

Garden Suburb intersection upgrade factsheet

Myall Road and Gymea Drive

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About the upgrade

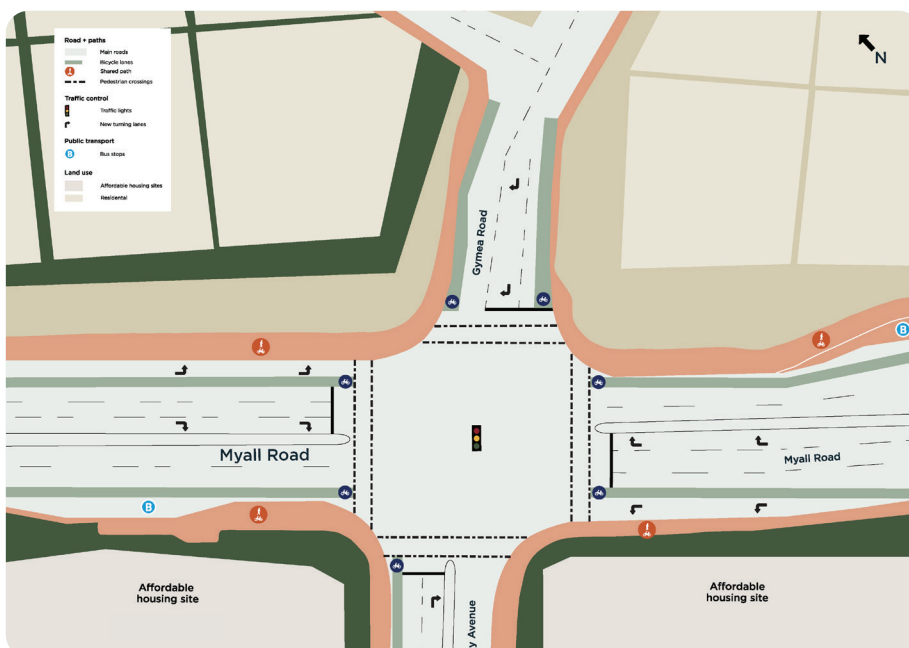
Landcom and Lake Macquarie City Council are working together to upgrade the intersection of Myall Road and Gymea Drive, Garden Suburb.

This upgrade will see the installation of a new signalised intersection, dedicated turning lanes and new shared pedestrian paths. The upgrade will improve safety, traffic flow and provide better connections for the growing community.

Myall Road provides a key connection between Cardiff and the Newcastle Inner City Bypass. The planned upgrade responds to residential growth and increasing traffic volumes in Garden Suburb and surrounding areas. Landcom and Council have worked closely with Transport for NSW to finalise the design.

The design meets state safety and efficiency standards and aligns with future land use plans.

New signalised intersection



Benefits of the upgrade

The upgrade provides motorists and pedestrians with a number of key benefits. It will:

- improve safety for all road users, especially at peak times
- provide better connectivity for residents
- accommodate turning movements into the future access road associated with nearby land releases
- reduce congestion and improve intersection efficiency
- provide safer walking and cycling routes
- support more reliable access to and from Myall Road and the broader network, including the Newcastle Inner City Bypass.



Project timeline

Mid 2026

Review of Environmental Factors released

Detailed design finalised

Construction starts; around 10-month program

Environmental assessment

As part of the planning process for the intersection and associated works, a Review of Environmental Factors (REF) was prepared to assess potential environmental and social impacts of construction and outline proposed mitigation measures. The REF considers:

- biodiversity
- noise and vibration
- heritage
- soil and water management
- traffic and access
- social and economic impacts

The REF has been determined by Council and can be viewed on our website.

Frequently asked questions

How was the need for the intersection upgrade identified?

The intersection upgrade was identified as part of Council's Development Contributions Plan for the Glendale Catchment. That plan has been replaced by the new Citywide Contributions Plan which also includes the new intersection.

It is a requirement of the conditions

of consent for the Garden Suburb subdivision.

Who approved the intersection design?

Transport for NSW is the consent authority for signalised intersections in NSW. Transport for NSW approved the design of the traffic control signals. The civil design is being assessed by Lake Macquarie City Council. Plans can be found on our website.

How was the Myall Road intersection designed?

The design was informed by Transport for NSW and modelling advice from specialist engineers and traffic consultants. Council worked closely with Transport for NSW in the design process.

Intersection design is guided by state and national standards to maximise safety and operational efficiency, leaving limited scope for the community to influence technical design outcomes.

Did the REF influence the intersection design?

Under Part 5 of the Environmental Planning and Assessment Act 1979, an REF is used to assess the likely environmental impacts of a proposed activity before it proceeds.

The design is typically prepared before the REF stage. The REF's role is not to influence or decide on the design, but to:

- assess environmental impacts of implementing that design
- identify appropriate mitigation measures.

Why is the upgrade removing the ability to turn right into and out of Reserved Road?

Safety and efficiency are the primary reasons. Traffic modelling shows that if the right turn movement into Reserved Road is retained, it would cause excessive delays to the Myall Road / GyMEA Drive intersection in the future because queued vehicles would extend beyond 160m and impact the intersection.

Additionally, if the right turn movement out of Reserved Road is retained, queued vehicles along the eastbound lanes of Myall Road would obstruct the sight lines of vehicles attempting to turn right onto the westbound lanes of Myall Road. As such, there would be insufficient sight lines of oncoming vehicles for a safe right-turn movement from Reserved Road. The design follows state and national standards to prioritise safety for all road users.

Contact us to learn more about the project and register for project updates:

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🌐 landcom.com.au/sugarwood

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