



# **MAYORAL MINUTES**

## **10 JUNE 2025**

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# MAYORAL MINUTES

**MAYORAL MINUTE**

**ITEM NO. 1**

**FILE NO: 25/135844  
EDRMS NO: PSC2024-03152**

**MAYOR'S DIARY**

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**THAT COUNCIL:**

- 1) Note the Mayoral appointments for the period from 14 May 2025 to 10 June 2025.
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**BACKGROUND**

The purpose of this report is to advise Council of the Mayoral appointments for the period 14 May to 10 June 2025.

This Mayoral Minute aims to inform the Council and community of the key engagements of the Mayor for the preceding period. This is an initiative I wanted to introduce this term to provide a clear record of the engagements undertaken through the Mayoral office.

**14 May 2025**

- Filmed Council meeting debrief.
- Filmed Road Safety Week Pledge.
- Interview with 2NUR on Newcastle Airport.
- Homelessness Stakeholder Advocacy Group meeting.
- Attended Rotary Pride of Workmanship Awards, Nelson Bay.

**15 May 2025**

- Tomaree Community Engagement Committee meeting.
- Shoal Bay Carpark Reconstruction drop in.
- Community Briefing – Soldiers Point Marina.
- SES Briefing on weather event.

**16 May 2025**

- Community Catchup – Salamander Bay Community Connect Day.
- Volunteers Morning Tea, Anna Bay.
- Meeting with Office of Local Government.

**18 May 2025**

- SES Briefing on weather event.

**19 May 2025**

- Officiated at 2 Citizenship Ceremonies for 37 conferees.
- ABC Radio interview regarding weather event.
- Catchup with the General Manager.
- Participated in the Hunter and Central Coast Regional Planning Panel.
- SES Briefing on weather event.
- ABC Afternoon Show Interview – update on weather event.

**20 May 2025**

- ABC Radio interview regarding weather event.
- Rain impact inspections at Lemon Tree Passage and Medowie.
- Meeting with Minister Dib and Minister Catley, SES and Bureau of Meteorology, Maitland City Council regarding weather event.
- ABC News live crossover with Ministers on weather event.
- Lagoons Estate history briefing.
- SES Briefing on weather event.
- Two Way Conversations:
  - Pool Contract and Medowie Social Update
  - Finance Update
  - Property Portfolio Overview
  - Cumulative Impact of Developments in the Floodplain

**21 May 2025**

- Media on weather event – Today Show, NBN News and 2NUR.
- Destination Port Stephens Board meeting.
- Youth Interagency meeting.
- Site inspection – Salamander Bay.
- Visited SES at Corlette.
- Environmental Advisory Group.
- SES Briefing on weather event.

**22 May 2025**

- Media Event on weather event - Premier Chris Minns and Hon. Kate Washington – SES Raymond Terrace.
- SES Briefing on weather event.

**23 May 2025**

- Catchup with the General Manager.
- SES Briefing on weather event.

**24 May 2025**

- SES Briefing on weather event.
- Birubi Surf Life Saving Club presentation night.

**25 May 2025**

- SES Briefing on weather event.

**26 May to 28 May 2025**

- LGNSW Visitor Economy Conference, Kingscliff.

**29 May 2025**

- Newcastle Airport media event – Perth flights announcement.
- Filmed thank you video to staff for their efforts during the weather event.
- Meeting with India Consulate General, Sydney at Newcastle Airport.

**30 May 2025**

- NAPL | GNAPL Board meetings.
- NAP | GNAP Briefing.
- Filmed video with Mutual Bank CEO to promote Illuminate 2025.

**31 May 2025**

- Fingal Bay Sand Sculpture Competition.
- Site visit – Conroy Park and Corlette beach.
- Seaside Singers Autumn Concert.

**2 June 2025**

- Local Roads Congress 2025, Parliament House, Sydney.
- Tour of flood affected areas with the Hon. Janelle Saffin MP, Minister for Recovery.
- Facilities and Infrastructure – Quarterly Councillor Information Session – West Ward.

**3 June 2025**

- Newcastle Airport media event – Bali flights announcement.
- Video filming – East Seaham Road.
- Catchup with the Executive Team.
- Meeting with Committee for the Hunter representatives.
- Presented Positive Behaviour for Learning Citizenship Awards.
- Facilities & Infrastructure – Quarterly Councillor Information Session – East Ward.
- Councillor briefing on S34 Conciliation Process.
- Councillor Business Paper Review.

**4 June 2025**

- Meeting on illegal dumping in the LGA.
- Strategic Arts Committee.
- Facilities & Infrastructure – Quarterly Councillor Information Session – Central Ward.

**5 June 2025**

- Newcastle Airport Partnership Company board meetings.

## **ORDINARY COUNCIL - 10 JUNE 2025**

### **6 June 2025**

- Catchup with the General Manager.

### **10 June 2025**

- Meeting with the Hon. Kristy McBain MP, Minister for Emergency Management.
- Campvale drain meeting.
- Filming potholes video.
- Facilities & Infrastructure staff catchup.
- Catchup with the Executive Team.
- Catchup with the General Manager.
- Briefing on Strategic Plan | East Ward Area.
- Councillor Briefing – Pre Council meeting.
- Public Access and Ordinary Council meeting.

### **ATTACHMENTS**

Nil.

**MAYORAL MINUTE**

**ITEM NO. 2**

**FILE NO: 25/144397  
EDRMS NO: PSC2024-03152**

**2025/2026 NSW STATE BUDGET**

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**THAT COUNCIL:**

- 1) Request the General Manager write to the NSW Premier, the Hon. Chris Minns, the NSW Treasurer, the Hon. Daniel Mookhey and the Member for Port Stephens, the Hon. Kate Washington to request consideration of Port Stephens Council's Community Advocacy Priorities in the preparation of the NSW Budget.

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**BACKGROUND**

The purpose of this report is to request the General Manager write to the NSW Premier and Treasurer to share our key priorities and highlight the importance of keeping Port Stephens at the forefront of government decision making.

Port Stephens is known for its incredible natural beauty and vibrant community, home to a diverse community living in coastal villages, riverside suburbs, rural lands and vibrant town centres. Each of these communities has its own unique identity and it's these characteristics that make our place a great place to live, work and visit.

Port Stephens is also recognised by the NSW Government as an important economic driver with a dynamic business environment well-connected transport links, proximity to the Hunter region's rich resources and access to key markets. Our Council is committed to attracting new investment, supporting local business and creating jobs for our community of the future.

Over the past few years, our community has faced a number of challenges. Port Stephens has limited opportunity for new housing developments, which has led to rising house prices and a shortage of rentals. With our population expected to grow by 20,000 in the next 20 years it's even more important to address the urgent need for more housing

We also need to make sure that the right infrastructure is in place to support our growing community. Investment in our road network, recreational facilities, pathway connections and town centres, will enhance the health and wellbeing for all residents and make Port Stephens a more attractive place to live

With the 2025/2026 NSW State Budget due to be released later this month, Council will again present our Community Advocacy Priorities to the NSW Government (**ATTACHMENT 1**). Council will write to the NSW Premier and Treasurer to share our



key priorities and highlight the importance of keeping Port Stephens at the forefront of government decision making.

**ATTACHMENTS**

- 1) Community Advocacy Priorities.



# Community Advocacy Priorities

2025

We're seeking policy and funding commitments from the government to ensure the focus on our community is at the forefront of future planning.



**PORT STEPHENS**  
COUNCIL



## GUUDJI YIIGU

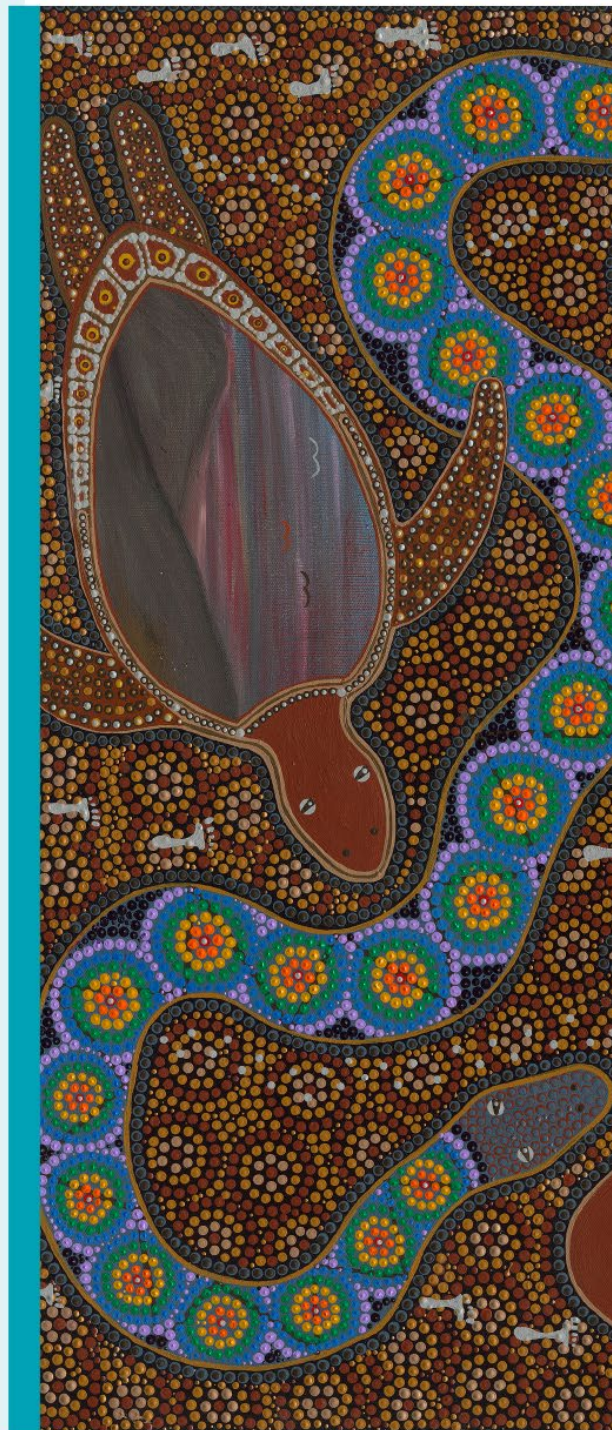
(GOO-JEE IK-KOO)

We welcome you to Port Stephens – part of the Worimi Aboriginal Nation. Port Stephens Council acknowledges the Worimi people as traditional owners and custodians of the lands and waterways on which we all live, learn, work and play.

We value and respect the Worimi people and the legacy 60,000 years of Aboriginal Nation traditions and culture brings with it. As part of Council's culture of acceptance, diversification and harmony we walk alongside the Worimi people on a journey of listening and learning.

Together we will strive to make this a better place for all peoples. As guardians of these lands, we ask that you tread lightly to help preserve the biodiversity and respect those who came before as well as those who will follow.

Artwork by Regan Lilley.





## A message from the Mayor

Port Stephens is known for its incredible natural beauty and vibrant community – home to a diverse community living in coastal villages, riverside suburbs, rural lands and vibrant town centres. Each of these communities has its own unique identity and it's these characteristics that make our place a great place to live, work and visit.

Port Stephens is also recognised by the State and Federal Government as an important economic driver with a dynamic business environment well-connected transport links, close proximity to the Hunter region's rich resources and access to key markets. Our Council is committed to attracting new investment, supporting local business and creating jobs for our community of the future.

Over the past few years, our community has faced a number of challenges. Port Stephens has limited opportunity for new housing developments, which has led to rising house prices and a shortage of rentals. This is pushing middle income families out of the market and forcing more people to either relocate or become homeless.

With our population expected to grow by 20,000 in the next 20 years it's even more important to address the urgent need for more housing, including diverse and affordable options.

We also need to make sure that the right infrastructure is in place to support our growing community. Investment in our road network, recreational facilities, pathway connections and town centres, will enhance the health and wellbeing for all residents and make Port Stephens a more attractive place to live.

We're seeking policy and funding commitments to ensure that our community is at the forefront of future planning. We ask that our elected representatives join us in delivering these projects for our community as we work together on building a bright tomorrow for Port Stephens.

**Leah Anderson, Mayor of Port Stephens**





## Our community priorities

We're seeking  
urgent support to  
deliver key projects  
to improve the  
liveability, wellbeing  
and sustainability of  
the Port Stephens  
community.



## Employment and economic growth

**We're seeking government support to expedite the development of Australia's leading defence and aerospace precinct, a tourism gateway, supply chain hub and solutions for PFAS impacted landholders.**



**\$100 million**

In collaboration with Newcastle Airport, directly invest into the next stages of Astra Aerolab to leverage economic and employment growth opportunities, activate advanced manufacturing, support freight and logistics and safeguard the future expansion of the airport.



**\$2.5 million**

Fund detailed engineering design works and associated Environmental Impact Statement, approvals and work to open Dawson's Drain to alleviate flooding and drainage constraints.



**\$500,000**

Fund the development of a Masterplan to ensure the strategic planning of land at Williamtown and Tomago supports the Tomago Renewable Energy Zone, the M1 Pacific Motorway Extension to Raymond Terrace, the duplication of Nelson Bay Road and the Newcastle Airport International Terminal and airport expansions.



Support public and private investment in the defence and aviation industries by relocating Federal Government offices (Department of Defence, the Department of Veteran Affairs, Australian Customs and Border Protection Service and the Australian Federal Police) to Raymond Terrace.



Fund the acquisition of PFAS impacted land to support landowners to unlock the growth potential of Port Stephens Enterprise Corridor between Williamtown and Tomago.



## Housing supply diversity and affordability

**Like many regional communities across Australia, Port Stephens is facing the challenge of housing supply, diversity, and affordability.**

**We're seeking government support to enable a pipeline of new housing and housing types across Port Stephens to meet population growth, increase affordability and meet workforce demands.**



### **\$2 million**

Support the development of Masterplanning and detailed design works to deliver diverse employment and housing options on Council owned land in Salamander Bay, Medowie and Raymond Terrace. This investment would inform future partnership opportunities at all levels of Government to deliver residential and employment opportunities in the strategic centres of Port Stephens.



### **\$50 million**

Fund the delivery of suburb level stormwater system upgrades to immediately unlock higher density housing options in Raymond Terrace and Shoal Bay. These areas are identified through comprehensive community engagement and place planning, and have the opportunity to unlock 3,080 houses.



### **\$15 million**

Directly invest into Homes NSW, in partnership with community housing providers for the design, approvals and construction of new community housing on government owned land in Raymond Terrace. This investment would realise the potential identified within the Raymond Terrace Affordable Housing Masterplan.





## Road repairs, rehabilitation and upgrades

**The Port Stephens road network covers more than 800kms. The ongoing maintenance and repair of our roads is a key issue for business and residents.**

**We're seeking Federal Government support to fund the repair, upgrade and development of the Port Stephens road network to improve resilience to weather events, reduce infrastructure renewal backlogs and meet the demands of our rapidly expanding freight and commuter network.**



**\$15 million**

Directly invest into the investigation, design and approvals for an alternate road connection between Shoal Bay and Fingal Bay to improve traffic flow and ensure resilience to coastal hazards.



**\$5 million**

Support the M1 Pacific Motorway Extension to Raymond Terrace by investing directly into the Strategic Business Case and Design works to resolve a series of high risk highway intersections north of Raymond Terrace to improving traffic safety, reduce travel time and support freight movements.



Directly invest into the urgent upgrade of Cabbage Tree Road and Tomago Road to support the the Port Stephens Enterprise Corridor, new Raymond Terrace M1 Bypass, the development of the Newcastle Airport international terminal and increasing investment in RAAF Williamtown.



Directly invest into new slip roads from the M1 Pacific Motorway extension with Masonite Road to improve passenger and freight access to Newcastle Airport.





## Tourism, sport and recreation

**We're seeking government support to deliver high quality, multi-functional sport and recreation infrastructure to improve the health and wellbeing of our community, attract events and grow our local economy.**



**\$1 million**

Directly invest into the development of a Business Case and Masterplan for the Water Based Tourism Gateway to support Commercial Tour Operators, improve accessibility and create a gateway to the Port Stephens — Great Lakes Marine Park.



**\$200,000**

Directly invest into the development of a Masterplan for an indoor sports facility to cater to the growing regional communities of Raymond Terrace, Karuah and Medowie.



**\$20 million**

Directly invest into the development of the Birubi Point Tourism Transport Interchange to help protect culturally significant land, improve the visitor experience and create a gateway to the internationally recognised Worimi Conservation Lands.



**\$2.5 million**

Co-fund the delivery of multi-purpose sporting facilities, recreational space, pump tracks, pathway connections and picnic spaces as part of the Aliceton Reserve Masterplan.



**\$9.5 million**

Support the growing population of Medowie by co-funding the delivery of additional sporting fields, netball courts, open play space and connecting pathways as part of the Ferodale Sports Complex Masterplan.



**\$22 million**

Co-fund projects within the King Park Masterplan and the Lakeside Sports Complex Masterplan to deliver a regional indoor sports facility, new sports facilities and supporting infrastructure.



**\$12 million**

Co-fund the delivery of improvements to sporting facilities, recreational space, lighting and accessible amenities as part of the Mallabula Sports Complex Masterplan.



**\$250,000**

Directly invest into annual destination marketing programs aimed at growing international visitation and visitor spend to Port Stephens. This funding will support the ongoing expansion of Newcastle Airport and minimize the impacts on the regional visitor economy from proposed renewable energy projects.



## Liveable cities

**We're seeking government support to deliver actions that will improve accessibility, increase vibrancy, attract new investment and support economic growth.**



**\$20 million**

Fund the delivery of priority works for the Raymond Terrace Public Domain Plan to deliver safe, walkable and connected streets, improved lighting, extended cycleways and create unique spaces that recognise the heritage and culture of the community.



**\$9 million**

Co-fund the delivery of high priority pathways as part of the Tomaree Pedestrian Access Mobility Plan to improve safety and accessibility across Port Stephens.



**\$5 million**

Co-fund the delivery of priority works for the Nelson Bay Public Domain Plan to extend pedestrian connections, create active transport corridors and improve community space.



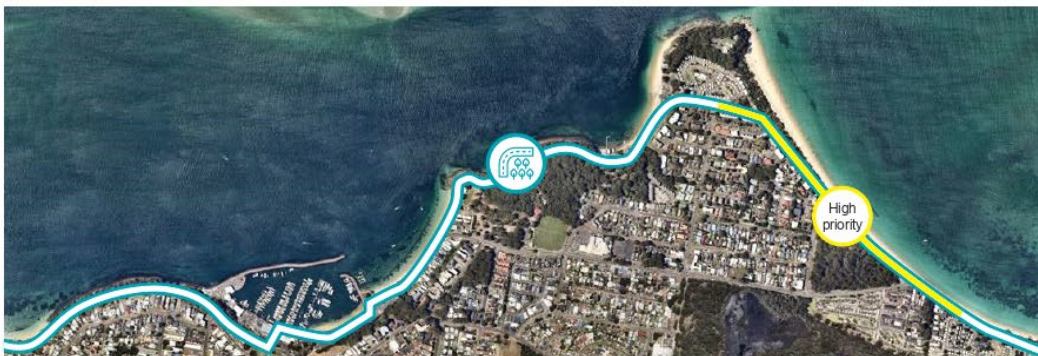
**\$2.5 million**

Directly invest into the planning and concept design works for the implementation of the Medowie Town Centre Masterplan which will deliver housing, employment and public recreation uses.

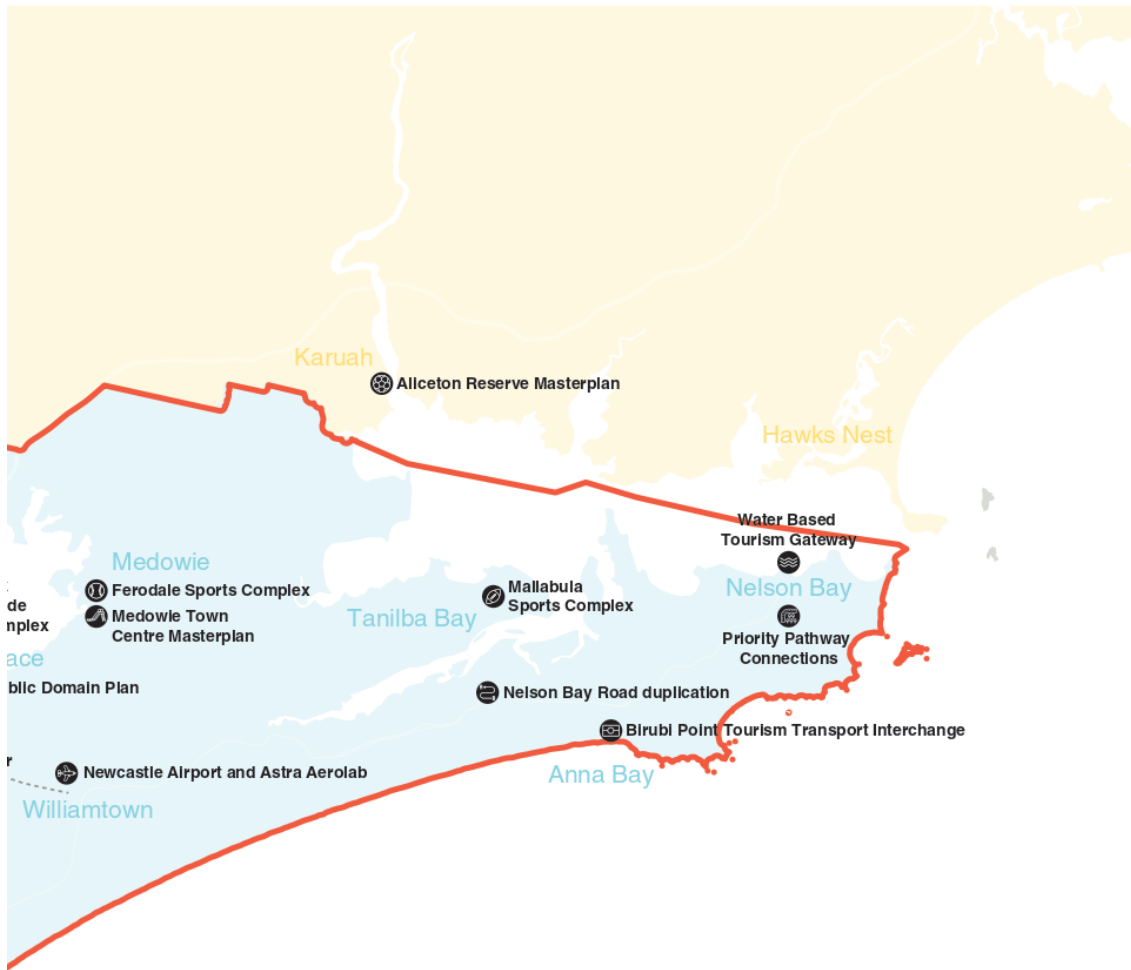


**\$11 million**

Fund the delivery of coastal pathways at Nelson Bay and Shoal Bay to improve safety, increase accessibility and provide additional protection to Shoal Bay Road from coastal erosion.











PORT STEPHENS  
COUNCIL

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**MAYORAL MINUTE**

**ITEM NO. 3**

**FILE NO: 25/144400  
EDRMS NO: PSC2024-03152**

**NATURAL DISASTER**

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**THAT COUNCIL:**

- 1) Acknowledge our incredible council staff, emergency services, local organisations, and volunteers for their outstanding effort responding to the recent Natural Disaster and our ongoing recovery from this event.

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**BACKGROUND**

The purpose of this report is to acknowledge and express gratitude for the collective efforts made by Council staff, emergency services, local organisations, volunteers, resident and businesses in response to a major weather event that caused significant flooding and damage in Port Stephens.

Last month, Port Stephens was impacted by a major weather event that caused widespread flooding and damage across our community.

During this natural disaster, we all witnessed the best of what it means to be part of a resilient, supportive and connected community.

On behalf of Port Stephens Council, I would like to extend my heartfelt thanks to our incredible Council staff, emergency services, local organisations and volunteers who worked tirelessly through difficult conditions to keep our community safe, informed and supported. From closing roads and managing urgent repairs to operating community hubs, coordinating waste collections and providing critical updates, your dedication made a real difference when it was needed most.

To our residents, thank you for your patience, understanding and care for one another. We know this event brought significant hardship to many, with damage to homes, businesses, roads and infrastructure. Your willingness to look out for neighbours, share information and rally together during the most challenging moments, is part of what makes Port Stephens so special.

I also want to acknowledge the local businesses who stepped up, offering help, donations, services, and ongoing support, despite facing difficulties themselves. Your generosity has not gone unnoticed.

Recovery is ongoing and, while the clean-up may take time, we are committed to helping residents and business to return to normal as quickly as possible.

<b>ORDINARY COUNCIL - 10 JUNE 2025</b>
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Thank you again for standing together, helping each other and showing what true community spirit means.

**ATTACHMENTS**

Nil.

**MAYORAL MINUTE**

**ITEM NO. 4**

**FILE NO: 25/132322  
EDRMS NO: PSC2024-03152**

**PORT STEPHENS ROADS ACCELERATION PROGRAM EXPANDED FUNDING STRATEGY**

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**THAT COUNCIL:**

- 1) Approve the expanded funding strategy for the Roads Acceleration Program, to increase funding for our road network over the next 3 years including:
  - a) Reallocation of up to \$3 million from the natural disaster reserve
  - b) Allocate the proceeds received from the sale of surplus land previously resolved by Council to reclassify and rezone for operational purposes
  - c) Consents to the closure of the surplus roads identified in the body of this report
  - d) Completes the required Council Road Closure Process under Part 4 Division 3 of the Roads Act, 1993.
  - e) Prepares Plans of First Title Creation for each road and takes all steps required to complete registration by Land Registry Services NSW (LRS), and following registration, gazette the road closures.
  - f) Authorise the General Manager to sign all documents required to effect the closures on behalf of Council as its authorised representative.
- 2) Authorise the General Manager to take all necessary actions to facilitate the implementation of the funding strategy including engaging with relevant stakeholders and securing additional funding where possible.

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**BACKGROUND**

Port Stephens Council manages a network of more than 800 km of roads. In recent years, the impacts of ongoing weather events have significantly impacted the condition of many of our roads – particularly those built on ageing and vulnerable infrastructure.

Since the commencement of the elected Council in September 2024, there has been a clear commitment to improving our roads. This commitment was echoed throughout the 2024 Local Government Election and has been a central focus of Council's actions since.

Community feedback has reinforced the importance of this issue. The 2023 and 2024 Community Satisfaction Survey indicated that road conditions ranked as the lowest rated service amongst 20 core Council services. This sentiment was again identified in the Liveability Survey conducted in November 2024, reinforcing the need for increasing Council's ability to undertake urgent road improvements.



In response, Council established the Roads Acceleration Program (RAP) – a targeted initiative to improve the safety and quality of our local road network. The RAP is funded through an increased budget commitment to priority road improvements, \$10 million of State and Federal grant funding and \$7.1 million sourced from the 2023 Special Rate Variation.

However, even with this record level of funding secured, we recognise that more investment is needed to bring the Port Stephens road network to a manageable standard.

To deliver these works, Council has identified a range of potential funding sources. These include a combination of surplus property, road closures and the reallocation of restricted funds which together is estimated to generate an additional \$9 million over a 3 year period.

Given the significant number of roads requiring repair across Port Stephens, a targeted approach will be adopted. Additional funds will enable a focus on the rehabilitation of our road pavements that are in poor condition. The proposed works are beyond typical repairs and maintenance and will deliver a pavement back to a manageable condition. Not only will this improve the pavement condition and driver safety, but also reduces Council's road infrastructure asset backlog.

To support this, it is recommended that \$9 million of funding is distributed evenly across Port Stephens Council Wards providing a total additional investment of \$1 million per ward annually for 3 years. Further details on the funding strategy is outlined below:

### **Roads Acceleration Program Funding Strategy**

- 1) Reallocate up to \$3 million from the natural disaster reserve.
- 2) Allocate the proceeds received from the sale of surplus land previously resolved by Council to reclassify and rezone for operational purposes. It is estimated that this process will progressively take approximately up to 18 months to meet all legislative requirements. This will include further reports to Council for a resolution to enable the completion of the sale of these land parcels.

#### **Proposed Land Sales – Surplus Land**

1. Lot 721 DP 1033896, 101 Kindlebark Drive, Medowie
  2. Lot 1063 DP 826758, 20 Benjamin Lee Drive, Raymond Terrace
  3. Lot 3082 DP 786401, part of 124 Benjamin Lee Drive, Raymond Terrace
  4. Lot 4 DP 787398, 27 Campbell Avenue, Anna Bay
  5. Lot 18 DP 238628, A - 1 Mount Hall Road, Raymond Terrace
  6. Lot 4 DP 807214, 1B Jessica Close, Raymond Terrace
- 3) Allocate the proceeds received from the sale of surplus land following the completion of the road reserves closure process.

The closure and selling of unused road reserves requires a Council resolution to commence this process. It is estimated that this process will progressively take approximately up to 18 months to meet all legislative requirements. This will include further reports to Council for completion of the sale of these parcels following the road closure process.

#### Proposed Land Sales – Road Closures

1. Morna Point Road, Anna Bay - between 1 Ocean Avenue & 2 Morna Point Road
2. Fisherman's Bay Rd Anna Bay - next to 13 Fisherman's Bay Road
3. Pacific Avenue, Anna Bay - between 98 & 106 Morna Point Road – end of Pacific Avenue
4. Coral Street, Fingal Bay - between 152 & 156 Rocky Point Road – end of Coral Street
5. Kingsley Drive, Boat Harbour - next to 48 Kingsley Drive
6. Wahgunyah Road, Nelson Bay - located across from 47 Wahgunyah Road, Corner of Pirrrolea Parade
7. Ocean Beach Road, Shoal Bay - located next to 28 Ocean Beach Road
8. Soldiers Point Road, Salamander Bay - located between 199 & 201 Soldiers Point Road
9. Six Mile Road, Eagleton - located behind 229 & 229A Six Mile Road
10. Stanley Street, Lemon Tree Passage - located between 1 & 7 Meredith Avenue
11. Off Wahroonga Street & Murulla Crescent, Raymond Terrace - next door to 10 Wahroonga Street

#### **Roads Acceleration Program Work**

As part of our commitment to transparency, Council will provide ongoing information to the community on the distribution and allocation of funds, including visibility over the expanded Roads Acceleration Program.

For the 2025/2026 financial year the following projects will be funded as part of the expanded Roads Acceleration Program:

##### **West Ward**

- Irrawang Street, Raymond Terrace. Kangaroo Street to Mount Hall Road.
- Beaton Avenue, Raymond Terrace. From No. 61 to No. 43.

##### **East Ward**

- Corrie Parade, Corlette. From Drungall Avenue to No.19.
- Drungall Avenue, Corlette. From Sandy Point Road to Corrie Parade.
- Sandy Point Road, Corlette. From Corlette Point Road to No. 80

##### **Central Ward**

- Brocklesby Road, Medowie. From No.1 to No 7.
- Kirrang Drive, Medowie. From Yulong Oval entrance to No.11

- Lemon Tree Passage Road, Salt Ash. From No. 67 to No. 81

**Future Roads Acceleration Programs of Work**

Council will work towards identifying further road rehabilitation projects to be included in subsequent years with this additional funding. Given this is our community and Council's highest priority we will also explore further ways to continue to increase funding and resources as opportunities arise.

**ATTACHMENTS**

Nil.