

Garden Suburb Newsletter

April 2025

Latest news on Landcom's
Garden Suburb project



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Questions recently asked by the community

Read about Landcom's project to deliver new homes for the growing community in the Hunter Region while protecting and regenerating valuable urban bushland in Garden Suburb.

About the project

Landcom is delivering new homes on a 38.8ha site on Myall Road in Garden Suburb and preserving more than 70% of the site as a biodiversity stewardship site in perpetuity.

The NSW Government is committed to confronting the housing crisis head on by delivering more homes to meet community needs.

Lake Macquarie City Council has projected that at least 13,700 dwellings will be needed in the area by 2036.

The Garden Suburb project provides an opportunity to balance the need to develop land for much needed housing, with the opportunity to improve and protect existing bushland.

At a glance

The project includes:

- approximately **105 homes**
- a **minimum of 30% affordable housing** for people on very low to moderate incomes
- preserving and **regenerating 28ha of bushland** in perpetuity
- a mix of housing types to provide **greater choice** for people with different lifestyles, needs and budgets
- a new signalised intersection at Myall Road and Gynea Drive to provide **safer access** for existing and new residents
- **new shared footpaths** to encourage people to walk or cycle.



Biodiversity stewardship site



In February the Nature Markets and Offsets Division of the NSW Department of Climate Change, Energy, the Environment and Water registered the biodiversity stewardship site (registration number - BS0162). The stewardship site is a designated area of land managed with an approved management plan for conservation in perpetuity.

Planting of native species as part of site remediation.

Rehabilitation of the site is progressing well:



primary weeding of undergrowth continues



removal of rubbish is underway



Planting of native species continues across the site



native seeds have been collected from the development site and are being planted in the stewardship site



nest boxes were installed in December 2024 and are being monitored



approximately 20m³ of native tree branches were collected from the development footprint and are being used in the stewardship site.



Some areas are temporarily fenced off to allow the bush to regenerate. However, some minor bush trails will remain permanently closed, and we are planting native species to restore these areas. In the long term, public access will be maintained so locals can continue to access and enjoy the bushland.



Nesting box for small mammals.



Ground cover and seeds for use in the stewardship site.

Current and upcoming works in the development area

Site establishment and clearing works started in early March 2025. Clearing of the site on the north and south of Myall Road is nearing completion. Clearing will be completed by the end of April.

Measures we are taking to minimise impacts on wildlife include:

- completing clearing before the weather gets too cold and the hibernation season sets in, so hollow dependent animals have time to relocate
- staging clearing works to remove hollow bearing trees last, giving wildlife, like possums and birds, time to relocate
- under the supervision of an ecologist, removing hollow bearing trees using machinery that slowly lowers the trees to the ground before cutting them into segments.

During clearing works we are finding small amounts of contaminated materials, such as asbestos, which have been illegally dumped on site. We are removing materials in accordance with the approved Remediation Action Plan.

Major earthworks will start in late April and continue for around three months. This work involves levelling the site and, preparing it for new roads and the installation of underground services.

Indicative timeline:

Following the completion of vegetation clearing works, key milestones include:

- Bulk earthworks – April 2025 to June 2025
- Civil works to create roads and install underground services – mid 2025
- Road upgrade and new signalised intersection – late 2025
- Lot sales – expected to commence late 2025
- New residents move in – from late 2026.

We are still finalising plans to determine the approach and program for delivering affordable housing.

Recently asked FAQs

What is the status of the road and intersection upgrades?

The Myall Road and Gynea Drive intersection upgrade is a condition of the approved development application. The detailed design for the intersection upgrade, is being finalised. However, the signs and pavement marking plan and the traffic signals plan have been approved and are available on our website.

Once the design work is complete, we will provide the detailed designs on our webpage and provide adjoining neighbours and the community with further details.

Why did the the Nature Markets and Offsets Division approve the biodiversity stewardship site when the Regional Planning Panel advised that the Biodiversity Conservation Trust needed to approve it?

The Biodiversity Conservation Trust and Nature Markets and Offsets Division both operate within the NSW Department of Climate Change, Energy, the Environment and Water.

Due to changes within the NSW Department Climate Change, Energy, the Environment and Water, final approval of the biodiversity stewardship site was provided by the Nature Markets and Offsets Division. Ongoing monitoring of compliance is overseen by the Biodiversity Conservation Trust.

How do I register for land sales?

The marketing strategy for land sales is still being finalised. If you are interested in sales, we encourage you to subscribe to our newsletter to stay up to date on the project.



Rubbish recovered from the clearing works



Help keep your
bushland clean, report
illegal dumping at
ridonline.epa.nsw.gov.au

Scan the QR code



Contact the team

To learn more about the project and register for project updates contact us:

📞 1800 714 321 ✉️ gardensuburb@landcom.nsw.gov.au

🌐 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.