



PORT STEPHENS

C O U N C I L

SUPPLEMENTARY INFORMATION

ORDINARY COUNCIL MEETING
12 AUGUST 2025

INDEX

SUBJECT

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COUNCIL REPORTS

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- Nb. **Bold** Items listed above have not been previously received or viewed by Councillors.

SUPPLEMENTARY INFORMATION

ITEM NO. 1

FILE NO: 25/207458
EDRMS NO: PSC2025-00781

TILLIGERRY PLACE PLAN

REPORT OF: BROCK LAMONT - ACTING DIRECTOR, COMMUNITY
FUTURES
DIRECTORATE: COMMUNITY FUTURES

RECOMMENDATION IS THAT COUNCIL:

- 1) Receive and note the submissions made during the exhibition of the draft Tilligerry Place Plan and the response to the public submissions.
- 2) Adopt the Tilligerry Place Plan, as amended including **(ATTACHMENT 1)** and **(ATTACHMENT 2)** of the supplementary report.

BACKGROUND

The purpose of this report is to provide Council with amendments made to the Tilligerry Place Plan that were identified after the Business Paper was finalised.

The Business Paper was made available detailing the Kawarren Street shared path from Blanch Street to Kenneth Avenue 2027 as a potential future project. This project was exhibited by Council as a Civil Project and was intended to remain as such. This drafting error has been corrected as part of this supplementary report. The item is now correctly shown as a Civil Project with a target delivery date of 2027.

The revised pages 20 and 21 of the Tilligerry Place Plan are provided in **(ATTACHMENT 1)** and are intended to replace pages 69 and 70 of the Council Business Paper.

The Explanation of Post-Exhibition Amendments has been updated to acknowledge the drafting error **(ATTACHMENT 2)** and is intended to replace the version attached to the Tilligerry Place Plan report.

ISSUES

Should the amendments provided as **(ATTACHMENT 1)** and **(ATTACHMENT 2)** of this supplementary report not be adopted, there is a risk that incorrect information is adopted by Council.

ATTACHMENTS

- 1) Tilligerry Place Plan - Updated pages 20 - 21. [↓](#)
- 2) Explanation of Post-Exhibition Amendments [↓](#)



Creating better places and spaces map

Recreation Projects

- | | | |
|---|---|------|
| 1 | Mallabula Sports Complex - Masterplan implementation | 2025 |
| 2 | Mungarra Reserve – Boardwalk Upgrades | 2025 |
| 3 | Sunset Park, Tanilba Bay - park furniture and upgrade works | 2025 |
| 4 | Tanilba Park Amenities Replacement | 2026 |
| 5 | Lemon Tree Passage Wharf – Replace swim net | 2026 |
| 6 | Gula Reserve, Tanilba Bay – playground | 2029 |

Potential Future Projects

- | | | |
|---|---|------|
| 7 | Lilly Pilly Reserve, Lemon Tree Passage – boat ramp | 2027 |
|---|---|------|

Civil Projects

- | | | |
|---|---|------|
| 1 | Shared path - President Wilson Walk, Tanilba Bay – shared path from Pershing Place to Diggers Drive | 2027 |
| 2 | Shared path - President Wilson Walk, Tanilba Bay – shared path from Diggers Drive to King Albert Avenue | 2027 |
| 3 | Kawarren Street, Lemon Tree Passage – shared path from Blanch Street to Kenneth Parade | 2027 |
| 4 | Lemon Tree Passage Road, Lemon Tree Passage from Blanch St to Industrial Drive, Lemon Tree Passage | 2027 |
| 5 | Shared path - Strathmore Road, Mallabula and Fairlands Road, Mallabula shared path from Pershing Place to Aquatic Centre | 2028 |
| 6 | Elizabeth Avenue - Lemon Tree Passage to John Parade | 2029 |
| 7 | President Wilson Walk, Tanilba Bay: Upgrading the drainage system from LTP road to Golf Course via President Wilson Walk | 2026 |
| 8 | Tanilba Road, Mallabula: Construct kerb and guttering and install pipe drainage system along Tanilba Road. Outlet via Alfred Lane | 2029 |

Potential Future Projects

- | | | |
|----|---|-----|
| 9 | Tanilba Bay Urban Area: Upgrade the drainage system within Tanilba Bay urban area | N/A |
| 10 | Lemon Tree Passage Urban Area: Upgrade the drainage system within Lemon Tree Passage urban area | N/A |

Please note: Timing, funding or locations may be subject to change.





Explanation of Post-Exhibition Amendments

Tilligerry Place Plan

No.	Explanation of Amendments
1	<p>Administrative Amendments</p> <p>A number of minor administrative amendments have been made to the Place Plan including:</p> <ol style="list-style-type: none"> 1. Updates to key community consultation statistics to reflect activities during the public exhibition period 2. Reordered emerging themes to reflect the action order. 3. Updated Development Control Plan statement, noting it is now on public exhibition 4. Fixed minor grammatical errors, spelling mistakes and contextual errors
2	<p>Action 20 Futureproof the Tilligerry Aquatic Centre</p> <p>Action 20 Futureproof the Tilligerry Aquatic Centre, has been amended to provide greater context and confirm that Council is investigating options regarding the Tilligerry Aquatic Centre in response to community submissions.</p> <p>Council heard several submissions concerned that a potential extended winter closure period would have a detrimental impact on the community due to fewer fitness and social connection opportunities.</p> <p>To address these concerns, the action has been amended to provide greater context for the need for the investigation and clarifying that Council is also preparing an Aquatic Facilities Strategy, that will set Council's long-term vision for our aquatic centres. The community will have an opportunity to participate in the preparation of the Strategy, which will likely occur in the last quarter of 2025.</p>
3	<p>New Action - Action 18 Development that benefits everyone</p> <p>A new action has been created for Council to investigate development controls that can protect and preserve the features that the community values in their neighbourhood.</p> <p>Council heard to a number of submissions from the community stating the importance of the existing character of the Tilligerry. Concerns were raised regarding Action 17 Increase Housing Supply and Diversity, which seeks to increase levels of infill development within the Tilligerry.</p> <p>To address these concerns and ensure the character of the Tilligerry is respected, Council has created Action 18 Development that benefits everyone, to provide guidance for infill development and ensure future development is beneficial for the entire community. The action also notes that Council will work with developers to provide additional public benefits.</p>

4	<p>New Action - Action 22 Get together to Get Active!</p> <p>A new action has been created to encourage community members to utilise Council assets for organising social fitness activities to cultivate community wellbeing and connections.</p> <p>Council heard a number of submissions from the community that stress the importance of opportunities to be social whilst achieving their fitness and rehabilitation goals.</p> <p>To facilitate these opportunities, Council has created Action 22 Get Together to Get Active! This action encourages community members to utilise Council facilities such as parks, foreshores and community halls to organise group fitness classes and activities.</p>
5	<p>Action 15 Be prepared for emergencies</p> <p>Action 15 Be prepared for emergencies has been amended to advocate for vulnerable communities through the establishment of the Community Resilience network.</p> <p>In response to recent significant rainfall and flooding events, Council has identified lessons learned from the emergencies and potential amendments that can assist the community in navigating times of adversity.</p> <p>Action 15 has been amended for Council to establish the Community Resilience Network to build more community resilience against the impact of natural disasters.</p>
6	<p>Action 24 Trek the Tilligerry</p> <p>Action 24 Trek the Tilligerry has been amended for Council to investigate creating a nature trail on the unformed road corridor to Mallabula and Lemon Tree Passage.</p> <p>Council heard from a number of submissions desires for new walking trails that take advantage of the natural beauty of the Tilligerry.</p> <p>Council has taken this feedback into account and amended Action 24 to investigate the potential creation of an additional walking trail.</p>
7	<p>Planning for the future of Tilligerry map</p> <p>In response to submissions, the Planning for the future of Tilligerry map has been amended to:</p> <ol style="list-style-type: none"> 1. Updated the key names to better reflect potential residential opportunities 2. Inserted additional street names into the Lemon Tree Passage Town Centre pop out 3. Amended designs for boundary lines, key colours, suburb names and identified land owned by Hunter Water

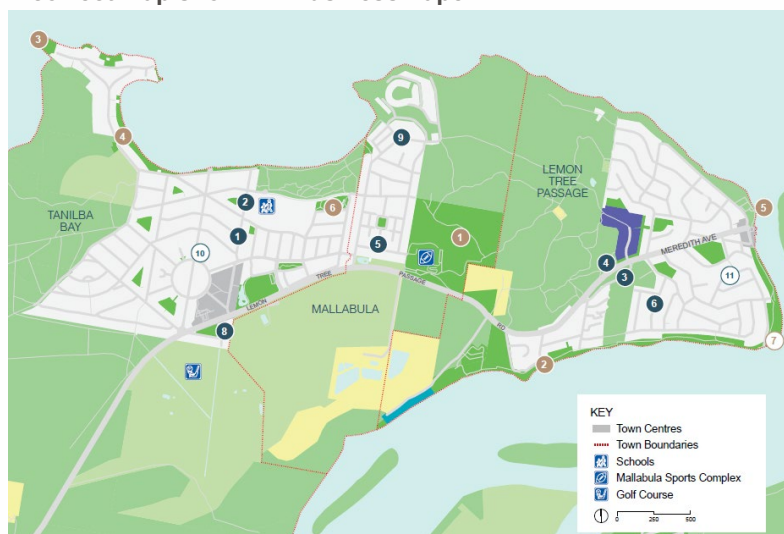
	<p>Exhibited draft map</p>  <p>Final draft map</p> 
<p>8</p>	<p>Creating better places and spaces map and project list</p> <p>In response to submissions, the Creating better places and spaces map and project list has been amended as follows:</p> <ol style="list-style-type: none"> 1. Removed Stanley Street, upgrading the drainage system as this project has been completed 2. Changed Item 1 in Recreation Projects from Mallabula Sports Complex, Mallabula – floodlighting and power upgrades, to Mallabula Sports Complex – Masterplan implementation 3. Amended numbering on map and in project list to reflect updates.

Note: A Business Paper was made available which showed the Kwarren Street shared path from Blanch Street to Kenneth Ave 2027 as a Potential future project, instead of a Civil Project. This error has been corrected as part of a supplementary paper prior to the Council meeting. This item is now correctly shown as a Civil Project with a target delivery date of 2027.

Exhibited draft map



Incorrect map shown in Business Paper



PORT STEPHENS
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Explanation of Amendments

Page 4 of 6

Final draft map



Exhibited project list

Creating better places and spaces map

Recreation Projects			Civil Projects		
1	Murrumbidgee Sports Complex, Murrumbidgee - floodlighting and power upgrades	2025	1	Shared path - President Wilson Walk, Tanilba Bay – shared path from Pershing Place to Diggers Drive	2027
2	Mungarra Reserve – Boardwalk Upgrades	2025	2	Shared path - President Wilson Walk, Tanilba Bay – shared path from Diggers Drive to King Albert Avenue	2027
3	Sunset Park, Tanilba Bay - park furniture and upgrade works	2025	3	Kawarren Street, Lemon Tree Passage – shared path from Blanch Street to Kenneth Parade	2027
4	Tanilba Park Amenities Replacement	2026	4	Lemon Tree Passage Road, Lemon Tree Passage from Blanch St to Industrial Drive, Lemon Tree Passage	2027
5	Lemon Tree Passage Wharf – Replace swim net	2026	5	Shared path - Strathmore Road, Murrumbidgee and Fairlands Road, Murrumbidgee shared path from Pershing Place to Aquatic Centre	2028
6	Gula Reserve, Tanilba Bay – playground	2029	6	Elizabeth Avenue - Lemon Tree Passage to John Parade	2029
Potential Future Projects			7	Stanley Street, Upgrading the drainage system	2024
7	Lilly Pilly Reserve, Lemon Tree Passage – boat ramp	2027	8	President Wilson Walk, Tanilba Bay: Upgrading the drainage system from LTP road to Golf Course via President Wilson Walk	2026
			9	Tanilba Road, Murrumbidgee: Construct kerb and guttering and install pipe drainage system along Tanilba Road. Outlet via Alfred Lane	2029
			Potential Future Projects		
			10	Tanilba Bay Urban Area: Upgrade the drainage system within Tanilba Bay urban area	N/A
			11	Lemon Tree Passage Urban Area: Upgrade the drainage system within Lemon Tree Passage urban area	N/A

Incorrect project list shown in Business Paper

Creating better places and spaces map

Recreation Projects		Civil Projects			
1	Mallabula Sports Complex - Masterplan implementation 2026	2025	1	Shared path - President Wilson Walk, Tanilba Bay – shared path from Pershing Place to Diggers Drive	2027
2	Mungarra Reserve – Boardwalk Upgrades	2025	2	Shared path - President Wilson Walk, Tanilba Bay – shared path from Diggers Drive to King Albert Avenue	2027
3	Sunset Park, Tanilba Bay - park furniture and upgrade works	2025	3	Lemon Tree Passage Road, Lemon Tree Passage from Blanch St to Industrial Drive, Lemon Tree Passage.	2027
4	Tanilba Park Amenities Replacement	2026	4	Shared path - Strathmore Road, Mallabula and Fairlands Road, Mallabula shared path from Pershing Place to Aquatic Centre	2028
5	Lemon Tree Passage Wharf – Replace swim net	2026	5	Elizabeth Avenue - Lemon Tree Passage to John Parade.	2029
6	Gula Reserve, Tanilba Bay – playground	2029	6	Stanley Street, Upgrading the drainage system	2024
Potential Future Projects			7	President Wilson Walk, Tanilba Bay: Upgrading the drainage system from LTP road to Golf Course via President Wilson Walk	2026
7	Lilly Pilly Reserve, Lemon Tree Passage – boat ramp	2027	8	Tanilba Road, Mallabula: Construct kerb and guttering and install pipe drainage system along Tanilba Road. Outlet via Alfred Lane	2029
			Potential Future Projects		
			9	Tanilba Bay Urban Area: Upgrade the drainage system within Tanilba Bay urban area	N/A
			10	Lemon Tree Passage Urban Area: Upgrade the drainage system within Lemon Tree Passage urban area	N/A
			11	Kawarren Street, Lemon Tree Passage – shared path from Blanch Street to Kenneth Parade	N/A

Final draft project list

Creating better places and spaces map

Recreation Projects		Civil Projects			
1	Mallabula Sports Complex - Masterplan implementation	2025	1	Shared path - President Wilson Walk, Tanilba Bay – shared path from Pershing Place to Diggers Drive	2027
2	Mungarra Reserve – Boardwalk Upgrades	2025	2	Shared path - President Wilson Walk, Tanilba Bay – shared path from Diggers Drive to King Albert Avenue	2027
3	Sunset Park, Tanilba Bay - park furniture and upgrade works	2025	3	Kawarren Street, Lemon Tree Passage – shared path from Blanch Street to Kenneth Parade	2027
4	Tanilba Park Amenities Replacement	2026	4	Lemon Tree Passage Road, Lemon Tree Passage from Blanch St to Industrial Drive, Lemon Tree Passage	2027
5	Lemon Tree Passage Wharf – Replace swim net	2026	5	Shared path - Strathmore Road, Mallabula and Fairlands Road, Mallabula shared path from Pershing Place to Aquatic Centre	2028
6	Gula Reserve, Tanilba Bay – playground	2029	6	Elizabeth Avenue - Lemon Tree Passage to John Parade	2029
Potential Future Projects			7	President Wilson Walk, Tanilba Bay: Upgrading the drainage system from LTP road to Golf Course via President Wilson Walk	2026
7	Lilly Pilly Reserve, Lemon Tree Passage – boat ramp	2027	8	Tanilba Road, Mallabula: Construct kerb and guttering and install pipe drainage system along Tanilba Road. Outlet via Alfred Lane	2029
			Potential Future Projects		
			9	Tanilba Bay Urban Area: Upgrade the drainage system within Tanilba Bay urban area	N/A
			10	Lemon Tree Passage Urban Area: Upgrade the drainage system within Lemon Tree Passage urban area	N/A