Rezoning to supercharge housing supply in Southwest Sydney

A new community is set to take shape in Sydney’s southwest, supported by $116m of road infrastructure including a new highway interchange better connecting the region to greater Sydney.

Landcom today welcomed the announcement from Minister for Planning and Housing Anthony Roberts of the rezoning of 960ha of land at Menangle Park to enable the release of up to 3,000 new homes and jobs, with a new town centre, public school, commercial and retail land, community facilities and land for public recreation.

“This is a game changer for Southwest Sydney, and Landcom is delighted to play its role in supporting the growth of the region by delivering a vibrant new community connected to the rest of the city,” said Landcom Managing Director and Chief Executive Officer John Brogden.

Landcom will continue to support infrastructure in the area through its funding contribution towards a $116 million road that will connect Menangle Park to the M31 Hume Motorway by 2023, allowing for a further release of 15,000 lots.

“The Spring Farm Parkway will be built using funding from Landcom, private partners, and the NSW Government’s Housing Acceleration Fund,” Mr Brogden said.

“This road will help drive the supply of housing that will support Sydney’s growth by providing opportunities for first home buyers to break into the market and improving affordability in the Sydney Metro area.

“Landcom will open discussions with our partners and the Department of Planning and Environment to investigate opportunities for affordable housing at Menangle Park.”

The government has committed to the delivery of Stage 1 of Spring Farm Parkway by the end of 2023.

Stage 1 of Spring Farm Parkway includes north facing ramps, a bridge over the M31 Hume Motorway, and a connection into the Menangle Park site. When all stages are completed, the Parkway will provide an alternate east-west connection to alleviate congestion on Narellan Road.

The Menangle Park release will provide a variety of housing choices with a range of densities.

The residential allotments will have an area of 300m² through to 2,000m² with provision for a number of larger rural/residential allotments.

Landcom will ensure the provision of major road infrastructure to provide access for full development of the site.
The Menangle Park Release area borders the Hume Motorway and the Nepean River. The Menangle Park Release area sits within the Greater Macarthur Priority Growth Areas.

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**About Landcom**

Landcom is the NSW Government’s land and property development organisation. We are a state owned corporation working in conjunction with the private sector to produce quality housing and communities that also delivers social and economic benefits to the people of New South Wales. Our role is to deliver on the NSW Government’s housing agenda, which is currently focused on housing supply, affordability and diversity. We aim to achieve this on strategic and complex residential projects on both vacant land and established sites. We use Government owned sites and our close working relationships with the private sector to deliver quality residential communities that demonstrate industry-leading sustainable urban development. This is directly aligned with our Sustainability Strategy and its four goals focused on social, environmental, accountable and economic sustainability.