellings	Sites Lots 67 & 68	Green star rated

Affordable Housing projects are subject to HAFF funding.



Garden Suburb

Complexity and challenges

Delivering the Garden Suburb Affordable Housing Project requires us to:

- integrate Affordable Housing within a broader masterplanned development
- deliver apartments and terraces across multiple sites
- achieve strong interface outcomes along Myall Road
- respond to parking requirements under the *State Environmental Planning Policy (Housing) 2021*
- align sustainability requirements with Affordable Housing delivery.

Our role and approach

We are acting as development lead, responsible for:

- coordinating planning and design across Lots 67 and 68
- integrating Affordable Housing within the wider Garden Suburb masterplan
- planning and approvals
- sustainability requirements aligned with Green Star standards
- coordination of built form, parking and street interface outcomes.

Delivery outcomes

The Garden Suburb Affordable Housing Project includes:

- Lot 67: 21 apartments and 12 terraces
- Lot 68: 30 apartments and 6 terraces
- a total of 69 dwellings across apartments and terraces
- 37 residential parking spaces delivered in accordance with the Housing State Environmental Planning Policy
- buildings designed to align with a 4 Star Green Star rating
- a gateway development framing the southern edge of Myall Road.

Demonstrated capability

The Garden Suburb Affordable Housing Project demonstrates our capability to:

- integrate Affordable Housing within masterplanned communities
- deliver housing diversity across apartment and terrace forms
- manage planning and policy requirements for Affordable Housing delivery
- align sustainability targets with Affordable Housing outcomes
- deliver coordinated built form and street interface outcomes across multiple sites.







Let's talk

For Affordable Housing partnership opportunities, please contact:

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