



May 2026

# Glenfield Newsletter

## In this update:

- latest planning update
- preparing the sites for future homes
- planning approvals and public exhibition
- affordable housing and community benefits
- what's coming up.

## Creating a thriving, sustainable and connected community

We're committed to keeping our community informed as we progress through key stages of planning and delivering new homes.

This update shares the latest project news and how we are shaping the future of Glenfield, what's happening on site, what's planned next and how you can stay informed.

## Latest planning update

The Glenfield project continues to move forward, with several important milestones coming up over the next few months. Early site works in our first stage are nearly finished and planning approvals for other stages are progressing. There is now an opportunity for you to view plans and provide feedback.

### Rezoning proposal pop up information sessions

Come and meet our project team and ask questions about the Rezoning Proposal at our pop up sessions.

**Date:**  
Thursday 28 May

**Time:**  
10.00am - 1.00pm  
4.00pm - 6.00pm

**Place:**  
Glenfield Community Hall  
10 Newtown Rd Glenfield

To learn more visit  
[joinin.landcom.nsw.gov.au/glenfield](http://joinin.landcom.nsw.gov.au/glenfield)

# Staged construction

Development at Glenfield is happening in stages to help coordinate infrastructure and housing delivery.

**Stage 1** involved demolition and soil clean-up works earlier this year. This work is an important step in getting the land ready for the next stage of development. In the coming months, civil works and essential service installations will begin to construct new roads, utility services, streetscapes and footpaths. These works will support future terrace and apartment homes.

Some work will take place on Glenfield Road and Railway Parade to connect water services to existing underground pipes. More information about these works including specific work times and traffic management arrangements, will be provided to you in advance of the works commencing to help you plan accordingly.

**Stage 2** will begin soon with soil clean-up early site works. Civil works are expected to follow later this year once approvals are finalised.

**Check out the site map on the back page showing the location of Stage 1 and Stage 2 within the development site.**

## Planning approvals and public exhibition

Key activities currently underway include the public exhibition of the Rezoning Proposal, as well as a State Significant Development Application for affordable housing. We encourage the community to visit our project webpage for more information and to provide formal feedback via the NSW Planning Portal.

Looking ahead, further subdivision Development Applications will be lodged with Council, and a Development Control Plan (DCP) will be exhibited in the coming months. The DCP will seek community feedback to support the controls established within the Local Environmental Plan.

## Sales information

Our first homes will be delivered by developers who will build and sell apartments in Stage 1. Stage 2 involves subdividing land to make way for about 70 standalone homes and 22 terrace homes. Sales are expected to start in 2027, depending on approvals and market conditions. Further information about sales in Stage 2 and future stages will be available next year.

## What's coming up?

We'll continue to share updates as milestones are reached, but over the next few months, residents can expect to see:

- lodgement of further Development Applications
- public exhibition of key planning documents
- start of Stage 1 civil works, subject to approvals
- Stage 2 early works.



Stage 1 Demolition progress works



Artist impression of the proposal affordable rental housing apartment block. Subject to change and approvals.

# Affordable housing plans

Affordable rental housing is a key part of our plans for Glenfield, helping to create a diverse and inclusive community close to transport, jobs and services.

## Affordable housing and community benefits

A State Significant Development Application has been lodged for the first building in Stage 1. The proposal includes 120 affordable rental apartments within a building that will be 100% affordable housing.

## Learn more about the affordable housing and community benefits



The public exhibition closes on **Wednesday 27 May 2026**. To learn more, scan the QR code or visit [joinin.landcom.nsw.gov.au/glenfield/affordable-housing-glenfield](http://joinin.landcom.nsw.gov.au/glenfield/affordable-housing-glenfield)

The building will be owned and managed by a registered Community Housing Provider, offering discounted rents to eligible residents and supporting stable, long-term tenancies.

The proposal is now on public exhibition with the Department of Planning, Housing and Infrastructure.

The delivery of affordable housing is subject to funding/subsidies and partnership with a Community Housing Provider.

## Community feedback

We received community feedback in December 2025. This is what we heard and how the plan has responded to feedback:

- **We heard questions about how affordable housing will be managed**  
→ The 120 affordable homes will be owned and managed by a registered Community Housing Provider.
- **People want housing that suits a range of needs**  
→ The development includes a mix of apartment types to meet the needs of the Campbelltown community.
- **We heard that access to green space is important**  
→ The design includes green and open space for residents to enjoy.
- **We heard about reflecting culture and connection to place**  
→ We consulted with Aboriginal stakeholders and feedback has been incorporated into the design, including through materials, colours and landscaping.
- **We heard that sustainability is important to the community**  
→ The building is being designed to align with a 4 Star Green Star rating.

# The future of Glenfield West

A Rezoning Proposal for Landcom's land on the western side of Glenfield train station is now on exhibition. We invite you to learn more about the plan and have your say.

## What is the Rezoning Proposal?

The Rezoning Proposal outlines a vision for a well-designed, inclusive and connected community that meets the needs of current and future residents. It is a plan to change planning controls to enable the delivery of a walkable, liveable community with sustainability at its core.

If approved, over the next 15 years, the project will deliver:

- around 5,200 new homes
- a mix of housing types – apartments, terraces, semi-detached and detached homes
- a new town centre with shops, cafes, and services

- tree-lined streets, wider footpaths, and green medians
- more homes within 200m walking distance to public open spaces
- higher buildings near the train station, with reduced building heights within the town centre
- smaller blocks and better design to fit around 20% more homes.

## Why Glenfield?

Uniquely located next to a major train station and major road network – with access to jobs, education and services. This is a once-in-a-generation opportunity to transform a large undeveloped site into a vibrant, sustainable neighbourhood.

## Learn about the Rezoning Proposal on public exhibition



The rezoning proposal will be on public exhibition from **Wednesday 13 May to Thursday 11 June 2026**.

To view the project plans, supporting information and provide feedback, please scan the QR code or visit [joinin.landcom.nsw.gov.au/glenfield](http://joinin.landcom.nsw.gov.au/glenfield)

## How did we get here?

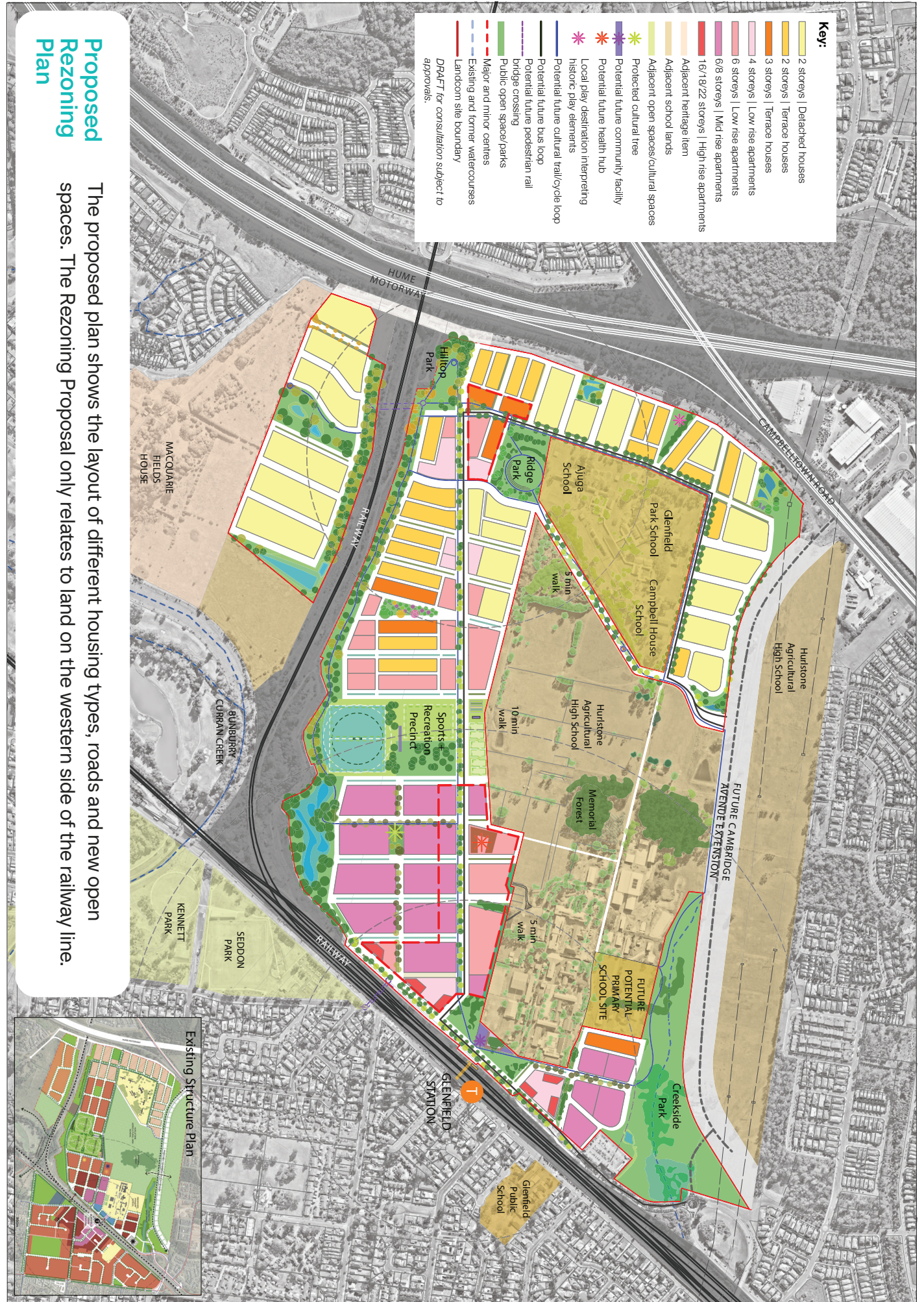
In 2021, the NSW Department of Planning, Housing and Infrastructure rezoned Glenfield to deliver 7,000 homes, including 3,900 on the western side of the railway line.

Since acquiring the site west of the train station in 2024, Landcom has worked to update the planning controls to better reflect the needs of the growing and diverse population.

We have lodged a Rezoning Proposal seeking approval to create more homes and better access to parks and open spaces.



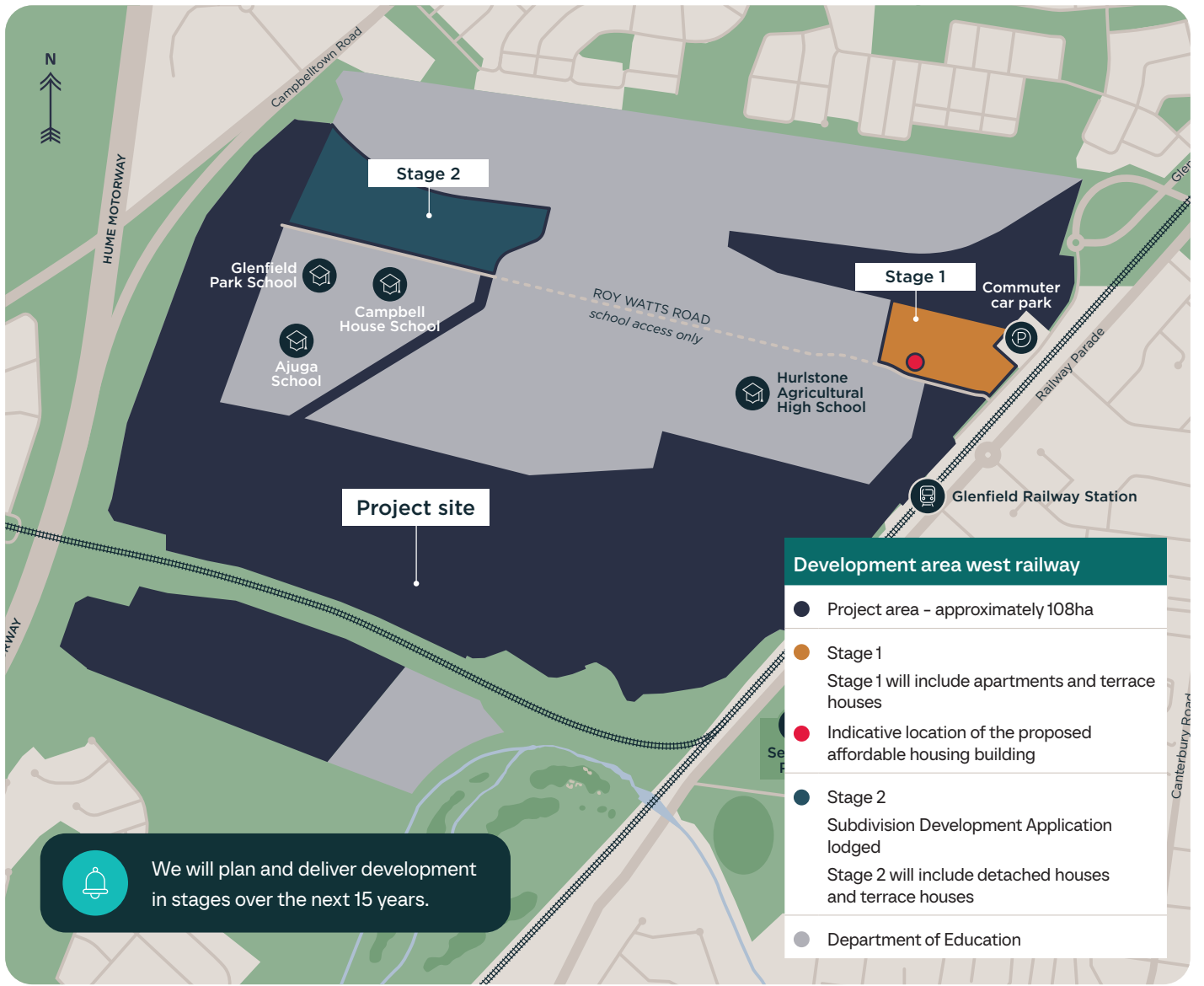
View of the proposed new town centre. Artist's impression, subject to change and approvals.



**Proposed Rezoning Plan**

The proposed plan shows the layout of different housing types, roads and new open spaces. The Rezoning Proposal only relates to land on the western side of the railway line.





Map showing Landcom's development area and the location of Stage 1 and Stage 2 subdivision areas.

### Sign up for email updates



For the latest project updates, visit the Glenfield project page on our website or sign up to our email database to get our updates straight to your inbox.

Scan the QR or visit our website to sign up  
landcom.com.au/glenfield

### Contact us



1800 298 609



glenfield@landcom.nsw.gov.au



landcom.com.au/glenfield

### English

#### Interpreter services

Landcom is delivering a new neighbourhood in Glenfield with homes that will offer residents a lifestyle close to transport and recreation opportunities. If you need assistance reading this, translation services are available.

Please call 131 450 and ask them to call 02 9841 8600.

### Arabic

#### خدمات الترجمة الشفهية

Landcom هي منظمة مملوكة لحكومة نيو ساوث ويلز لتطوير الأراضي والعقارات.

تقوم Landcom بتشييد حي جديد في Glenfield سيوفر للسكان أسلوب حياة بالقرب من وسائل النقل والمرافق الترفيهية.

إذا كنت بحاجة إلى المساعدة في قراءة هذا المحتوى، فإن خدمات الترجمة متاحة. اتصل بالرقم 450 131 واطلب توصيلك بالرقم 02 9841 8600.

### Bengali

#### দোভাষী পরিষেবা

Landcom হল একটি NSW সরকারের মালিকানাধীন জমি ও সম্পত্তি উন্নয়ন সংস্থা।

Landcom Glenfield-এ একটি নতুন পরতর্বির্শেতি বা নহেবারহুড বাড়িসমূহসহ সরবরাহ করছে যা বাসিন্দাদের পরবর্তিন এবং বনিাদনের সুবিধাগুলোর কাছাকাছিতে একটি জীবনধারা প্রদান করবে।

আপনার যদি এটি পড়া জন্য সহায়তার প্রয়োজন হয়, তাহলে অনুবাদ পরিষেবোগুলি উপলব্ধ। অনুগ্রহ করুন 131 450 নম্বরে কল করুন এবং তাদের 02 9841 8600 নম্বরে কল করতে বলুন।

### Nepali

#### दोभाषे सेवाहरू

Landcom भनेको NSW सरकारको स्वामित्वमा रहेको भूमि र सम्पत्ति विकास संस्था हो।

Landcom ले Glenfield मा नयाँ छिमेक बस्तीको लागि घरहरू उपलब्ध गर्दैछ जसले बासिन्दाहरूलाई यातायात र मनोरञ्जनका सुविधाहरूको नजिकै जीवनयापनको अवसर प्रदान गर्दछ।

यदि तपाईंलाई यो पढ्न सहयोग चाहिन्छ भने, अनुवाद सेवाहरू उपलब्ध छन्। कृपया 131 450 मा फोन गर्नुहोस् र 02 9841 8600 मा फोन गर्न लगाउनुहोस्।