



THE JOINERY ANNANDALE

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October 2026

The Joinery Annandale Newsletter

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

Works underway

Construction is now underway to transform the former WestConnex construction site, with Richard Crookes Constructions (RCC) appointed as principal contractor to:

- carry out early works to prepare the site for development
- construct a mixed-use building in the site's southwest corner, providing 220 build-to-rent apartments for essential workers to rent at a discount to market rate, plus communal spaces for tenants, car and bicycle parking, and ground-floor retail and commercial spaces
- deliver a landscaped central plaza with greenery, shaded seating and public art, creating a shared space for residents and the wider community
- realign Bignell Lane to improve vehicle access.



Landcom and RCC teams onsite with Inner West Deputy Mayor Philippa Scott, the Minister for Housing and Homelessness Rose Jackson, Landcom CEO Alex Wendler and the Minister for Planning and Public Spaces Paul Scully



The Site: artist's impression of the development, subject to change and approvals

Minimising work impacts

Early works are progressing well, and we appreciate the patience of our neighbours as construction continues. RCC has installed hoarding around the site which helps mitigate noise and dust as the team demolishes concrete slabs and remaining structures from former site use, installs piling and progresses works on site.

We're minimising impacts on neighbours through:

- adhering to work hours: Monday to Friday, 7.00 am – 6.00 pm and Saturday, 8.00 am – 1.00 pm, with any noisy work starting after 8.00 am
- dust, noise and vibration monitoring
- spraying and washing down to suppress dust, and managing run off
- implementing traffic control at site access points to ensure safety for all
- encouraging our workers to use public transport or carpool to site
- keeping immediate neighbours up to date with construction notifications and meeting with the team.

Housing choice

The Joinery Annandale will provide greater housing choice and affordable options for people to live in Sydney's vibrant Inner West.

RCC is delivering the build-to-rent apartments for essential workers, which will remain owned by the NSW Government.

We're progressing the sales process for the two other lots on the site, with potential for 357 additional apartments delivered by the future landowners following further planning approvals.



Artist's impression of central plaza and build-to-rent apartments, subject to change and approvals



UNSW Architecture students at a design showcase earlier this year

UNSW students take on housing design challenge

Landcom has partnered with UNSW Sydney's Master of Architecture students to use The Joinery Annandale site as a real-world case study to explore contemporary housing challenges.

More than 30 final-year students are developing design concepts that consider affordability, sustainability and community connection. The Joinery Annandale provides students with practical insight into the complexities of housing delivery, while encouraging discussion about the future of well-designed homes in established neighbourhoods.

Winning student designs will be announced and presented prizes at 'GradEx', the School of Built Environment's graduation exhibition at White Bay Power Station in December.

Meet and Greet

Thank you to nearby neighbours who joined the Landcom and Richard Crookes Constructions teams at our recent Meet and Greet event at Camperdown Commons. The event provided an opportunity to learn more about upcoming construction activities, ask questions and hear updates on Landcom's plans for the remaining areas of the site.



Meet and Greet, Camperdown Commons

Project timeline

- July 2026**
Start sale process for other two lots
 - August – end 2026**
Early works and remediation, utilities relocations and piling works
 - End 2026 – end 2028**
Major construction of build-to-rent apartments
 - Mid – end 2028**
Major construction of landscaped plaza and Bignell Lane realignment
 - Early 2029**
Build-to-rent tenants expected to move in
- Timings are subject to approvals, weather and material delivery.



Artist's impression of Parramatta Road view, subject to change and approvals

Contact us

Construction queries

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Project queries

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Interpreter help

English

Landcom is building more affordable and sustainable communities in your area. Call 13 14 50 if you need an interpreter and ask them to call Landcom on 02 9841 8600.

Chinese (Simplified)

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