



# Garden Suburb Newsletter

March 2026

Latest news on Landcom's  
**Garden Suburb** project



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Questions recently asked by the community

Read about Landcom's project, which presents an opportunity to balance the need for developing land for much-needed housing with enhancing and protecting existing bushland.

### About the project

Landcom is progressing plans to deliver 105 new homes in Garden Suburb, with the potential for an additional 55 affordable rental homes subject to planning approvals. This approach aims to support housing diversity and improve access to secure, high-quality homes for local residents.

The project includes a new signalised intersection at Myall Road and Gymea Drive, providing safer access for existing and new

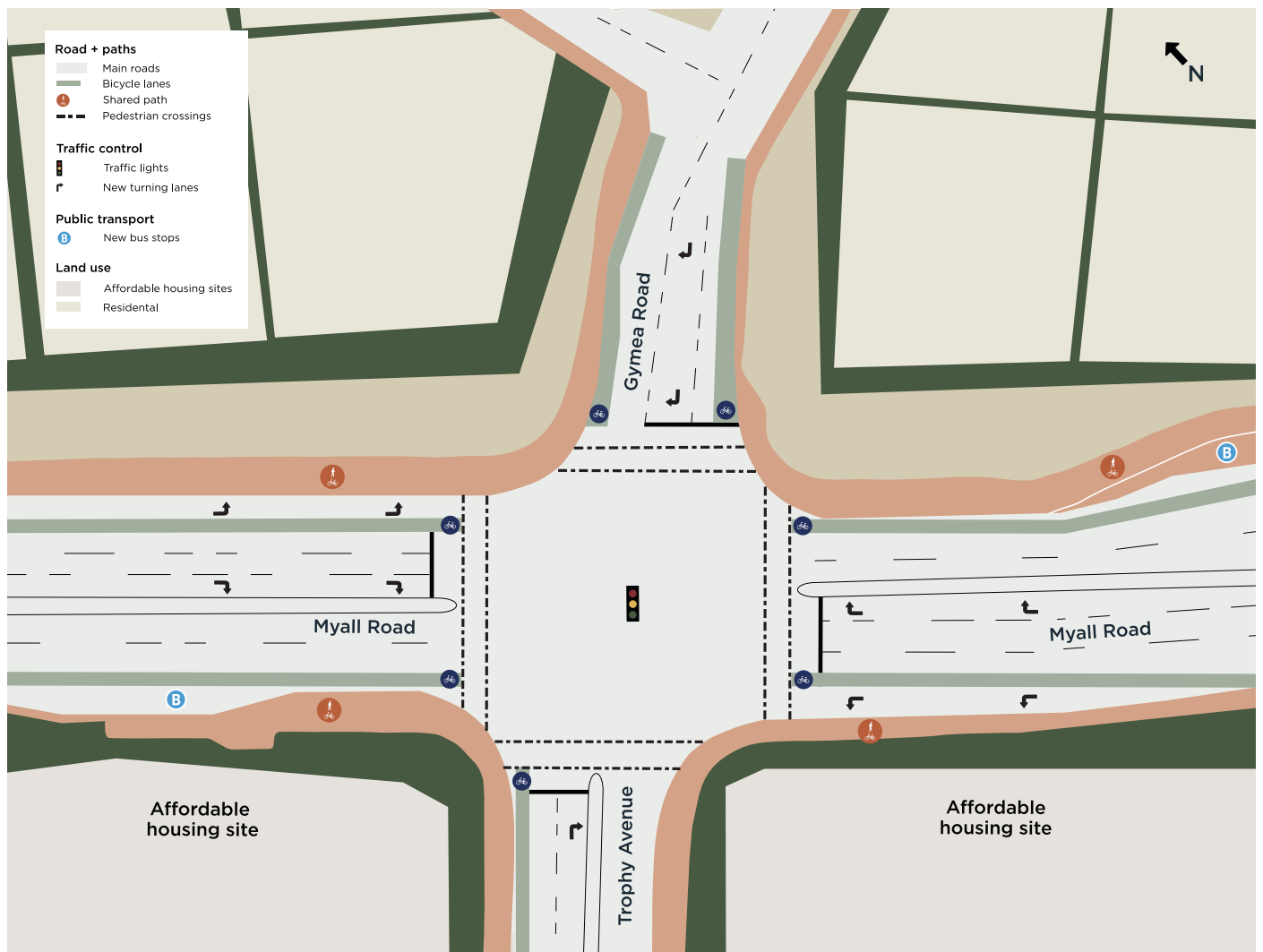
residents, as well as new shared footpaths to encourage people to walk or cycle.

Around 28 hectares of the 38.8-hectare site have been protected in perpetuity as a biodiversity stewardship site. Works to regenerate the bushland are ongoing.

The project will deliver new homes for the growing community in the Hunter Region while protecting and regenerating valuable urban bushland in Garden Suburb.



# Myall Road and Gymea Drive intersection upgrade



Proposed intersection design

Landcom and Lake Macquarie City Council have worked closely with Transport for NSW to develop the design for the intersection of Myall Road and Gymea Drive. The design meets state safety and efficiency standards and aligns with future land use plans.

This upgrade will install a new signalised intersection, dedicated turning lanes and new shared pedestrian paths. It will improve safety, traffic flow, and provide new bus stops and 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.

Please see our FAQs for more information.

## Biodiversity stewardship site

The stewardship site is a designated area of land managed under an approved vegetation management plan to guide its conservation in perpetuity.

Work in accordance with the approved plan has commenced as detailed below.



Primary weeding of the undergrowth and planting of native species is ongoing.



Brush matting continues to be laid on the ground in areas to promote natural revegetation and stabilise eroded tracks.



Nest boxes continue to be monitored.



Works to restore existing walking paths and replace unsafe walkways over waterways continue.

In line with our approved conservation plans, we have built permanent fencing in the western side of the stewardship site. The fencing limits access to sensitive bushland so it can regenerate and reduces impacts on local biodiversity. The NSW Department of Climate Change, Energy, the Environment and Water required this fencing to support long term conservation efforts.

The majority of bushland is still open to the community and can be accessed via multiple entry points and walking trails in the eastern side of the stewardship site. We encourage visitors to stay on the marked paths to help protect this important habitat over the long term.



Restoration of walkways over waterways

## Construction update

Earthworks including levelling the site are nearing completion. Installation of underground services including stormwater and drainage infrastructure has started. Construction of new roads, pavements and kerbs has also begun.

In the coming months machines will work along Myall Road to install water services and to improve water pressures to the surrounding area.



New roads preparation

## Public exhibition of rezoning proposal



Rezoning is required for both the residential and affordable housing lots. This is an administrative planning matter to update the land-use controls so they align with current, standard zoning categories. The rezoning is a state-assessed process through the NSW Government's Social and Affordable Rezoning Pathway. We submitted a planning proposal to the Department of Planning, Housing and Infrastructure who have now placed the submission on public exhibition until 20 April 2026.

## Additional affordable rental housing proposed

Development in Garden Suburb will help boost the regional supply of affordable housing for people on very low to moderate incomes.

We are committed to providing at least 30% of the total homes delivered on site as affordable rental housing. Within the approved plans we had anticipated 14 affordable homes, but with 42% of local renters in housing stress there is a clear need for more diverse and affordable homes. Our planning has identified opportunities for more affordable rental housing on the site. We have identified that we could deliver a total of 69 affordable homes with a mix of terrace homes and low rise apartment buildings, subject to securing funding and partnering with a community housing provider to own and manage the homes.

We are completing rigorous environmental assessment studies to understand any potential impacts of the proposed increase in homes and how we can avoid or reduce them.

Planning for the proposed affordable housing is progressing. The proposal is being assessed under a State planning pathway designed to support the delivery of affordable housing by Landcom, as outlined in the NSW Housing State Environmental Planning Policy. This allows Landcom to assess the proposal under Division 5.1 of the Environmental Planning and Assessment Act. As part of this process we notified Lake Macquarie Council and neighbouring properties and invited them to provide feedback. We are currently reviewing feedback from more than 60 people and finalising technical studies to refine the proposal and complete the environmental assessment.

### About the self assessment planning pathway

Some of our projects follow a self assessment pathway. We must thoroughly assess environmental impacts and comply with strict State planning requirements before any work can begin. This pathway helps deliver affordable rental housing more efficiently while ensuring councils and communities have opportunities to have their say on proposals.

For more information about the planning pathway for the affordable housing see the FAQs on our website.

### Indicative timeline:

- Civil works including roads and installation of underground services – ongoing until mid-2026
- Start of road upgrade and new signalised intersection – mid 2026
- Project completion – early 2027
- New residents move in – late 2027



Underground services being installed

### Recently asked FAQs

#### When do land sales start and what are the lot sizes and pricing?

The marketing strategy for land sales is still being finalised. We expect sales to commence in the coming months. Details of land size and prices of lots will be released at that time.

#### What is affordable rental housing?

Affordable rental housing is for very low, low and moderate income households where rent is discounted by at least 25%. It supports many people who already live and work in the area but have to put a large share of their income towards keeping a roof over their heads.

Affordable rental housing is priced so these households can cover other essential costs such as food, clothing, transport, medical care and education. It helps people stay connected to their jobs, schools and communities without being pushed into housing stress.

### Contact the team

Visit the webpage for more information about the project and Frequently Asked Questions:

☎ 1800 714 321 ✉ [gardensuburb@landcom.nsw.gov.au](mailto:gardensuburb@landcom.nsw.gov.au)

🌐 [www.landcom.com.au/garden-suburb](http://www.landcom.com.au/garden-suburb)



Click here to sign up for project updates



### About Landcom

We are a NSW Government owned land and property development organisation. We aim to make a positive difference in people's lives across NSW by increasing the supply, affordability and diversity of housing and creating sustainable communities.