

Landcom

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November 2026

Glenfield newsletter

Read about how we're building a thriving new community with more homes, better connections, quality open spaces and affordable housing for generations to come.

Glenfield achieves 6 Star Green Star rating

Glenfield has achieved a 6 Star Green Star Communities rating, the highest level of recognition for sustainable community design.

We are designing Glenfield to create a connected, liveable and inclusive community through quality design, innovation, sustainability and housing choice. Tree-lined streets will encourage walking and cycling, while onsite renewable energy initiatives and water-sensitive urban design will contribute to a healthier and more resilient environment.

These sustainable design initiatives aim to create places that bring people together through connected streets, a future town centre, community facilities and a diverse range of housing. Together, these elements will support people at every stage of life and help foster a strong sense of belonging.

Located close to Campbelltown, with convenient access to Sydney CBD, the M5 Motorway and Hume Highway, Glenfield offers residents the opportunity to live, work and connect in a well-designed community built for the future.

Rezoning proposal update

The Department of Planning, Housing and Infrastructure is assessing our rezoning proposal. If approved, it would create a new neighbourhood with around 5,200 dwellings with a diverse range of homes, open space, community facilities, walking and cycling links and a town centre next to Glenfield Station.

Thank you to everyone who reviewed the proposal and provided feedback during public exhibition.

Register for project updates or keep an eye on our website for news as the assessment process progresses.

Draft development control plan

Campbelltown City Council reviewed submissions on the plan that was exhibited in May 2026 and is finalising it for adoption. The plan sets controls for building setbacks, landscaping, open space and access to sunlight to help create attractive, green, leafy streets while protecting privacy.

Cover image: An artist's impression of the sport fields. Subject to change and approvals.

Construction progress

Stage 1 construction underway

Crews are carrying out bulk earthworks and installing underground services for future homes. Over the coming months, we'll build new internal roads, stormwater pipes and a stormwater management basin.

We'll also carry out works on surrounding roads to connect Glenfield to existing underground water and sewer pipes.

We're building a new section of Roy Watts Road, including new footpaths, as part of Stage 1. The work will be undertaken in stages, allowing traffic to progressively switch onto the new road. This approach has been designed to minimise disruption as much as possible.

We'll keep working with local schools, share specific details about these works and notify the community before they start.

Stage 2 moves into detailed design

We've received approval for the Stage 2 subdivision development application and have started detailed design. Initial site works are expected to begin in early 2027, followed by main construction later in the year.

We will build:

- new roads and intersections
- footpaths and temporary connections to Campbelltown Road
- supporting services for future homes
- subdivide the land to create about 70 detached homes and 22 terrace houses.

We'll notify nearby schools and the community before works start.

Sales

Private third party developers will build and sell the first apartments in Stage 1. In Stage 2, we'll subdivide the land to create residential lots for around 70 detached homes and 22 terrace houses. We expect sales to start in 2027, depending on approvals and delivery progress. We'll share more about Stage 2 and future stages in 2027.

Stay informed

Visit the Glenfield website or join our mailing list for project updates, upcoming works and future sales releases.

Scan the QR code to register for project updates



An artist's impression of Stage 1. Subject to change and approvals.



Stage 1 site looking south.



Stage 1 construction underway.

Affordable housing approved

We have received approval for 120 affordable rental apartments in Stage 1.

These affordable rental apartments will be close to Glenfield Station, providing secure and affordable housing for low and moderate income earners. The building will be owned and managed by a registered Community Housing Provider, helping workers, families and others to access homes close to public transport, jobs and services.

Thank you for your feedback

Thank you to everyone who provided feedback during the public exhibition of the affordable housing plans.

We heard support for affordable housing, along with questions about parking, access and building operations. In response to feedback from the community, council and government agencies, the proposal was refined through improved landscaping and communal spaces, updated waste management arrangements and a safety assessment of the proposed design.

Delivery of the affordable housing development remains subject to funding arrangements and partnership with a Community Housing Provider.

Read the submission report on the Planning Portal:
planningportal.nsw.gov.au/major-projects/projects/glenfield-affordable-housing



Meet the team

Behind Glenfield is a dedicated team working to create a thriving, sustainable community for South-West Sydney. From planning and design through to delivery, our team is focused on creating high-quality homes, great neighbourhoods and positive community outcomes.

Angela Guo

Development Manager

Q: What's your role in the project?

A: As a Development Manager, I help bring the Glenfield vision to life. My role spans from planning and design in the early stages through to managing construction activities and preparing for future sales releases. I work closely with consultants, contractors, stakeholders and the broader project team to keep the project moving and deliver great outcomes for the community.

Q: What's your main focus right now?

A: Right now, my main focus is bringing the project's first sales suite to life. The display sale suite provides the community an opportunity see what the development will offer and speak to our sales team. We are looking forward to welcoming people in 2027 into the display suite to showcase the vision and what will be delivered over time.

Q: What excites you most about this project?

A: We're creating more than a development – we're helping shape a new community. Over the coming years, Glenfield will become a place where more people live, connect and build their futures. Being part of that journey and seeing the lasting impact on people's lives is incredibly rewarding.

Project location



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

Contact us

To learn more about the project 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 131 450 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 প্রতিবেশিত্ব বা নেইবারহুড বাড়িসমূহসহ সরবরাহ করছে যা বাসিন্দাদের পরিবহন এবং বিনোদনের সুবিধাগুলোর কাছাকাছিতে একটি জীবনধারা প্রদান করবে।

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

Nepali

दोभाषे सेवाहरु

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

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

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

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