

# Draft Housing Supply Plan

2023



The aim of this Plan is to take the strategic framework within the Local Strategic Planning Statement as well as the Local Housing Strategy and demonstrate how we would facilitate housing our growing communities.

# Guudji Yiigu

(Goo-jee ik-koo)

We welcome you  
to Port Stephens –  
part of the Worimi  
Aboriginal Nation.

We acknowledge the Worimi as the original Custodians  
and inhabitants of Port Stephens.

We acknowledge and pay respects to Worimi elders  
past and present.

May we walk the road to tomorrow with mutual respect  
and admiration as we care for the beautiful land and  
waterways together.





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# Housing supply

The Housing Supply Plan (HSP) forms part of Council's response to the current housing crisis.

The aim of this plan is to take the strategic framework that has been established by the Local Strategic Planning Statement (LSPS) and the Local Housing Strategy (LIVE Port Stephens) to demonstrate how Council would facilitate the provision of housing to meet the needs of our growing community.

Councils play an important role in facilitating, shaping and managing housing growth across the state. Well planned and considered development must meet the needs of our community and be consistent with their vision for living a great lifestyle in a treasured environment. It is important to also be mindful that Port Stephens is a diverse community that has a range of needs and expectations with respect to housing. The response to the needs and demands for housing cannot be a one size fits all approach.

Port Stephens is forecast to grow by almost 20,000 people over the next 20 years. The Hunter Regional Plan has forecast that 11,100 new dwellings in Port Stephens would be needed in Port Stephens to accommodate

the growth in population. This equates to delivering in excess of 550 dwellings per year to meet the forecast demand.

The HSP demonstrates how and where the required housing can be developed over the next 20 years. The HSP takes a holistic approach to reviewing the need and forms of housing that could be developed across the LGA. This seeks to meet the needs of the community by considering the individual characteristics, capacity and character of a precinct in estimating its future capacity.

Over time there would be a need to continue to update and refine the HSP to ensure that it accurately reflects the external factors that would change such as migration patterns, employment opportunities or life expectancy.

Recent history has shown that underlying assumptions of growth cannot be relied on. The HSP needs to respond to this uncertainty by providing flexibility and capacity to respond to these changes. This includes reviewing the timeframes for the delivery of land/dwellings and updating the HSP accordingly.



# Housing diversity

In Port Stephens, single detached dwellings have been the most desired form of housing, making up over 75% of all new housing over the last five years.

Notwithstanding this, certain parts of the Port Stephens LGA do have a broad range of housing forms. In Nelson Bay for example, over 35% of dwellings are in the form of town houses, villas or residential flat buildings.



Detached housing

Detached Housing refers to a dwelling that does not share walls with another dwelling. This includes housing on smaller lots as well as housing in lifestyle communities.



1-2 storeys

1 to 2 storey (low-rise housing) includes dual occupancy, multi-dwelling housing (such as terraces and townhouses) and manor houses (2 storey apartment buildings).



3-6 storeys

3 to 6 storey (mid-rise housing) refers to apartment buildings that can be freestanding buildings or part of a mixed-use development.



7+ storeys

7+ storey (high-rise housing) refers to apartment buildings that can be freestanding buildings or part of a mixed-use development.





# Housing density

The Hunter Regional Plan seeks to deliver a mix of densities. This includes differing requirements for urban and suburban scenarios. The HRP does this by nominating proposed minimum and desired dwelling densities for future housing in urban and suburban areas.

The HSP uses the nominated densities as a guide to assist in forecasting the potential of the nominated precincts. Each precinct narrative includes a prescribed minimum density that

meets or exceeds the requirements of the Hunter Regional Plan as the adjacent graphic.

The future development of these precincts would need to demonstrate how the proposal meets or exceeds this nominated density.

The following diagram shows the desired number of dwellings per hectare (ha).

NOTE: For regional Hunter 15 dwellings per ha, unless within 800 m of strategic centres and public transport corridors, which should achieve a minimum 30 dwellings per ha.

30  
General suburban

40  
Inner suburban

50  
General urban

75  
Urban core

## General suburban

30 dwellings per ha, unless within 800m of strategic centres and public transport corridors, which should achieve minimum 50 dwellings per ha.

## Inner suburban

40 dwellings per ha, unless within 800m of strategic centres and public transport corridors, which should achieve minimum 75 dwellings per ha.

## General urban

50 dwellings per ha, unless within 800m of strategic centres and public transport corridors, which should achieve minimum 75 dwellings per.



# Understanding the Plan

To assist in understanding this Plan and to allow for key information to be easily accessed the following infographics have been included for each precinct.



## Dwelling forecasts

The number of dwellings that are forecast to be delivered within the nominated precinct.



## Population increase

An estimate of the potential increase in population is provided, based on occupancy ratio and the number of dwellings.



## Precinct Identification

The precinct has been identified as having the potential to accommodate new housing. A preliminary assessment of the precinct has identified that there are minimal constraints to future development. Detailed planning is still required to confirm the future of the precinct and establish the planning framework for the precinct.



## Strategic Planning

There is a need to undertake more detailed planning to create the framework for a subsequent rezoning/development for the identified precinct. This may involve detailed precinct assessments, masterplanning as well as community consultation.



## Rezoning

To facilitate the envisaged outcomes there is a need to rezone the land. The rezoning process allows for very precinct specific assessments to be undertaken in consultation with the community.



## Development Application

A Development Application is being assessed. Approval is required before construction can commence.



## Dwelling Production

Construction has commenced and delivery of new lots/dwellings is underway. The delivery of dwellings is the key milestone in the supply process.



## Development Completed

The precinct has been completed and there is no further production forecast for the precinct.







# Housing supply forecast

## PORT STEPHENS

The population of Port Stephens is forecast to grow by 20,000 people over the next 20 years. To accommodate the forecasted population growth, the Hunter Regional Plan has set a target of 11,100 dwellings that need to be delivered over the next 20 years.

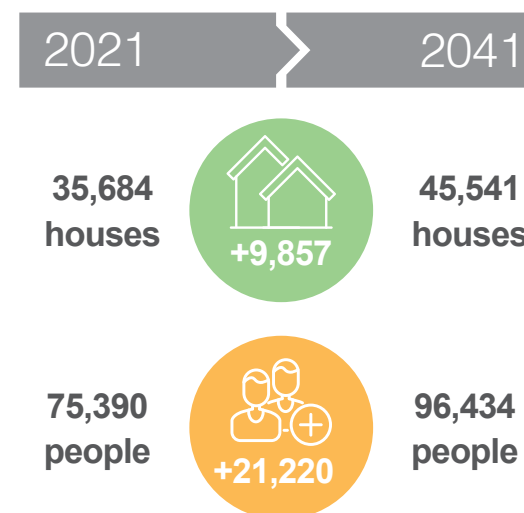
The HSP focuses on assessing the current capacity for new development within the known strategies and precincts with the potential to support infill development. Over time the broader target would become the focus as the LGA continues to grow.

Historically Port Stephens has only developed approximately 15% of its housing as infill. The constrained nature of the LGA (flooding, ecology, koalas) limits the opportunity for

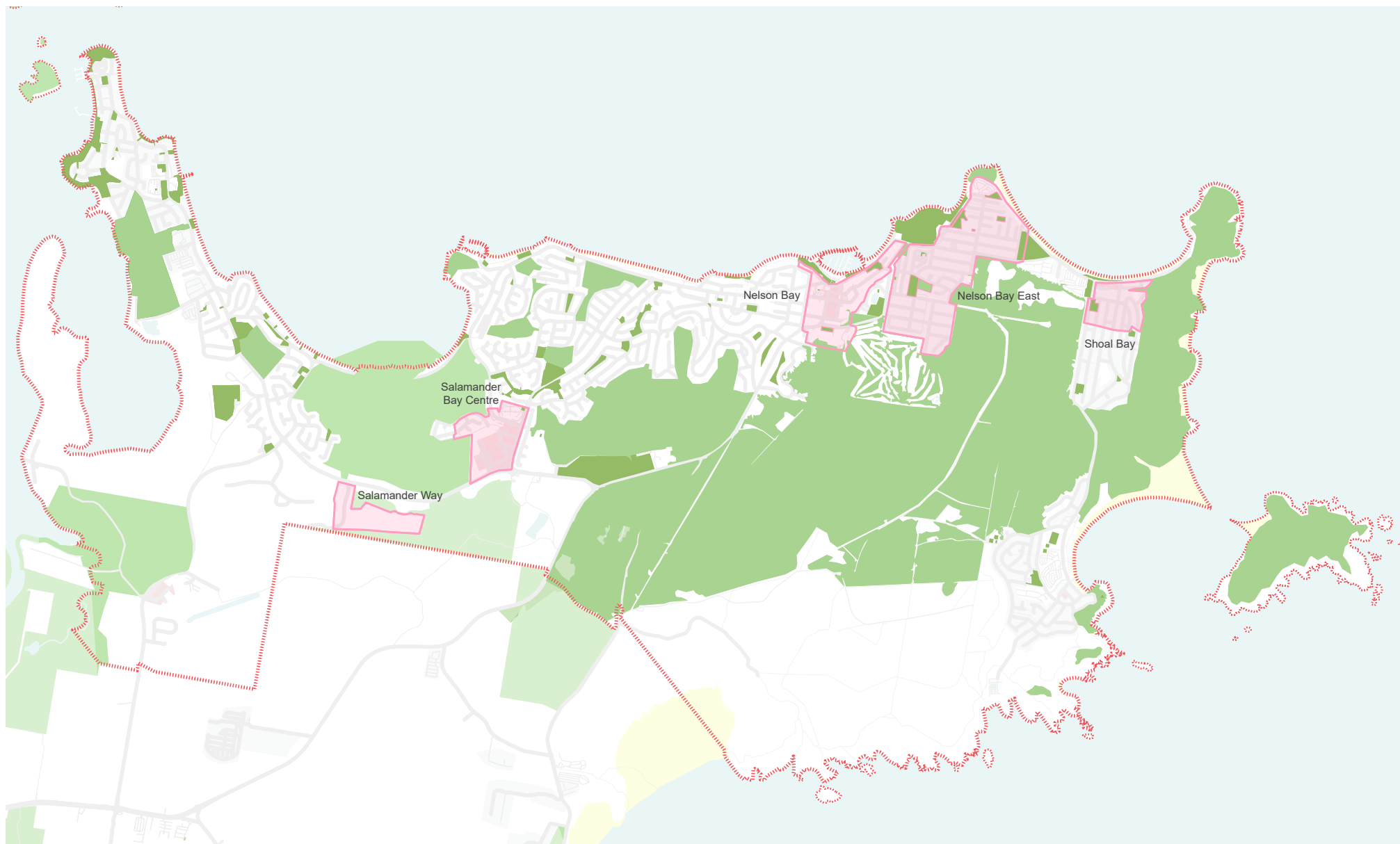
the continuation of this historic development pattern. As the land that is suitable for greenfield development is taken up, the amount of infill housing would need to increase to meet the forecast demand for housing.

Precincts that are envisaged for additional infill housing may require Council to take a greater role in leading the planning through the place planning process.

Council would also need to be aware of the increasing demand on existing facilities and services that the forecast population growth would bring. The upgrading of infrastructure both local and state would need to occur to help facilitate this growth.



	2021	2026	2031	2036	2041
<b>Dwellings</b>	35,684	36,804	40,012	43,147	45,541
<b>Population</b>	75,390	78,001	85,206	91,797	96,434





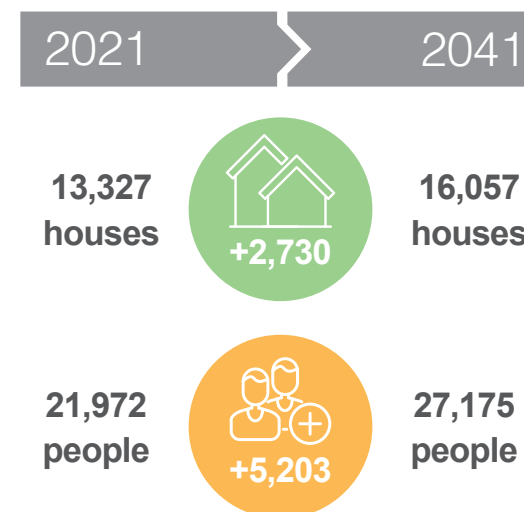
# Tomaree Peninsula

The Tomaree Peninsula encompasses several key suburbs of Port Stephens and collectively is the largest population centre in the LGA. This precinct is highly desirable for its enviable level of amenities and lifestyle opportunities. At the same time, the Peninsula still allows great access to services in Newcastle and its surrounds.

The existing housing forms vary from other parts of the LGA with over 35% of the dwellings being of a higher density form. This uptake of higher densities is also supported by the significant number of short term rentals provided in this area. Presently 28% of all dwellings are unoccupied on the Peninsula. This infers that large portions of the housing are either used for short term rental accommodation or second houses.

The Peninsula would continue to be the area of highest demand for new housing. Without large greenfield precincts, the continued growth of this area would require the redevelopment of existing precincts that benefit from proximity to shops, services, public transport and other amenities.

To enable this, plans would need to be developed to facilitate and shape this change over time. This allows for a balance of the existing character of the precinct with the need for new housing. Council's place based approach provides the opportunity to work with the community to develop plans that reflect both the need for new additional housing and consideration of a precinct's unique character.



	2021	2026	2031	2036	2041
<b>Dwellings</b>	13,327	13,587	14,377	15,227	16,057
<b>Population</b>	21,972	22,515	24,084	25,687	27,175







# Nelson Bay Town Centre

## TOMAREE PENINSULA



Nelson Bay Town Centre represents the hub of the Peninsula. It is the focus of higher level services as well as tourism support businesses. The urban form of Nelson Bay Town Centre allows for higher density than the surrounding areas.

In the future, the character of the precinct would generally be consistent with the existing form and style of development within Nelson Bay. The focus would be on mid-rise and high-rise development.

New development should meet or exceed a density of 200dw/ha.



# Nelson Bay East

## TOMAREE PENINSULA



The Nelson Bay East precinct is north of the Nelson Bay Golf Course and includes Fly Point, Little Beach and the Tomaree Community Hospital. This area includes a proportionally high amount of short term rental accommodation.

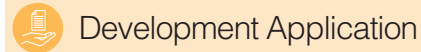
In the future, the character of the precinct would be a mixture of low-rise and mid-rise development. This would be intermixed with the existing detached and low-rise housing.

New development should meet or exceed a density of 150dw/ha.



# Salamander Bay Centre

## TOMAREE PENINSULA



Salamander Bay Centre continues to grow as a key strategic centre on the Tomaree Peninsula. Currently surrounding the Centre, the housing types are generally detached housing with some low-rise housing.

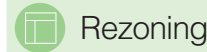
In the future, the character of the precinct would be an urban centre with shopping, services and housing. The inclusion of more low-rise and mid-rise housing would assist the evolution of the existing shopping centre precinct.

New development should meet or exceed a density of 200dw/ha.



# Salamander Way

## TOMAREE PENINSULA



The nominated precinct represents the only greenfield opportunity on the Peninsula. The area surrounding the precinct contains both low density residential development and higher density tourism accommodation.

In the future, the character of the precinct would be defined by detached and low-rise housing designed to respect the area and ensure sensitive environmental land is conserved.

New development should meet or exceed a density of 15dw/ha.















# Shoal Bay

## TOMAREE PENINSULA



Strategic Planning



Development Application

Shoal Bay provides for a range of small scale retail and tourist related activities/services. The existing housing is predominantly detached and low-rise.

In the future, the character of the precinct would be a mixture of low-rise and mid-rise development, intermixed with the existing detached and low-rise housing and supported by existing facilities and services.

New development should meet or exceed a density of 150dw/ha.



Detached housing  
**+0**



1-2 Storeys  
**+84**



3-6 Storeys  
**+476**



7+ Storeys  
**+0**







# Raymond Terrace

Raymond Terrace is a regionally significant strategic centre within the Port Stephens LGA. Raymond Terrace serves a critical role as a service and administrative hub for Port Stephens and parts of the lower Hunter region. It benefits from its proximity to the M1, Newcastle Airport, Astro Aero Lab and Newcastle city centre. As the population increases and the demographic profile changes, the forms of housing in Raymond Terrace would need to shift to broaden the types of housing that are available to meet the community's needs.

The current supply of housing within Raymond Terrace is however low due to the exhaustion of existing greenfield development opportunities and lack of infill development coming online.

The forecast data for Raymond Terrace indicates that, without intervention, the likely demand would be low over the next 20 years.

Council is working on a program to stimulate investment and increase supply in the CBD and surrounding residential precincts. Through investment in public open space, driving increased economic development and partnering with government agencies, Council would work to stimulate the housing sector and renewal of the broader area.

This commitment aligns with the desire to see improvements in the provision of social as well as affordable housing, increased housing supply within walking distance of the town centre and the creation of housing opportunities within the CBD.

2021

2041

6,197  
houses



8,704  
houses

14,588  
people



20,003  
people

	2021	2026	2031	2036	2041
<b>Dwellings</b>	6,197	6,338	7,060	8,028	8,704
<b>Population</b>	14,588	14,924	16,552	18,628	20,003



# The Royal Precinct

## RAYMOND TERRACE

### Development Application

The precinct is located within walking distance of the Raymond Terrace Town Centre and adjoins Boomerang Park. The housing in the area is characterised by older houses on traditional blocks.

In the future, the residential character would become increasingly urban as the older houses on traditional blocks are redeveloped. New housing would be in the form of small lot detached housing and low-rise housing which can be developed under the existing development controls.

New development should meet or exceed a density of 30dw/ha.



Detached housing  
**+44**



1-2 Storeys  
**+67**



3-6 Storeys  
**+0**




7+ Storeys  
**+0**



# Mount Hall Road

## RAYMOND TERRACE

 Development Application

The precinct is a residential precinct supported by several parks and local services. The housing in the area is characterised by older houses on traditional blocks.

In the future, the residential character would become increasingly urban as the older houses on traditional blocks are redeveloped. New housing would be in the form of small lot detached housing and low-rise housing which can be developed under the existing development controls.

New development should meet or exceed a density of 30dw/ha.



# Richardson Road

## RAYMOND TERRACE

 Dwelling Production

Richardson Road is a residential precinct comprised of existing detached and large lot housing.

In the future, the remaining large lot housing would be redeveloped and the character would be generally consistent with the existing detached housing form within the area surrounding the precinct. Given the location of the precinct, there is a desire to see some low-rise housing introduced to provide additional housing diversity.

New development should meet or exceed a density of 15dw/ha.





# Muree Precinct

## RAYMOND TERRACE



### Development Application

The precinct is located within walking distance of the Raymond Terrace Town Centre and adjoins Boomerang Park. The housing in the area is characterised by older houses on traditional blocks.

In the future, the residential character would become increasingly urban. New housing would be in the form of small lot detached housing and low-rise housing as well as a proposed seniors living development.

New development should meet or exceed a density of 30dw/ha.



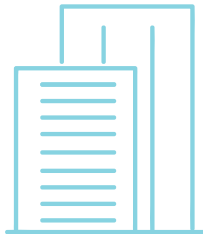
Detached housing  
**+28**



1-2 Storeys  
**+140**



3-6 Storeys  
**+0**



7+ Storeys  
**+0**







# Yarramundi Precinct

## RAYMOND TERRACE



### Development Application

The precinct is located within walking distance of the Raymond Terrace Town Centre. The housing in the area is characterised by older houses on traditional blocks.

In the future, the residential character would become increasingly urban as the older houses on traditional blocks are redeveloped. New housing would be in the form of small lot detached housing and low-rise housing which can be developed under the existing development controls.

New development should meet or exceed a density of 30dw/ha.



Detached housing  
**+24**



1-2 Storeys  
**+36**



3-6 Storeys  
**+0**



7+ Storeys  
**+0**







# Kings Hill

## RAYMOND TERRACE



### Development Application

Kings Hill has been nominated as an urban growth area for several years. It is presently forecast that only part of the previously planned release area would be realised.

In the future, the residential character would be defined by detached and low-rise housing. This is consistent with the desire to include more compact urban housing in all future greenfield release areas.

New development should meet or exceed a density of 15dw/ha.



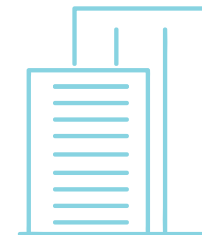
Detached housing  
**+525**



1-2 Storeys  
**+175**



3-6 Storeys  
**+0**



7+ Storeys  
**+0**





# Raymond Terrace CBD

## RAYMOND TERRACE



Rezoning



Development Application

The Raymond Terrace CBD presently contains only limited amounts of residential development. The residential housing that does exist is found on the periphery of the CBD.

In the future, the character of the precinct would evolve into an urban centre supported by a range of low, mid and high-rise development. The opportunity for mixed use development would introduce more people to the precinct, creating a more vibrant and active urban centre.

New development should meet or exceed a density of 100dw/ha.



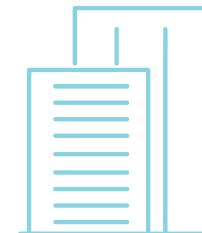
Detached housing  
**+0**



1-2 Storeys  
**+192**



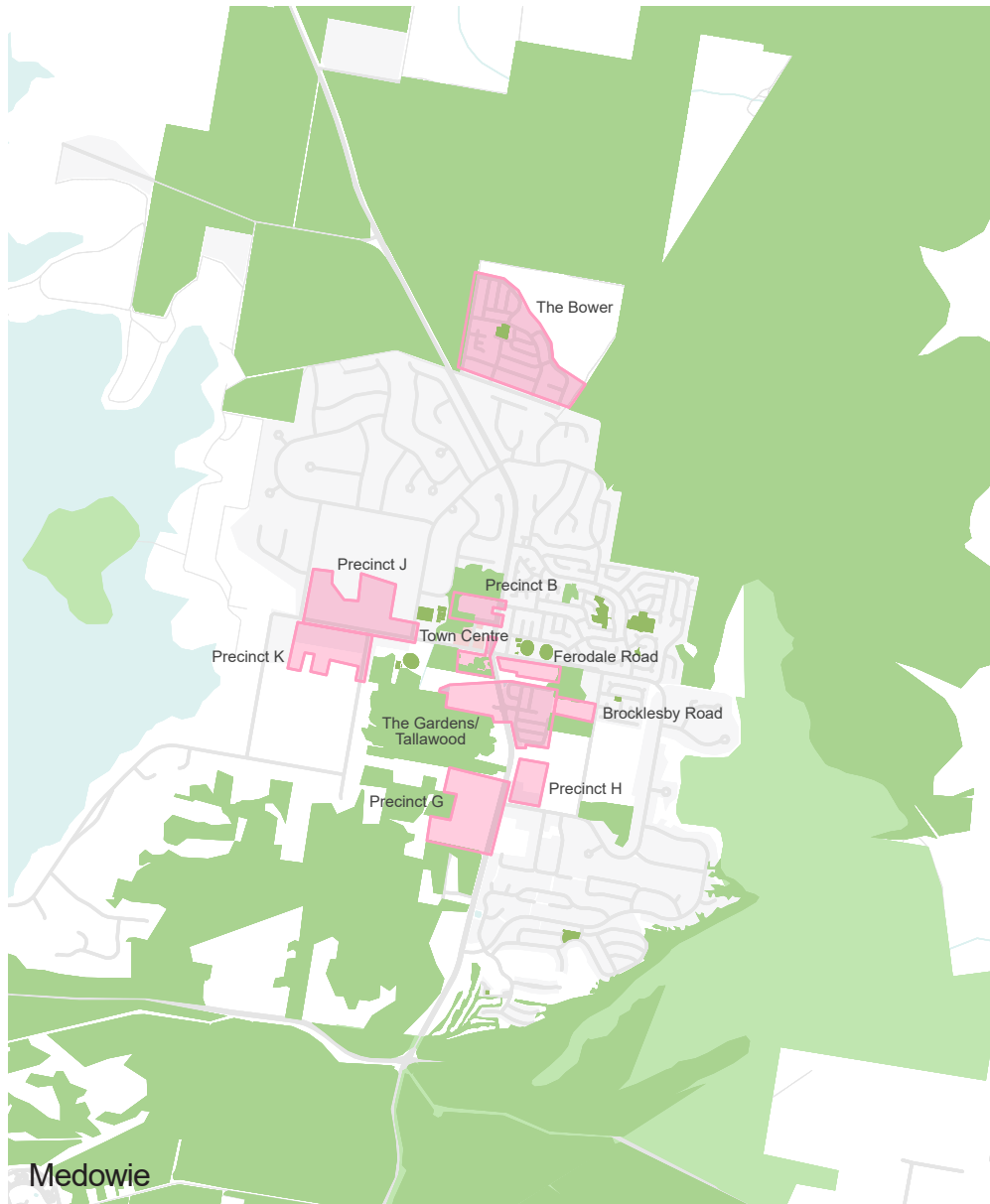
3-6 Storeys  
**+720**



7+ Storeys  
**+48**







# Central Growth Area

The Central Growth Area includes both Medowie and Karuah. This area has historically been one of the fastest growing areas in the Hunter Valley.

The Medowie precinct has been shaped over the past 8 years through the implementation of the Medowie Planning Strategy and more recently the Medowie Place Plan. These documents provided a critical blue print to shape the development of the area. This includes highlighting the precincts planned for future rezoning and development. The benefit of this planned approach can be seen in the current growth. In the past five years over 20% of the new housing that has been provided in the LGA has been in Medowie.

This structured approach to growth has also seen new investment in the town centre, the development of a second private school and

the planning for a new public high school to be delivered before the end of the decade.

Karuah is seeing a renewed focus of development with the finalisation of the Karuah Place Plan. The Plan nominated several greenfield precincts which are now at various stages of the development cycle.

To support forecast growth, Council is continuing to work with the community and business to implement the Place Plan to facilitate more investment and growth in this area.

The growth capacity of Karuah would continue to be linked to the ability of government to support new development with infrastructure. Council would need to work with key infrastructure providers to demonstrate the need and opportunity that Karuah provides for new housing.

2021

2041

5,719  
houses



8,059  
houses

15,020  
people



20,820  
people

	2021	2026	2031	2036	2041
<b>Dwellings</b>	5,719	6,029	7,079	7,803	8,059
<b>Population</b>	15,020	15,845	18,497	20,235	20,820





# The Bower

## CENTRAL GROWTH AREA



### Dwelling Production

The character of the Bower is now well established.

The addition of further dwellings as forecast would not impact on this as they would correspond to the existing development in terms of both the size of lots and the forms of housing.

As such the Bower would continue to provide detached housing within the precinct with the inclusion of some seniors housing.

New development should meet or exceed a density of 15dw/ha.



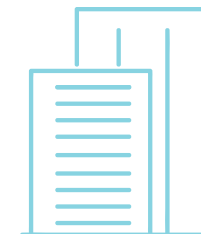
Detached housing  
**+56**



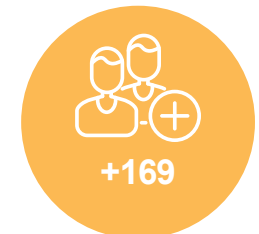
1-2 Storeys  
**+18**



3-6 Storeys  
**+0**



7+ Storeys  
**+0**



# Precinct B

## CENTRAL GROWTH AREA

### Dwelling Production

The precinct is already zoned/serviced and is presently under development. An approval to subdivide the precinct into 36 lots over two stages has been approved. Bulk earth works are presently being undertaken.

The character of Precinct B would be suburban in nature. While there would be a number of smaller lots the proportionally larger number of traditional lots would give this precinct a suburban feel.

New development should meet or exceed a density of 15dw/ha.



# Ferodale Road

## CENTRAL GROWTH AREA

### Rezoning

Located adjacent to the Medowie Town Centre the precinct has the capacity to provide a range of housing densities within walking distance to the facilities and services that are located within the Town Centre.

In the future, the residential character would be defined by a focus on detached and low-rise housing. This is consistent with the desire to include more compact urban housing in all future greenfield release areas.

New development should meet or exceed a density of 30 dw/ha.











# Town Centre

## CENTRAL GROWTH AREA

### Rezoning

The Town Centre currently provides for all the day to day needs of the community. This includes access to retail and commercial services.

The intent of the precinct is to provide for a broader range of uses including housing, commercial/retail and community recreation space. There would be a range of detached and low-rise housing developed as part of the implementation of the Town Centre Masterplan.

New development should meet or exceed a density of 30dw/ha.





# Brocklesby Road

## CENTRAL GROWTH AREA



Rezoning

Brocklesby Road is located to the east of the Gardens Estate. This provides a natural extension to the existing subdivision and a continuance of the existing character.

In the future, the residential character would be defined by detached and low-rise housing. This is consistent with the desire to include more compact urban housing in all future greenfield release areas.

New development should meet or exceed a density of 15dw/ha.



Detached housing  
**45**



1-2 Storeys  
**+15**



**+60**



3-6 Storeys  
**+0**



7+ Storeys  
**+0**



**+137**





# The Gardens/Tallawood

## CENTRAL GROWTH AREA



### Development Application

The Precinct includes two separate developments that are at various stages of completion. Tallawood (Lifestyle Village) and the Gardens (residential development).

The character of the Gardens and Tallawood are now well established. The addition of further dwellings, as forecast, would not impact this as they would correspond to the existing development in terms of lot size and form of housing.

New development should meet or exceed a density of 30dw/ha.



Detached housing  
**+75**



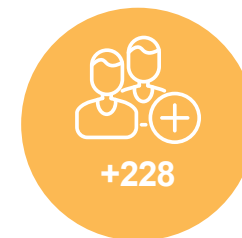
1-2 Storeys  
**+25**



3-6 Storeys  
**+0**



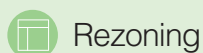
7+ Storeys  
**+0**





# Precinct G

## CENTRAL GROWTH AREA



Rezoning

The precinct is nominated for residential development within the Medowie Planning Strategy and Medowie Place Plan.

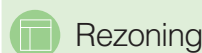
In the future, the residential character would be defined by detached and low-rise housing. This is consistent with the desire to include more compact urban housing in all future greenfield release areas.

New development should meet or exceed a density of 15dw/ha.



# Precinct H

## CENTRAL GROWTH AREA



Rezoning

The precinct is nominated for residential development within the Medowie Planning Strategy and Medowie Place Plan.

In the future, the residential character would be defined by detached and low-rise housing. This is consistent with the desire to include more compact urban housing in all future greenfield release areas.

New development should meet or exceed a density of 15dw/ha.



# Precinct J

## CENTRAL GROWTH AREA



Rezoning

The precinct is nominated for residential development within the Medowie Planning Strategy and Medowie Place Plan.

In the future, the residential character would be defined by detached and low-rise housing. This is consistent with the desire to include more compact urban housing in all future greenfield release areas.

New development should meet or exceed a density of 15dw/ha.



Detached housing  
**+248**



1-2 Storeys  
**+83**



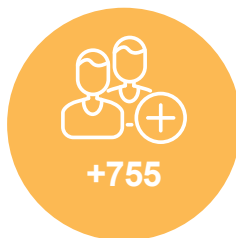
**+331**



3-6 Storeys  
**+0**



7+ Storeys  
**+0**



**+755**







# Precinct K

## CENTRAL GROWTH AREA



Rezoning

The precinct is nominated for residential development within the Medowie Planning Strategy and Medowie Place Plan.

In the future, the residential character would be defined by detached and low-rise housing. This is consistent with the desire to include more compact urban housing in new release areas.

New development should meet or exceed a density of 15dw/ha.



Detached housing  
**+176**



1-2 Storeys  
**+59**



**+235**



3-6 Storeys  
**+0**



7+ Storeys  
**+0**



**+536**



# Karuah West

## CENTRAL GROWTH AREA

### Rezoning

The precinct is identified in the Karuah Place Plan as “Stage 2 Residential Land Release”.

In the future, the residential character would be defined by detached housing. Alternatively, given the location of the precinct, the potential exists for the development of a lifestyle village. This would create a more compact housing form than the traditional detached housing.

New development should meet or exceed a density of 15dw/ha.



Detached housing  
**+120**



1-2 Storeys  
**+0**



**+120**



3-6 Storeys  
**+0**



7+ Storeys  
**+0**



**+274**

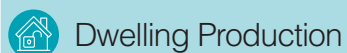






# The Watermark Estate

## CENTRAL GROWTH AREA



Dwelling Production

The precinct is already zoned/serviced and is presently under development. Bulk earthworks are presently being undertaken.

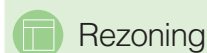
The character of the Watermark Estate would be urban/suburban in nature. While there may be some low-rise housing the precinct would be predominately detached housing giving the precinct a suburban feel.

New development should meet or exceed a density of 15dw/ha.



# The Timber Mill

## CENTRAL GROWTH AREA



Rezoning

A portion of the precinct is identified as “Stage 1 Residential Land Release” in the Karuah Place Plan.

Given the size of the precinct, there is the capacity to develop the precinct in a form that is consistent with the notion of a 15 minute neighbourhood. As such precinct would provide a range of detached and low-rise housing supported by a neighbourhood centre.

New development should meet or exceed a density of 30dw/ha.







# Anna Bay

The gateway to the Tomaree Peninsula, Anna Bay is an idyllic but constrained landscape. Much of the recent development in this precinct has been through the expansion of existing lifestyle communities that have evolved over the past decade.

The constraints that have been identified affect both the existing urban precinct as well as precincts that have previously been considered for future development. Significant flooding and ecological constraints have, in large part, stopped growth in this area.

The available studies have highlighted some

potential on the edges of the existing urban precinct however this is limited. Further development beyond this would require extensive assessments of both the ecological and flood impacts on the whole of the precinct.

At this stage, there are other development precincts, nominated through the HSP which can be realised without the significant costs and uncertainty associated with development in this area. Therefore the priority in Anna Bay is to focus development in and around the town centre as well as the planned expansions of the existing lifestyle communities.

2021

2041

3,097  
houses



3,507  
houses

6,449  
people



7,338  
people

	2021	2026	2031	2036	2041
Dwellings	3,097	3,243	3,392	3,474	3,507
Population	6,449	6,781	7,105	7,274	7,338





# Anna Bay Town Centre

## ANNA BAY



Rezoning



Development Application

Anna Bay has a compact town centre that provides for the local needs of the community. The area surrounding this contains predominately detached housing.

In the future, the character of the precinct would evolve into an urban centre supported by a small number of low and mid-rise housing. The opportunity for mixed use development would introduce more people to the precinct, creating a more vibrant and active urban centre.

New development should meet or exceed a density of 45dw/ha.



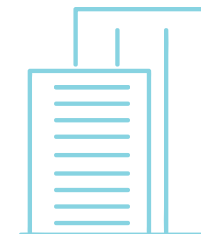
Detached housing  
**+13**



1-2 Storeys  
**+79**



3-6 Storeys  
**+88**



7+ Storeys  
**+0**



# Latitude One

## ANNA BAY

### Dwelling Production

Latitude One is an existing lifestyle villages that contain detached housing (on small lots) along with associated community facilities such as tennis court, pools, community gardens and club house.

The expansion of the existing development would be consistent with the existing facility.

New development should meet or exceed a density of 30dw/ha.



# Sunrise

## ANNA BAY

### Rezoning

Sunrise is an existing lifestyle village that contains detached housing (on small lots) along with associated community facilities such as tennis courts, pools, community gardens and club house.

The expansion of the existing development would be consistent with the existing facility.

New development should meet or exceed a density of 30dw/ha.







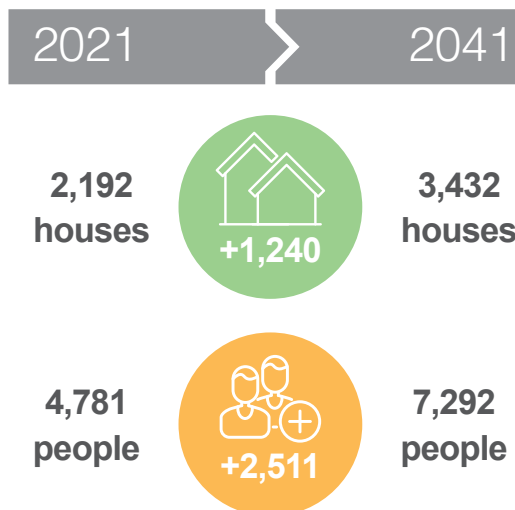
# Fern Bay - Fullerton Cove

Fern Bay - Fullerton Cove is the southern most area in the Port Stephens LGA. Over the past decade, this area has developed with a range of housing and over 55's developments on the northern edge of Stockton. The further potential of the area is linked to several identified greenfield precincts. The area is within 20 minutes of the Newcastle CBD as well as key employment areas such as Newcastle Airport, RAAF Base Woomera and Tomago industrial precinct.

Each nominated precinct adopts a unique and different form of housing to meet the needs of the community.

These precincts demonstrate the support of higher density forms of housing in well located areas.

These densities and in turn the number of people coming into this precinct would create the demand for a range of services and facilities which have been planned for as part of the creation of the new liveable communities.



	2021	2026	2031	2036	2041
<b>Dwellings</b>	2,192	2,314	2,832	3,132	3,432
<b>Population</b>	4,781	5,356	6,138	6,730	7,292



# Rifle Range

## FERN BAY - FULLERTON COVE

### Development Application

This precinct was nominated in the Fern Bay and North Stockton Strategy for residential development. The precinct adjoins the preferred new town centre site formed a critical element of the Fern Bay and North Stockton Strategy.

In the future, the residential character would be defined by detached and low-rise housing. This is consistent with the desire to include more compact urban housing in new release areas.

New development should meet or exceed a density of 15dw/ha.



# Newcastle Golf Course

## FERN BAY - FULLERTON COVE

### Development Application

The subject site is located at the Newcastle Golf Course and involves the redevelopment of a portion of the existing course to facilitate the development of a seniors living development.

In the future, the residential character would be defined by detached and low-rise housing and mid-rise housing that has been proposed for the precinct.

New development should meet or exceed a density of 30dw/ha.



# Fullerton Cove

## FERN BAY - FULLERTON COVE

### Strategic Planning

The Fullerton Cove precinct has been nominated to be delivered under the Department of Planning, Housing and Infrastructure's Place Delivery Group initiative.

Given the size of the precinct, there is the capacity to develop the precinct in a form that is consistent with the notion of a 15 minute neighbourhood. As such precinct would provide a range of detached and low-rise housing supported by a neighbourhood centre.

New development should meet or exceed a density of 45dw/ha.

  
Detached housing  
**+252**

  
1-2 Storeys  
**+420**

  
**+840**

  
3-6 Storeys  
**+168**

  
7+ Storeys  
**+0**

  
**+1,574**







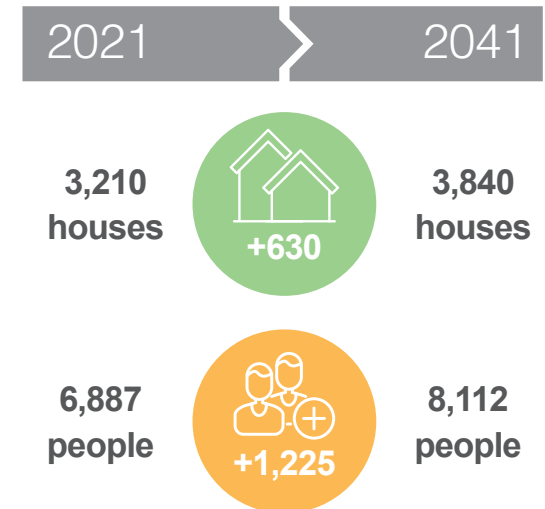
# Tilligerry Peninsula

The Tilligerry Peninsula is nestled on the south western shores of the Port Stephens Marine Park and surrounded by State Conservation sites, National Parks and Tilligerry Creek. The Tilligerry Peninsula encompasses the historic townships such as Tanilba Bay, Lemon Tree Passage and Mallabula.

These townships are all relaxed waterfront areas that are becoming increasingly desirable.

As such the demand for housing in this area is increasing resulting in a shifting demographic as more families move to the area.

The Tilligerry Peninsula has had only limited growth over the past several years. In the future, the intent is to create the opportunity for additional infill housing. These opportunities would be within close proximity to shops, services, public transport and other amenities that are already available.



	2021	2026	2031	2036	2041
<b>Dwellings</b>	3,210	3,210	3,330	3,540	3,840
<b>Population</b>	6,887	6,887	7,136	7,550	8,112



# Tanilba Bay Golf Course

## TILLIGERRY PENINSULA

### Precinct Identification

During the development of the Tilligerry Place Plan the Tanilba Bay Golf Course and surround were raised as an area for potential new housing.

The precinct would be subject to further discussions with key land owners and the community regarding the potential of this area. Should the precinct progress, it would be envisaged that development would be in the form of detached and low-rise housing consistent with the desire to include more compact urban housing in new release areas.

New development should meet or exceed a density of 15dw/ha.







# Tanilba Bay Centre

## TILLIGERRY PENINSULA



Strategic Planning



Development Application

Tanilba Bay Centre provides for the local needs of the community. The area surrounding this is predominately low density in nature.

In the future, the character of the precinct would evolve into an urban centre supported by a range of low and mid-rise housing. The opportunity for mixed use development would introduce more people to the precinct, creating a more vibrant and active urban centre.

New development should meet or exceed a density of 45dw/ha.



Detached housing  
**+0**



1-2 Storeys  
**+168**



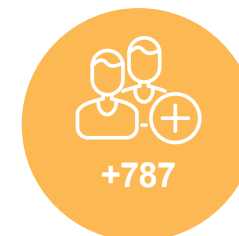
**+420**



3-6 Storeys  
**+252**



7+ Storeys  
**+0**



**+787**





**PORT STEPHENS**  
COUNCIL

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