

Glenfield Affordable Housing Consultation Outcomes Report

2 March 2026



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Acknowledgement

This document acknowledges the Elders, past and present, of the Cabrogal Clan of the Dharug Language group as the Traditional Custodians of the land and its knowledge.

Introduction

This consultation outcomes report details the communications and engagement activities undertaken to support the preparation of the State Significant Development Application (SSDA) for the affordable housing development located on proposed Lot 12 in pre-allocated plan number (PPN) Deposited Plan (DP) 1319177 which sits within Lot 2 in DP 1293342, Roy Watts Road, Glenfield. These activities included:

- a dedicated Join In webpage
- an online survey
- a webinar
- emails and meetings with key stakeholders
- social post media, a flyer and an electronic direct message (EDM).

The purpose of the communication and engagement activities was to share information with the community and stakeholders about the project, and to invite feedback on project plans. This report details the feedback received and how it was considered.

This communications and engagement campaign was designed to be proportionate to the relatively small scale and low impact of the project, and to be accessible to a wide variety of community members and stakeholders. This was achieved by providing online opportunities for the community to engage with the project team, along with contact details for further enquiries.

About the project

The proposed affordable housing development is part of the broader redevelopment of Landcom's Glenfield project (also referred to as the Glenfield Release Area). The broader project proposes up to 5,200 new homes, 10% of which will be affordable housing. This SSDA is for the first 120 affordable rental apartments to be delivered as part of the broader project.

This SSDA seeks consent for an 8-storey in-fill affordable housing development consisting of:

- site preparation and excavation work
- construction of an 8-storey residential flat building, accommodating:
- 120 affordable housing units consisting of:
 - 52 x 1 bed units
 - 56 x 2 bed units
 - 12 x 3 bed units
 - basement car park, accommodating 61 spaces
 - indoor and outdoor communal open space
 - associated landscaping
 - connections to new lead-in infrastructure.

The project will be owned and operated by a community housing provider (CHP). CHPs are not-for-profit, mission-driven organisations that own, develop and maintain affordable housing units for approved applicants.



Figure 1 Development site location within the Glenfield project.



Figure 2 Western Elevation as viewed from the laneway

Engagement objectives

In line with the Secretary's Environmental Assessment Requirements (SEARs) and the 'Undertaking Engagement Guidelines for State Significant Projects', the communications and engagement campaign was designed to be proportionate to the scale and impact of the project, which was assessed as being small and low. Specifically, the site is not located in close proximity to existing dwellings and is for a residential building of 120 dwellings. The proposed development is consistent with planning controls established in the approved Concept Development Application (85/2025/DA-CD) over the north-eastern part of the Landcom Glenfield Project Area. Furthermore, over the last two years, extensive community engagement has been undertaken for Landcom's Glenfield Project, which has provided information and opportunities to provide feedback on Landcom's overarching plans, including the provision of 10% affordable housing.

The objectives of this consultation process were to provide information to the local community and key stakeholders on the affordable housing project, and to invite feedback on the proposed development.

Engagement approach

The approach to communications and engagement was underpinned by the following principles:



Figure 3 Landcom's 'Join In' engagement principles.

Promotion and advertising

The communications and engagement campaign was promoted via:

- social media posts on Landcom's Facebook and Instagram pages (Appendix A)
 - These posts had 3102 views on Facebook and 5 Likes; 747 views on Instagram and 5 Likes.
- flyer distribution to 4,672 local households (Appendix B)
- EDM to 734 subscribers (Appendix C).
 - 54.9% opened the email, and 14.5% used the weblink to click through to the Landcom website to learn more about the project.

Engagement tools

The communications and engagement campaign focused on several key engagement opportunities:

- engagement period: 5 December 2025 – 23 January 2026
- engagement channels: Online, briefings, meetings and webinar
- community touchpoints:
 - dedicated Join In webpage with project information, survey and webinar registration
 - online community webinar (11 December 2025) – 11 attendees
 - online community survey – 25 submissions.
- Stakeholder engagement:
 - briefings with local schools and Glenfield Principal Network (9 December 2025)
 - meeting with Campbelltown City Council staff (6 November 2025)
 - email briefing was sent to Anoulack Chanthivong MP (9 December 2025).
- Key outputs:
 - webinar presentation and Q&A
 - survey feedback summary
 - meeting minutes and briefings (Appendices D–G).

Consultation summary

Between 5 December 2025 and 23 January 2026, the Glenfield Affordable Housing SSDA was supported by a multi-channel consultation program, including a dedicated Join In webpage, targeted briefings with local schools, council staff and the local MP, an online community webinar (11 attendees) and an online survey that received 25 submissions, with materials documented in Appendices D–G.

The following key stakeholder and community engagement activities were undertaken during the consultation phase:

- Dedicated Join In webpage providing information about the project with a link to the online survey and the registration page for the webinar (Appendix D).
- Meeting with Hurlstone Agricultural High School, Campbell House, Glenfield Park, and the Glenfield Principal Network on Tuesday 9 December 2025 to discuss the Glenfield project and to provide an overview of the affordable housing SSDA.
- Meeting with Campbelltown City Council staff on Thursday 6 November 2025 to discuss plans for the affordable housing SSDA, including waste and stormwater management (minutes provided in Appendix E).
- Email briefing to Anoulack Chanthivong MP sent on Tuesday 9 December to provide an update on Landcom's Glenfield project, including the affordable housing SSDA.
- Online webinar for the community at 12pm on Thursday 11 December 2025 (11 attendees) (presentation and minutes provided in Appendix F).

- Online survey open to the community between Friday 5 December 2025 and 23 January 2026 (25 submissions) (summary provided in Appendix G).
- Scoping meeting with the Department of Planning, Housing and Infrastructure on 13 November 2025.
- Presentation to the State Design Review Panel on 10 December 2025.

Summary of the community feedback through the survey

An online survey was available from 5 December 2025 to 23 January 2026, where community members had the opportunity to provide their feedback to a set of questions. In total, there was 25 responses. Participants provided a mix of strong support for well-designed affordable homes and significant concerns about infrastructure capacity, commuter parking and maintaining green space. The most cited topics were green space and trees, details about affordable housing eligibility/management and commuter parking at the station. The overall sentiment skews negative-to-mixed, reflecting a desire for clearer information, better sequencing of amenities, and concrete commitments on transport and parking.

The most mentioned themes are as follows: (mentions / % of respondents):

- Green Space/Trees/Parks — 15 (60%)
- Affordable Housing Policy/Eligibility/Management — 14 (56%)
- Parking (Station/Commuter) — 11 (44%)
- Safety/Crime — 9 (36%)
- Public Transport Capacity/Metro — 8 (32%)
- Design Quality/Sustainability — 8 (32%)
- Indicative sentiment: Opposed/Negative 12; Mixed 9; Supportive/Positive 4.

Consultation snapshot

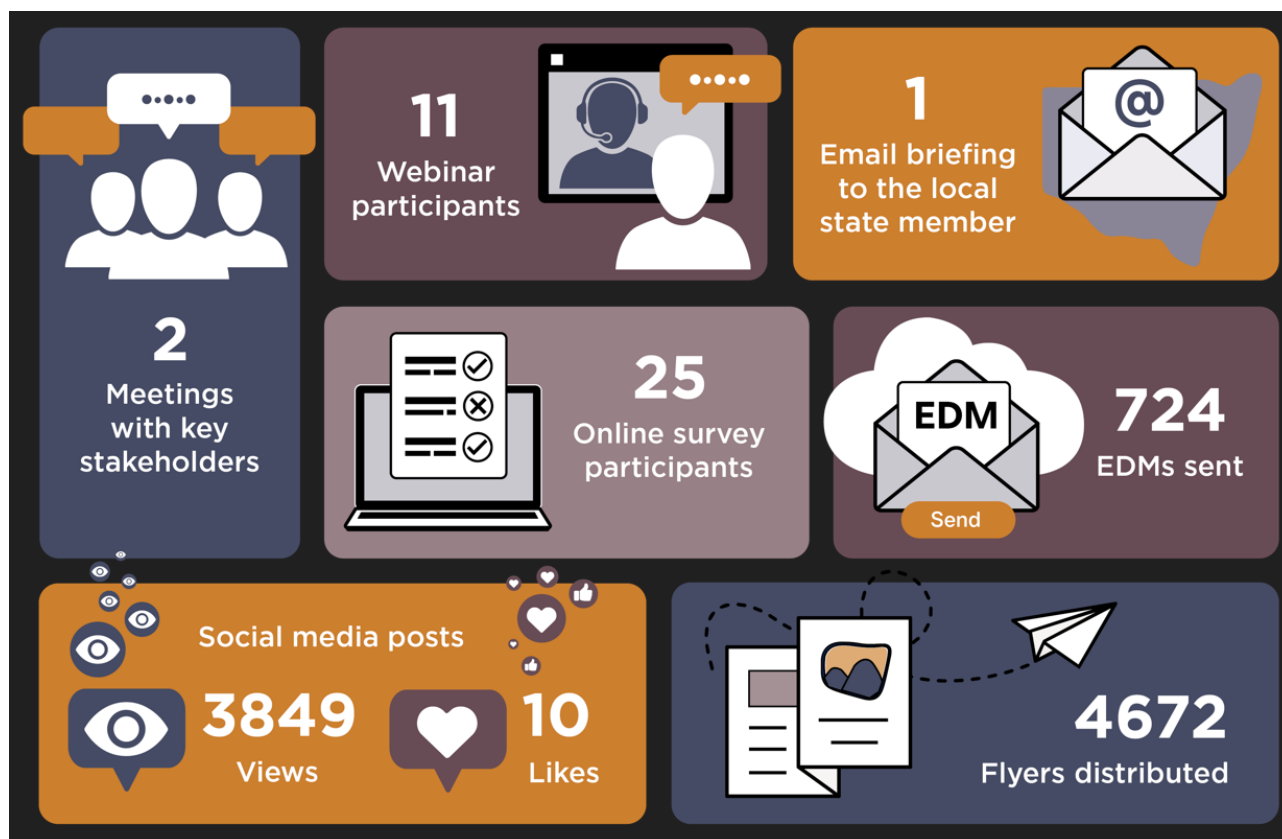


Figure 4 A snapshot of communications and engagement activities undertaken during the campaign

Feedback and project responses

Sentiment	Feedback	Response
Positive 	- Support for a greater proportion of affordable housing across the Glenfield project. - Support for representing Indigenous culture in the design. - Support for retaining Glenfield's green/leafy nature. - Support for maintaining local character and heritage. - Support for the provision of open spaces, playgrounds and public toilets. - Support for more cafes and shops. - Support for the provision of affordable housing. - Support for sustainable and high quality design.	- Cafes and shops, community facilities will be delivered in future precincts as part of Landcom's Glenfield Project. - Glenfield Affordable Housing Project – Proposed Lot 12 is aligned to community feedback on affordable housing, high quality design, and inclusion of indigenous culture and sustainability in the design. - The proposed building design has been reviewed by the Landcom Design Review Panel and State Design Review Panel to support design excellence.

Neutral



- Confirm the application process for tenancies.
- Confirm whether apartments will be made available for sale or rent only.
- Confirm proximity of the development to Hurlstone Agricultural High School.
- Consider offering a greater proportion of 3-bedroom apartments.
- Need more parking spaces.
- Preference for a 'salt and pepper' approach.
- Adequate infrastructure and services are required to maintain and boost social cohesion.
- Build wider streets to allow for street parking.
- This project will be 100% affordable rental units, managed by a community housing provider. The unit mix responds to demographic trends for Glenfield and the wider Campbelltown area. The higher proportion of 1 and 2 bedroom units responds to the prevalence of 3-4 bedroom houses in the surrounding area.
- The proposed parking complies with the Housing SEPP requirements for affordable housing.
- Landcom's Concept Design Application 1 (CDA 1) was approved in November 2025 which details the road design and provision of infrastructure for the proposed Lot 12.
- The proposed building has been design to include areas for residents to congregate and socialise, including a rooftop garden and ground floor gardens. The broader Landcom's Glenfield Project proposes significant community infrastructure including community facilities, town centre, open spaces, sports fields and recreational precinct.
- A consolidated approach to affordable housing is deemed optimal because:
 - The building can be divested to CHPs to own and manage
 - Streamlines maintenance and operational costs.
 - The building doesn't require strata subdivision, therefore saving costs.
 - Supports growth of the CHP sector for long term growth in affordable housing.

Negative



- Concern about overdevelopment.
- Concern that social problems will arise due to high density development.
- Concern about increases in anti-social behaviour.
- Concern about traffic congestion.
- Concern about loss of parking.
- Concern about the impact on property values.
- Concern about the adequacy of existing public transport services to support new residents.
- Community consultation has been inadequate.
- Concern about loss of tree canopy and green space.
- Concern about impact of flood prone land.
- The proposed building is consistent with the development controls established under the approved CDA 1 and the Department of Planning, Infrastructure and Housing's broader strategic plans for Glenfield.
- The site is well located, close to Glenfield station and provides parking in line with the Housing SEPP controls.
- Flooding impacts have been assessed through detailed flood studies. The development incorporates appropriate design and mitigation measures to manage flood risk and ensure compliance with relevant flood planning and engineering requirements.
- The project has been designed to minimise impacts on existing tree canopy where possible. Together with replacement planting and landscaping, will be implemented in accordance with relevant controls to maintain and enhance urban greening outcomes.
- Affordable rental housing is for a mix of very low, low or moderate income households. Rent is discounted so that residents are able to meet other basic living costs, such as food, clothing, transport, medical care and education.

Stakeholder meetings and briefings

Stakeholder	Details (who attended, date location)	Issues raised	Project response
Council	Briefing with Council staff, on Thursday 6 November 2025.	Issues discussed included waste collection and civil engineering strategy.	The design has responded to Council's written and verbal feedback with regard to the waste strategy and civil strategy. Minutes provided in Appendix E.
Schools	Agenda item in the Glenfield Education Precinct Governance Group Meeting, on Tuesday 9 December 2025.	Provided an overview of the SSDA for affordable housing. Feedback related to the positioning of the building, with consideration of its proximity to the school.	Feedback regarding building positioning and proximity to the school was noted. The proposed building design incorporates appropriate setbacks and has been designed to avoid privacy issues on the southern elevation.
Local representative	Briefing email sent to Anoulack Chanthivong MP for Macquarie Fields on Tuesday 9 December 2025.	Provided an update on the broader project, and the SSDA for affordable housing, including plans and timing.	No feedback received.

Next steps

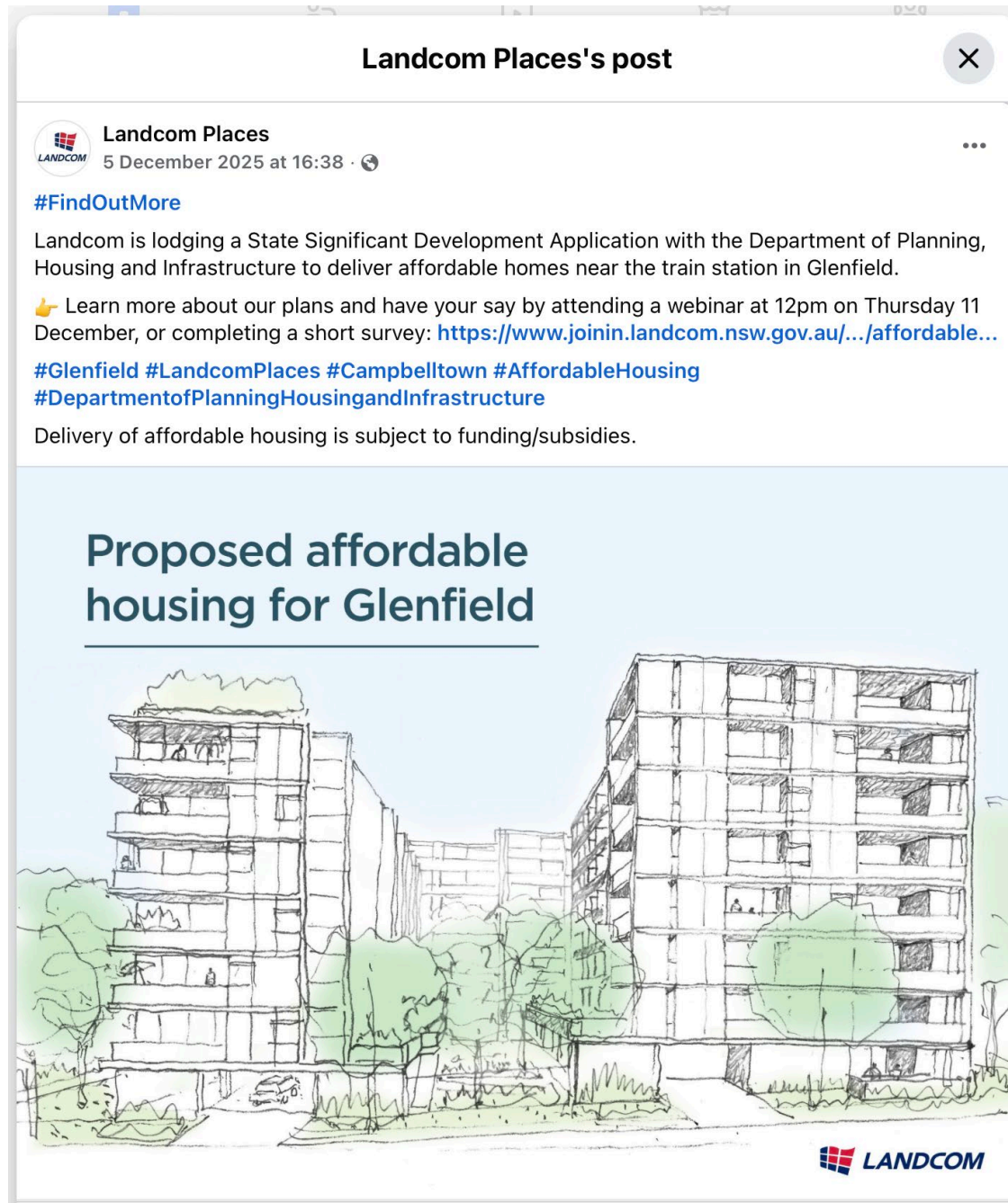
This consultation outcomes report documents the communications and engagement undertaken to support the preparation of the SSDA for affordable housing at Glenfield. Feedback received indicated some sensitivity to potential changes in local character (including built form, environmental and social changes), and concern about impacts on traffic and parking. Feedback also demonstrated support for more affordable housing and the provision of new parks, shops and public infrastructure to be delivered as part of the broader Landcom's Glenfield Project.

This report will be submitted as part of the SSDA and will be placed on public exhibition along with all other supporting documents. During this time, the community will have the opportunity to review the application and provide formal feedback via a submission to the Department of Planning, Housing and Infrastructure. This feedback will inform the Department's assessment of the SSDA, before a determination is made.

Appendices

Appendix A: Instagram and Facebook posts

Instagram



Facebook post



Proposed affordable housing for Glenfield

LANDCOM

landcomplaces

landcomplaces [#FindOutMore](#)

Landcom is lodging a State Significant Development Application with the Department of Planning, Housing and Infrastructure to deliver affordable homes near the train station in Glenfield.

👉 Learn more about our plans and have your say by attending a webinar at 12pm on Thursday 11 December, or completing a short survey: <https://www.joinin.landcom.nsw.gov.au/glenfield/affordable-housing-glenfield>

[#Glenfield](#) [#LandcomPlaces](#) [#Campbelltown](#)
[#AffordableHousing](#)
[#DepartmentofPlanningHousingandInfrastructure](#)

Delivery of affordable housing is subject to funding/subsidies.

4w

[View insights](#)

[Boost post](#)

Appendix B: Flyer and distribution map

Flyer



The flyer features a central photograph of a smiling family (a man, a woman, and a young girl) framed by a stylized, wavy graphic in shades of blue and orange. The Landcom logo is in the top left corner. The title 'Affordable housing for Glenfield' is prominently displayed in a large, teal font. Below the title, a paragraph states that Landcom is lodging a State Significant Development Application with the Department of Planning, Housing and Infrastructure to deliver affordable homes near the train station at Glenfield. A 'Key features' section lists: 120 affordable rental apartments, up to 8 storeys high, a mix of 1, 2 and 3 bedrooms, landscaped areas on the rooftop and ground floor, and close access to transport, shops and services. To the right of this list, text explains that the project will be owned and operated by a community housing provider, which are not-for-profit, mission-driven organisations that own, develop and maintain affordable rental housing for approved applicants. At the bottom left, a QR code is provided for more information, with a link to a website. At the bottom right, an artist's impression of the proposed multi-story apartment building is shown, with a caption indicating it is an impression of the view into the courtyard from the street, subject to change and approvals.

LANDCOM

Affordable housing for Glenfield

Landcom is lodging a State Significant Development Application with the Department of Planning, Housing and Infrastructure to deliver affordable homes near the train station at Glenfield.

Key features

- 120 affordable rental apartments
- up to 8 storeys high
- a mix of 1, 2 and 3 bedrooms
- landscaped areas on the rooftop and ground floor
- close access to transport, shops and services

Subject to approvals and funding the project will be owned and operated by a community housing provider. Community housing providers are not-for-profit, mission-driven organisations that own, develop and maintain affordable rental housing for approved applicants.

Have your say

Learn more about our plans and have your say by attending a webinar on Thursday 11 December at 12pm, or by completing a short survey.

<https://www.joinin.landcom.nsw.gov.au/glenfield/affordable-housing-glenfield>

Affordable housing within easy reach of public transport, shops and open space.

Artist impression of the view into the courtyard from the street. Subject to change and approvals.

What is affordable housing?

Affordable housing is housing that meets the needs of people on very low, low and moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education.

Rents are discounted from market rent values and may be capped based on a tenant's income. As a general rule of thumb, housing is considered affordable if it costs no more than 30% of gross household income.

In the Campbelltown local government area, 34% of households are experiencing rental stress.*

*Australian Census 2021

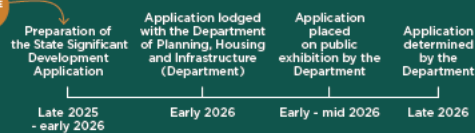
Subject to approvals, around 5,200 new homes will be delivered as part of Landcom's Glenfield project. More than 500 of these homes will be affordable. This State Significant Development Application proposes to deliver the first 120 affordable homes.



View of the proposed building from the south. Subject to change and approvals.

Project timeline

WE ARE HERE



Contact us

02 1800 298 609
glenfield@landcom.nsw.gov.au
landcom.nsw.gov.au/glenfield

English

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

What is affordable housing? Affordable rental housing supports people on a range of incomes and is priced so that households are also able to meet other basic living costs such as food, clothing, transport, medical care and education.

Arabic

لندكوم هي تبني مجتمعات محلية ميسورة ومتينة في منطقتك. اتصل بنا على 13 14 50 إذا كنت بحاجة إلى مترجم ولتطلبنا أن نتصل بك على 02 9841 8600.

ما هو الإسكان الميسر؟ الإسكان الميسر يدعم الأشخاص على مجموعة من الدخلات، ويُسعر بحيث يتمكن الأسر أيضاً من تغطية التكاليف الأساسية للحياة مثل: الطعام، الملابس، النقل، الرعاية الطبية والتعليم.

Bengali

Landcom স্থানীয় জনসংখ্যার জন্য আরও অর্থনৈতিকভাবে সচল এবং টেকসই সম্প্রদায় তৈরি করছে। আমাদের সাথে যোগাযোগ করুন 13 14 50 নম্বরে। যদি আপনি অনুবাদ প্রয়োজন অনুভব করেন তবে আমাদের সাথে যোগাযোগ করুন 02 9841 8600 নম্বরে।

আর্থনৈতিকভাবে সচল কী মানে? আর্থনৈতিকভাবে সচল বাস্তুসংস্থ হল এমন একটি বাস্তুসংস্থ যেখানে পরিবারের সদস্যরা তাদের আয়ের পরেও খাবার, পরিবহন, বস্ত্র, স্বাস্থ্যসেবা এবং শিক্ষার মতো মৌলিক জীবনযাত্রার খরচ মেটাতে সক্ষম হন।

Nepali

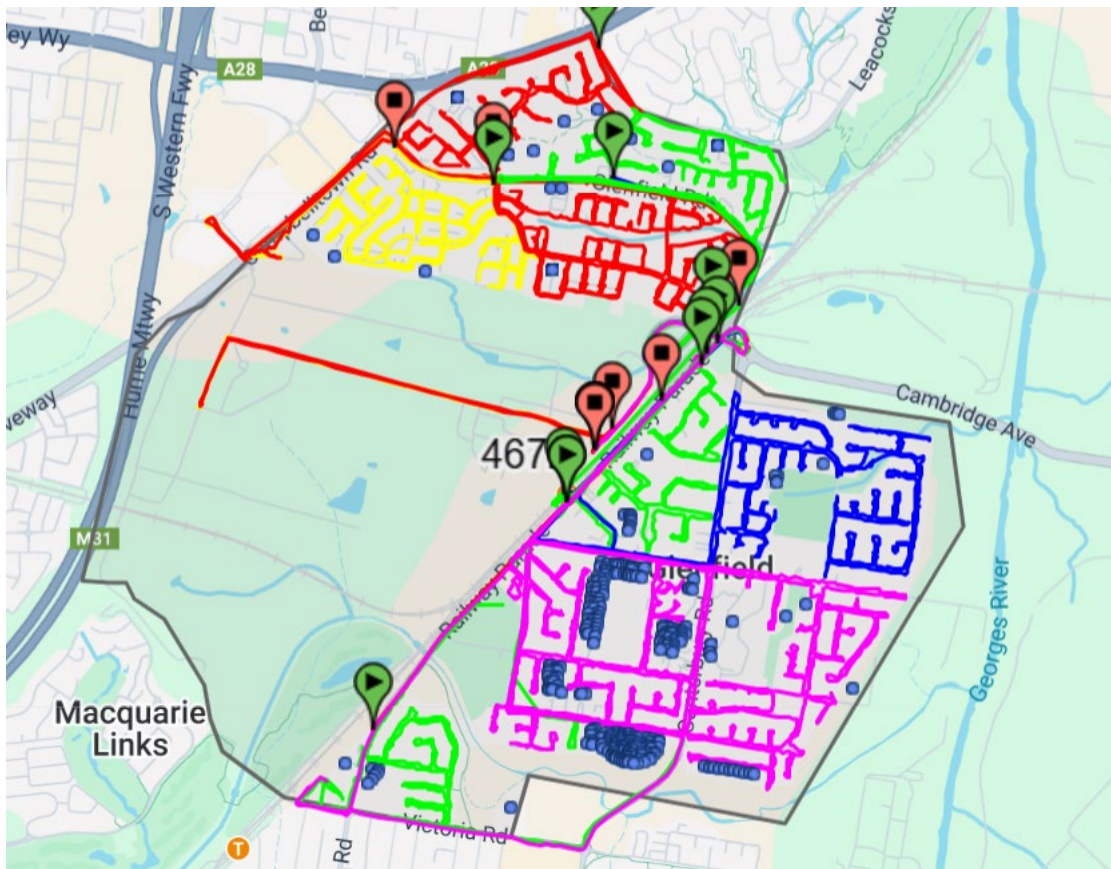
Landcom (लंदन) ले तपाईंको क्षेत्रमा धेरै कमिनिटीहरू र यी कमिनिटीहरूलाई सहयोग गर्दैछ। यदि तपाईंलाई अनुवाद चाहिए भने हामीलाई 13 14 50 मा फोन गर्नुहोस् र उनीहरूलाई Landcom लाई 02 9841 8600 मा फोन गर्नु लगाउनुहोस्।

कमिनिटी आवाज भनेको के हो? कमिनिटी आवाज भनेको यिनिल आय भएको मानवित्वपूर्ण सहयोग गर्दैछ र यसको मुख्य लक्ष्य मानवित्वपूर्ण रूपमा सहयोग गर्ने, खाना, कपडा, यातायात, चिकित्सा हेरचाह र शिक्षा जस्ता अन्य आवश्यक जीवनयापन लागतहरू पुर्याउनु हो।



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Distribution map



Appendix C: Electronic Digital Message



Can't see this email? [View in your browser](#)

Build with communities in mind

Landcom newsletter
December 2025



Read about our plans for affordable housing as part of our Glenfield project and how you can have your say!

Dear ,

As part of our Glenfield project, we are lodging a State Significant Development Application with the Department of Planning, Housing and Infrastructure, to deliver 120 affordable homes near the train station at Glenfield.

Key features:

- 120 affordable rental apartments
- up to 8 storeys high
- a mix of 1,2 and 3 bedrooms
- landscaped areas on the rooftop and ground floor
- close to transport, shops and services.

Delivery of affordable housing is subject to funding/subsidies.

[Learn more here!](#)

Subject to approvals, around 5,200 new homes are proposed as part of Landcom's Glenfield project and more than 500 of these homes will be affordable. This State Significant Development Application proposes to deliver the first 120 affordable homes.

Proposed affordable housing for Glenfield



Have your say!

Learn more about our plans and have your say by attending a webinar at **12pm on Thursday 11 December**, or by completing a short survey.
Your voice matters in shaping future communities.

[Complete the survey or register for the webinar here!](#)



We speak your language. If you need an interpreter call the

Appendix D: Join In webpage



HomeProjectsEnglishLog In / JoinSearch

Proposed affordable housing for Glenfield

Located in a thriving, sustainable, walkable and connected neighbourhood

Home / Glenfield / Proposed affordable housing for Glenfield

State Significant Development Application for affordable housing

As part of our plans for a new neighbourhood in Glenfield, we are planning to deliver affordable homes for very low, low and moderate income earners near the train station.

We want to provide more affordable housing to help meet the diverse needs of the local community across southwest Sydney.



Key features:

- 120 affordable rental apartments
- up to eight-storeys high
- a mix of 1, 2 and 3 bedrooms
- landscaped areas on the rooftop and ground floor
- close access to transport, shops and services.

The project will be owned and operated by a community housing provider. Community housing providers are not-for-profit, mission-driven organisations that own, develop, and maintain affordable rental housing for approved applicants.

Subject to approvals, around 5,200 new homes are proposed as part of Landcom's Glenfield project and more than 500 of these homes will be affordable. This State Significant Development Application proposes to deliver the first 120 affordable homes.

The project is part of Landcom's commitment to increasing the supply of affordable housing in NSW and responds to growing demand in area, where many households are experiencing rental stress.

Delivery of affordable housing is subject to funding/subsidies.

Planning process

Location

Landcom is lodging a State Significant Development Application with the Department of Planning, Housing and Infrastructure. The Department will place the application on public exhibition for the community to review and make submissions, before they undertake their assessment.

FAQ

? Who is Landcom?

? What is affordable housing?

? Why does Glenfield need affordable housing?

See more



Survey

Help us finalise our plans by completing a short survey.

Your voice matters in shaping future communities.

Affordable housing decisions today will affect your ability to live near work and family tomorrow. Join the conversation and help design places where you want to live.

The survey will be open between Friday 5 December 2025 and Friday 23 January 2026.

Complete the survey here! >

Timeline

• Preparation of the State Significant Development Application

• Application lodged with the Department of Planning, Housing and Infrastructure (Department)

• Application placed on public exhibition by the Department

• Application determined by the Department

• Construction to commence

• Construction concludes

Late 2025 - early 2026

Early 2026

Early - mid 2026

Late 2026

Late 2027 (subject to approvals)

Mid 2029

See less

In the spirit of reconciliation, Landcom respectfully acknowledges the Traditional Custodians of Country throughout NSW and recognises and respects their continuing cultural heritage, beliefs and connection to land, sea and community. We pay our respects to their Elders past and present. Country across Australia always was and always will be traditional Aboriginal land.

Join In

Read [Join In, Landcom's engagement charter](#). It outlines our commitment and approach to community engagement, and the principles which guide how we will engage with you.

Contact Us

For all general enquires please contact us via:

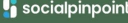
Phone: (02) 9841 8600

Email: engagement@landcom.nsw.gov.au



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Appendix E: Meeting Minutes with Campbelltown City Council staff

Minutes – Glenfield Affordable Housing Project

Meeting name:	Information
Date:	Thursday, 6 November 2025
Time:	12.00pm
Location:	Online
Meeting purpose:	Glenfield Affordable Housing Project
Attendees	David Timmins, Campbelltown Council, Development assessment Ebony Mindzas, Campbelltown Council, Waste Management Glenn Williams, Campbelltown Council, Development engineering Philip Thalís, Hill Thalís, Director James Barclay Hill Thalís - Architect Bethany Hooper Hill Thalís - Architect Pip Hyde, GLN - Planner Jared Heyke, TTW Engineers - Civil Engineer Colin Rope, TTW Engineers - Senior Civil Engineer Tejeshwari Arjun, MRA - Waste Consultant Andrew Hilly, Associate, IDC Nicholas Muir, Landcom, Senior Development Manager Rachelle Newman, Landcom, Senior Development Manager Viennici Tsui, Landcom, Development Manager Fay Edwards Landcom, Communications Manager.

Discussion

#	Item
1	Overview of project and design - Discussion on the location of driveways and manoeuvring of vehicles. Action: - Landcom/Hill Thalís will undertake a swept path analysis in the laneway, which will consider the location of the proposed tree bays.
2	Stormwater - IDC explained that all residential lots will have their stormwater runoff directed into the precinct-wide bio-retention basin - Council agreed that onsite detention on the Affordable Housing site is not required as it would be accounted for by the bio-retention basin proposed as part of the Concept DA/DA1 - Council queried how stormwater would be managed given the openness of the carparking ramp. TTW advised they have reviewed the IDC stormwater plans and confirmed there is a stormwater pit that will allow for this, however a secondary pit or larger pipes may be considered in case of major storm events. Action: - Landcom to prepare stormwater assumptions for Council to provide written confirmation that the stormwater basin proposed

Acknowledgement of Country

In the spirit of reconciliation, Landcom respectfully acknowledges the Traditional Custodians of Country throughout NSW and recognises and respects their continuing cultural heritage, beliefs and connection to land, sea, and community. We pay our respects to their Elders past, present, and emerging.



landcom.com.au

Minutes – Glenfield Affordable Housing Project

as part of the Concept DA/DAI can be used for the Affordable Housing stormwater quality and quantity management, and no stormwater basin needs to be provided on the Affordable Housing lot. ***Refer to attachment: 251118_TTW-Glenfield AH – Civil Stormwater Letter to Council***

- **Council to review the attachments and revert to Landcom with written endorsement of the proposed stormwater quality and quantity management for the Affordable Housing lot**

3 Waste

- Hill Thalys advised that due to a 25m height limit, on-site waste collection was not viable and a wheel-in wheel-out service has been investigated.
- Council agreed that kerbside collection could be acceptable in this instance, subject to their review of a waste strategy.
- Council advised that consolidation of bulky waste is reasonable.
- Council advised they will require that an enclosed laneway bin area be included in the design to provide screening and ensure no bins are left in the laneway

Action:

- MRA to prepare summary of waste strategy. ***Refer attachment Glenfield Affordable Housing – Operational Waste Management Letter***
 - ***Council to review the attachment and revert to Landcom with written endorsement of the proposed waste collection strategy for the Affordable Housing lot***
-

Appendix F: Webinar presentation and minutes, Thursday 11 December 2025

Webinar presentation

Proposed affordable housing for Glenfield

Webinar presentation

12pm, Thursday 11 December 2025



Notice of recording

This meeting will be recorded for reporting purposes, and we may take a record of participation by taking a screenshot. This screenshot may be used in our consultation outcomes report, which will be published online.

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Agenda

- 1 Acknowledgement of Country
- 2 Welcome
- 3 Introductions
- 4 Project overview and management
- 5 Project timeline
- 6 Next steps
- 7 Q&A



Acknowledgement of Country



Welcome

- Welcome! We have 30 mins together.
- Today is an opportunity for us to share information about the project and to hear your feedback.
- We would love if you kept your camera on, but if you feel more comfortable you can turn your camera off.
- Please hold your questions for the Q&A session.
- Please raise your hand before asking a question by clicking '👋' or type your question in the chat.
- We'll now get started with introductions.

5 Proposed affordable housing for Glenfield | December 2025 *Delivery of affordable housing is subject to funding/subsidies.*



Introductions



Rachelle Newman
Senior Manager
Affordable Housing



Viennci Tsui
Affordable Housing
Manager



Fay Edwards
Communications
and Engagement
Program Manager

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Project overview

- Around 5,200 new homes are proposed as part of Landcom's Glenfield project and more than 500 of these homes will be affordable.
- We are preparing a State Significant Development Application for the first 120 affordable homes.
- These homes are for very low, low and moderate income earners.
- Application to be lodged with the Department of Planning, Housing and Infrastructure in early 2026.



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Project details

Key features:

- 120 affordable rental apartments
- up to eight-storeys high
- a mix of 1, 2 and 3 bedrooms
- landscaped areas on the rooftop and ground floor
- close access to transport, shops and services.



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Management of affordable housing

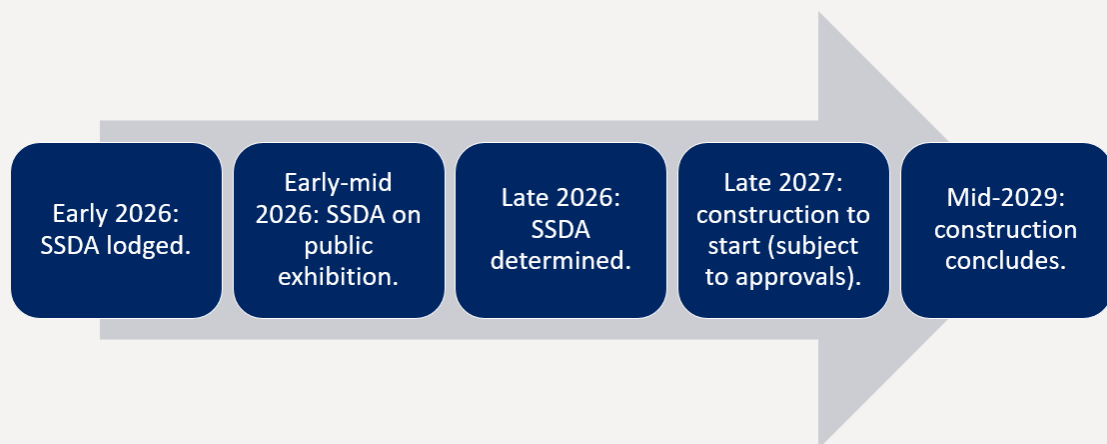
- The building will be owned and operated by a community housing provider.
- Not-for-profit, mission-driven organisations.
- They will own, maintain and manage the affordable rental housing for approved applicants.
- Highly regulated and registered through the National Regulatory System for Community Housing.



9 Proposed affordable housing for Glenfield | December 2025 *Delivery of affordable housing is subject to funding/subsidies.*



Project timeline



10 Proposed affordable housing for Glenfield | December 2025 *Delivery of affordable housing is subject to funding/subsidies.*



Next steps

- Any feedback received today will be considered as we prepare our plans.
- The online survey will close on **Friday 23 January 2026**.
- Consultation outcomes report outlining the feedback received, and how it has been addressed, to be submitted with the State Significant Development Application.
- There will be another opportunity to provide feedback during public exhibition, expected early – mid 2026.



11 Proposed affordable housing for Glenfield | December 2025
to funding/subsidies.

Delivery of affordable housing is subject



Q&A

Remember:

- Raise your hand to ask a question, or type it in the chat.
- If we can't answer your question today, we will take it on notice and be in touch.
- Respect others and allow them time to speak.



Thank you

Email: Glenfield@landcom.nsw.gov.au

Phone: 1800 298 609

Website: <https://www.joinin.landcom.nsw.gov.au/glenfield/affordable-housing-glenfield>



Minutes

Meeting minutes

Meeting name:	Webinar – Glenfield affordable housing project
Date:	Thursday, 11 December 2025
Time:	12pm
Location:	Online
Webinar purpose:	To provide information and invite feedback
Attendance:	11 community members 3 project team members

Agenda Items

Item	Notes
	Webinar opening, notice of recording
1 Acknowledgement of Country	Speaker acknowledged the Burramattagal people of the Dharug nation and paid respects to the lands from which all attendees were calling from.
2 Welcome and introductions	Speaker introduced the project team to attendees.
3 Project overview and management	- This application is for the first 120 affordable apartments to be delivered as part of the Glenfield project by Landcom. The broader project will deliver 10% affordable housing. - The building will be owned and managed by a registered Community Housing Provider. - The Community Housing Provider will manage tenancies and will set rent prices. - Landcom will select a Community Housing Provider early 2026. - The project team are currently finalising the architectural designs and are undertaking technical studies. - The application is for: 120 affordable rental apartments - a mix of 1, 2, and 3 bedroom apartments - up to eight-storeys high - approximately 60 car parks - landscaped areas on the rooftop and ground floor.
4 Project timeline	- The project team will continue to refine architectural plans and technical studies in early 2026. - The application is scheduled to be lodged in around March 2026. - Once lodged, the application will be placed on public exhibition. During this time the community can review the design and technical studies and can make a submission for consideration in assessment. - Construction is expected to commence from early- to mid-2027. - We are gathering feedback from the community to inform our application. An online survey is currently open until Friday 23 January 2026, where you can provide feedback on our plans. This feedback will be considered as we finalise our plans.
5 Next steps	Q: What are the expected impacts on the commuter car park next door?

Acknowledgement of Country

In the spirit of reconciliation, Landcom respectfully acknowledges the Traditional Custodians of Country throughout NSW and recognises and respects their continuing cultural heritage, beliefs and connection to land, sea, and community. We pay our respects to their Elders past, present, and emerging.



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Meeting minutes

A: The project will provide 60 car spaces, as per planning requirements. It is expected that many residents will use public transport due to proximity to the train station.

Q: Is affordable housing the same as social housing? Are the apartments for sale or rent only?

A: All apartments will be for rent only. Affordable housing is a umbrella term for housing that is for households on very low, low to moderate incomes. Social housing is a form of affordable housing. *Post meeting note: Please refer to our FAQs for further details:* <https://www.joinin.landcom.nsw.gov.au/glenfield/affordable-housing-glenfield>

Q: Does Stage 1 include both R4 and R3 zoning in the area north of Roy Watts Road?

A: Yes.

Q: Are there townhouses to the left of the development? Are they in an R3 zone?

A: Yes, there are 18 townhouses in an R3 zone.

Q: Are they right across from the school and the sportsfields?

A: Yes, the terraces are across Roy Watts Road from the school, and border the sportsfields.

Q: I am from Campbelltown City Council. Please ensure that you start early in planning road names.

A: Noted.

Q: How can we apply for affordable homes?

A: You can apply directly to the selected Community Housing Provider, or via the 'Welcome Mat' website: <https://www.welcomemat.com.au/>

Q: Who is Landcom partnering with for construction?

A: This is to be confirmed.

Q: Will the site be serviced?

A: Yes.

Q: Is there anymore car parking planned? 60 seems inadequate.

A: The number of car parking spaces complies with the Housing SEPP. We are undertaking traffic assessments as part of our application.

6	Q&A	Webinar closes.
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Appendix G: Survey questions and summary of submissions

Survey questions (open from Friday 5 December 2025 to Friday 23 January 2026)

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Proposed affordable housing for Glenfield

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Online survey

Landcom is lodging a State Significant Development Application with the Department of Planning, Housing and Infrastructure, to deliver affordable homes near the train station at Glenfield.

To help us finalise our plans, please consider and respond to the following questions. Your feedback will help us understand what information is most important to you and what issues should be considered as planning progresses.

Feedback will be considered alongside project feasibility considerations, site opportunities and constraints, our housing and sustainability targets and best practice design principles to refine plans.

Open

How do you think this project could benefit the local community?

Are there any local and/or Indigenous stories that you would like to see reflected in the design?

What additional information would be useful to understand the project better?

Do you have any other feedback for the project team?

Submit

In the spirit of reconciliation, Landcom respectfully acknowledges the Traditional Custodians of Country throughout NSW and recognises and respects their continuing cultural heritage, beliefs and connection to land, sea and community. We pay our respects to their Elders past and present. Country across Australia always was and always will be traditional Aboriginal land.

Join In

Read [Join In](#), Landcom's engagement charter. It outlines our commitment and approach to community engagement, and the principles which guide how we will engage with you.

Contact Us

For all general enquires please contact us via:
Phone: (02) 9841 8600
Email: engagement@landcom.nsw.gov.au



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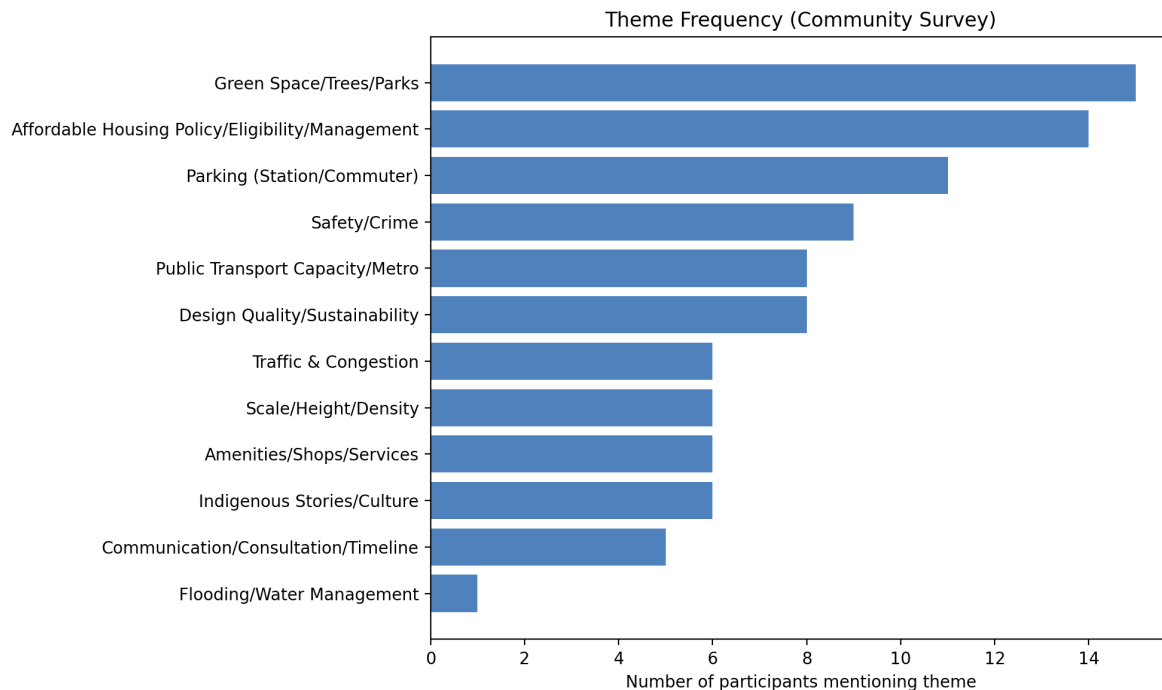


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Summary of submissions

In total 25 surveys were completed.

Top themes mentioned



Theme	Mentions	Share of respondents
Green Space/Trees/Parks	15	60%
Affordable Housing Policy/Eligibility/Management	14	56%
Parking (Station/Commuter)	11	44%
Safety/Crime	9	36%
Public Transport Capacity/Metro	8	32%
Design Quality/Sustainability	8	32%
Traffic & Congestion	6	24%
Scale/Height/Density	6	24%
Amenities/Shops/Services	6	24%
Indigenous Stories/Culture	6	24%
Communication/Consultation/Timeline	5	20%
Flooding/Water Management	1	4%

Sentiment snapshot

Note: indicative only; based on across the responses.

Sentiment	Responses	Share
Supportive / Positive	4	16%
Mixed	9	36%
Opposed / Negative	12	48%
Neutral / Unclear	0	0%

Representative participant comments

"Rare opportunity to provide secure safe affordable housing to people who are currently priced out of the market- close to public transport, schools and services. Improve health outcomes and reduce pressure on healthcare services."

— Online survey participant, 08 Dec 2025

"Must have sufficient public space or else it is another Edmondson park. Such as parks playground, sport oval and toilets."

— Online survey participant, 13 Dec 2025

"Please ensure that good shopping centres, parks, and playgrounds are prioritized in the central area before building apartments, along with broad roads similar to those in the developments at Marsden Park or other Blacktown and Penrith council areas. New Glenfield has too narrow streets."

— Online survey participant, 10 Dec 2025

"By being of a high design quality and incorporating generous setbacks for street trees".

— Online survey participant, 08 Dec 2025

"More parking for commuters as there is not enough for community to drive to the station and travel by train."

— Online survey participant, 08 Dec 2025