

Project newsletter

January 2026

Read about our work to transform old industrial land in Annandale into a vibrant precinct that blends well-designed homes, shops and public space with the area's rich history and character.



In this update

Plans approved

Plans to rezone the site and deliver 220 build-to-rent units approved

About the project

The Joinery Annandale will offer a mix of homes, shops and public space

Project timing

Construction should start this year, pending approvals

Plans approved

In December last year, the Department of Planning, Housing and Infrastructure approved two key applications that will help us transform the former WestConnex construction site in Annandale into a more connected, sustainable and inclusive community. The applications we submitted in June 2025 sought approval to:

- rezone the site from industrial to mixed-use, enabling future development up to 21 storeys (approximately 77m) with a mix of residential and non-residential uses
- enable the delivery of 220 build-to-rent units for essential workers, public open space and realignment of Bignell Lane.

Submissions received during public exhibition last year showed community support for green and community spaces, and affordable and essential worker housing.

Detailed studies considered concerns about building heights, overshadowing, and transport capacity, confirming these impacts will not significantly change local amenity.

The development was approved in recognition of the substantial housing benefits it will deliver for the community.

About the project

Our plans for The Joinery Annandale include 220 build-to-rent units offered to essential workers at a discount to market rent, potential for 357 additional units, ground-floor shops and services, landscaped public outdoor spaces and improved pedestrian links.

The development is located at 160-186 Parramatta Road and 79-95 Pyrmont Bridge Road, Annandale.

Project timing

Pending approvals, construction of the build-to-rent units for essential workers is expected to start this year, with the first residents expected to move in around 2028.

We intend to sell two lots planned for market sale and affordable rental housing in the near future. The future landowners will get separate development applications approved before they can begin constructing new apartments.

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Artist's impressions of development, subject to change and approvals (clockwise from above): looking north from above, new landscaped public outdoor space, looking northeast from Parramatta Road, and communal outdoor space for build-to-rent tenants.



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