

Oran Park

Making greenfield communities happen

Unlocking land and delivering new communities at scale

This greenfield communities 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.

Greenfield communities

Greenfield communities play an important role in increasing housing supply by creating new neighbourhoods where homes, infrastructure and services can be delivered together.

As the NSW Government's land and property developer, Landcom unlocks new land supply in growth corridors through structured greenfield development that brings forward housing at scale.

Greenfield projects involve transforming previously undeveloped or underutilised land into new residential communities. This requires coordinated rezoning, early infrastructure planning and staged servicing to align housing delivery with transport, schools, utilities and open space.

These projects often establish entirely new suburbs, requiring careful sequencing to manage infrastructure risk, support lot production and integrate town centres, community facilities and public domain from the outset.

Our approach to greenfield communities focuses on:

- coordinating rezoning and servicing strategies across large release areas
- sequencing regional and local infrastructure to enable staged housing delivery
- managing infrastructure interfaces and servicing constraints early
- structuring development partnerships to accelerate supply
- embedding affordability and housing diversity within new communities
- maintaining commercial discipline across extended delivery timeframes.



Our greenfield communities portfolio

Landcom delivers greenfield communities across metropolitan Sydney and regional NSW, ranging from large-scale growth area developments to regional masterplanned communities.

5,600	Homes planned at Panorama, North Wilton
300	Homes planned at Redleaf, Orange
20%	Affordable Housing target at Redleaf, Orange
6 Star	Green Star Communities at Panorama and Redleaf

Growing communities across NSW

Our greenfield portfolio includes projects at different stages of planning, development and delivery, helping increase housing supply and support growing communities across NSW.

Metropolitan Sydney
Panorama, North Wilton

- approximately 5,600 homes
- major masterplanned community
- minimum 10% Affordable Housing
- significant transport and enabling infrastructure
- Landcom's first 6 Star Green Star Community.

Edmondson Park

- approximately 8,000 homes
- integrated town centre and transport connections
- long-term staged delivery
- diverse housing outcomes.

Regional NSW
Redleaf, Orange

- approximately 300 homes
- partnership with Orange City Council
- minimum 20% Affordable Housing target
- 6 Star Green Star Community.

North Tuncurry

- approximately 2,100 homes
- target of 20% Affordable Housing
- coastal community on the NSW Mid North Coast
- significant conservation outcomes.

Redmond Place.
Artist's impression, subject to change and approvals.

Case study:
Greenfield community

Edmondson Park, Southwest Sydney

Edmondson Park forms part of a major 795-hectare land release in Sydney's southwest growth corridor, spanning the Liverpool and Campbelltown local government areas.

Landcom led masterplanning and coordination across 425 hectares of this greenfield release area, unlocking underutilised government land and enabling the delivery of a new, transit-connected suburb.

The Edmondson Park precinct integrates transport infrastructure, regional open space, conservation outcomes and diverse housing typologies within a staged delivery framework that will accommodate up to 8,000 homes.

8,000
New homes

425ha
Masterplanned



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

Complexity and challenges

Delivering Edmondson Park required:

- coordinated planning across two local government areas
- consolidation of fragmented landholdings
- precinct-wide rezoning and staged infrastructure delivery
- negotiation of conservation and heritage outcomes
- integration of a new train station and town centre interface
- staging delivery across extended timeframes and multiple market cycles.

The scale of the project required alignment across federal and state agencies, councils, infrastructure providers and private sector partners to achieve a coordinated, whole-of-precinct outcome.

Our role and approach

We led the masterplanning for the precinct and played a central role in coordinating infrastructure and conservation agreements across the release area.

This included:

- facilitating early precinct-wide planning to enable coordinated development across fragmented landholdings
- negotiating conservation outcomes across the broader release area
- coordinating town centre design and its interface with rail infrastructure and regional parkland
- structuring partnerships with private sector developers to deliver residential and mixed-use components
- sequencing delivery to support transport, schools, public domain and community facilities.

By taking a whole-of-release-area approach, we acted as a catalyst for precinct transformation, enabling coordinated delivery rather than fragmented, site-by-site development.

Delivery outcomes

The broader Edmondson Park release area will accommodate up to 8,000 new homes.

The precinct includes:

- a new rail station
- a town centre with retail and community facilities
- new schools and local services
- 150 hectares of regional reserve, including protected Cumberland Plain Woodland
- public parks and heritage interpretation reflecting the site's military history
- diverse housing typologies, with increased density adjacent to transport and services.

The project has unlocked significant private sector investment and contributed to housing supply within Sydney's southwest growth corridor.

Demonstrated capability

Edmondson Park demonstrates our ability to:

- unlock and coordinate large-scale government land releases
- lead complex rezoning processes across multiple jurisdictions
- integrate regional infrastructure, conservation outcomes and staged housing delivery
- structure delivery partnerships that catalyse coordinated private sector investment across the precinct
- sequence housing delivery to align with transport infrastructure, open space and community facilities
- sustain delivery momentum across extended timeframes and changing market conditions.

The project demonstrates our ability to enable whole-of-precinct transformation at scale, aligning government policy, infrastructure investment and private sector delivery into a structured, deliverable pathway.



Edmondson Park

Case study:
Greenfield community

Oran Park Town, South-West Sydney

Oran Park Town is a masterplanned community in the Camden local government area of South-West Sydney. Once complete, it will deliver around 10,000 homes for 35,000 people alongside the shops, schools, health, employment and community facilities of a complete town centre.

In partnership with Greenfields Development Company and Camden Council, Landcom prepared the masterplan and led the delivery of key infrastructure, community facilities and the first stages of development. Today, Oran Park Town is an established and growing community that demonstrates the value of coordinated planning, infrastructure delivery and long-term partnership.

10,000
New homes planned for 35,000 people

380ha
Masterplanned community

2,700
Lots delivered by Landcom



Oran Park.

Complexity and challenges

Delivering Oran Park Town required us to:

- transform a 380-hectare former raceway and dairy into a new community
- deliver a town centre and major infrastructure ahead of housing, to anchor the community early
- coordinate trunk water and sewer infrastructure across the broader area
- secure the relocation of Camden Council to anchor the civic precinct
- meet the education, employment, health and recreation needs of a growing community
- interpret the site's motor-racing and farming heritage within the design of the town
- structure delivery through a long-term partnership with Greenfields Development Company and Camden Council.

Delivering a town of this scale required close alignment between Landcom, Greenfields Development Company and Camden Council across a long-term delivery program.

Our role and approach

As master planner and master developer, Landcom worked in partnership with Greenfields Development Company and Camden Council to deliver Oran Park Town.

This included:

- preparing the masterplan and staging strategy
- coordinating regional and local infrastructure delivery
- delivering the town centre and key public facilities
- securing the relocation of Camden Council to the civic precinct
- planning a walkable community with a diverse mix of homes
- integrating community facilities, schools, employment and recreation opportunities
- delivering the first 2,700 lots and associated infrastructure.

By planning for housing, employment, education, recreation and community facilities together, Landcom helped establish the foundations for a complete community.

Delivery outcomes

Oran Park Town will ultimately provide around 10,000 homes within a complete new town.

The community includes:

- around 10,000 homes for approximately 35,000 residents
- a town centre incorporating retail, commercial and civic uses
- Camden Council's civic facilities and administrative offices
- schools, childcare and health services
- an award-winning library and community resource centre
- extensive sporting fields, parks and recreation facilities
- major regional water, sewer and transport infrastructure
- walkable streets, cycleways and public spaces.

The project demonstrates how housing delivery can be integrated with civic, employment, education and recreational outcomes to create a complete community.

Sustainability integration

Sustainability has been integrated across planning, infrastructure and public domain design.

Key features include:

- water-sensitive urban design across streets and open space
- improved riparian corridors and landscaped public areas
- sustainable design features within community facilities
- extensive street tree planting and public open space
- walkable neighbourhoods connected by pedestrian and cycling networks
- long-term infrastructure planning to support future growth.

Sustainability measures are integrated throughout the community's landscape, public domain and infrastructure.

Demonstrated capability

Oran Park Town demonstrates our ability to:

- masterplan and deliver a complete town on a former rural site
- partner with the private sector and local government to deliver at town scale
- coordinate regional infrastructure to bring town centres and homes forward
- deliver early, award-winning community facilities that anchor a new town
- integrate education, employment, health and recreation into a single community
- interpret a site's heritage through town design and public domain
- sustain delivery across a long-term program and changing market conditions.

Recognised with the 2017 Urban Taskforce Development Excellence Award, Oran Park Town demonstrates Landcom's ability to partner with the private sector to deliver housing, infrastructure, community facilities and employment opportunities through a complete urban centre.



Oran Park

Case study:
North Wilton

Panorama Net Zero Demonstration Home, North Wilton

Located within the Panorama community at North Wilton, this demonstration home was delivered in partnership with McDonald Jones Homes to test and showcase electrified housing and low-carbon construction approaches at scale. Panorama is Landcom's first 6 Star Green Star rated community and will deliver approximately 5,600 homes over 20 years.

5,600	8.7	6 ★
Homes over 20 years	Star NatHERS rating	Green star rated



Panorama Net Zero Home

Sustainability integration

The home demonstrates practical implementation of distributed energy, electrification and high-performance building standards, including:

- 7.92kW rooftop solar PV system with 10kW battery storage
- all-electric systems including induction cooktop, EV charger and electric heat pump hot water
- high-performance double glazing, airtight construction and thermal insulation
- mechanical heat recovery ventilation to improve indoor air quality
- low-carbon and recycled materials including concrete, joinery and finishes.

The home has achieved Green Star Homes ‘As Designed’ certification, an 8.7 Star NatHERS rating and a BASIX 100 energy score.

Demonstrated capability

Panorama demonstrates our ability to:

- partner with industry to test scalable electrification outcomes
- integrate net zero objectives into mainstream housing delivery
- align community-scale sustainability standards with individual dwelling performance
- translate strategic net zero commitments into measurable built outcomes.



Left and right pages:
Panorama Net Zero Home



Let's talk

For greenfield communities partnership opportunities, please contact:

Carl Schibrowski
Executive General Manager, Development

Landcom