



PORT STEPHENS
COUNCIL

Port Stephens Local Housing Strategy Annual Report 2024/2025



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Housing Snapshot



550 homes

Annual housing target



661

houses approved



264

houses delivered



Local Housing Strategy endorsed



11 of 22
Local Housing actions
complete or underway



Fastest assessments
in the Hunter, averaging 49 days



2700
planning certificates issued



\$253 million
of regionally significant
development approved



\$270 million
of local development approved



6
crisis
housing units
approved



13
new social and
affordable
homes



5
residential
flat buildings
approved



1 rezoning
for residential
land

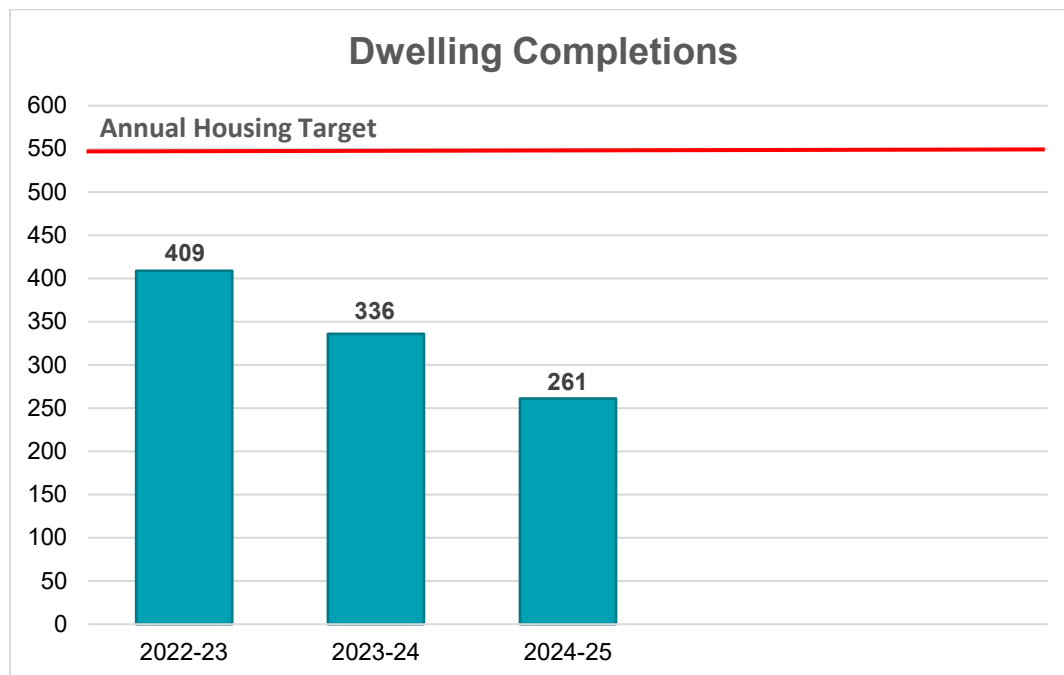


**Dual
occupancy
approvals
doubled**



Housing Supply

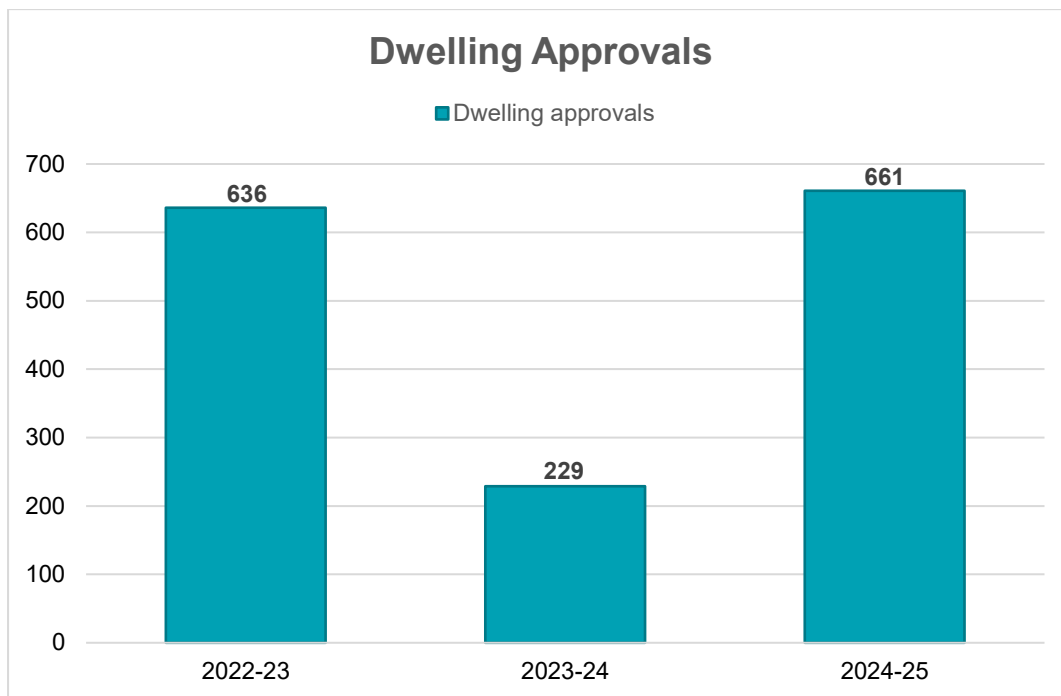
Dwelling completions (occupancy)



Housing completions remain below the annual housing target for Port Stephens and below the historic numbers of dwellings approved in the previous years. There has been an overall trend downwards since the COVID construction boom.

This means houses are being approved but less houses are being built. This trend is consistent with nationwide figures and could be because of changed lending conditions over this time period, increasing construction costs and also delays caused by weather events and supply chain disruptions.

Dwelling approvals

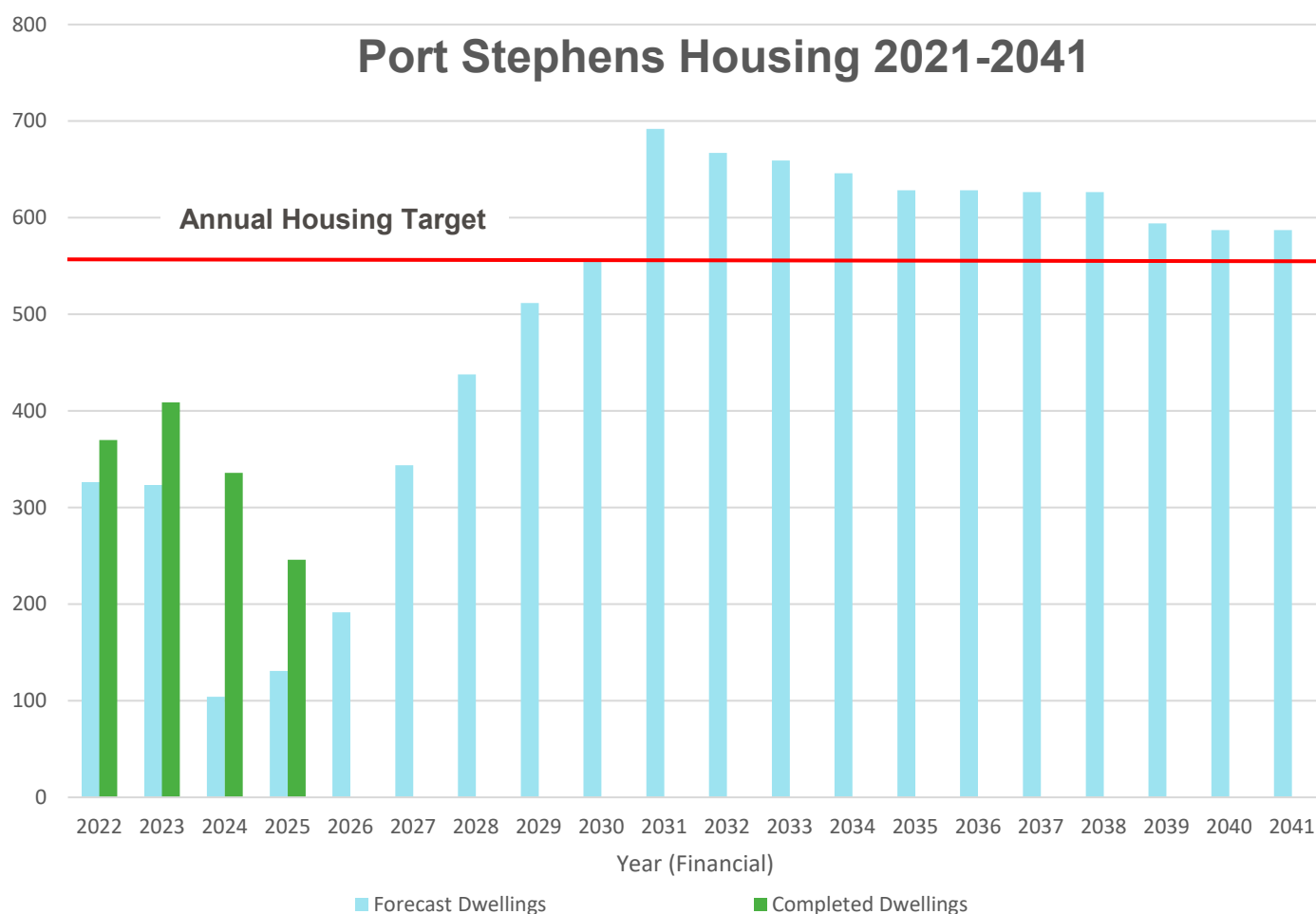


Approvals have rebounded since the dip in FY2023/2024, likely reflecting macro economic changes such as interest rates easing, wages growth and low unemployment.

Housing approvals in Port Stephens are some of the fastest in the state and Council has the fastest assessment process for single dwellings in the Hunter region (49 days on average).

Higher density housing approvals (such as multi dwelling housing) have been increasing in Port Stephens and the fastest growing category of approvals has been dual occupancies (two homes on one lot) which have more than doubled this year.

Forecasts and land supply



Land supply is a combination of infill housing (replacing older housing stock with higher density housing) and greenfield sites (new sites identified for housing).

Although housing completions remain below the annual housing target for Port Stephens, they have exceeded the forecasted figure. Converting land supply into completed dwellings ahead of forecasted rates may negatively impact the future pipeline of land supply if rezonings and infill housing rates do not similarly increase.

In this report, dwelling forecasts remain the same and have not been updated since the Local Housing Strategy was prepared because there has only been one residential rezoning progressed this financial year.

Infill housing supply can be difficult to measure and predict. The LHS has a number of actions to stimulate this type of land supply. Greenfield housing supply can be more easily measured and tracked through the statutory rezoning process. Both greenfield and infill housing can have significant barriers to delivery, such as infrastructure costs (lead in or upgrades) and fragmented land ownership.

Council has commenced significant projects to stimulate infill housing and greenfield land supply, including the Raymond Terrace Strategy Review, and working with proponents of significant planning proposals in Fullerton Cove and Medowie to finalise planning and assessments to support new development in those areas.



Delivering the Local Housing Strategy

The LHS was endorsed by the State government on 17 December 2024.

Endorsement enables Council to accept rezonings for assessment in line with the Housing Supply Plan in the LHS.

Council has delivered 11 out of 22 actions.

Highlights include:

- New social and affordable housing DA approved in Raymond Terrace (13 townhouses)
- State Environmental Planning Policy (Housing) 2021 amendment to enable affordable housing in Nelson Bay and Raymond Terrace
- Tilligerry Place Plan adopted
- Salamander Bay Place Plan prepared

The remaining 11 actions in the Strategy are ongoing. The key remaining actions include:

- Action 1.1 Support rezoning requests that are consistent with adopted planning strategies and the Housing Supply Plan, including at Fullerton Cove and Medowie
- Action 1.4 Identify opportunities for Council to lead actions to unlock potential land supply, for example through the Raymond Terrace Strategy Review and the identification of infill and greenfield development opportunities
- Action 2.3 Develop an affordable housing action plan including:
 - Working with Homes NSW and affordable housing providers to deliver the NSW government affordable and social housing targets.
 - Ongoing advocacy and coordination to address homelessness in Port Stephens through the Homelessness Stakeholder Advisory Group
 - Highlighting opportunities to attract private investment in affordable housing



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