

# Communications and Engagement Report

## Salamander Bay Town Centre

### Place Plan

#### June 2025





# Salamander Bay Town CentrePlace Plan

The place planning process aims to capture the character of the unique communities within Port Stephens and to give voice to their residents. By giving ownership to the community of the roadmap for the future, it not only enhances their connection to place but also ensures that the priorities and actions within the plan are created by those who it will impact. The Salamander Bay Town Centre Place Plan is an action-oriented strategy informed and guided by community input.

## What we've been up to



**Community Drop Ins**

393 visited



**Online Ideas**

216 responses



**Webpages**

1438 visitors



**Direct emails**

331 sent



**Social media**

5860 reached

## Top 5 Salamander Bay & Taylors Beach Values - Liveability Index Care Factors

For liveability reporting, each neighbourhood includes one or more suburbs



**76%**

Elements of natural environment

(LGA 75%)



**65%**

Local businesses that provide for daily needs

(LGA 53%)



**65%**

General condition of public open space

(LGA 66%)



**61%**

Access to neighbourhood amenities

(LGA 51%)



**58%**

Locally owned and operated businesses

(LGA 53%)





## Top things we've been hearing

High rise to offices and housing look over wetlands

Link road right around to carpark to ease traffic

The Mambo wetlands should be kept as they are and not encroached upon.

### Top strengths Salamander Bay & Taylors Beach overall

Elements of natural environment  
Local businesses that provide daily needs  
Locally owned and operated businesses  
Access to neighbourhood amenities  
Sense of neighbourhood safety  
Sense of belonging in the community  
Sense of personal safety

### Top priorities Salamander Bay & Taylors Beach overall

General condition of public open space  
Evidence of recent public investment  
Walking/jogging/bike paths  
Quality of public space  
Access and safety of transport options  
Elements of natural environment

### Emerging themes

- Community Wellbeing
- Economy
- Environment
- Housing
- Infrastructure & Movement
- Public Domain

### Most Mentioned Ideas from Social Map

Day Surgery or urgent health clinic  
Youth activities or Centre  
Mixed-use buildings with housing above shops  
Protect Mambo Wetlands  
Improve bike and walking paths  
Link road around shopping centre

## Project timeline





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# Summary

The place planning process aims to capture the character of the unique communities within Port Stephens and to give voice to their residents. By giving ownership to the community of the road map for the future, not only does it enhance their connection to place but also ensures that the priorities and actions within the plan are created by those whom it will impact.

In engaging with the local community, we are able to ensure community input into the development of the draft plan for Salamander Bay Town Centre.

The introduction of a Salamander Bay Town Centre Place Plan to the community will work through a phased three phased engagement approach:

- Phase 0 – Liveability survey 20220 and 2024
- Phase 1 – Engagement to help guide the development of the draft Salamander Bay Place Plan (current phase)
- Phase 2 – Public Exhibition of the draft plan
- Phase 3 – Revised plan reported to Council with changes and adopted

The key objectives of the communication and engagement plan for this phase were:

- Ensure community input into the development of the draft place plan for Salamander Bay Town Centre
- Educate the community on the planning process including key milestones and opportunities for input

Phase 0 and Phase 1 of the engagement has been completed, and this report provides the engagement findings,



# Key engagement findings – Phase 0

## Liveability Index survey - see Appendix A for full details

In late 2024 we partnered with Place Score to conduct our second Liveability Survey. This helps us focus on what matters most to our community, guiding our planning and decision making to have the greatest impact on community wellbeing. We were able to compare these findings with the results from our 2020 survey to see how priorities have shifted over time.

### The Liveability Index 2024 for Salamander Bay and Taylors Beach

In 2024 there were 179 people from Salamander Bay and Taylors Beach completed the survey and told us what they value about their place and how it is performing.

Top five values:

1. Elements of the natural environment (natural features, views, vegetation, topography, water wildlife).
2. Local businesses that provide for daily needs (grocery stores, pharmacy, banks).
3. General condition of public open space (street trees, footpaths, parks)
4. Access to neighbourhood amenities (cafes, shops, health and wellness services etc.)
5. Locally owned and operated business.

High priorities:

1. General condition of public open space (streets, trees, footpaths, parks etc.)
2. Evidence of recent public investment (roads, parks, schools etc.)
3. Walking/jogging/bike paths that connect housing to communal amenity (shops, parks etc.)
4. Quality of public space (footpaths, verges, parks etc.)
5. Access and safety of walking, cycling and/or public transport (signage, paths, lighting etc.)

### The Liveability Index 2020 for Salamander Bay and Taylors Beach

The Liveability Index 2020 for Salamander Bay and Taylors Beach was completed by 243 people and told us what they value about their place and how it is performing.

Top five values:

1. Elements of the natural environment (natural features, views, vegetation, topography, water wildlife).
2. General condition of public open space (street trees, footpaths, parks)
3. Protection of the natural environment
4. Local businesses that provide for daily needs (grocery stores, pharmacy, banks).
5. Walking/jogging/bike paths that connect housing to communal amenity (shops, parks etc.)



High priorities:

1. Evidence of recent public investment (roads, parks, schools etc.)
2. Quality of public space (footpaths, verges, parks etc.)

While similar values emerged in the 2020 and 2024 survey results, participants in 2024 placed a higher value on local businesses.







Also, the 2024 results show public spaces and footpaths as higher priorities for residents.

For more detail, see **Appendix A**.



# Phase 1 Engagement

Phase 1 provided three levels of engagement, inform, consult, and involve by using different methods of engagement.

Engagement level	Phase 1 Early engagement	Phase 2 Public Exhibition	Phase 3 Adoption
<b>Level 1 – Inform</b> Provide stakeholders with information to assist them in understanding the problems, alternatives and/or solutions.			
<b>Level 2 – Consult</b> Obtain stakeholder feedback on the project to aid decision making.			
<b>Level 3 – Involve</b> Work with stakeholders throughout the project, ensuring issues and concerns are understood and incorporated in decision making.			
<b>Level 4 – Collaborate</b> Partner with stakeholders throughout the project to develop alternatives and identify the preferred solution.			

The themes which formed a part of the Phase 1 engagement were drawn from those used in other place plans and also from the Liveability Survey results for Salamander Bay from both 2020 and 2024. These themes included Community Wellbeing; Economy; Environment; Housing and Movement and Infrastructure.

The Salamander Bay Town Centre Place Plan communications and engagement approach was also significantly refined through the input of the Communications and Engagement Advisory Group in April 2025. This group provided input and direction into communication and engagement plan including suggesting the use of vacant shop fronts at Salamander Shopping Centre to help garner additional feedback from local people.



## Communication methods – Phase 1

COMMUNICATION METHODS		
ACTIVITY	DESCRIPTION	REACH
<b>Website</b>	Planning for you place Council website page <a href="https://haveyoursay.portstephens.nsw.gov.au/salamander-bay-town-centre-place-plan">https://haveyoursay.portstephens.nsw.gov.au/salamander-bay-town-centre-place-plan</a> Used to host information and supporting documents	1438
<b>Social media</b>	Port Stephens Council Facebook 1 paid post  1 organic post	5860 (1820 -clicks) 1640 (139 – clicks)
<b>Poster with QR code</b>	Promotional posters and leaflets in temporary shop at Salamander Bay Shopping Centre 5 May to 9 May 2025 Promotional leaflets provided to Tomaree Library for additional circulation 5 May to 24 May 2025	Unknown
<b>Printed your port</b>	Printed Quarterly Newsletter accompanying Rates Notice, Autumn 2025	20,000
<b>Direct emails</b>	Direct email to identified known stakeholders, interest groups for Salamander Bay via <a href="mailto:haveyoursay@portstephens.nsw.gov.au">haveyoursay@portstephens.nsw.gov.au</a> dated 29 April 2025	331 emails
<b>Media release</b>	Media release 'Have your say on the future of Salamander Bay Town Centre' distributed to Council's media distribution list dated 29 April 2025	109
<b>News item</b>	News item are included on the Council's home page <a href="#">here</a> 29 April 2025	234
<b>E-newsletter</b>	E-Newsletter YourPort May 2025 'Get involved in planning for the future of Salamander Bay Town Centre' dated 7 May 2025	4,502
<b>Letterbox drop</b>	Letterbox drop to adjoining houses north of shopping centre	150
<b>Print advert</b>	Included in DA Notices: News of the Area, 15 May 2025 Port Stephens Examiner, 15 May 2025	10,000 22,231



<b>Related Media</b>	Help Shape Salamander Bay, Port Stephens Examiner, 15 May 2025, p. 8	22,231
	NBN News story – 5 May 2025 <a href="#"><u>Link</u></a>	28,000



# Engagement methods – Phase 1

ENGAGEMENT METHODS		
ACTIVITY	DESCRIPTION	REACH
<b>Liveability Survey</b>	Salamander Bay & Taylors Beach	
	Liveability Survey 2024	170 responses
	Liveability Survey 2020	243 responses
<b>CEAG</b>	Communication and Engagement Advisory Group (CEAG) agenda item 16 April 2025. Advice and provided regarding proposed approach, stakeholders.	1 group
<b>Online Engagement</b>	Online engagement tools open from 28 April 2025 to 24 May 2025	
	Have your say mapping tool	150 comments
	Join the conversation tool	66 responses
	Written submissions (emails and letters)	3 submissions
<b>Community Drop In #1</b>	Salamander Bay Shopping Centre Community Drop In Monday 5 May 2025 to Friday 9 May 2025, 9am-1pm each day	390 visited
<b>Community Drop In #2</b>	Tomaree Community Connect Day Salamander Bay Shopping Centre 16 May 2025, 9:30am -2:30pm	30 visited
<b>Workshop</b>	Structured deliberative workshop to allow for deeper exploration of local situation and exploration including ideas and solutions generation. 8 May 2025	16 participants
<b>Doorstep discussions</b>	Doorstep discussion with local businesses	7
<b>Key Stakeholder Meetings</b>	Meeting with representatives from key local businesses	5 meetings



# Key engagement findings – Phase 1

A key component of Phase 1 engagement included a dedicated online have your say website page which featured two online engagement tools, 'Join the conversation; and 'Have your Say Mapping tool'. These tools were used to collate not only online feedback but also the feedback received from conversations undertaken at the Salamander Bay Shopping Centre drop ins. This feedback totalled over 220 individual responses. This together with the feedback from the community workshop (16 attendees) and also individually addressed letters (3) has been summarised as follows:

## **Community wellbeing**

Feedback received revealed support for a more connected, inclusive and vibrant place. Respondents highlighted the need for improved community infrastructure, including health services, youth activities, and recreation space for all. A recurring opinion centre on a lack of character for the town centre together with a desire to revitalise it through improved design and social spaces.

## **Economy**

Many comments received viewed that the local economy as underperforming with the current Charter Hall centre not at capacity. There was support for a more diverse retail and commercial precinct particularly for local unique businesses. There was support to modernise the current shopping centre and include a night time economy.

## **Environment**

A primary concern was the environment especially with regard to the neighbouring Mambo Wetlands. Feedback received emphasised that any new development must be environmentally conscious, climate resilient and preserve natural assets.

## **Housing**

Feedback reflected support for affordable options for local residents alongside concern for holiday letting. Responders suggested integrating diverse multilevel development with mixed commercial use.

## **Movement and infrastructure**

Many comments were focused on improving walkability, bike access, traffic flow and public transport. There was a clear desire to link the road around the current shopping precinct and to provide safe and accessible pathways for all.

The following provides a more detailed breakdown of the various engagement tools and feedback for Phase 1



## Have Your Say Webpage – see Appendix B for full details

Have Your Say Mapping Tool – 150 responses

Join the Conversation - 66 responses

Written submissions (emails, letters) – 3 responses

Categories	Social Map	Join the conversation	Other (letters, emails etc)	Total
Community Wellbeing	21	22	1	44
Economy	16	23	2	41
Environment	27	26	6	59
Housing	15	19	1	35
Infrastructure and Movement	56	27	2	85
Public Domain	16	19	2	37

### PLEASE NOTE

These key findings were drawn from the engagements using data collected from the Salamander Bay Drop in Centre, along with direct contributions from the webpage through Join the Conversation comments and the Have Your Say mapping tool.

## Place Plan Key Themes

### Community Wellbeing

1. Concerns
  - Lack of specific medical practices to support an ageing and growing population, with long travel times to alternatives
  - Lack of youth-specific activities
  - Perception the Town Centre is uninviting and sterile.
  - Absence of spaces for social gathering
  - Concerns about insufficient lighting and community safety in public areas
2. Supportive themes
  - Desire to support connected communities and use spaces to support young people, families, and seniors
  - Interest in a Community Centre or hub for shared activity
  - Support for an all-inclusive and culturally safe space
  - Support on incorporating nature into future space to support mental wellbeing
3. Suggestions
  - Incorporate outdoor recreation spaces, seating, gardens, small amphitheater and playgrounds, for intergenerational use.



- Integrate services such as health care and community services in accessible locations. For example, a day surgery
- Include space for local events and markets
- Provide youth specific zones such as a skate park, sports courts for example basketball, indoor activities (e.g. pool/snooker, central movie theatre)

## **Economy**

1. Concerns
  - The existing shopping centre is viewed by some participants as underachieving due to shop vacancies and an observation it is outdated.
  - Lack of variety in shops and café/restaurant options.
  - Limited employment opportunity for young people
2. Supportive themes
  - Desire for unique, local businesses and cafes
  - Support for uses that attract locals and visitors alike
3. Suggestions
  - Improving current shopping centre with suggestion to add multiple stories
  - Encouraging a night-time economy with well lit dining precincts
  - Desire to produce ground floor commercial such as cafes with upper level offices and units
  - Introduce incentives or grants for local businesses

## **Environment**

1. Concerns
  - Opposition to any development that would reduce or encroach on green space, the Mambo Wetlands.
  - The wetlands provide critical ecosystem services like flood mitigation and wildlife habitat for koalas and other species.
  - The wetlands are an integral place for early learning for the Salamander Bay Childcare Centre.
  - Lack of shade
  - Climate change impacts
2. Supportive themes
  - The proposed area for development is adjacent to the wetlands.
  - Supportive comments for development are conditional on it being environmentally friendly and climate resilient.
  - Preference for urban design that is energy efficiency and water-sensitive
  - Emphasis on biodiversity preservation and native landscaping
3. Suggestions
  - Design new development to complement the surrounding natural landscape.
  - Protect existing vegetation and shaded areas



- Incorporate green infrastructure such as rain gardens and green roofs
- Develop educational signage and trails along wetlands

## **Housing**

1. Concerns
  - Mixed concern for high-rise especially located near wetlands.
  - Concern around flooding risks
  - Not to use for holiday letting restrict to residential
  - Concern that new residential area may not cater to diverse needs
2. Supportive themes
  - Affordable housing designed for local workers and young people
  - Densification within existing footprints by multilevel development to include commercial and residential
  - Interest in sustainable, climate resilient housing
  - Support for diverse and affordable housing for workers, young people, single families
3. Suggestions
  - Include affordable housing as part of development
  - Mix use housing above shops and cafes
  - Ensure new housing is flood resilient and accessible
  - Consider housing cooperative to maintain affordable and sustainable housing

## **Infrastructure and Movement**

1. Concerns
  - Inadequate pedestrian and bike connections
  - Congestion and poor traffic flow around the shopping centre
  - Insufficient public transport connections and bus shelters
  - Insufficient parking
2. Supportive themes
  - Support for accessible pathways and safe roads
  - Desire for safe crossings around shops
  - Support for bike and walk pathways to reduce car dependency
3. Suggestions
  - Link road around current shopping centre
  - Improve and expand current footpaths and bike lanes and add seating and shade
  - Upgrade public infrastructures including bus shelters and timetables
  - Add wayfinding signage and mobility friendly infrastructure for people with disabilities



## Workshop – see Appendix C for full details

As part of early engagement for the Salamander Bay Town Centre Place Plan, Council hosted a structured community workshop on Thursday, 8 May 2025, at the Tomaree Library. The workshop was designed to engage local residents and key stakeholders in a deeper conversation about the town centre's values, challenges, and opportunities.

The objectives of the workshop were to:

- Share background and vision for the Place Plan.
- Present Liveability Index findings and mapping results.
- Identify shared values and concerns across key themes.
- Co-develop ideas and actions to inform the draft Place Plan.

A total of **16 participants** attended the in-person session, representing a mix of residents, business operators, environmental stakeholders, and users of the existing town centre.

### Workshop Format

The session included the following activities:

1. **Place Plan Introduction & Education** – including purpose, scope and project timeline.
2. **Immersion in Local Context** – Review of Liveability Index data
3. **World café focusing on SWOT analysis of the various themes** – Group discussions to refine ideas and test support for different directions.

## Place Plan Key Themes

### Community Wellbeing

- Strong desire for enhanced medical services, with specific mention of a day surgery or urgent care clinic.
- Recognition of the Tomaree Library and childcare centre as key social infrastructure. Calls for expansion and protection of these assets.
- Lack of dedicated youth spaces and activities was highlighted as a gap. Participants supported the idea of a youth hub, intergenerational public space, or small-scale amphitheatre for community events.

### Environment

- Widespread concern about impacts to the Mambo Wetlands and local habitat, particularly for koalas and endangered frog species.
- Participants emphasised the educational and ecological value of the wetlands, especially for the adjacent childcare centre.



- Environmental protection was viewed as a non-negotiable design principle, with suggestions to integrate green buffers, maintain trees, and design with climate resilience.

## **Economy**

- Mixed views about current commercial offerings. Some participants expressed concern that the shopping centre felt tired and underutilised, with a high number of vacant stores.
- There was strong support for attracting local, independent businesses, including grocery options like Harris Farm, and suggestions to develop a night-time economy with restaurants and outdoor dining.
- Several participants called for multi-level mixed-use development, noting the opportunity to include retail, office, medical and residential uses in a compact footprint.

## **Housing**

- Broad support for affordable and diverse housing, especially for local workers and young people.
- Concerns were raised about multi-storey residential buildings near sensitive ecological areas, including flooding risks and visual impacts.
- Suggestions included housing above commercial precincts, and controls to prevent holiday letting in affordable units.

## **Infrastructure and Movement**

- Participants noted significant traffic congestion, particularly around Bagnall Beach Road and the Centre entry points.
- Suggestions included a loop road behind Kmart, reintroducing right-hand turns, and widening key thoroughfares to reduce choke points.
- Concerns about car dominance led to ideas for shared pedestrian and bike paths, better wayfinding, and safer crossings between the library, childcare centre and shopping areas.

## **Public Domain**

- The Town Centre was frequently described as feeling “sterile” and lacking identity.
- Suggestions for placemaking included public art, green space activation, and multi-use public areas that support events, gathering and recreation.
- Support for introducing an urban design identity, possibly referencing the nearby wetlands or Tomaree Peninsula history.



## **Written Submissions - Emails and Letters – see Appendix D for full details**

We received 3 separate emails and letters.

These are included in full in Appendix D.

### **Submission 1: Email received 1 May 2025**

- Provision of examples of urban renewals

### **Submission 2: Written materials from Salamander Child Care received in person at shop 5-7 May 2025.**

- Focussed on adverse environmental impact


### **Submission 3: Email received from EcoNetwork 26 May 2025**

- Focussed on adverse environmental impact [note same content provided as part of the Join the conversation online tool]



# APPENDIX A

## Liveability Survey - 2024



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# Liveability Survey 2024

Salamander Bay and Taylors Beach

In late 2024 we partnered with Place Score to conduct our second Liveability Survey. This helps us focus on what matters most to our community, guiding our planning and decision making to have the greatest impact on your wellbeing.

We were able to compare these findings with the results from our 2020 survey to see how priorities have shifted over time.

### About you



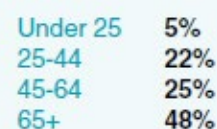
# 170

responses from  
Salamander Bay &  
Taylors Beach in **2024**  
243 in 2020

#### Gender



#### Age



Our top 5 values for Salamander Bay & Taylors Beach 2024	2024	2020
Percentage of people who ranked the attributes as important		
Elements of the natural environment (natural features, views, vegetation, topography, water, wildlife)	76%	76%
Local businesses that provide for daily needs (grocery stores, pharmacy, banks etc.)	65%	61%
General condition of public open space (street trees, footpaths, parks etc.)	65%	70%
Access to neighbourhood amenities (cafes, shops, health and wellness services etc.)	61%	47%
Locally owned and operated businesses	58%	56%



## Liveability score

In 2024 Salamander Bay and Taylors Beach liveability score decreased to 66 which is consistent with trends across Australia in the post COVID environment.



## Liveability Recommendations


**Nurture**


These are the things you care about most and say are performing well. We must continue to celebrate and protect these.

- Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc.)
- Local businesses that provide for daily needs (grocery shops, pharmacy, banks etc)
- Locally owned and operated businesses
- Access to neighbourhood amenities (cafes, shops, health and wellness services etc)
- Sense of neighbourhood safety (from crime, traffic, pollution etc.)
- Sense of belonging in the community
- Sense of personal safety (for all ages, genders, day or night)


**Manage**

These are things you care about that need improvement but aren't urgent. We must address them to prevent future challenges.

- Protection of the natural environment
- Landscaping and natural elements (street trees, planting, water features etc.)



**Prioritise**

These are the things most important to you and are areas for us to focus on improving. We must prioritise these.

- General condition of public open space (streets, trees, footpaths, parks etc.)
- Evidence of recent public investment (roads, parks, schools etc.)
- Walking/jogging/bike paths that connect housing to communal amenity (shops, parks etc.)
- Quality of public space (footpaths, verges, parks etc.)
- Access and safety of walking, cycling and/or public transport (signage, paths, lighting etc.)



## Liveability Survey - 2020



### Salamander Bay and Taylors Beach Liveability Index 2020

In September 2020 we teamed up with Place Score to complete our first ever place census. Over 3,700 people told us what they value and how they rate their neighbourhood. The results allows us to focus on the things most valuable to our community. It helps us plan and make decisions that will have the biggest impact on your wellbeing.

**243**  
responses from  
Salamander Bay and  
Taylors Beach



**Liveability is simply what a place is like to live in — a liveable place is a healthy place.**

Liveability is influenced by safety, the natural environment, infrastructure, accessibility, things to do, attractiveness and inclusivity.

**Salamander Bay\***



**Port Stephens**



**National Average**



### OUR TOP 5 SALAMANDER BAY\* VALUES

**These are the things most important to Salamander Bay and Taylors Beach residents in their ideal neighbourhood:**

-  General condition of public open space (street trees, footpaths, parks) — 64%
-  Elements of natural environment (natural features, views, vegetation, topography, water, wildlife) — 60%
-  Local businesses that provide for daily needs (grocery stores, pharmacy, banks)
-  Locally owned and operated businesses — 53%
-  Sense of personal safety (for all ages, genders, day or night) — 53%

In Salamander Bay and Taylors Beach your ideal neighbourhood has:

- easy to access shared community amenities, like the local shops, on foot or bike
- locally owned and operated businesses that provide the community with their daily needs
- well maintained and managed public domain; footpaths, parks, roads and other public assets



## OUR STRENGTHS

**These are the things you care about most and say are performing well. We must continue to celebrate and protect these.**



Sense of personal safety (for all ages, genders, day or night)



Access to neighbourhood amenities (cafes, shops, health and wellness services)



Local businesses that provide for daily needs (grocery stores, pharmacy, banks)



Elements of natural environment (natural features, views, vegetation, topography, water, wildlife)



Locally owned and operated businesses



Sense of neighbourhood safety (from crime, traffic, pollution)

## OUR LIVEABILITY PRIORITIES

**These are the things most important to you and are underperforming. We must work to improve these.**



General condition of public open space (street trees, footpaths, parks)



Quality of public space (footpaths, verges, parks)



Walking/jogging/bike paths that connect housing to communal amenity (shops, parks)



Protection of the natural environment



Access and safety of walking, cycling and/or public transport (signage, paths, lighting)



Evidence of recent public investment (roads, parks, schools)



Sustainable urban design (water sensitive design, transport-oriented design, sustainable building design, density)



Things to do in the evening (bars, dining, cinema, live music)



Evidence of Council/government management (signage, street cleaners)



Local employment opportunities (within easy commute)



Sustainable behaviours in the community (water management, solar panels, recycling)



Landscaping and natural elements (street trees, planting, water features etc)



Amount of public space (footpaths, verges, parks)



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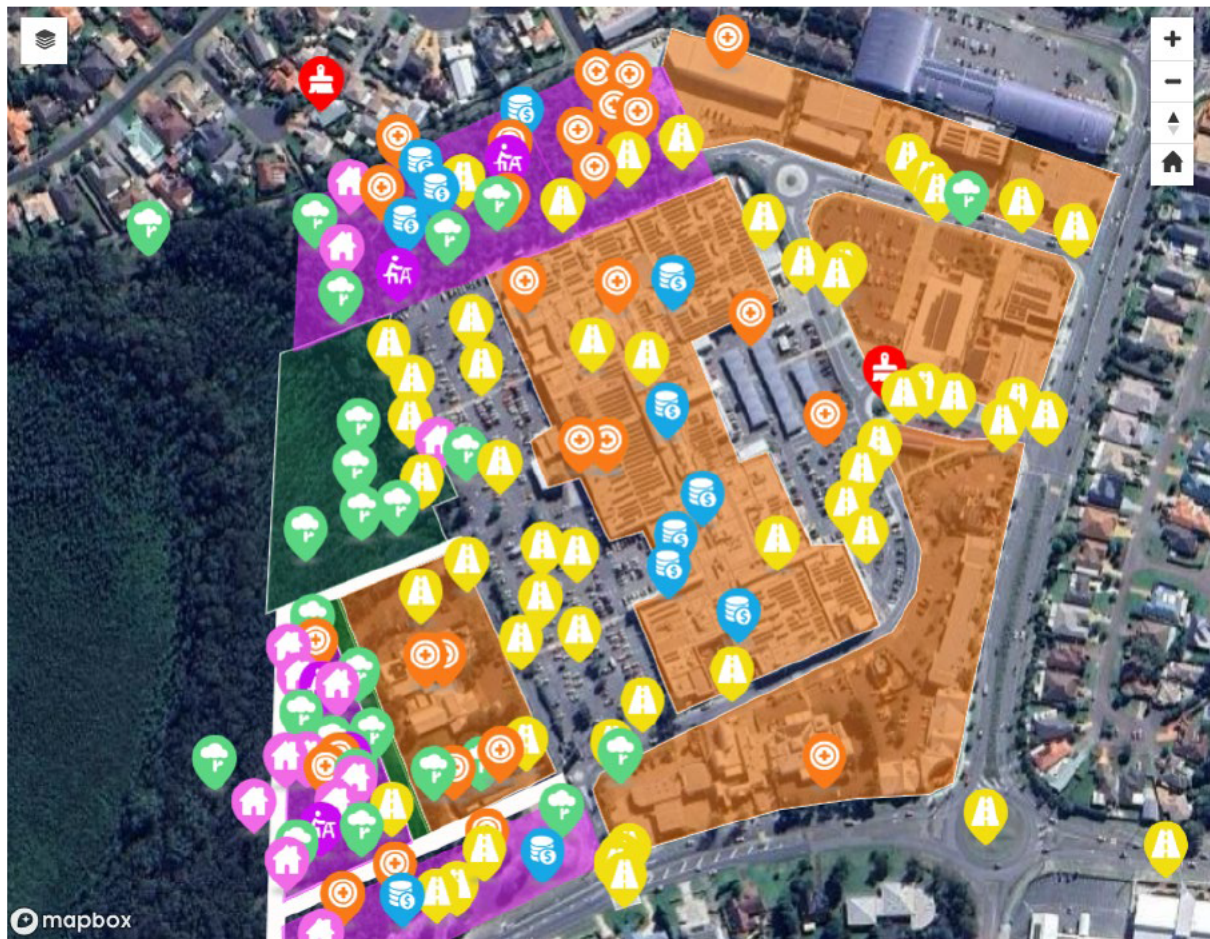


# APPENDIX B – Online Engagement

## Engagement Activity – Community Mapping

Share your thoughts on the Salamander Bay Town Centre Place Plan

Social Map Markers – 29 April to 24 May 2025



### Social Map Contributions – 151

Note: some spelling and grammar changes have been made to ensure clarity of comment only

#	Social Map Marker Comment	Category
1	Library and community spaces will require more space as community needs grow	Community Wellbeing
2	This area is dated and neglected. Build a large medical centre, day surgery etc in this area either in lieu of existing shops or above the existing shops.	Community Wellbeing
3	Second storey on existing shopping complex for medical, day surgery, etc.	Community Wellbeing



#	Social Map Marker Comment	Category
4	Build a second story on the existing shopping complex dedicated to medical, day surgery, etc	Community Wellbeing
5	Youth Centre	Community Wellbeing
6	Better community activities for people with disability. Simple connections	Community Wellbeing
7	Urgent care hospital (Medicare clinic), like one recently in Maitland	Community Wellbeing
8	medical and day surgery	Community Wellbeing
9	Medical services and day surgery	Community Wellbeing
10	Day Surgery	Community Wellbeing
11	More facilities and services for older people	Community Wellbeing
12	Specialist health options 'a hospital day surgery'	Community Wellbeing
13	Love to see a day surgery	Community Wellbeing
14	Privacy concerns for childcare	Community Wellbeing
15	more medical services	Community Wellbeing
16	Tomaree Library is an amazing community asset. I would like to see it expanded to encompass more services and events.	Community Wellbeing
17	Would like to see a private hospital or Youth Centre	Community Wellbeing
18	Risk of loss of privacy to our Centre	Community Wellbeing
19	The Mambo wetlands is a unique outdoor classroom where the children from Salamander Early Education learn through exploration, play, and connection to nature since 1992. It supports their emotional and educational development in ways indoor settings cannot. As part of koala habitat and home to native wildlife, it also holds environmental value. Clearing it for housing would permanently destroy both a vital learning space and an important ecosystem.	Community Wellbeing, Environment
20	We need an independent green grocer such as Harris Farm to ensure that we can buy fruit, veg etc with minimum, especially plastic, packaging. It's difficult to find unpackaged fruit and veg at Coles-Worths, even Aldi...	Economy



#	Social Map Marker Comment	Category
21	I want more shops like Anaconda, Big W and Rebel Sports. Bike paths to join all our smaller towns together.	Economy, Infrastructure & Movement
22	Why not invest more in Taylors Beach and the land council has on the other side of Horizons. Add more commercial to Taylors Beach to increase business there away from built up residential, and add housing on the other side of Horizons- greater use of more land to actually make a difference residentially rather than right on top of Wetlands, and next to a child care centre.	Economy, Housing, Environment
23	I think the shopping centre would do really well with a Grill'd	Economy
24	Big W	Economy
25	Harris Farms	Economy
26	Officeworks	Economy
27	Multi-level shops/offices with units above 5 levels. Walking tract with gardens to link up with other spaces.	Economy, Infrastructure & Movement
28	Look at Rouse Hill shopping centre for design	Economy
29	More independent clothing shops	Economy
30	More shops in Salamander shopping and more carparks	Economy, Infrastructure & Movement
31	Look at 'The canopy at Lane Cove'. They built a shopping, food, district with a revenue stream back to council.  Can have long-term/short term storage underneath for hire	Economy
32	Restaurants and outdoor dining areas	Economy
33	A few years ago I was involved in a research plan to expand and develop the whole Salamander Shopping Complex. Obviously all the participants' ideas went into the bin. It was a lot of work and some excellent projections were presented. Will this end up the same or will it be what a few politically minded people prefer?	Economy
34	Salamander shopping centre needs a much better mix of retailers. From my experience landlords would rather see shops empty rather than reduce rents to attract tenants to empty shops.  Perhaps other adjacent attractions would improve use of the centre. Such as playgrounds, skate park  A radical plan would be to put another level comprising a cinema/ performance space like at Rhodes shopping centre in Sydney!	Economy, Public Domain
35	Expand the TAFE for continued education in more areas + creates more jobs.	Economy



#	Social Map Marker Comment	Category
36	This area needs to be preserved as bushland. It's too small to be useful as commercial and adds green space to both the daycare centre and the library which is key to both facilities. Libraries and children need green areas to flourish and the bush adds more value than a building in this space. There is plenty of room elsewhere in this proposal to build. ( <a href="#">Responses x 3</a> )	Environment
37	Beware Koala Habitat	Environment
38	<p>The Mambo wetlands should be kept as they are and not encroached upon. They are an important part of our local ecosystem and that of the bay itself. Not to mention the native wildlife that live there.</p> <p>I believe that the current vacant shops and commercial units need to be filled before making decisions to build more empty spaces.</p> <p>It is also time to consider the expansion of the Tomaree Polyclinic into a proper hospital for the future as you have already indicated that the population will be growing.</p>	Environment, Economy, Community Wellbeing
39	Redevelop existing residential areas and leave the purple area for recreation / wildlife	Environment, Housing
40	Retain this bushland site! We have already lost so much of our natural bush here in Port Stephens! Find somewhere else to develop!	Environment
41	This land is visited regularly by our family for bush walks. The wildlife we see on these walks is vast, varied and abundant. This land is also a massive learning resource for the early education centre adjacent to this land. It needs to be protected and maintained	Environment
42	"The Councillors need to let the bush be. Just like the song, let it be, let it be. They need to just let it be." - Oliver, 4 years old	Environment
43	Endangered wildlife reserve needs to remain. Rezoning as a carpark or commercial/residential land is not the solution. Nelson Bay is visited for its beaches but also for the wildlife that has survived there. ( <a href="#">Responses x 2</a> )	Environment
44	Wildlife, koalas, tawny frog, echidna	Environment
45	Save the earth fungi very rare	Environment
46	We love finding animals in the bush (4yr)	Environment
47	We'd feel sad and cry if we didn't have bush to play (4yr)	Environment
48	Green space for gatherings	Environment
49	Council should be sharing transparent data and analytics to show justification for how they have deemed this area of bushland of "high value" comparative to the areas they are proposing development on. Have environmental and conservation experts been consulted or included in this process? Crucial ecosystems and habitats extend far beyond a	Environment



#	Social Map Marker Comment	Category
	koala count. The research conducted needs to be shared with the community. If it hasn't been done, then please share with us why.	
50	<p>The Mambo Wetlands is integral to the learning that occurs at Salamander Early Education and has been since 1992.</p> <p>Not to mention the abundance of native wildlife that lives in there, removing that environment which endanger species and effect conservation efforts dramatically. Build somewhere else.</p>	Environment, Community Wellbeing
51	Maintaining Mambo Wetland inhabit is vital	Environment
52	The mambo wetlands is home to the Wallum froglets which has been classed as vulnerable. The removal of their habitat can lead to their extinction.	Environment
53	As the winner of Expedia 2025 Aussie town of the year and a Destination NSW location, I find the lack of Public EV chargers in the Salamander/ Nelson Bay area perplexing. Other council areas I have visited support the EV chargers. Grants are available from various sources. Let's move with the times.	Environment, Infrastructure & Movement
54	We want country back and we can have the beach with you	Environment
55	Don't take the bush away ( <a href="#">Response x 2</a> )	Environment
56	Please don't take our grass away and look after our trees	Environment
57	<p>This area to be left as treed as its current status to continue to support the native wild life with connection to the wetlands and to remain for the wild life corner required for isolation for creating and bringing up the young ones.</p> <p>In addition the area if changed imposes on a quiet residential area as we believe any commercial/residential space should be based on extending existing facilities into 2 stories including carparking so that the existing residential areas remain residential and not next to all sorts of noise and other pollution for extended periods beyond their current environment. We believe to change the current status to be highly abusive to existing residents which appears not to have been considered in the plan.</p> <p>If additional facilities are required it should added to existing areas that can easily accommodate them and not so our society loses the environment necessary for our current and existing wildlife to be cut short of the necessary and required spaces for life to continue properly and not crammed into ever reducing areas.</p>	Environment, Economy
58	The area you see here is full of Koalas and birds. The Koala Preservation Society planted dozens of gum trees for food. All to be ripped down for another empty shop. A road will run down behind our houses now, just another race track like Bagnall Beach Road of a night time	Environment



#	Social Map Marker Comment	Category
59	Absolutely inappropriate for bushland to be taken for commercial/residential. Consider other spaces in the region, not bushland surrounding an Early Learning Centre.	Environment, Community Wellbeing
60	<p>There is sufficient room at Salamander Shopping Precinct area to expand for affordable housing, art gallery and theatre as well as medical services WITHOUT using the green space of Mambo.</p> <p>The library could be 4/5 storeys with underground parking and still accommodate the child care centre and a larger tenant base on the ground floor. A PLUS would be a community/emergency hub incorporated within the building.</p> <p>An art gallery/museum and theatre based on first floor with viewing windows over Mambo which would produce and income and then 2/3 floors above could be sold as offices/apartments.</p> <p>The vacant corner adjacent to the childcare centre (facing Shell garage) could be 4/5 storeys of apartments.</p> <p>There needs to be a park with seating areas incorporated in this build to cater for both residents and centre workers to enjoy.</p> <p>Any koala feed trees and koala corridors MUST be protected if you wish the local community to support further development at Salamander. It also needs to be controlled to ensure that affordable housing is purchased by locals and NOT purchased as holiday homes which are left empty most of the year. Affordable rental properties would be a plus should PSC wish to invest.</p> <p>Nobody wants to see a piece by piece attempted build of this area, it needs to be presented as a Master Plan and built in a timely fashion. DAs given in this area need to be tightly controlled and NOT the zombie DAs with and endless timeframe which PSC seem to favour.</p>	Environment, Housing, Economy, Public Domain
61	Absolutely no housing in this area. It is essential to maintain community connection to the wetlands. Residential units in this area will block public access. The wetlands should be made more accessible with boardwalks etc.	Housing, Public Domain, Environment
62	Higher need accommodation housing provision	Housing
63	Mixed use commercial and residential	Housing, Economy
64	Affordable units for young people. No holiday rentals!	Housing
65	Council plans seem to include potential four storey high complexes, built on wetlands and marshlands. Walk out there after a few days of rain and you will see the localised flooding areas and natural water pools that are constantly there. I highly recommend Council in favour of this familiarise themselves with Jordan Springs East in Sydney - built on backfilled marshlands and river ways where within years developers had to buy back single storey residential properties which were sinking and	Housing, Environment, Economy



#	Social Map Marker Comment	Category
	condemned, requiring demolition and a full compensation scheme.  Council seem to struggle enough dealing with the ground settlement issues for roads, let alone potential multi-story development.  Consider moving this commercial development into other areas of the region to develop a “sprawling” town beyond the Peninsula. Council member said there is not enough space needed for residential. Investing more in other areas of Port Stephens will in time provide other areas for residents live in with amenities that won’t require them to drive to Salamander Bay each time they want to access shops.	
66	High rise to offices and housing look over wetlands	Housing, Economy
67	"I wouldn't mind living here!"	Housing
68	More affordable housing and road to link all around shops	Housing, Infrastructure & Movement
69	More high rise housing to get young people out of houses and in suitable sized housing (1-2 bedroom)	Housing
70	Don't want housing or noise	Housing, Community Wellbeing
71	Love the idea of apartments above cafes. Don't need more house blocks. Go up!!	Housing
72	Affordable housing for workers	Housing
73	Best location for multi-dwelling housing	Housing
74	Council plans include potential four storey high complexes, built on wetlands and marshlands. I highly recommend Council in favour of this familiarise themselves with Jordan Springs East in Sydney - built on backfilled marshlands and river ways where within years developers had to buy back single storey residential properties which were sinking and condemned, requiring a full compensation scheme.  Council seem to struggle enough dealing with the ground settlement issues for roads, let alone potential multi-story development.  Consider moving this commercial development into other areas of the region to develop a “sprawling” town beyond the Peninsula. Council members have said there is not enough space needed for residential. Investing more in other areas of Port Stephens will in time provide other areas for residents live in with amenities that won’t require them to drive to Salamander Bay each time they want to access shops.	Housing, Economy, Environment
75	Current walking and cycling connections are fragmented and could be improved:	Infrastructure & Movement



#	Social Map Marker Comment	Category
	- Dedicated cycleway entry to shopping centre carpark would enable safe access for cyclists as well as improved accessibility for people with mobility aids (electric scooters, etc)	
76	<p>Current walking and cycling connections are fragmented and unsafe:</p> <ul style="list-style-type: none"> <li>- Cycleway could have a concrete separator from the road and safer entry/exit from the current shopping centre carpark;</li> <li>- There is no dedicated pedestrian pathway connecting to community services (library to shopping centre and new town centre).</li> </ul>	Infrastructure & Movement
77	<p>I think a road that goes behind KMart to connect with the rear car park is needed, as an alternate entry/exit for the centre. The roundabout between McDonald's and Aldi is a choke point in peak season because people aren't aware of the car park at the rear, this causes traffic to build up out on to Bagnall Beach Road. Additionally I think the entry on Salamander Way needs to be reopened to traffic travelling in both directions along this road. The closure of this entry has also added to the impact of the choke point at the roundabout. This reopening may require the installation of traffic lights or another round about.</p> <p>In addition to the above, a 2 tier parking structure would also be beneficial to accommodate increased traffic. I think this would only be needed on one side of the centre.</p> <p>I think the addition of more retail spaces needs to be reconsidered. There always seem to be vacant shopfronts in the centre, as well as in the shopping strips outside the centre.</p>	Infrastructure & Movement, Economy
78	Having only one entry to the Town/Shopping Centre Area has created a very inconvenient bottleneck. At busy times traffic turning left or right from Bagnall Beach Rd can't go very far into Terminus Ave before encountering a traffic jam. Better access is required.	Infrastructure & Movement
79	Parking is not well planned, make 2/3 levels and make more healthy wellbeing community space for all age groups. Need shades as well.	Infrastructure & Movement
80	<p>Widen and rebuild Town Centre Circuit road as it's too narrow for wider vehicles and in poor repair due to water damage, regular flooding and great use by trucks, heavy cars etc.</p> <p>Upgraded to pedestrian "crossing"...</p> <p>Pedestrian refuge island. Many children, families, youth, elders and people with limited mobility use this access to library, community / childcare centre.</p>	Infrastructure & Movement
81	Better signage "Shopping centre? Right turn HERE"	Infrastructure & Movement
82	Better line marking required	Infrastructure & Movement



#	Social Map Marker Comment	Category
83	The car park is certainly too small even out of holiday times. Our cars are getting damaged due to the small parking spaces. Isn't it time the carpark height was increased to make room for more cars to park a safe distance from one another.	Infrastructure & Movement
84	Centre is very car reliant	Infrastructure & Movement
85	Better wider pedestrian paths to access wetlands and nature	Infrastructure & Movement
86	Nobody does the right thing - turn right illegally	Infrastructure & Movement
87	Intersection improvement	Infrastructure & Movement
88	Narrow access needs improvement (near Coles back entry)	Infrastructure & Movement
89	Path behind Kmart where greenery is should be a path as people walk along there and it is dangerous. Someone will get hurt one day	Infrastructure & Movement
90	Should be able to turn right out of medical to go straight to shops, otherwise you have to drive out and come back in	Infrastructure & Movement
91	Turn right out of Salamander carpark to Aldi, you should be able to turn right	Infrastructure & Movement
92	Bus services could be improved	Infrastructure & Movement
93	Traffic congestion is too close to shopping areas. Put all traffic on the perimeter of buildings	Infrastructure & Movement
94	Pedestrian refuge to Aldi from bus stop	Infrastructure & Movement
95	Need additional parking in peak periods	Infrastructure & Movement
96	Disabled parking	Infrastructure & Movement
97	Maybe shouldn't be an entry at all only an exit	Infrastructure & Movement
98	Larger car spaces needed	Infrastructure & Movement
99	Old bus area for community buses	Infrastructure & Movement, Community Wellbeing
100	Public caravan dump point, charge small fee	Infrastructure & Movement
101	Would prefer ring road and conserve another area around library	Infrastructure & Movement,



#	Social Map Marker Comment	Category
		Environment, Public Domain
102	Road too narrow all around town centre circuit	Infrastructure & Movement
103	Link roads	Infrastructure & Movement
104	Roundabout or right hand turn needed from Salamander Way Road into Community Way.	Infrastructure & Movement
105	Entry is too narrow next to X-Ray place	Infrastructure & Movement
106	Roof top Carpark for Shopping Centre. Holiday session parking space is near impossible.	Infrastructure & Movement
107	Bus stop to Aldi needs pedestrian safety 'Island'	Infrastructure & Movement
108	Carpark space area too narrow need bigger car spaces	Infrastructure & Movement
109	Connect Rd behind Kmart end of shopping centre to help with flow of traffic to and from Bagnall Beach Rd.	Infrastructure & Movement
110	Noisy trucks at loading zone	Infrastructure & Movement
111	Either remove driveway for entrance into Aldi or place a medium stripe so drivers cannot ignore the NO RIGHT HAND TURN sign.	Infrastructure & Movement
112	Need addition more parking requirements during peak	Infrastructure & Movement
113	Right turn Aldi despite sign opposite Kmart driveway	Infrastructure & Movement
114	Road that goes around centre. Links to front of library	Infrastructure & Movement
115	Development controls to ensure high quality development	Infrastructure & Movement
116	Parking for childcare staff	Infrastructure & Movement
117	Connect road, may need to use car park due to environmental value	Infrastructure & Movement
118	Two story carpark. More Parking	Infrastructure & Movement
119	Aldi entrance across double lines into marked 'no entry'	Infrastructure & Movement
120	Unfortunately, there must be more room for parking as even now in mid May there is barely enough. Come holiday time it is always chaotic with many locals unable to find a space. Also,	Infrastructure & Movement



#	Social Map Marker Comment	Category
	the very big utes frequently cause damage to the smaller cars either side of them as the spaces are too narrow for today's traffic.	
121	Public EV charging	Infrastructure & Movement, Environment
122	Blind spot, dangerous to exit. Unsafe for pedestrians	Infrastructure & Movement
123	Congested access. Dangerous for pedestrians esp, wheelchair uses, better signs	Infrastructure & Movement
124	Concern with businesses access via main road	Infrastructure & Movement
125	Link road right around to carpark to ease traffic	Infrastructure & Movement
126	The ring road needs to be completed behind this area to deal with poor traffic circulation and main road connections. These designs are already done and need to be implemented as per previous master plan.	Infrastructure & Movement
127	Car Parking or continue the road around to Compass Close.	Infrastructure & Movement
128	Return the intersection for right turn into carpark	Infrastructure & Movement
129	Raise building heights so this at grade car parking can be incorporated in the shopping centre building instead of clogging up public space.	Infrastructure & Movement
130	Provide parkland with amenities (seating, tables, chairs, etc) to connect nearby residents to the new town centre and create more recreational opportunities.	Public Domain
131	Create more open space opportunities and preserve the character of the wetlands with a boardwalk connecting to the new town centre, community services at the library and other pedestrian routes.	Public Domain
132	Lights and pedestrian walk	Public Domain, Infrastructure & Movement
133	Coles shouldn't have a Woolworths sign. Should use other access.	Public Domain
134	Outdoor designated smoke area outside so smokers have a place to go and are not walking around near door areas	Public Domain, Community Wellbeing
135	Sign for Tomaree Neighbourhood Centre	Public Domain



#	Social Map Marker Comment	Category
136	Improve landscaping on roundabout	Public Domain
137	Recreation space, playground	Public Domain
138	Buffer zone needed visual impact and noise	Public Domain, Community Wellbeing
139	Light and noise from gym a problem	Public Domain, Community Wellbeing
140	More public facilities	Public Domain
141	Noise buffer for existing residential development x 2	Public Domain, Community Wellbeing
142	Lights over BBQ areas	Public Domain
143	Green space essential for play and gathering	Public Domain
144	Some level of shade / covering would be great for when it is raining.	Public Domain
145	Please have the shopping centre fix or remove (or even just hide behind temporary walls) the apparently permanently closed playground! The pain of having to explain to a toddler that they can't go in every single time it is spotted is killing me.	Public Domain
146	No more jet skis	Other



## Join the Conversation Responses – 66

Note: some spelling and grammar changes have been made to ensure clarity of comment only

	Join the Conversation Response	Categories	Codes	Up Vote	Down Vote
1	Free underground and/or undercover parking	Movement & Infrastructure	Parking	1	
2	We need a large non-denominational hall/centre! If you do not want a religious funeral, there is nowhere to have the ceremony and nowhere for the wake unless you go to the bowling club or golf club. A multi-purpose hall with a catering contract would be ideal for so many functions.	Community Wellbeing	Commercial, Community		
3	We desperately need undercover parking and parking spaces allocated for caravans, boats, motorhomes etc. we are a tourist town and currently visitors have nowhere to park near the shopping centre.	Movement & Infrastructure	Parking		
4	Connect Central Ave to Purser St to divert traffic onto Sandy Point Rd. Would love to see a change in the food court where we have more fresh food options.	Movement & Infrastructure Economy	Roads, Commercial		
5	It would be nice to see the playground re opened, it's a disgrace that it has been closed off for over 12 months. The food court is also lacking any quality fresh food options and a comfortable spot to sit. The amount of junk pop up stores is disappointing for the centre. Management needs to start attracting some decent shops for our area!	Community Wellbeing, Public Domain, Economy	Outdoors, Community, Youth	2	
6	While I understand the need for more housing, I recommend that it be environmentally friendly with green walls and made from sustainable materials, facing north east and utilising the sun rather than creating a need for people to use more energy. Solar panels with a communal battery for those houses, green spaces and water features to create eco spaces and well living informed by other successful green developers. Communal garden spaces. A really good large undercover playground or playgrounds. Koala sensitive development. Undercover parking for elderly and parents with babies/children (the current parking is really hot and dangerously exposes babies to sun in summer). Cafes and pocket bars and restaurants with a Melbourne like vibe. A	Community Wellbeing, Housing, Environment, Public Domain, Movement & Infrastructure	Housing, Outdoors, Environment, Community, Youth, Parking	3	



large indoor jungle gym like at Tuggerah for children and families.

7	Trees and gardens and much more Pedestrian friendly	Environment, Movement & Infrastructure , Public Domain	Outdoors, Environmental, Pathways & Crossing	2
8	love to see the following addressed: Vehicle access around centre (as originally designed when built) Designated parking for trailers, motorhomes, oversized vehicles in peak periods More disabled parking, preferably undercover Shaded parking Pedestrian crossing from car park to library Full SAFE pedestrian egress around centre (eg does not exist from Woolies pickup to Woolies entry) Safe pedestrian entry to centre from Salamander Way including a footpath along Salamander Way McDonald's entry and drive thru to relocate to Bagnall Beach Rd Passive Outdoor seating/park adjacent to centre	Movement & Infrastructure , Public Domain	Roads, Pathways & Crossings, Parking	
9	Would love to see something for children and teens (e.g. a skatepark, pump track, playground, pool/snooker/arcade hand out space)	Community Wellbeing	Community, Youth	1
10	instead of taking away our bushland, build up, a second level on the shopping centre would work better and save our vital bushland Expanding the shopping centre is very much needed but our bushland is vital for our community	Environment, Economy	Commercial, Environmental	1
11	Keep this area commercial, not residential, and prioritise the expansion of retail and dining options. I think both residents and tourists alike would benefit from the inclusion of a greengrocer or speciality fresh food option, additional mainstream clothing brand stores and more dining venues that stay open beyond 5pm that are not fast food. This would be the perfect location.	Housing, Economy	Housing, Commercial	1
12	<a href="#">(Reply to comment above)</a> I agree, residential can be elsewhere. Or adopt a model where residential is onto of the shopping centre.  Retain public areas for parks and recreation	Housing, Economy	Housing, Commercial, Outdoors	
13	Salamander Way needs a decent footpath that runs the length from Port Stephens Drive to the shopping centre. The amount of people that walk, cycle and ride mobility devices along there has increased massively and the drivers along this stretch often behave in an	Movement & Infrastructure	Roads, Pathways & Crossings	2



	unsafe manner and use the inside cycle lane to overtake other vehicles. Many children use this route getting to and from school and a lot of elderly unable to drive use it to access the shopping centre. If you are expanding the shopping centre then making it safe to get there is a MUST!			
14	The beauty of our peninsula that nature prevails over concrete. Kids should have a bond with nature. They will have enough of concrete jungle when they go to University. People moving to the area like Port Stephen because they want to leave in the quite, green and beautiful place with the birds singing, with the nature view from the windows.	Environment	Outdoors, Environment	1
15	<a href="#">(Reply to comment above)</a> Absolutely, I moved to PS because life was simpler and beautiful. It makes me sad to see parking meters come in and green space disappear.	Environment	Outdoors, Environment	
16	We don't need more native habitat loss for a quick buck - this is not what people move to Port Stephens for, nor what residents want. Urban sprawl is slowly but surely erasing our identity and community spirit. There is a very large space cleared, built on and currently vacant at Taylors Beach, most of the complex still sits empty... it's a 5 minute drive from Sally shops and requires no additional tax payer spending.... stop the madness. Instead: - more undercover parking in the existing	Environment, Economy	Outdoors, Commercial, Environment, Community, Parking	2
17	<a href="#">(Reply to comment above)</a> 100%	Environment, Economy	Outdoors, Commercial, Environment, Community, Parking	
18	Don't sell off our green spaces to developers. The shopping centre can be expanded without altering the footprint. Add another level to the existing structure, with parking above. Green spaces should be retained for public enjoyment. Dedicated parking for large vehicles is needed. More trolley bays are required in the western carpark. A proper pedestrian crossing between the Centre and the Library would increase safety for users. Decent footpaths surrounding the whole precinct will also increase safety. Please review parking near the exit of the Ampol service station, as lower vehicles often pull	Environment, Economy, Movement & Infrastructure, Community Wellbeing	Outdoors, Commercial, Environment, Pathways & Crossings, Community, Childcare	1



out in front of cars due to being unable to see oncoming traffic.

19	The Mambo Wetlands has been an important part of the learning environment for children at Salamander Early Education for many many years. This natural space has sparked many projects, inspired future eco warriors and taught all of us about the benefits of being in nature for wellbeing. It is vitally important that we protect these spaces for all of us.	Environment, Community Wellbeing, Public Domain	Outdoors, Environment, Community, Childcare	1
20	I think that we should invest in more high care nursing homes in the area as there are lots of boomers racing toward a high care facility. Re a Private Hospital in the area, my thoughts are that it should be in an area that services the Tomaree Peninsula, Tilligerry Peninsula, Medowie and Raymond Terrace. There are several around Lake Macquarie, why not here? If I had to attend an emergency department I would head to Lake Macquarie Private, if time allows. If an ambulance is required Tomaree hospital would send you to either the Mater or John Hunter, not my first preference....Lake Macquarie Private is an amazing hospital and has a wonderful Emergency Department. Why couldn't you look around Salt Ash to Williamtown. As a baby boomer, these are my main priorities. [REDACTED]	Community Wellbeing	Health, Elderly Facilities	
21	[REDACTED] The area shown as commercial/residential on the West side imposes additional noise and pollution to an existing quiet residential area for extended periods beyond the current environment. We would consider this to be highly abusive to those existing residents which it appears not to have been considered in the plan. The better solution, if the additional usage suggested is required in this location, is to utilise the existing areas by increasing their height for both the commercial and parking and allocate a location, if necessary for a residential component or perhaps review other locations which maybe more suitable and effective. The scheme appears to be driven by economics rather than considering the existing occupants and local residents. Have the current owners of the existing space been included in the suggested plan? If so why hasn't their input been expressed in the plan. The other consideration is the loss of critical space for existing native wild life	Housing, Environment, Economy, Public Domain, Community Wellbeing	Outdoors, Commercial, Environment, Community, Parking	1



	<p>that use this area for living in a special place to breed and live in this corner of the wetlands. A loss of more green space, which we believe is not necessary and possibly against the current world requirements of saving the planet, is an additional consideration. The comments made by others to improve access to existing accesses such as the library, additional playgrounds etc, surely needs to be front and centre of any modifications. No options in the plan suggests consideration of these modern and required issues appears to have been considered. Based on the above and all the comments we have heard, it appears to us that the plan should be withdrawn, the Council should encourage a full dialogue with all parties so that the community, existing users of the space and residents requirements are implemented, as after all they are the rate payers for the council and are therefore theoretically the eventual owners, before a sensible plan is reissued in consideration of the above comments, as well as all the other land options available around the area.</p>				
22	<p>So my first thought is originally community Close was supposed to be extended to Central Ave to form one road that was the plan. So that extension is gone and now that land will become housing with no existing road and also can't see how many blocks or Units and how many and how HIGH are there going to be???. Then blocks fronting Salamander Way or once again Units and how high not to mention the blocks/units behind Library. I think I know the answer and its plan to see on this webpage with your Links to NSW Government Low and Medium Housing Policy. Please inform us if I'm wrong because I would like to be but I don't think I am. Regards</p>	Housing, Movement & Infrastructure	Housing, Roads		
23	<p>Would like to see a day Centre for our increasing age population for small procedures. And a youth hub for kids to go to [JUPITOR] while family is shopping. Parking is hard there now maybe a multi-story car park now that we have increased the heights</p>	Community Wellbeing, Movement & Infrastructure	Community, Elderly facilities, Youth, Parking		
24	<p>As the Artistic Director of the Port Stephens Theatre Company, I recommend that the council consider building a permanent performance space for family entertainment on the weekends and during the school</p>	Community Wellbeing, Economy	Commercial, Community, Youth	1	1



holidays. This would be a great addition and attraction to the Salamander Bay Square shopping precinct.

25	On Monday at the drop in centre we were advised the mixed commercial/residential building is 4 storeys high. The drop.in centre is there all week at the shops.	Housing, Economy	Housing, Commercial	
26	The wetlands are an integral component to our ecosystem. Lots of wild life also call this place home. It's a green space, especially for the childcare next door who seem like they utilise this space a lot. How about plan some better roads and curbed guttering in some of the areas of the bay you guys tend to neglect.	Community Wellbeing, Environment, Movement & Infrastructure	Roads, Environment, Childcare	1
27	It seems that it will go ahead regardless of people's input. Please consider incorporating the thoughts and wishes of our community into the development and not just plonk down something ugly. I would love to see village/community/commercial like structures blended thoughtfully. Something we could be proud of and something that gives consideration to our current surrounds that we love.	Community Wellbeing, Housing, Environment, Public Domain, Economy	Housing, Outdoors, Commercial, Community	1
28	It is refreshing to see Council looking at the use of its land around Salamander Centre. The current shopping centre and related developments have been motivated by ill-equipped Council staff looking only to sell off land that was zoned to get funds to fund council follies. The appropriate development would be for a combined retail, medical and high rise affordable development built around boulevards and pedestrian precincts. It works throughout the world with retail and commercial on bottom 2 floors and 1-2 bedroom apartments above to say 4-5 storeys with underground parking. It has been done at Rooty Hill so well and Green Park and in a proposal at Nelson Bay. Retail and clerical staff can't afford to live in the area and they are vital to attract to the area with apartments they can afford. It isn't for tourist accommodation! If the area is to be serviced we must be able to house young people to work in retail, hospitality and medical. Currently they can't afford to live here. This isn't redesigning the wheel as it works throughout Europe and parts of Asia. We need affordable retail for shops, showrooms and restaurants as the Charter Hall model built around Woolworths and Coles as key subsidised tenants doesn't	Community Wellbeing, Housing, Environment, Public Domain, Economy	Housing, Outdoors, Commercial, Pathways & Crossings, Community, Health, Childcare	2



service the community. Time to think outside the square. If the Childcare and Library have to be relocated so it may be.

29	(Reply to comment above) Well said	Community Wellbeing, Housing, Environment, Public Domain, Economy	Housing, Outdoors, Commercial, Pathways & Crossings, Community, Health, Childcare		
30	Central Ave needs to join up to Community Close behind the shopping Centre, Kmart end, this will reduce traffic leaving the rear car park and traveling back through Town Centre Cct towards Maccas.	Movement & Infrastructure	Roads	2	
31	Please do something about the NO RIGHT TURN into Aldi from Town Centre Circuit. Either mark it as No Entry or allow people to turn right. I have witnessed multiple times incidents involving pedestrians and vehicles as the "majority" of cars ignore the sign and zoom in.	Movement & Infrastructure	Roads, Pathways & Crossings, Signage	2	
32	Build a decent high rise tower with at least 50 storeys, making the lower five retail and commercial and the upper floors restaurants and dining with residential in between. Have caveats preventing their use as temporary / short term rentals. Ease the shortage of accommodation for workers and reduce pressure on clearing more natural bushland for housing and commercial development.	Housing, Environment, Economy	Housing, Commercial, Environment	1	1
33	If you want to keep the koalas surviving around Wanda Wetlands, you really need to keep the vital habitat around the edges of the wetlands. There is fabulous habitat at the back of the library and preschool. We need more housing, so it makes sense to build upwards and keep our native bushland too. Do it well, and it would be awesome to enjoy watching koalas and other wildlife into the future behind the library and preschool.	Community Wellbeing, Housing, Environment	Housing, Environment, Community, Childcare	3	
34	The thing that has surprises me is that for a tourist town, where we have a large explosion of tourists in the holiday season that we do not have a decent hospital within the bay. Heaven help someone who has a serious accident- transport over 1 hour to the Mater Hospital or John Hunter Hospital. We also have an ageing population and a growing community that would benefit from having a decent hospital. Build some foundations / infrastructure which would make living /	Community Wellbeing, Housing	Health, Elderly		



	moving / holidaying in the bay even more attractive.			
35	Recently travelled to Port Douglas on a road trip, and honestly our roads are \$?!?? Please do something about our roads all this discussion about the town centre and no discussion about road upgrades and repairs	Movement & Infrastructure	Roads	
36	I think we need apartments for the low-income earners, that are not available for tourists. Make a bridge to lemon tree passage will allow workers to get to salamander square easier and provide a 2nd way out if something ever happens to Nelson Bay road.	Movement & Infrastructure, Housing	Housing, Roads	1
37	<a href="#">(Reply to comment above)</a> Good suggestions here.	Movement & Infrastructure, Housing	Housing, Roads	
38	Please ensure the Library is protected and that there are no plans for its removal. Also ensure that the existing bushland and vital Wildlife corridors here are not totally removed and decimated.	Community Wellbeing, Environment	Environment, Community	2
39	<a href="#">(Reply to comment above)</a> I agree fully with what you have to say [REDACTED]. The library is in a peaceful position with the bushland near it, surrounding its carpark. It is so convenient where it is and is the best library Internally I have seen. The bushland corridors for the Mambo Wetlands area for koalas must remain. We need to protect the bush we have within the towns. You don't know what you have till it's gone. All in the name of dollars, development and progress. The importance of the bush to Salamander Early Education is paramount as well. To expose young children to the bush and all critters within is such a wonderful thing as it educates them in nature which has a life time effect. I believe they found an endangered frog species in this bush just in from the Centre.	Environment, Community Wellbeing	Environment, Community, Childcare, Parking	2
40	There needs to be a pedestrian foot path on the Kmart side of Town Centre CCT to the Central Ave round about. I often see people walking along the road at the edge of the guard rail and cars having to slow when they unexpectedly come across them. Also, get rid of all the silly No Right Turn signs. What is the difference between turning right into Aldi at Kmart or opposite PRD? Everyone does it, just look at how worn the double white lines	Movement & Infrastructure	Roads, Signage, Pathways & Crossings	1



are near Kmart. Why is turning right from the PRD car park allowed but not from the Bay Medical car park? Once again, everyone does it. And why can't we enter the Ampol petrol station from Central Ave?

41	<a href="#">(Reply to comment above)</a> Good suggestions here [REDACTED]. Have tried to recommend all these to Council. Should now be reviewed and approved by the Local Traffic Committee.	Movement & Infrastructure	Roads, Signage, Pathways & Crossings	1
42	I would like to see a Pier jutting out into Salamander Bay which locals and visitors alike could use to fish and swim off. It could have coffee carts, icecream vendors, markets, and family entertainment stalls. Also an area for local artisans to show their ware. Roundabouts, jazz bands, miniature train rides and a children's play area.	Community Wellbeing, Public Domain, Economy	Outdoors, Commercial, Community, Youth	1
43	A good idea, time to start using this land, and definitely like the concept of business and housing together.	Housing, Environment, Economy	Housing, Commercial, Environment	1
44	I suggest the areas shown purple should be developed as medium density residential interdispersed with green areas.	Housing, Environment	Housing, Outdoors, Environment	1
45	The large carpark on the southern side can do with shelter ( similar to the shelter on the northern carpark ). It is always better to manage to park your car under shelter not only during the hot weather but also if it's wet. I also would like to propose a monthly car boot sale in the car park during the morning between 7am and 1pm.	Community Wellbeing, Movement & Infrastructure	Roads, Community, Parking	1
46	Our roads are disgraceful and we need to replace managers in the engineering department.	Movement & Infrastructure	Roads	
47	This submission is for input into the future land uses around the Salamander Central Shopping Centre I wish to advise that there are insufficient parking spaces already at the current centre. When they were being counted and assessed with the approval of Stage 3 the loading docks were counted as several parking spaces and since then the centre has reduced the size of these spaces and also allowed grocery pick-up stations, thus reducing even more parking spaces. The ring road around the current centre is in a disgraceful state and is in need of emergency hot-mix reconstruction. The early concept plans were for future buildings and the retention basin adjacent to the Tomaree	Movement & Infrastructure , Environment, Community Wellbeing, Public Domain	Roads, Community, Parking	3



	Library should be kept in its entirety as this basin collects all the litter and water runoff from the carparks and road links.			
48	I think all the shopping trolleys should have \$2 refundable deposit on them that would tidy up the car park and stop damage to cars hop	Economy	Outdoors, Other	
49	Dear Council Members, I have been a resident of Port Stephens (Corlette) now for 8 years, and for the past 2 years have been the owner of an electric vehicle and do most of my charging (slow) at home. Often on occasions it is not possible for me to charge my vehicle at home to 80% (owing to overcast weather etc., a sudden need to travel distance far beyond battery level charge etc.) which causes me to search locally for "fast" charging stations, with only one in the local area located at Soldiers Point. Alternately Heatherbrae (about 48 km away) or Karuah (about 58 km away), or Newcastle (60 km away), which of course is ridiculous if battery level is low, meaning distance travel to and then from those charging stations is doubled. In addition to the foregoing, I have on two occasions been approached at Salamander Bay Shopping Centre by EV drivers, (not local) and once in Nelson Bay Shopping Centre, they being aware that my vehicle is electric, seeking the location of a local fast charging station, only to be told there were none locally other than Soldiers Point (only 24kw). These people were all visitors to the area from elsewhere on holidays, and because they were unable to access a "fast" charger, perhaps not likely ever to return to the area again for holidays, which makes one consider just how many other holiday EV drivers have the same experience and opinion. Yes, there are a limited number of "slow" chargers locally, however these chargers are nearly all located at accommodation facilities for their paying guests with only one or two available for public use, which can each take up to 8 hours to charge to only 80%. Hardly satisfactory when in peak holiday season there may be dozens of vehicles requiring charging, particularly when the very limited number of public available of "slow" chargers are in use for such long periods of time. Also, it needs to be borne in mind that there are many hundreds of accommodation facilities that have absolutely no EV charging facilities at all. Council needs to consider the plight of the	Movement & Infrastructure , Environment, Public Domain	Outdoors, Environment	2



	<p>many EV driver visitors to Port Stephens, whom have not been able to access local charging (either fast or slow) during their stays in the area, (and perhaps not likely to return with their \$\$\$\$), coupled with those residents whom have EV vehicles, and not unlike myself, have a need to be able to "fast" charge on several occasions each year, beyond their home "slow" charging facility. I do urge Council to take this issue up with the several "fast" charging facility companies, local business facilities, local accommodation facilities etc., not to mention the State Government, with the view of providing incentive/s to each should they agree and arrange for the installation of "fast" charging stations for the general public.</p>			
50	<p>I believe we need to retain the existing bushland areas that fringe the car park and Shopping Centre! The wildlife that use these sites for habitat will be impacted by any form of development! Extending the height of the existing centre could provide a better solution towards addressing our shortage of accommodation and car parking spaces.</p>	<p>Housing, Environment, Movement &amp; Infrastructure, Economy</p>	<p>Housing, Commercial, Environment, Parking</p>	1
51	<p>It's great that council is planning for the future. My concern is that this plan is a little premature and doesn't capture all the future considerations. My observations are that car parking is already at max capacity during peak times and further development of the area without extra parking will not help the situation. The current Charter Hall shopping centre and Nelson Bay have many vacant shops. These areas should go multi-level before council sells off land for commercial reasons. If it is not commercially feasible to develop then I don't believe releasing more land to develop is the answer. Purple areas are key community areas. I would expect the need for more community areas will increase as population increases. I don't think this plan caters for this increased community demand in 2041 and it is not feasible to buy back the land. Additionally, I'd like to see sheltered play areas in the area. In comparison to other councils, PS Council is behind the ball with parks and play areas. Multistory (4) residential units adjacent to community daycare creates privacy issues for the children. In summary, redevelop the current area with more parking and shops (think Kotara). Maintain council land for future growth. Our library and community day care</p>	<p>Community Wellbeing, Environment, Movement &amp; Infrastructure Public Domain, Economy, Housing</p>	<p>Housing, Outdoors, Commercial, Environment, Community, Childcare, Parking</p>	1



	require further investment to meet growing needs of the community in 2041 (think Forster library). Thank you for allow me to share my thoughts.			
52	Also, I just want to say that this plan wasn't well advertised. I would have expected details of the proposal available in the library community area and potentially in the shopping centre. I saw a random flyer attached to an empty shop front which didn't show the map or details.			
53	Love the idea of a large indoor jungle gin.	Community Wellbeing	Community, Youth	
54	Umina have a fantastic skate park and playground near the NRMA caravan park. It would be fantastic if PS invested in something similar	Community Wellbeing	Outdoors, Community, Youth	
55	I'd rather see existing residential land be rezoned than see off council land.	Housing	Housing	
56	These small areas of bush are essential for Koala & animal habitat. We have enough shops in the Salamander Bay shopping precinct... there are shop spaces empty in the Centre. This area is important for plant diversity as well. Landcare groups have worked and collected seeds from this area of bushland.	Environment, Economy	Commercial, Environment	1
57	Existing shopping centre should be redeveloped and full utilised before expanding out into surrounding habitat, which is highly valued for both wildlife and amenity	Environment, Economy	Commercial, Environment	
58	If Council had adhered a decade ago to State government request for a Masterplan then we wouldn't be in such a pickle now. Ad hoc planning hasn't and won't work. There are too many things wrong with the Centre to list here (has been done well in 6 pages from [REDACTED]) I support a high rise residential component being included on existing Council land next to Pre School. It doesn't impinge on anyone's views. It should be low cost and targeted to affordability. No holiday lets. Include shops or medical and potential for a couple of layers of carparking. This is one area where I support high rise! Be aware of 2 things from the past – the area next to the Library does provide for run off from carpark and also need to check with local Worimi people as that was an issue years ago. The slope on the northern side with	Community Wellbeing, Housing, Movement & Infrastructure, Economy	Housing, Commercial, Community, Health, Parking	1



houses backing onto it could become unstabilised if disturbed. The "Big W" DA proposal of years ago identified this and should be taken into account in any proposal for a ring road (which is needed) The vegetation there now has only been there for 10 years.

59	I'm concerned that a shopping centre should be called a "town centre", the objective of this plan. My daughter has just done a HSC Design and Technology studies on this very subject, and leading studies say that best practices for town centres "serve as the vibrant core of these new communities, weaving together daily conveniences, public spaces, and places for connection." Where amongst the retailers are the vibrant community spaces to sit, connect and play? Or is this merely an extension of retail space to collect taxes and rent and call it a town centre?	Community Wellbeing, Public Domain, Economy	Outdoors, Commercial, Community, Signage	1
60	Yes, I'm also an EV owner and I've tried, in vain, to contact the shopping centre owners and their solar suppliers, suggesting that they could leverage around 900 kW of solar installed on the roof, as well as a large battery, to charge EVs. The owners of the solar are retailers and, whatever they don't sell to shopping centre users, they would have to sell at very low wholesale prices. They could price the EV charging at 40 to 50c per kWh and make a much bigger profit. The shops would also benefit. 50 kW DC chargers would be good or even 22 kW AC chargers (only 11 kW for most EVs). They're not interested in communication with the local community, it seems.	Environment, Economy	Environment, Other	
61	Because it creates traffic chaos. The reason why people turn illegally is because there's no sign telling them that the entrance is around the corner.	Movement & Infrastructure	Roads, Signage	
62	We need a bridge to LTP first. If this weather has done anything it shows how much this is needed. Developing the bushland around the shopping centre is ridiculous. Build the shopping up lower rent and get better shops in to support the community.	Movement & Infrastructure Environment, Economy	Commercial, Roads, Environment	
63	Thank you for the opportunity to provide comment. The Salamander Bay Town Centre is next to the Mambo Wanda Wetlands. These wetlands are a truly magnificent 188-hectare Port Stephens Council reserve. This	Environment, Community Wellbeing	Environment, Community	1



area is being proposed as a RAMSAR site. The Ramsar Convention is an international agreement for the protection and conservation of wetlands under UNESCO. Construction of large buildings on the very edge of the site will compromise any possibility of achieving RAMSAR recognition. There should be no more encroachment into the green space at any point, no hardline edges to the site, and no construction to the edge of the site. These green areas should be preserved as buffer zones for the mambo wetlands and importantly for the existing shopping centre. Ultimately providing some protection to the shopping centre against future flooding events. Future developments should be compatible with nature. This may include interpretative and educational centres to inform visitors, locals and schools about the function and importance of wetlands. Establishing open seed stock nurseries for replanting mangrove and littoral forest areas could also be an optional use for the proposed development areas.

64 On behalf of TRRA I submit our support for:  
 30/4 [REDACTED] 1/5 [REDACTED] 2/5 [REDACTED] 4/5 [REDACTED]  
 and [REDACTED] 5/5 [REDACTED] (not para 5)  
 7/5 [REDACTED] 8/5 [REDACTED]  
 [REDACTED] 11/5 [REDACTED] 14/5 [REDACTED]  
 16/5 [REDACTED] x2 17/5 [REDACTED]  
 [REDACTED] 19/5 [REDACTED] 20/5 [REDACTED] 21/5  
 [REDACTED] 24/5 [REDACTED]

Manually added to votes

65	Please see my submission attached ([REDACTED]) [See below]	Community Wellbeing, Movement & Infrastructure Housing, Environment, Economy	Housing, Commercial, Roads, Signage, Environment, Pathways & Crossings, Parking	2
66	I have attached my submission ([REDACTED]) [See below]	Community Wellbeing, Environment, Economy, Movement & Infrastructure	Environment, Commercial,	



## Salamander Bay Town Centre Have your say...

May 2025

Firstly, thanks for the opportunity to share experiences, concerns & suggestions, rather than just making decisions and “doing things to us” without genuine consultation first.

I understand the need for increased housing supply, especially affordable housing, near existing services and transport hubs. The “way” increased medium-density development is planned, built and established needs to be done with great care, especially for the precious wetland area the shopping centre is surrounded by, with rare flora featuring **endangered fauna** like Koalas.

Other interests need to be considered as well including impacts on **existing residents / shop /service users** and considering the massive influx of **tourists** visiting our area. FYI while visitor numbers explode in warmer months there is an increasing number of midweek day-trippers and weekenders visiting year-round. My ideas and suggestions mostly concern the poor condition of the **Town Centre Circuit** roadway especially the safety of pedestrians and drivers. FYI I’ve lived in the area, on and off, for fifteen years so draw on a great deal of experience. Here’s a summary.

- **INSTALL** Pedestrian Crossing  
To/from the *Bus Station and ALDI* as it’s a dangerous area.
  - **UPGRADE** pedestrian link to proper crossing  
Between *Library, Community / Childcare Centre* and shopping centre carpark.
  - **Make Aldi Carpark ONE WAY exit**  
Close ENTRY to ALDI carpark (near Kmart). Make it EXIT only.
  - **QUALITY of Road!!!**  
Town Centre Circuit is not fit for purpose...
  - **PLACEMAKING WAY FINDING** to shopping centre  
Better signage needed on Salamander Way.
  - **ROUNDBOUT** Line-markings are worn.  
Bagnall Bch Rd and Salamander Way (near Churches)
  - **PLACE NAMING; to reduce confusion**  
Locals know the difference between Salamander Bay shopping “centre” and shopping “village” at Wanda Beach but can be confusing for visitors.
  - **UPGRADE IMPORTANT ACCESS ROAD**  
Port Stephens Drive is not fit for purpose
  - **ENCOURAGE LOCALS**  
To use Wanda Beach shops
  - **Complete the CIRCUIT in “Town Centre Circuit”**  
To alleviate the need to drive out of the precinct due to one-way entries etc.
  - **Shopping Centre individual car-parking SPACES**  
Need widening
  - **CONCLUSION**
-



**IN DETAIL...**

- **INSTALL** Pedestrian Crossing

To/from the *Bus Station and ALDI* as it's a dangerous area.

Especially when visitors who are driving in a hurry and don't look out for elders/ youth /people with prams/ disabled residents etc the same way most locals do.

- **UPGRADE** pedestrian "link" to proper crossing

Between *Library, Community / Childcare Centre* and shopping centre carpark.

Also ensure bushes are trimmed/ replaced with low shrubbery; so, there's visibility of both pedestrians (for drivers) and oncoming traffic (for pedestrians) to see.

NOTE This precinct attracts a LOT of elders, plus young people, parents with kids in strollers, plus people with mobility issues etc. During high (tourism) seasons it can be hard and dangerous to cross the road there. Currently the link has mobility hazards. A proper refuge island should also be considered.

- **Make Aldi Carpark ONE WAY exit**

Close ENTRY to ALDI carpark (near Kmart). Make it EXIT only.

It is an unsafe intersection (due to the number / vicinity of trucks plus cars leaving the main shopping centre carpark).

Unfortunately, most drivers simply ignore the NO RIGHT TURN sign. Again, it is especially dangerous in holiday times when people, who are not familiar with the area, can drive erratically. This should become "exit only". The other access on Central Ave (close to the Medical Centre & TAFE) could remain both an entry and an exit (or entry only) as there are not as many trucks, cars, buses and pedestrians using the area.

- **QUALITY of Road!!!**

Town Centre Circuit is not fit for purpose...

**WIDTH**

It's not wide enough to cater for the trucks, Motorhomes, 4WDs (many tradies live in the area) plus increasingly wide / oversized (dare I say fat or even obese) cars,

the turning into/out of the car park entry / exit (near Salvos) is too narrow, plus the roadway itself too narrow, so cars often bank up trying to get in and out.



#### PAVEMENT SURFACE

As the shopping centre is built next to a wetland, it is on permanently wet ground and the road simply forms deep potholes after most rains, and the surface literally crumbles. It is dangerous for drivers and causes damage to cars.

Local flooding is frequent and will increase with climate change, due to increased moisture in the air. The drainage is poor, and it is simply not built to withstand either the volume or increasing weight of traffic.

#### - PLACEMAKING

"Salamander Bay" signage (from Landcom days at big roundabout Nelson Bay Rd & Salamander Way) near Tomaree Ovals, fell over ages ago & not fixed / replaced.

Also, there is also no placemaking signage on Port Stephens Drive to let people know they've arrived in "Salamander Bay".

This access is used by people from Tilligerry Peninsular, some from the Anna Bay area and increasingly visitors use PS Drive as GPS offers them the "quickest route" to the shopping centre etc.

Where are the bilingual welcome signs in Worimi Guttung language and English to "Welcome to Salamander Bay".

#### - WAY FINDING to shopping centre

Better signage needed on Salamander Way.

Visitors coming from Nelson Bay Road (and Tomaree ovals etc), need to be warned earlier (before the schools) that THE ONLY shopping centre access is RIGHT TURN at Roundabout.

Too many people miss it, then end up making hazardous U-turns across double lines, down near Sandpiper Reserve. This only tends to happen in holiday time, but that's when the roads are busiest, so most dangerous.

#### - ROUNDABOUT Line-markings are worn.

Bagnall Beach Rd and Salamander Way (near Churches)

It's hard to see. Line markings need to be lengthened/ increased to guide traffic and make it easier for drivers waiting (to enter the roundabout) to see where other vehicles are heading.



- **PLACE NAMING; to reduce confusion**

Locals know the difference between Salamander Bay shopping “centre” and shopping “village” at Wanda Beach, but it can be confusing for visitors.

I suggest formally applying to change the name from Salamander Bay Village Shops to “Wanda Beach” shops like the pharmacy names itself.

Confusion can be caused to patients of *Bay Medical Group* as it has two centres: one on Central Ave near the shopping centre and the other at Wanda Beach shops.

The business ends up calling the latter their “Soldiers Point” clinic even though it’s not technically at Soldiers Point. This can cause patients to attend the wrong clinic and lose their (often long awaited appt).

Locally the general area is known as “Sally Bay” so that could be an option.

If “Wanda Beach shops” is not accepted by locals perhaps “Original” would denote the neighbourhood shopping strip (as opposed to the newer, bigger shopping centre).

While some people use the term “old” Salamander Bay it is not ideal as there are so many elders living nearby, the second highest percentage in NSW.

Also, the term “village” can be confusing as there are now so many “Retirement and Lifestyle Villages” in the area, so some don’t think of villages as places to shop but places to live.

Even the term “Little” Salamander Bay shops may confuse some people from out of town. While the shopping-centre might seem large to locals, to some city or overseas visitors it might seem small...

- **UPGRADE IMPORTANT ACCESS ROAD**

With increasing use of **Port Stephens Drive** by residents, workers and visitors, plus more trucks, lots of buses (with the Depot), caravans and heavy trailer boats many pulled by giant 4WDs going to the shopping centre and general area of West Tomaree Peninsular, the road is not fit for purpose.

Built within and on top of wetlands, in the Tilligerry Creek floodplain not constructed as a major thoroughfare. It’s surface opens with major potholes and simply crumbles after rain. It is much more dangerous than roads closer to the shopping centre as it’s an 80kph area.



## Join the Conversation Comment #65 continued

NSW Govt needs to be lobbied to take over improvement, care and maintenance of the important road, especially with increasingly frequent events of “water over road” and “flooding” closing others, leading to major tourist area via Nelson Bay Rd & GanGan Rd.

It is essential the road is upgraded, especially for emergency access, in flooding, fire and other emergency events.

The speed should be reduced, to reflect the constant safety hazards, until the Port Stephens Drive has been rebuilt.

### - **ENCOURAGE LOCALS**

To use Wanda Beach shops

To reduce competition for limited parking spots in busy tourism times at the shopping “centre” locals could be encouraged to visit Wanda Beach shops for small, regular items from the IGA associated “Friendly Grocer” store.

### ANGLED SURFACE

However, the road doesn’t appear to have proper drainage, so the angle of the road surface is rounded. This makes it hard for older, less able-bodied drivers & /or families to get out of their cars without the door falling back and hitting their leg.

### WIDEN ROAD

It’s almost impossible to get out of the drivers’ side without nearly being hit by a bus, truck, wide (obese) car, trailer boat or fat-caravan. Soldiers Point Rd has wide footpaths on both sides, the mostly residential (west) side could have some of the width reduced to widen the road to make it safer for both pedestrians and drivers.

### CALM TRAFFIC

Despite a road hump at the southern entry, roundabouts at both ends and reduced speed signage, many people nearing their holiday or fishing destination often ignore these rules / methods. More active traffic calming is required, especially if the road is widened, including specific hard architecture and landscaping.

### - **Complete CIRCUIT in “Town Centre Circuit” name**

To alleviate need to leave the precinct, due to one-way entries, only to re-enter at a different spot etc.



- **Shopping Centre car-parking spaces**  
**Need widening**

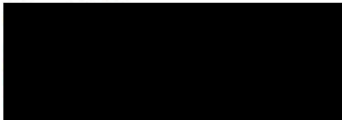
It seems that recently shopping centre management reconfigured and painted them, squeezing in more car parks by narrowing individual car park spaces. However as mentioned earlier more people drive increasingly wider cars, especially SUV and 4WDs.

There's a known larger percentage of older people in the Salamander Bay demographic (see ABS data). While it might seem like a stretch, I know someone who parked her little car recently but couldn't get out the passenger side. She climbed to the passenger side, politely asked the driver in the ute next to her if he could move his car across a bit. A verbal altercation ensued, and she ended up in hospital with a suspected heart attack.

- **CONCLUSION**

I've covered matters that are beyond the scope of this Salamander Bay Shopping Centre planning exercise, just think it's important to realise that other issues, in the general area, can impact the shopping centre, residents, workers and visitors alike.

Kind regards





#### COMMENTS ON SALAMANDER BAY TOWN CENTRE PLACE PLAN

[REDACTED]

We need a long-term vision and plan based on sustainable management of the natural assets that support the coastal community within the LGA. INCREDIBLE BY NATURE should be the guiding principle and not just green washing aimed at attracting tourists and more residents and urban development.

The unfortunate thing is that this marketing approach without a viable sustainable plan to accommodate more people is self-destructive. As the area becomes more developed often with inappropriate developments the very thing that attracts people to the area, pristine natural environment, is lost to short term thinking and planning.

What we need are long term plans that consider the environment and its role in supporting the community. We need to retain as much of the remaining green space as possible – it cannot be for sale for short term gains to the highest bidder or to address complex long term problems with simple short term solutions. This only results in the community losing the intrinsic values and interconnectivity provided by green spaces and faith in the Council to be able to look out for the community in favour of developers. It is recognised globally that well established “wealthy” areas always have a strong green theme, parks, mature trees etc. and is one of the key attractions to an area. If we want a healthy wealthy community we need to accommodate green space, and mature trees into the planning process. Not encourage barren suburban ghettos with concrete high rises.

This is a one road in one road out community and therefore vulnerable to extreme weather events – we were lucky the recent rain event concentrated to the north of us. Considering these recent events, it is crucial to plan for the climate crisis, accounting for more intense and frequent storms, associated flooding and coastal erosion. With a growing aging population, the consequences of being cut off could be devastating.

The potential for the Tomaree Peninsula becoming isolated by flooding for long periods of time is high. Incorporating ecosystem services and a more proactive environmental approach to managing the local assets would help to mitigate some of the worst impacts associated with the climate crisis.

##### 1. Do we need to develop the Salamander Bay Town Centre at all?

Since when was this industrial retail waste land considered to be the Town Centre. There is no town centre – a series of overdeveloped housing estates spread over the area. Nelson Bay, Shoal Bay water front and the Wanda Beach shops are as close as we get to a town centres.

There is a definite need for some comprehensive planning around the Salamander Bay Shopping (Town) Centre. But what is being proposed is short sighted with little to commend it. Centralising and industrialising the retail experience in one concentrated area does nothing for community cohesion, they do not add to the community, if anything they detract from diverse shopping options that could be available and isolate people from their community and natural support networks.



Apart from Coles and Woolworths, the centre (Charterhouse) would appear to be already operating at capacity, demonstrated by the high turnover of leases and the number of empty shops. Before trying to develop new retail venues even with accommodation, perhaps it would be better to improve the existing structures, including the parking, and road network to and around the centre. This area is only fully utilised during a few holiday weeks of the year and even then it is hardly unmanageable when compared to shopping centres elsewhere.

What is needed is a long-term plan for the area, which this is not. It should consider climate change, long-term growth, and community needs before pursuing new development. This will not begin to solve the local housing crisis, as suggested. There are other ways to address that issue, but that is for another discussion. The only beneficiaries of this proposal will be the developers.

**2. Is the place plan a quick fix?**

It cannot be stressed strongly enough that there is no point in releasing and selling Council owned property to encourage development around an already degraded industrial retail centre. Selling off the remaining greenspace is not compatible with any long term contingency planning for this area and the surrounds. This area is essentially wetland. We know about the adage of not building on sand, the same applies for wetlands. Developing this site adjacent to the Mambo wetlands will leave the whole site vulnerable to future flooding and will impact on the integrity of the mambo wetlands.

Mambo wetlands will reach saturation point during some future weather event. This development will encroach into the green space that is a buffer zone between the existing centre and the Mambo Wetlands. Compromising this buffer zone will lead to potential flooding of the centre and adjacent structures. The idea of selling off this greenspace for development with no apparent or demonstrable supporting long term planning to support the proposed plan smacks of a quick fix.

**3. Will it help develop community cohesion and support sustainable neighbourhoods?**

Centralised shopping precincts have been shown globally to compromise community cohesion and sustainable neighbourhood developments. While they are convenient for shoppers, traders (transport access) and developers, they come at a cost, with little overall benefits to the community.

**4. Is the necessary infrastructure in place to support this and other developments?**

The short answer would have to be no. The poor state of the roads would indicate limited infrastructure planning and management, which is presumably reflected in other less obvious infrastructure required to support a community such as sewage, water, power, amenities etc. This place plan will cause havoc to traffic and will compromise access to the shops during the construction phase not to mention further damage to the roads that were never designed to carry the current weights and volume of traffic, which will only increase with this development.



**5. Do we need more people moving to the area without a plan to absorb them into the community?**

There are already insufficient doctors to serve the existing population, with long waiting times for appointments. This is not conducive to hosting an ever-aging population/community. There are long ambulance turnaround times, and the hospital is inadequate. And that is while there are no overarching climate emergencies. One major flood cutting off the Nelson Bay Road would be catastrophic for this area. It is only a matter of time.

**6. Can we afford to compromise the valuable ecosystem services, and ecology of the Mambo Wetlands?**

Although the Mambo Wetlands are small, they play a crucial role in managing water flow and run off in the area. They are the lowest point in the area and are the link between the higher surrounding lands and the sea/estuary. This entire shopping precinct has been built on what would have been wetlands. This is worrying, back fill can only last so long. We are told not to build on sand – the same applies to wetlands. The role of wetlands in accumulating and settling run off and vast quantities of water from the surrounding areas will eventually be compromised leading to catastrophic results if not managed appropriately! A combination of a king (or high) tide, heavy rain, strong northerly winds, will eventually lead to a major flooding event in this area.

**7. Do we really want a RAMSAR site and associated ecotourism opportunities?**

This area is being proposed as a RAMSAR site. Construction of large buildings on the very edge of the site will compromise any possibility of achieving RAMSAR recognition.

RAMSAR besides, we should be giving this site the recognition that it deserves locally and managing it accordingly, applying best practices by following the RAMSAR guidelines as a matter of course, as sustainable management practices. If the desire to have the Mambo Wanda wetlands (small though they are) recognised under the RAMSAR agreement, then appropriate management action must be applied now. This would include no more encroachment into the green spaces on the edge of the wetlands at any point, no hardline edges to the site by construction to the edge of the site. These green areas should be preserved as buffer zones for the mambo wetlands and importantly for the existing shopping centre. Ultimately providing some protection to the shopping centre against future flooding events.

While the green sites proposed for development are somewhat degraded wetland/littoral forest, they nonetheless provide habitat for a wide variety of species and contribute to wildlife corridor networks for koalas and other animals. Importantly, degraded land can always be restored with a little effort, but once it is concreted it is gone forever. It can be conjectured that most people that have apparently moved here for the “pristine” environment would rather see a restored and accessible littoral forest and wetland at this site than a massive concrete eyesore.



## Join the Conversation Comment #66 continued

Any development should be compatible with nature. This may include an interpretative and educational centre to inform visitors, locals and schools about the function and importance of wetlands. Establishing open seed stock nurseries for replanting mangrove and littoral forest areas could also be an optional use for the proposed development areas.

**An area of ecological importance:** The areas that are being proposed for development surround what has been described as an area of ecological importance. It is not appropriate to have a small patch classified as ecologically important and then build all around it, cutting it off on 3 sides from the ecological support network. This type of development inevitably leads to hard lines that are ecologically incompatible.

These areas are too small to allow for a gradual buffer zone, grading across the development site and will therefore, if the proposed developments are to go ahead will result in hard line delineation. A more open, appropriate and sustainable approach on how to manage these few remaining green areas must be developed rather than just taking the easiest route.

### **8. Are we sure that this area can support this sort of development?**

The existing shopping centre is low rise and of a relatively light construction. What is being proposed will require considerable piling and compounding to support new high-rise structure. There is a risk that this will release stored carbon and acid sulphate, currently trapped in the soils. The latter could pose a serious risk to the adjacent wetlands and ultimately the estuary. While any developer will be required to put in place protections for this, there is always the risk of failure of such protections, especially during severe weather events.

### **9. Is there a risk of contaminating the local ground water (aquifer)?**

There is a shallow freshwater lens that runs across this entire area. Given the low elevation of this development area, this freshwater lens is likely to be close to the surface. Pile driving and drilling could rupture the coffee rock that seals the aquifer. If this were to happen, there would eventually be an ingress of acid sulphate or saline waters contaminating the aquifer. This would impact all those people that access the aquifer with spearpoints to water their gardens and, could lead to complicated ramifications for Council.

### **Conclusion**

The proposed Salamander Bay Town Centre Place Plan is not an appropriate development for this area. The Council should withdraw and develop a long-term vision for the development of this area incorporating plans to mitigate known impacts from climate change. Given the vulnerability of the community from climate driven emergencies, the council should reconsider its position as an area for growth, given the access to the area and the availability of suitable land for development.



# APPENDIX C

## Workshop Feedback May 2025

### Movement, traffic and access

Strengths	Weaknesses
We've got roads and existing infrastructure	Lots of accidents on Town Centre Circuit near 'blind' corner near oasis centre <sup>1</sup> Especially near Coles entrance as a pedestrian <sup>2</sup>
Existing walkway along back of housing is good/great (North)	Community bus lack of parking
Existing bus interchange works well – services all areas	Road surface along Town Centre Circuit
	People turning right into ALDI illegally is dangerous
	Kids having accidents near McDonalds esp.
	Electronic scooter too fast, conflict with pedestrians
	No cycleways, so need to improve connection
	Pedestrian crossing from centre to ALDI is dangerous
	No connectivity between development to development – wall to wall shops, no thoroughfare from roads for pedestrians, walking through tavern carpark
Opportunities	Threats
New community bus parking area	Bus bays being used incorrectly
New intersection treatment at intersection near 'Shell' <sup>1 and 2</sup>	



Shuttle bus to service centre, and encourage use of existing bus stops and services

Call up a bus service 'on demand'

Link coastal walk to bus services and car park

Rumble strips near pedestrian crossings

Improve signs

Learn from mistakes to improve pedestrian connections when developing

Improve connection to the Rigby centre – renovation at Super Strike?

<sup>1</sup> Enforce bus zones – signs and rangers

<sup>2</sup> Lights



## Economy and housing

Strengths	Weaknesses
Centralised ability to access all retail and services in one area	Charter Hall unwilling to expand
Flat/accessible for walking (green)	High lease costs
Access to daily needs	Vacancy of shops in mall
Bushland nearby	Impact on bushland
Allows Nelson Bay to function better for tourism	Impact on neighbouring residents
Lack of vacant shops surrounding centre	Lack of space for workers to get out at lunch
Great location for multi-housing/mixed use	Business mix doesn't encourage youth participation/customers
Business attracts more business	Mix of food shops is limited
Great views could be created for apartments	Oasis/Henry + McDonalds needs revamp – hard to get owners – poor access
Access to medical	Lack of specialists (medical)
	Lack of diversity
	Lack of undercover carpark
	Quality of stores
Opportunities	Threats
Parking better than Nelson Bay	Cost of high rise development
Multi-level carparking	High vacancy rates (in mall)
Build multistorey on top of Charter Hall	Business will leave if it's not developed
Housing in town centre – access to services & retail in walking distance	Greenfield development > impact on bushland
Police Station – near Fire and Ambulance Hub – Emergency Hub	Staff inability to afford housing



Tourist/visitor info/educational centre to understand wetlands and wildlife	World economy
Additional mixed use area on Salamander Way	Online shopping
Private hospital	Apartments aren't designed for families – not enough storage
Youth	Removing green space
Late night shopping	Inability to control privately owned developments to increase density
Medical precinct	
New commercial will be competition	
Opening up/improving Oasis/Henry Centre	
Density should be in existing spaces – e.g. over car parks	
Make residential cat and dog free	



## Public domain and wellbeing

Strengths	Weaknesses
Library – all spaces (meeting areas, outdoor, kitchen)	Access to buses
Natural Areas. Variety of landscapes.	Lacks character
Service centre	Lack of greenery + height/scale
	Poor access to Mambo
	<u>Shade</u>
	Disuse of areas at night
	Water capture
	View corridors
	Legibility + Signage
	Health services
	Safety issues – attacks at night <ul style="list-style-type: none"> <li>• Lack of lighting. Particularly in front of Council buildings.</li> </ul>
	No cycleways
	Nowhere for workers to sit for lunch
	Walkability <ul style="list-style-type: none"> <li>• Can't walk to different spaces. Fences blocking access.</li> <li>• Includes issues getting into the centre</li> </ul>
	There is no information or encouragement to get to Mambo
Opportunities	Threats
Solar generation into a community battery	Getting here – Safe crossings + access <ul style="list-style-type: none"> <li>• Sight lines at pedestrian crossing at ALDI</li> </ul>
Better access for cyclists w/ end of trip facilities	Pets into public open space – from housing



Make it greener – of some height	Development diminishing greenery
<p>Viewing options for Mambo.</p> <ul style="list-style-type: none"> <li>• Viewing platforms</li> <li>• Create links + access to the Mambo</li> <li>• It's the character</li> </ul>	Fines start beyond library
<p>Rooftop gardens</p> <ul style="list-style-type: none"> <li>• Community garden</li> <li>• Native</li> <li>• Density Library space + Council Buildings <ul style="list-style-type: none"> <li>○ Green space "village green"</li> <li>○ Assist with homelessness</li> </ul> </li> </ul>	Lighting of public buildings
Shading	Anti-social behaviour
Walkability/Connectivity	Common theming – signage, planting, seating
Increase public access to back of library	<p>Green space to gather at lunch for workers</p> <ul style="list-style-type: none"> <li>• little parks for kids place to play</li> <li>• Accessible</li> <li>• Inviting + outside</li> <li>• Seating + tables</li> <li>• Natural plants</li> </ul>
Anchor activity in wetlands	More people living here will create activity – increase safety
<p>Strong theming with the area around</p> <ul style="list-style-type: none"> <li>• Public art</li> <li>• Art walks – to create an experience</li> </ul>	DA Conditions for new developments to include rooftop/greening
Signage – digital (interpretative)	Challenges with current homelessness issues



## Environment

Strengths	Weaknesses
Beautification around the area	Concern around feasibility of environmental amenity (what can be sacrificed?)
Opportunities	Threats
Rooftop gardens with native low shrubs	Concerns around developer's land banking if mixed use
Attracting birdwaters	Concerns around maintenance of green spaces
Meeting place with community batteries + emergency space	Balance – enviro + development
Community garden on the top of building	Walking through bushland areas
Boardwalk to + through Mambo	Preference to go up (^) rather than spread housing / commercial more
Rooftop solar where possible	
Preserve existing bushland/environment	
Green space (park land) around buildings + shade	
Plant trees good for native environment/wildlife	
Coexisting wildlife with development	
Environmental programs for younger generations in enviro space	
Information area (exhibition space) + viewing platform on library to promote wetlands	
Densify community space to retain as much environmental corridor as possible	
Greening corridor along Salamander Way + Community Lane	



Changing zoning above commercial on Salamander Way to mixed use (Could preserve some more enviro space)
Playgrounds on rooftop
APZ to be turned into walking tracks







# APPENDIX D –Letters and Emails x 3

## Email received 1 May 2025

I would like to see a bit of an urban hub.

Multi-level buildings with commercial shops and cafes/restaurants below.

Ground level for shops / restaurants.

Level 2-3 for commercial office space or community services hub

Level 4+ residential apartments for permanent rentals/ ownership (not for holiday letting).







8 Lonsdale St

3 years ago · [See more dates](#) >

The other idea in the larger space is for more leisure activities (especially for winter/bad weather). Multilevel entertainment hub.

A cinema complex, time zone style arcade, indoor swimming pool and sports centre. Roller rink/ ice rink.

Sent from my iPhone



██████ - age 4  
like to pick lilly pillies + getting leaves from the ground'  
Her message 'STOP, taking our bush away!'



██████ - age 4  
likes 'to find fairy doors' in the bush  
Her message - 'stop, taking our bush away!'



- I feel sad cause I saw tadpoles in there, owls and fungi
- The tractors might not see the camouflage owl. We could make our own signs - no tractors no tractors or building here.
- "That's Worimi Land" - 5yr olds. "I'd be sad if I couldn't climb our tree."

They will squish the plants and the animals and we'll be sad.  
The koalas won't have anywhere to climb.

- The frogs will get stuck and have no way to get out (4y)
- "Read the sign and don't build here, not allowed"

Tractors aren't allowed in bush, that's building on their habitat and were so sad about it.

- This brush-tail couldn't find his mum or Dad.

if we don't look after the wetlands, they won't be able to swim

I won't vote for them cause they hurt nature  
(3yr) - Stop doing that, read the sign, it makes me sad.

- The fungi will get squished and maybe never live on the earth again

- In Patagonia the tractors took the bush away and it made the Pumas go to the farms and too many guanaco. They needed to take care of the bush for the eco system. Just like Worimi Land. The Wallum froglet is small and doesn't like tractors or people or noise and trash. He will get scared because the tractor took his ecosystem.

they might die (fungi)

the fungi does an important job





Email received 26 May 2025



**econetwork**  
port stephens

Nelson Bay NSW 2315  
[www.econetworkps.org](http://www.econetworkps.org)  
All correspondence to  
[secretary@econetworkps.org](mailto:secretary@econetworkps.org)

Date 24 / May / 2025

Port Stephens Council  
Have Your Say  
E: [haveyoursay@portstephens.nsw.gov.au](mailto:haveyoursay@portstephens.nsw.gov.au)  
<https://haveyoursay.portstephens.nsw.gov.au/salamander-bay-town-centre-place-plan>

### *Submission regarding: Help Shape the Future of Salamander Bay Centre*

## About EcoNetwork Port Stephens

EcoNetwork Port Stephens is a not-for-profit, politically unaligned, 100% volunteer-run conservation organisation with a membership base of over 30 community groups and businesses as well as individual members and supporters. Our purpose is to support our members to advocate on environmental issues that impact Port Stephens communities. EcoNetwork Port Stephens has been undertaking advocacy, action and education for the environment since 1993.

## Submission

We need a long-term vision and plan based on sustainable management of the natural assets that support the coastal community within the LGA. INCREDIBLE BY NATURE should be the guiding principle for Port Stephens, and not just green washing aimed at attracting tourists, more residents and urban development.

The unfortunate aspect of this marketing approach, without a viable sustainable plan to accommodate more people, is self-destructive. As the area becomes more developed often inappropriately, the very thing that attracts people to the area, pristine natural environment, is lost to short term thinking and planning.

We need long term plans that consider the environment and its role in supporting the community. We need to retain as much of the remaining green space as possible – it cannot be for sale for short term gains to the highest bidder or to address complex long term problems with simple short term solutions. This only results in the community losing the intrinsic values and interconnectivity provided by green spaces and faith in the Council to be able to look out for the community in favour of developers.

Well established “wealthy” areas are globally recognized as always having a strong green theme, parks, mature trees etc. and is one of the key attractions to an area. If Port Stephens wants a

---

*EcoNetwork Port Stephens ~ fostering sustainable communities and conserving our natural and cultural heritage for today and future generations.*



3. **Will it help develop community cohesion and support sustainable neighbourhoods?**  
Centralised shopping precincts have been shown globally to compromise community cohesion and sustainable neighbourhood developments. While they are convenient for shoppers, traders (transport access) and developers, they come at a cost, with little overall benefits to the community.
4. **Do we need more people moving to the area without a plan to absorb them into the community?**  
There are already insufficient doctors to serve the existing population, with long waiting times for appointments. This is not conducive to hosting an ever-aging population/community. There are long ambulance turnaround times, and the hospital is inadequate. And that is while there are no overarching climate emergencies. One major flood cutting off the Nelson Bay Road would be catastrophic for this area. It is only a matter of time.
5. **Can we afford to compromise the valuable ecosystem services, and ecology of the Mambo Wetlands?**  
Although the Mambo Wetlands are small, they play a crucial role in managing water flow and run off in the area. They are the lowest point in the area and are the link between the higher surrounding lands and the sea/estuary. This entire shopping precinct has been built on what would have been wetlands. This is worrying, back fill can only last so long.  
  
We are told not to build on sand – the same applies to wetlands. The role of wetlands in accumulating and settling run off and vast quantities of water from the surrounding areas will eventually be compromised leading to catastrophic results if not managed appropriately! A combination of a king (or high) tide, heavy rain, strong northerly winds, will eventually lead to a major flooding event in this area.
6. **Do we want a RAMSAR site and associated ecotourism opportunities?**  
Mambo Wetlands is being proposed as a RAMSAR site. Construction of large buildings on the very edge of the site will compromise any possibility of achieving RAMSAR recognition.

**Best practice wetland management**

Regardless of RAMSAR recognition, management of Mambo Wanda Wetlands should be best practice by following the RAMSAR guidelines, ensuring sustainable management practices.

Appropriate management action must be applied now, which is even more imperative if the desire is RAMSAR recognition. This would include no more encroachment into the green spaces on the edge of the wetlands at any point, no hardline edges to the site by construction to the edge of the site. These green areas should be preserved as buffer zones for the Mambo Wetlands, but also as important buffers for the existing shopping centre, ultimately providing some protection to the shopping centre against future flooding events.

Buffers are important. While the green sites proposed for development are somewhat degraded wetland/littoral forest, they nonetheless provide habitat for a wide variety of species and contribute to wildlife corridor networks for koalas and other animals. Importantly, degraded land can always be restored with a little effort, but once it is concreted it is gone forever.



We can reasonably conjecture that most people who have moved here, value the “pristine” natural environment and would rather see a restored and accessible littoral forest and wetland at this site than a massive concrete development.

Any development should be compatible with and showcase nature. This may include an interpretative and educational centre to inform visitors, locals and schools about the function and importance of the wetlands, such as a viewing area above the library. Establishing open seed stock nurseries for replanting mangrove and littoral forest areas could also be considered also.

An area of ecological importance needs its ecological support network. While the area of ecological importance is being retained, under the proposal it will be surrounded by development, cutting it off on 3 sides from its ecological support network. This is not appropriate for such a small but ecologically important patch. The proposed type of development inevitably leads to hard lines that are ecologically incompatible.

A more open, appropriate, and sustainable approach to managing these few remaining green areas must be established, rather than ignoring the development impacts.

7. **Is the necessary infrastructure in place to support this and other developments?**  
The short answer would have to be no. The poor state of the roads would indicate limited infrastructure planning and management, which is presumably reflected in other less obvious infrastructure required to support a community such as sewage, water, power, amenities etc. This place plan will cause havoc to traffic and will compromise access to the shops during the construction phase not to mention further damage to the roads that were never designed to carry the current weights and volume of traffic, which will only increase with this development.
8. **Is the place plan compatible with the existing site constraints?**  
It cannot be stressed strongly enough that there is no point in releasing and selling Council owned property to encourage development around an already degraded industrial retail centre. Selling off the remaining greenspace is not compatible with any integrated long term contingency planning for this area and the surrounds. This area is essentially wetland. Developing this site adjacent to the Mambo Wetlands will leave the whole site more vulnerable to future flooding and will impact the integrity of the Mambo Wetlands.  
  
Mambo Wetlands will reach saturation point during some future weather events. This development will encroach into the green space that is a buffer zone between the existing centre and the Mambo Wetlands. Compromising this buffer zone will contribute to potential flooding of the centre and adjacent structures. The idea of selling off this greenspace for development with no apparent or demonstrable supporting long term planning to support the proposal is a quick fix without due diligence to its constraints.
9. **Are we sure that this area can support this proposed development?**  
The existing shopping centre is low rise and of a relatively light construction. What is being proposed will require considerable piling and compounding to support new high-rise structure. There is a risk that this will release stored carbon and acid sulphate, currently trapped in the soils. The latter could pose a serious risk to the adjacent wetlands and ultimately the estuary. While any developer will be required to put in place protections for this, there is always the risk of failure of such protections, especially during severe weather events.



10. Is there a risk of contaminating the local ground water (aquifer)?

There is a shallow freshwater lens that runs across this entire area. Given the low elevation of this development area, this freshwater lens is likely to be close to the surface. Pile driving and drilling could rupture the coffee rock that seals the aquifer. If this were to happen, there would eventually be an ingress of acid sulphate or saline waters contaminating the aquifer. This would impact all those people that access the aquifer with spearpoints to water their gardens and, could lead to complicated ramifications for Council.

11. Densifying existing spaces is more sustainable than using green spaces.

We contend that the proposed style of high rise development is not environmentally suitable, however, IF high rise were to proceed, this should preferentially occur by negotiating and incentivising existing landholders to densify, for instance, using existing carpark space and providing multi storeys rather than using green spaces.

Conclusion

The proposed Salamander Bay Town Centre Place Plan is not an appropriate development for this area. The Council should withdraw and develop a long-term vision for the development of this area incorporating plans to mitigate known impacts from climate change. Given the vulnerability of the community from climate driven emergencies, the council should reconsider its position of Tomaree Peninsula as an area for growth, given the access to the area and the unavailability of suitable land for development.

For your consideration



President, EcoNetwork Port Stephens

Please reply to:


[secretary@econetworkps.org](mailto:secretary@econetworkps.org)

phone 0448 227 422



# Appendix E: Collateral

## 1.1 Social Media

**Port Stephens Council**  
30 Apr, 15:15

Tell us what you want for the future of Salamander Bay Town Centre!

We're developing a Place Plan for Salamander Bay Town Centre - a plan to guide how we use land, improve traffic and roads, enhance the environment, attract investment, and boost community wellbeing.


Have your say in a way that suits you:

- 📍 Drop by our pop-up space each morning next week at Salamander Shopping Centre
- 💬 Join the community workshop at Tomaree Library on 8 May
- 👉 Visit us at the Tomaree Community Connect Day on 16 May
- 💻 Share your ideas online via our interactive mapping tool

Let's plan a better place together!




Feedback closes Sunday, 18 May.


Find out more [🔗](https://brnw.ch/21wSj6Z)  
<https://brnw.ch/21wSj6Z>



in the planning for the future of Salamander Bay town centre!




Promoted

 21  48  17

**Port Stephens Council**  
6 May, 16:30


Do you have thoughts on Salamander Bay Town Centre? Let's hear them! Now's your chance to help shape its future!

Join our community workshop this Thursday!




 Thursday 8 May  
 5-7pm  
 Tomaree Library - Waratah Room

We'll be talking traffic and pedestrian flow, local business growth, and better access to community services - and we want your voice in the room!

Can't make it? No problem - have your say online [🔗](https://brnw.ch/21wSqYd) <https://brnw.ch/21wSqYd>



in the planning for the future of Salamander Bay town centre!

 7  11  1





NBN Nine  
Central Coast

5 May, 6:12 pm • NBN Evening News



[View Full Transcript](#)

basketball.

port stephens council is asking for public input on the future of salamander bay.

Council owns the last piece of vacant commercial land in the town centre and is seeking feedback on how it can be used.

It's also identified the area as a key location for additional housing. locals can have their say at drop in sessions being held at salamander bay shopping centre this week, and the weather well and truly on the improve at the moment.





**PORT STEPHENS**  
COUNCIL