



Garden Suburb Newsletter

February 2025

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

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Biodiversity stewardship site

The stewardship site is now registered to protect bushland in perpetuity

Start of works

Land clearing works will begin in March

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Landcom is delivering new homes on a 38.8ha site on Myall Road in Garden Suburb and preserving around 70% of the site as bushland.

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 signalled intersection at Myall Road and GyMEA Drive to provide **safer access** for existing and new residents
- New **shared footpaths** to encourage people to walk or cycle.



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.



Project update

Works to manage mine subsidence are complete

In January we finished works to manage safety risks around 12 high risk potholes caused by mine subsidence on the site. We were required to remediate the potholes before the stewardship site was established.

Works were supervised by an ecologist and carefully managed to minimise impacts on the bushland.

The remediated pothole sites are now being monitored while the bush regenerates and we will plant further native seedlings around the pothole sites.

Planting of native species as part of site remediation



Re-purposed hollow as nest box for small mammals.



About the stewardship site

The Nature Markets and Offsets Division of the NSW Department of Climate Change, Energy, the Environment and Water recently registered the biodiversity stewardship site (registration number - BS0162).

The stewardship site is an agreed area of land that will be managed for conservation.

The site will be protected in accordance with a vegetation management plan that is available on our website and details how native plants, threatened species, pests and weeds will be managed to protect and regenerate the bushland over the long term.

While some areas will be fenced off for short periods to allow the bush to regenerate, public access will be maintained in the long term so that locals can continue to enjoy the bushland.

Upcoming site preparation and clearing works

While around 70% of the site will be protected in perpetuity as a biodiversity stewardship site, approximately 30% will be cleared to make way for much needed housing.

Site establishment and clearing works will start in March 2025.

Vegetation clearing works will be undertaken in line with approved plans and closely supervised by an ecologist. Measures we are taking to minimise impacts on wildlife include:

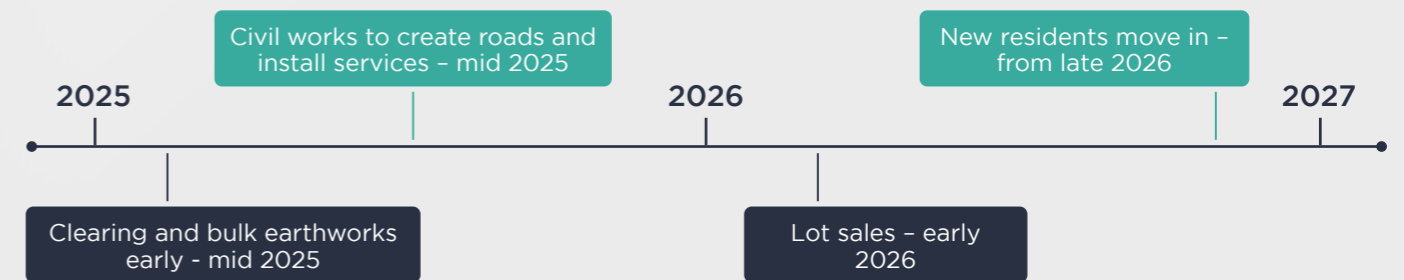
- monitoring newly installed nest boxes in the stewardship site that have been established to replace hollow bearing trees that are being removed in the development area
- clearing will be done before the weather gets too cold and the hibernation season sets in, so hollow dependent animals have time to successfully relocate
- staging clearing works to remove hollow bearing trees last, which will give wildlife, like possums and birds, time to relocate.

Clearing works will take approximately six weeks. Construction will continue for around 12 months. We will keep the community informed as works continue.

Project location



Indicative construction timeline:



We are still finalising plans to determine the approach and program for delivering affordable housing. We will continue to keep the community updated as the project progresses.

Homes for everyone

A minimum of 30% of new homes will be affordable housing for eligible people who cannot access appropriate housing in the private market, as they usually have very low to moderate incomes.

Many of these people are key workers who find it difficult to find suitable housing close to where they work or have community connections.

As housing costs continue to rise, housing stress in the Lake Macquarie is growing. Around 70% of low income households are in housing stress, which means they spend so much on rent or mortgage payments that they are struggling to cover other essentials like, food, clothing, transport, medical care and education.



Contact us

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

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Scan the QR code or visit the webpage for more information about the project and FAQs

