

Project newsletter

July 2025



In this update

About the project

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

Plans submitted for approval

Our plans to rezone the site and deliver build-to-rent homes have been submitted

Project timing

Construction should start next year, pending approvals

Read about our plans 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.

About the project

Our vision for The Joinery Annandale is to bring together the best of the Inner West, while fostering a more connected, sustainable and inclusive community. Our plans include:

- 220 build-to-rent units offered to essential workers like nurses, paramedics, teachers, police officers and firefighters at a discount to market rent
- potential for 357 additional market units, providing a mix of affordable rental housing and homes to buy
- a mix of ground-floor shops and services, landscaped public outdoor spaces with native greenery and public art, and improved pedestrian links.

The project is funded through the NSW Government's \$450 million investment into Landcom to deliver more than 400 build-to-rent homes for essential workers in Sydney, closer to their jobs.

Plans submitted for approval

Thank you to those who shared feedback with us earlier this year, helping to inform our final plans. We heard a mix of views and ideas, with the majority of people supportive of the proposal.

In June 2025 we submitted two applications to the Department of Planning, Housing and Infrastructure, seeking approval to:

- rezone the former WestConnex construction site in Annandale from industrial to mixed-use through a **Planning Proposal**
- deliver 220 build-to-rent apartments for essential workers and new public open space through a **State Significant Development Application**.

The Department will soon publicly exhibit the applications, allowing you to view the plans and technical reports and submit formal feedback to inform their assessment.



Stay tuned: During public exhibition we will hold an information session for you to learn more about our plans. Scan the QR code to sign up for email updates.





Project timing

Pending approvals, construction of the build-to-rent units for essential workers and public open space is expected to start in 2026, with the first essential workers expected to move in around 2028.

The build-to-rent units will remain in NSW Government ownership, with tenancies managed by a suitable operator. Details will be made available closer to project completion.

Once the site is rezoned, we will sell parts of the site planned for market sale and affordable rental housing. The future landowner needs to seek approval of separate development applications before any construction can begin.

Artist's impressions of proposed development looking north (above) and of the internal plaza looking west (below). Images are subject to change and approvals.



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