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Landcom | Sugarwood

November 2026

Sugarwood Newsletter

Read about Landcom's work at Garden Suburb to deliver. We're delivering new homes for the Lake Macquarie community, protecting bushland and upgrading Myall Road. Here's what's happening and what's next.

In this update

- Subdivision works: Nearing completion
- Sales update: Strong interest continues
- Myall Road upgrade: Works starting soon
- Affordable housing approved: Homes for households in housing stress
- Biodiversity stewardship site: Signs of healthy bushland

Subdivision works are nearly complete

Our crews are finishing the subdivision construction works at Garden Suburb. The KCE team has completed earthworks, built the new roads, installed essential services including stormwater, underground power and water pipes, and planted shrubs and trees in landscaped areas.

This milestone means we've taken a big step closer to welcoming new residents who will arrive once the intersection upgrade progresses.

Strong sales results

Thirty-six people have secured land to build their new homes at Garden Suburb since sales began in May. The lots range in size from 471 m² to 901 m².

Subject to approvals, we expect the subdivision to register in mid-2027. People can then settle on their land and start building.

Thank you to everyone who took part in the ballot. If you missed out, register your interest on our website to hear about the final sales releases.



Subdivision works nearing completion

Myall Road intersection upgrade starts soon

Our contractor, KCE, will soon start work to build a new signalised intersection on Myall Road at Gymea Drive. The works will take around 12 months.

Tree removal

We may need to remove up to 11 trees to complete the intersection works. Any tree removal will only take place once the necessary Council approvals are in place. An ecologist will oversee the work to make sure we follow environmental best practice.

We know the community values the native trees and bushland in the area, and we're committed to minimising impacts wherever possible. For every tree removed, we'll plant 2 replacement trees in line with Council requirements.

What we're building

The upgrade will deliver:

- a new signalised intersection with dedicated turning lanes
- new shared pedestrian and cycling paths
- new bus stops and shelters
- safer crossings for pedestrians, including access to Lance Yorke Oval.

These changes will improve safety and traffic flow and give the growing community better road connections.

Myall Road is a key link between Cardiff and the Newcastle Inner City Bypass. The upgrade responds to residential growth and rising traffic in Garden Suburb and surrounding areas.

We're delivering the intersection on behalf of Lake Macquarie City Council, which is responsible for the road. The NSW Government is proudly funding the upgrade in association with Council.

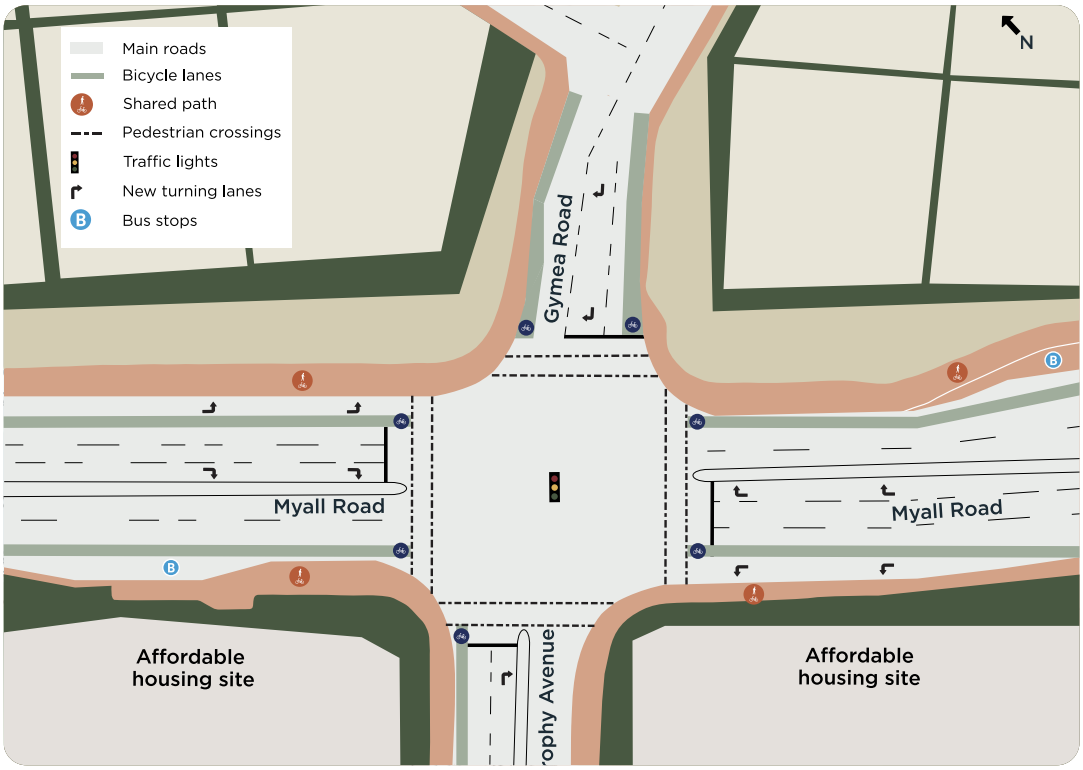
What to expect

Initial works will establish the works area, clear trees approved for removal, relocate services and install traffic control barriers. We will start with the westbound lane, then move to the eastbound lane in mid-2027, subject to further Council approvals.

Approved work hours: Monday to Friday, 7 am to 5 pm, and Saturday, 8 am to 1 pm.

Some night works will also take place on selected days between 7 pm and 5 am. We'll notify residents close to the works zone before any night works begin.

To keep road workers and drivers safe, speed limits will drop to 40 km/h in both directions. Please allow extra travel time.



Approved design of new signalised intersection



Artist's impression of approved affordable housing

Water infrastructure works to begin

We will soon start work on Myall Road to install new water infrastructure on behalf of Hunter Water.

The work includes installing a pressure reducing valve to help manage water pressure for Sugarwood and the surrounding neighbourhood, along with new pipes and an underground chamber.

During construction, you may notice some noise, construction vehicles and temporary lane closures. We'll notify nearby residents before planned traffic changes.

Affordable rental homes in Garden Suburb

Following a comprehensive environmental assessment, Landcom has determined that plans for 69 new affordable rental homes at Garden Suburb can proceed. The assessment considered potential environmental, social and economic impacts, as well as feedback received from neighbouring residents and stakeholders. The development will provide a mix of housing options that support a diverse and inclusive community, enabling more people to live close to jobs, schools, healthcare and other essential services.

A recent survey by the NSW Council for Social Service found 81% of low-income households in Newcastle and Lake Macquarie were living in housing stress and spending more than 30% of their income to keep a roof over their heads*. That means many workers, families and older people are stretching to pay the rent.

**NCOSS, Impossible Choices – Decisions NSW communities shouldn't have to make (2024)*

What we heard and what we did

We received 45 submissions during consultation. Key themes included parking, traffic, the planning assessment pathway, density and bushland impacts. In response:

- **Parking:** we increased car parking from 37 to 44 spaces, with an additional 7 spaces provided by reconfiguring the basement. The new streets will also provide on-street parking.
- **Traffic:** the traffic assessment covers the whole development and found the Myall Road and Gymea Drive upgrade will improve road capacity, flow and safety.
- **Planning assessment pathway:** the NSW Minister for Planning gave Landcom its assessment powers under the Housing SEPP. We have followed the Division 5.1 guidelines and documented all impacts in the Review of Environmental Factors (REF) which can be downloaded via the NSW Planning Portal.
- **Bushland:** the homes sit outside the stewardship site. The REF sets out measures including lighting design, fencing, bushfire protection and community education to minimise impacts on the bushland and the animals that live there.

Why Landcom assessed the proposal

Most local developments need approval from a council or planning panel. Part 5 of the Environmental Planning and Assessment Act works differently. It lets public authorities, like Landcom, assess and determine certain types of projects themselves, including affordable housing. The NSW Government introduced this pathway for Landcom for 100% affordable housing developments of up to 75 homes. It aims to help deliver affordable homes faster.

Self-assessment is not a shortcut. We must still study the environmental impacts, publish a REF and provide mitigating measures to reduce those impacts. We also consulted Lake Macquarie City Council throughout the process.

The REF and our determination is available on the NSW Planning Portal.

Scan the QR code to access the Planning Portal or visit: www.planningportal.nsw.gov.au/part-5

What's next

We need funding and a community housing provider to own and manage the homes. If we secure both, we hope to start work in mid-2027.

Interpreter help

We speak your language. If you need an interpreter, call the Translating and Interpreting Service on 13 14 50 and ask them to call Landcom on 1800 714 321.

Contact the team

1800 714 321

gardensuburb@landcom.nsw.gov.au

www.landcom.com.au/sugarwood



The new rope bridge providing safe access for native animals

Protecting and enhancing the bushland

More than 70% of the 39-hectare site, about 28 hectares, is permanently protected as a biodiversity stewardship site. We will conserve and rehabilitate this bushland in perpetuity, creating a lasting home for native plants and wildlife.

Bush regeneration

While some walking paths will stay open to provide community access, other paths are being regenerated. We're laying special brush matting to help ground cover re-establish and stabilise the tracks.

We partnered with Awabakal Local Aboriginal Land Council, who wrapped up weed control works in September. We're now monitoring weeds across the site.

Powerful Owl spotted on site

Spring is breeding season. Our ecologist is monitoring the nest boxes we installed to see whether native animals are using them.

We're pleased to report that a Powerful Owl has been spotted near its known nesting tree. This is an encouraging sign that the breeding pair remains on site.

New sugar glider crossing

We've installed a new sugar glider run across Gillian Crescent. Sugar gliders and other native mammals can shimmy up a pole on one side of the road and scamper safely across to the other, linking the bushland areas.

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