



PORT STEPHENS
COUNCIL

Communications and Engagement Report for the Salamander Bay Town Centre Place Plan

September 2025



Engagement snapshot

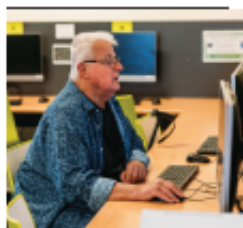
Salamander Bay Town Centre Place Plan

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, not only does it enhance their connection to place but also ensures that the priorities and actions within the plan are created by those who it will impacted.

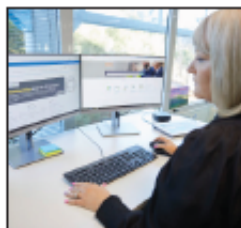
What we've been up to



Community Drop Ins
467 visited



Online
281 guided submissions



Webpages visitors
2,427



Direct emails
734 sent



Social media reach
76,517 reached

Top 5 Salamander Bay and Taylors Beach* 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 and 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 and 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 and movement
- Public Domain

Most mentioned ideas

- 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 of the roadmap for the future to the community, not only does it enhance their connection to the place, but it also ensures that the priorities and actions within the plan are created by those who are directly impacted.

In developing the Salamander Town Centre Place Plan and listening to the community, we learned that some of your priorities for the area are: creating more opportunities for local businesses, increasing housing diversity in the Tomaree, investing in the environment, a thriving and vibrant Town Centre, a healthy, accessible and well-connected town centre, and easy movement around the Town Centre.

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

- Phase 0** Collection of the Liveability Index data collection
Completed September 2020 and November 2024
- Phase 1** Early engagement – allowing local residents, businesses and other stakeholders to prioritise and provide vision for the place.
Completed May 2025
- Phase 2** Exhibition of the draft document for public comment.
Completed July – August 2025
- Phase 3** Revised plan reported to Council with changes and adopted

For each phase of engagement we've assigned an engagement level as follows:

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

The key objectives of all phases of engagement are to:



Increase community awareness of the development of the Salamander Bay Town Centre Place Plan



Inform the key stakeholders and community about upcoming engagement opportunities in Salamander Bay



Seek feedback on the draft Place Plan and how community priorities might have changed



Identify and report on community preferences to inform the Salamander Bay Town Centre Place Plan

Communication Methods

ACTIVITY	DESCRIPTION	REACH
Phase 0	Liveability Index	
Various activities	<p>Sep 2020 Tied to wider communications campaign for entire local government area not specific to Salamander Bay</p> <p>Nov 2024 Tied to wider communications campaign for entire local government area not specific to Salamander Bay</p>	
Phase 1	Early engagement	
Project webpage	<p>Place Plan Council website page Salamander Bay Town Centre Place Plan</p> <p>Used to host information and supporting documents</p>	1438
Social media	<p>Port Stephens Council Facebook</p> <p>Post boosted to target Salamander Bay community</p> <p>1 organic post</p>	<p>5860</p> <p>(1820 -clicks)</p> <p>1640</p> <p>(139 – clicks)</p>
Poster with QR Code	<p>Promotional posters and leaflets in temporary shop at Salamander Bay Shopping Centre</p> <p>5 May to 9 May 2025</p> <p>Promotional leaflets provided to Tomaree Library for additional circulation 5 May to 24 May 2025</p>	Unknown
Printed your port	Printed Quarterly Newsletter accompanying Rates Notice, Autumn 2025	20,000
Direct email contact	Direct email to identified known stakeholders, interest groups for Salamander Bay via haveyoursay@portstephens.nsw.gov.au dated 29 April 2025	331
Media release	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
News item	News item are included on the Council’s home page here 29 April 2025	234

ACTIVITY	DESCRIPTION	REACH
E-newsletter	E-Newsletter YourPort May 2025 'Get involved in planning for the future of Salamander Bay Town Centre' dated 7 May 2025	4,630 1156 opened
Letterbox drop	Letterbox drop to adjoining houses north of shopping centre	150 Print advert
Print advert	Included in DA Notices: News of the Area, 15 May 2025 Port Stephens Examiner, Help Shape Salamander Bay, 15 May 2025, p. 8 Newcastle Herald, Salamander site's future in spotlight, 7 May 2025	10,000 22,231 42,071
Related Media	NBN News story – 5 May 2025 Link	28,000
Radio	Port Stephens FM – 6 May, 9 June, and 10 June 2025 2HD radio segment – 6 May 2025	
Phase 2	Public Exhibition phase 23 July to 19 August 2025	
Website	Download of the draft place plan document from Current Public Exhibition page Visits to the dedicated Salamander Bay Town Centre Plan website page during public exhibition phase Visits to the Council meeting overview news item from 22 July 2025	867 99 23
Social media	Council meeting overview post 23 July 2025 mentioning Salamander Bay Town Centre Plan public exhibition Salamander Bay Town Centre Place Plan Have your Say Post 29 July 2025	1,817 reach (9 clicks) 67,199 reach (2,145 clicks)
Local media update	Draft Salamander Bay Town Centre Place Plan Public Exhibition included in the weekly media update emailed to media outlets, 29 July 2025	9 media outlets
Related print media	Port Stephens Examiner, "Did we get it right?" Council asks for feedback on Salamander Bay Place Plan, online edition, 4 August 2025	20,203

ACTIVITY	DESCRIPTION	REACH
	Port Stephens Examiner, 'Feedback sought on place plan' Council asks for feedback on Salamander Bay Place Plan, 7 August 2025, print edition	22,231
	News of the Area, 'Have your say on the draft Salamander Bay Town Centre Place Plan', online edition, 6 August 2025	10,000
	Newcastle Weekly, 'Draft Salamander Bay Town Centre Place Plan unveiled', 30 July 2025	6,000
	InTouch Magazine, 'Have your say on the draft Salamander Bay Town Centre Place Plan, 29 July 2025	255,000
Print advertising	Council notices: Public Exhibition Draft Salamander Bay Town Centre Masterplan Plan <ul style="list-style-type: none"> • Port Stephens Examiner 4 August 2025 • NOTA 6 August 2025 	22,231 10,000
Radio	ABC News Newcastle Drive, 29 July 2025	6,100
Direct email	Direct email to previous participants, 28 July 2025	287
	Direct email to stakeholders 28 July 2025	116

Engagement Methods

ACTIVITY	DESCRIPTION	REACH
Phase 0		
Liveability Index		
Online Survey	Salamander Bay & Taylors Beach Liveability Survey 2024	170 responses
	Liveability Survey 2020	243 responses
Phase 1		
Early engagement		
CEAG	Communication and Engagement Advisory Group (CEAG) agenda item 16 April 2025. Advice and provided regarding proposed approach, stakeholders.	1 group
Online Engagement	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
Community Drop In #1	Salamander Bay Shopping Centre Community Drop In Monday 5 May 2025 to Friday 9 May 2025, 9am-1pm each day	390 visited
Community Drop In #2	Tomaree Community Connect Day Salamander Bay Shopping Centre 16 May 2025, 9:30am -2:30pm	30 visited
Workshop	Structured deliberative workshop to allow for deeper exploration of local situation and exploration including ideas and solutions generation. 8 May 2025	16 participants
Doorstep discussions	Doorstep discussion with local businesses	7
Key Stakeholder Meetings	Meeting with representatives from key local businesses	5 meetings

ACTIVITY	DESCRIPTION	REACH
Phase 2	Public Exhibition phase 23 July to 19 August 2025	
Information sessions	Drop in held Salamander Bay Shopping Centre:	
	Monday 4 August between 9am and 2pm	28
	Thursday 7 August between 1pm and 7pm	29
Submissions	Online 'guided' submission surveys	65
	Formal public submissions	19
	Note: multiple submissions made by the same people	

Key engagement findings

Phase 0: Liveability Index survey

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: Early Engagement

Phase 1 provided three levels of engagement - inform, consult, and involve – and utilised multiple methods of engagement.

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 Charter Hall Shopping Centre to help garner additional feedback from local people.

Key Phase 1 early engagement findings

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]

Phase 2: Public Exhibition 23 July to 19 August 2024

Following the early engagement phase some draft actions were amended and reworded for the draft document. The draft document was endorsed for public exhibition by Council on 22 July 2025. The communications and engagement approach for the public exhibition period was to have an active public exhibition period to help encourage submissions from the whole community. This included:

- Council website: <https://www.portstephens.nsw.gov.au/council/public...>
- Council's Administration Building, 116 Adelaide Street, Raymond Terrace (during normal business hours)
- Raymond Terrace Library, 18A Sturgeon Street Raymond Terrace
- Tomaree Library, 7 Community Close, Salamander Bay
- Undertaking two drop-in sessions to help promote the plan and to provide an opportunity for people to ask questions
- Using a guided survey process to help encourage submission responses as well as the standard public exhibition process

The public exhibition period ran from 23 July to 19 August 2025.

We received 19 formal submissions and 65 guided submissions surveys.

Drop-ins

Two community drop-in sessions were held at Salamander Bay Shopping Centre, on Monday 4 August 2025 (approximately 28 participants) and Thursday 7 August 2025 (approximately 29 participants), providing an opportunity for attendees to ask questions and learn more about the place plan.

Written submissions

The 19 formal written submissions have been included as part of the Council report as part of Council's standard public exhibition processes. A summary of the submissions received has been incorporated into the Council report and, therefore, is not replicated in this report.

Guided submission survey

The guided submission survey has proven to be particularly useful to help gather feedback on the whole draft place plan. The guided submission survey received 65 responses. Full details are available in Appendix E.

Q1 Majority of the responses were generally **supportive** of the draft Economy action items (Answered 65; Skipped 0). The exception as shown below was the draft action 'Unlocking new commercial, community and housing opportunities' which had lower level or support and higher levels of unsure and opposition.

- Establish a Salamander Bay Town Centre Precinct group (42% supportive; 21% unsure; 37% opposed)
- Attracting local businesses to Salamander Bay Shopping Centre (60% supportive; 14% unsure; 26% opposed)
- Unlocking new commercial, community, and housing opportunities (15% supportive; 20% unsure; 55% opposed)
- Integrating health services into future development (40% supportive; 30% unsure; 30% opposed)
- Review and strengthen planning controls for the Town Centre (48% supportive; 27% unsure; 25% opposed)

Q2 Do you have any further comments about the draft Economy action items?
(Answered 30; Skipped 35)

See Appendix E for full responses

Q3 Majority of responses were **opposed** to the draft Housing action items (Answered 59; Skipped 6)

- Increase housing diversity in the Tomaree (25% supportive; 22% unsure; 53% opposed)
- Investigate increased building heights in the Town Centre (24%; 12% unsure; 64% opposed)

Q4 Do you have any further comments about the draft Housing action items?
(Answered 27; Skipped 38)

See Appendix E for full responses

Q5 Majority of responses were clearly **supportive** of the draft Environment action items (Answered 58; Skipped 7)

- Environmental education and sustainability (69% supportive; 16% unsure; 15% opposed)
- Connect with nature (72% supportive; 14% unsure; 14% opposed)
- A sustainable Town Centre (68% supportive; 18% unsure; 14% opposed)

Q6 Do you have any further comments about the draft Environment action items?
(Answered 19; Skipped 46)

See Appendix D for full responses

Q7 Responses generally **supportive** of the Access action item (Answered 58; Skipped 7). The action item with lower level of support and equal level of unsure was 'Alternate options for staff parking'.

- Alternative options for staff parking (36% supportive; 36% unsure; 28% opposed)

- Improving community connectivity and access (53% supportive; 24% unsure; 23% opposed)

Q8 Do you have any further comments about the draft Access action items?
(Answered 15; Skipped 50)

See Appendix E for full responses

Q9 Majority of the responses were generally **supportive** of the Character action items (Answered 55; Skipped 10)

- Create a sense of identity (46% supportive; 38% unsure; 16% opposed)
- Make our Town Centre more beautiful together (57% supportive; 27% unsure; 16% opposed)

Q10 Do you have any further comments about the draft Character action items?
(Answered 11; Skipped 54)

See Appendix E for full responses

Q11 Majority of responses were clearly **supportive** of the draft Community Wellbeing action items (Answered 54; Skipped 11)

- Improve connection to community services (68% supportive; 19% unsure; 13% opposed)
- Preparing for our library's future (67% supportive; 18% unsure; 15% opposed)
- An accessible Town Centre (68% supportive; 17% unsure; 15% opposed)
- Community Connect (66% supportive; 21% unsure; 13% opposed)

Q12 Do you have any further comments about the draft Community Wellbeing action items? (Answered 13; Skipped 52)

See Appendix E for full responses

Q13 The draft Salamander Bay Town Centre Place Plan provides a map of proposed future uses of the land including commercial and mixed-use development that could be undertaken to meet the evolving needs of the community. This can be viewed on page 15 to 20, as seen in the image below. View the plan to see this in full detail. Do you have any comments on the proposed future use of the land on page 15 of the draft plan? (Answered 32; Skipped 33)

See Appendix E for full responses

Q14 Do you have any further comments about the Salamander Bay Town Centre Place Plan? (Answered 20; Skipped 45)

See Appendix E for full responses


Q15 Contact information (Answered 36; Skipped 29)

Q16 After the Salamander Bay Town Centre Place Plan is adopted, we'll be creating a Salamander Bay Town Precinct Group. A precinct group is a group of property owners and business operators who want to be involved in revitalising the Town Centre. If you are interested in joining the Salamander Bay Town Centre Precinct Group or even just learning about the process, please check the box below and we will keep in touch.(Answered 24; Skipped 41)

24 people expressed an interest in Salamander Bay Town Precinct Group.

APPENDIX A

Liveability Survey - 2024



PLACESCORE™

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


65%


35%


0%

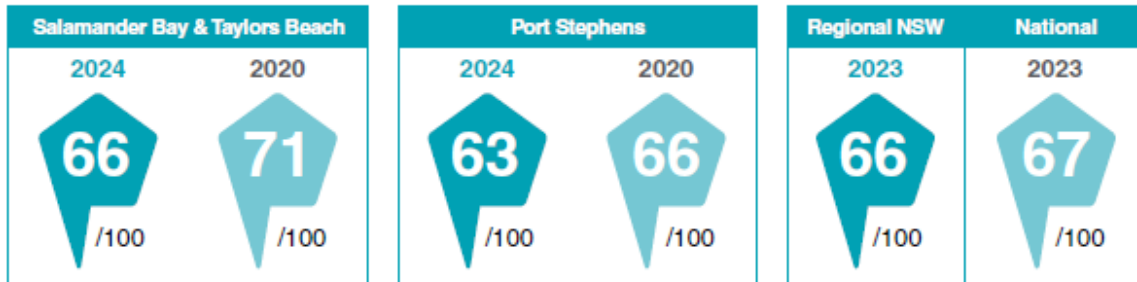
Age

Under 25	5%
25-44	22%
45-64	25%
65+	48%


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 <small>(natural features, views, vegetation, topography, water, wildlife)</small>	76%	76%
Local businesses that provide for daily needs <small>(grocery stores, pharmacy, banks etc.)</small>	65%	61%
General condition of public open space <small>(street trees, footpaths, parks etc.)</small>	65%	70%
Access to neighbourhood amenities <small>(cafes, shops, health and wellness services etc.)</small>	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



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)



For more information go to
PORTSTEPHENS.NSW.GOV.AU

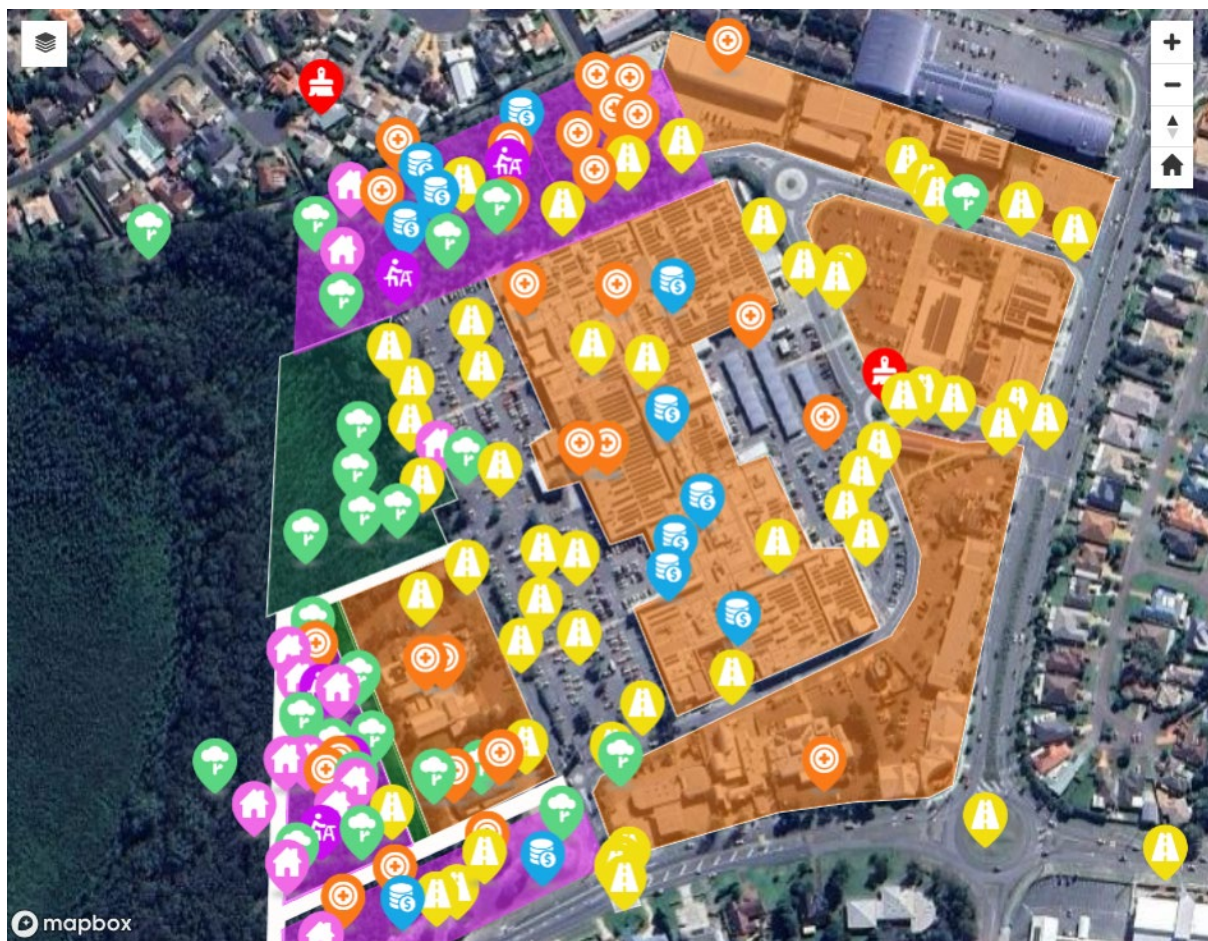


APPENDIX B – Online Engagement

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 carpark	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. (Responses x 3)	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. (Responses x 2)	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 (Response x 2)	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
	<p>condemned, requiring demolition and a full compensation scheme.</p> <p>Council seem to struggle enough dealing with the ground settlement issues for roads, let alone potential multi-story development.</p> <p>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.</p>	
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	<p>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.</p> <p>Council seem to struggle enough dealing with the ground settlement issues for roads, let alone potential multi-story development.</p> <p>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.</p>	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"> - Cycleway could have a concrete separator from the road and safer entry/exit from the current shopping centre carpark; - There is no dedicated pedestrian pathway connecting to community services (library to shopping centre and new town centre). 	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	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.	Infrastructure & Movement
	Upgraded to pedestrian "crossing"...	
	Pedestrian refuge island. Many children, families, youth, elders and people with limited mobility use this access to library, community / childcare centre.	
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	(Reply to comment above) 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	(Reply to comment above) 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	(Reply to comment above) 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	(Reply to comment above) 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	(Reply to comment above) 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	(Reply to comment above) 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 & 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 & 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 unstaibilised 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 am 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]
 [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 in 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.
 - **ROUNDBABOUT** 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**
-

1

Join the Conversation Comment #65 continued

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,

le 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.

Join the Conversation Comment #65 continued

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.

Join the Conversation Comment #65 continued

- **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.

Join the Conversation Comment #65 continued

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

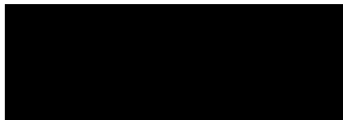
It seems that recently shopping centre management reconfigured and painted them, squeezing in more car parks by narrowing individual car park spaces. However as mentioned earlier more people drive increasingly wider cars, especially SUV and 4WDs.

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



Join the Conversation Comment #66

COMMENTS ON SALAMANDER BAY TOWN CENTRE PLACE PLAN

██████████

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.

Join the Conversation Comment #66 continued

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 ¹ Especially near Coles entrance as a pedestrian ²
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' ^{1 and 2}	

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?

¹ Enforce bus zones – signs and rangers

² 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"> • Lack of lighting. Particularly in front of Council buildings.
	No cycleways
	Nowhere for workers to sit for lunch
	Walkability <ul style="list-style-type: none"> • Can't walk to different spaces. Fences blocking access. • Includes issues getting into the centre
	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"> • Sight lines at pedestrian crossing at ALDI
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
Viewing options for Mambo. <ul style="list-style-type: none"> • Viewing platforms • Create links + access to the Mambo • It's the character 	Fines start beyond library
Rooftop gardens <ul style="list-style-type: none"> • Community garden • Native • Densify Library space + Council Buildings <ul style="list-style-type: none"> ○ Green space “village green” ○ Assist with homelessness 	Lighting of public buildings
Shading	Anti-social behaviour
Walkability/Connectivity	Common theming – signage, planting, seating
Increase public access to back of library	Green space to gather at lunch for workers <ul style="list-style-type: none"> • little parks for kids place to play • Accessible • Inviting + outside • Seating + tables • Natural plants
Anchor activity in wetlands	More people living here will create activity – increase safety
Strong theming with the area around <ul style="list-style-type: none"> • Public art • Art walks – to create an experience 	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 camouflaged 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.

- 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.

- The fungi will get squished and maybe never live on the earth again
 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
All correspondence to
secretary@econetworkps.org

Date 24 / May / 2025

Port Stephens Council
Have Your Say
E: 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

phone 0448 227 422

Appendix E: Phase 2 – Public Exhibition 23 July to 19 August 2025

Full guided submission survey results from Public Exhibition Period 23 July to 19 August 2025

Q1 What do you think of each of the Economy action items?

Answered 65; Skipped 0

Draft action	Very supportive	Supportive	Neutral /unsure/ need information	Opposed	Very opposed
Establish a Salamander Bay Town Centre Precinct group	14	13	14	7	17
Attracting local businesses to Salamander Bay Shopping Centre	20	19	9	8	9
Unlocking new commercial, community and housing opportunities	8	8	13	8	27
Integrating health services into future development	16	10	19	6	13
Review and strengthen planning controls for the Town Centre	12	18	17	3	13

Q2 Do you have any further comments about the draft Economy action items?

Answered 30; Skipped 35

#	Comment
1	Numerous surveys and self evidence since 2019 show a marked decline in physical shopping centres and the forward trend in e-commerce. Many big name retail brands who were a force in the Australian market for the last 25+ years (like Jeanswest, Rivers, Katie's, Rockmans, Country Road) have closed due to challenging retail conditions. This Salamander plan is a completely unnecessary over expansion of retail area, when all indicators prove this is not the future of Australian shopping trends. Council should be working smarter & with more imagination about public owned land and spaces. In addition, I am most strongly opposed to any further developments encroaching on our environmentally sensitive areas and public beach accesses in Port Stephens. Council seems bent on destroying the very thing that brings in the highest revenue to our area. Tourism. And why do you think the tourists flock here from all over the world? Our unique bushland, wildlife & pristine waterways, open spaces & easy access to those areas. Once again, Council needs to start thinking smarter and more creatively to create revenue from this tourism stream.

Comment

- 2** Very opposed to the negative impacts this will have on the childcare centre. No windows of high rise could face the centre at all.
- 3** Hi there, I think it needs more consultation from the community prior to the plans being put in place of where the need lies. Eg it would be so beneficial to the community to have a hub of community services all together- for example OT, nurse, speech therapist right next door to the child care centre and community centre. The connections that already exist within that centre with allied health could have been drawn upon as a resource for planning, rather than the surroundings of that centre being dictated with no conversation. Economy growth is the goal, but consultation is key. There are concerns for the increase of traffic around the community centre and child care centre, which are both accessed by vulnerable population. Town centre circuit and community centre are already very busy roads with cars going very fast and a lack of pedestrian crossings.
- 4** Please leave the bushland untouched around salamander child care!!
- 5** The bushland is crucial to the community!
- 6** Absolutely no development around the early learning centre. This is an incredible child protection and safety risk for children in our community, particularly knowing the significantly high child sexual abuse/predatory behaviour statistics in the Port Stephens area. This makes vulnerable children more vulnerable. - no development on or encroaching vital bushland housing vulnerable flora and fauna species, as well as vulnerable ecosystems/landscapes - put the development elsewhere in Port Stephens LGA where people outside of "the bay" can benefit and utilise the services. - no development at all around the perimeters of the early learning centre and the community centre - Mambo wetlands areas which are zoned for development are sacred birthing places for Worimi women and in Worimi culture, should not be developed on. - Perceived growth should not be in buildings. Growth for this community is preserving natural spaces, putting children and the land first, affording this generation of children the same hometown, smaller community feel with open natural spaces - the reason families move here and the reason families stay. Listen to the community, we don't want this development. Utilise what we already have better, not things that impact local businesses and the community from thriving in the ways we need.
- 7** Don't take out bush and surrounding area of our preschool
- 8** DO NOT BUILD NEXT TO SALAMANDER CHILD CARE CENTRE. WHERE IS THE PRIVACY TO THE CHILDREN? ITS TOO CLOSE. CHILDREN USE THIS SPACE TO PLACE AND CONNECT WITH NATURE. ITS A SWAMP AREA, INFRASTRUCTURE WONT HOLD.
- 9** I would like the are to remain as it is .leave the land and environment,with all it vast wild life and fauna alone and stop destroying things
- 10** I do. The bushland around this site is valuable and irreplaceable. Many measures and developments can be made that do not negatively impact the natural environment remnants in this area. There are always costs associated with development, but they should be carried by the private parties that will profit as a result, not simply socialised onto the community that will be paying those profits.
- 11** A Town Centre Precinct Group as described with predominantly be looking on at their bottom line/profit margin. This group should have representatives from all affected businesses and also independent review. New buildings overshadowing existing infrastructure, such as the library and Salamander Early Education and as the cost of removing existing bushland makes terrible economic sense and alternative locations should be considered.

#	Comment
12	I think that collaborative consultation with existing community businesses that neighbour the proposed plan should occur.
13	I'm opposed to having housing close to daycares in which they can look into the yards of such.
14	I don't think the space warrants a 'precinct' type establishment - the space/capacity/infrastructure wouldn't work for that scope in my belief. Invest in other areas of Port Stephens to build capacity elsewhere, as well. Health services beyond that for elderly residences and businesses to rent the current shopping centre is very important.
15	Needs to be done so long term development issues for this area are addressed properly..
16	This plan has a negative impact for the facilities that are currently in the area. Primarily the child care centre. There will be increased traffic, noise in addition to large building that will be looking into the children's spaces. This plan will ruin the bushland that is so full of native flora and fauna that is also very important to the adventures and learning of the daycare children. The shopping centre and surrounds are already known for the terrible amount of parking and this will increase this issue. There are also numerous schools in close proximity that will be negatively impacted by increased traffic making it less safe for children to commute to and from school in addition to the terrible flow of traffic that already creates havoc on a daily basis. The area proposed is not suitable for this development and will not have a positive impact on our small community
17	No
18	Community facilities are being displaced or marginalised. The infrastructure is inadequate for what is already established
19	Please do not destroy the beautiful wildlife and worimi land that surrounds the library and early education centre. Not only is it home to many native species it is an integral part of the early education centres daily activities. By destroying this beautiful piece of bushland to build apartments you will be taking away a safe place for children to explore in nature and putting extra risks to them by creating more traffic in such a small area. Not to mention you will have apartments looking down into the area in which children learn and play. Who would make sure these new tenants are appropriate people to have around this area?? Who would monitor who moves in to make sure these children always remain safe?? You would be creating a very real danger for small children if someone with horrible intentions were to be allowed to resign in these proposed new housing areas.
20	It wasn't available for me to review. The article didn't link to it and the survey didn't link to it. Do I don't know what is in the draft. Unless you're referring to just the points listed above which are quite vague and could all be seen as positives?
21	Do not remove any native Forrest's and take care to ensure our local early education centre will not be impacted by this. No apartment buildings or native vegetation should be removed to destroy an incredible learning environment for our young children
22	O NOT BUILD NEXT TO SALAMANDER CHILD CARE CENTRE. ITS A STUPID IDEA THAT WILL NOT BENEFIT ANYONE
23	7 eleven
24	There's not enough parking at the Centre and existing spaces are too narrow. Need to consider multi-story parking; I have lived here 28 years, the population in Port Stephens has tripled in that time, so that and more visitors to the area creates gridlock at Salamander Shops during peak times.

#	Comment
25	I'm opposed to having any type of housing around a shopping precinct. Having lived in communities where this is in place, I can assure you it causes chaos around the lack of infrastructure, parking, traffic flow & generally turns the area into 'Pitt Street'!
26	The centre needs more clothes shops for the elderly population and also to reduce the rent for the shop owners so they can make a living and then more people will want to open at the centre. Also put more undercover parking around the back of the centre near the banks.
27	Generally I have low confidence that whatever is created will be for the current residents. I'm sure it will be the developers that benefit most... and it annoys me (that I can't trust Council to have my interests at heart)
28	No
29	All the NEW planning groups cost rate payers more \$\$\$\$, The TOWN planners need to do what they are paid to do plan , NOT to sublet it out as special projects or Specialist adversely Consultation . More miss used RATES , just like a new FORD 4X4 twin cab ute , we the rate payers don't forget . What we need is transparency on FULL cost NOT just a guess , Time frame no guessing and A clear transparency in the Tendering for all the works with NO blowouts in cost or in time to the rate payer .We are in the middle of cost of living crisis and have to live within our budgets SO should them .So NO runovers or blowouts and stick to the quote or by by to contracts , ITS that easy
30	There are enough health services in this precinct already - in fact Oscar Wylde glasses closed due to the amount of competition. Local retailers would struggle with paying rent in non holiday periods. Bigger companies such as Priceline should be encouraged to provide competitive pricing and be able to withstand fluctuating customer numbers.

Q3 What do you think of each Housing action items?

Answered 59; Skipped 6

Draft action	Very supportive	Supportive	Neutral /unsure/ need information	Opposed	Very opposed
Increase housing diversity in the Tomaree	7	8	13	8	23
Investigate increased building heights in the Town Centre	8	6	7	7	31

Q4 Do you have any further comments about the draft Housing action items?

Answered 27; Skipped 38

#	Comment
1	the location of the proposed residential housing would be a loss for the community. Encroaching on the mambo wetlands would impact our wildlife and outlook and overall Salamander would lose its charm especially with an increase in building heights
2	See my previous comments
3	No housing to have views in to childcare centre
4	"In the Tomaree" is very open ended and un-descriptive. In the Tomaree answer, versus right alongside a child care centre is very different. Eg conversations with Sarah at the council drop in revealed the plans for a 4 storey building with residential on top. I think this needed to be more visible to the community the exact plans. Apart from all the potential concerns this creates (increased traffic flow, development on a vulnerable piece of nature, and a sacred site for Worimi culture-place of womens business, how are you considering child protection for the children at the child care centre?
5	Mambo Wetlands should NEVER be built on. This is a crazy idea. It is environmental vandalism. Port Stephens is very fortunate to have this ecosystem within our town. Don't go destroying the flora and fauna for greed or a so called need of a supposedly housing crisis. Find another area to build housing. Leave Mambo alone. Our community library is situated in the most peaceful location with the bushland right to its carpark and entrance. Leave it be. No more Mambo Wetlands to be destroyed. You don't know what you've got till its gone. Think of future generations. Nature cannot be destroyed anymore for people. No to building in Mambo Wetlands. No to the destruction of the precious nature within.
6	Absolutely no high rises - so unnecessary. Instead, stop investors using properties as air bnbs. Housing issues here where locals can't get homes are caused by people using properties as a business and revenue stream. Stop that from happening.
7	HOUSING ARE YOU SERIOUS???? NEXT TO A PRESCHOOL??? WHO WOULD WANT TO LIVE NEXT TO SCREAMING CHILDREN ALL DAY???? STUPID COUNCIL. ALL YOU CARE ABOUT IS MONEY
8	My concern is how the council is going to ensure protection of the children that are enrolled at Salamander Early Education considering the proposed 4 - 5 storey buildings on 155 Salamander Way which will be able to see directly into the centre.
9	We do not need any further housing,the area is already in-ended with the amount of people living here now and not to mention the amount of tourists that come it's impossible to live here now
10	Densification and brownfield developments should be the goal. Greenfield developments are not the way to go! Please look at unuseald areas like the "Anna Bay eyesore" before selling off our beloved wetlands to what will ultimately just turn into holiday apartments and not local housing
11	Housing diversity, building heights and rezoning should be considered across the entire region - not just for publicly-owned land that can get flogged off to developers who will then make multiple times profit on the pennies they pay the community.
12	Location of housing should be considered with existing infrastructure. New housing near schools and daycare centres need extra consideration.
13	There is a large vulnerable community in the current community centre with the elderly community and the early education centre. The influx of new people moving into the surrounding area poses risk particularly if low income housing is being proposed. There is a lot of media around strengthening child protection and safeguarding children within early education that this goes directly against especially with proposed high rise buildings.

#	Comment
14	Ensure they are done so no social issues develop due to smaller areas where people are living too close to each other...
15	Affordable housing close to the shops for low-income families
16	There are inadequate services and infrastructure for existing population. The over representation of housing for senior citizens is going to cripple access to health and key services.
17	Why would you build housing around a child care centre! What about the safety of all the children who attend!!
18	Please don't build tall buildings, it will mess with the whole area look and feel.
19	Do not destroy any native vegetation and take care to ensure our children will be safe at the daycare
20	DO NOT BUILD NEXT TO SALAMANDER CHILD CARE CENTRE. THE PLAN WILL NOT WORK. IT IS NOT A WELL THOUGHT OUR AND CONSIDERED PLAN
21	We don't need to be another Gold Coast...multi storey units everywhere.
22	NOT around a shopping precinct! From personal experience the 2 DO NOT go together.
23	This is a nice area because it isn't like Sydney or Newcastle... we don't want to be Coffs Harbour or Manly or a highly developed beach suburb
24	People come here for there Hols because it has NO HIGH RISE BUILDINGS . You will kill the Hol day feal of the sea side town .By by tourist \$\$\$\$\$\$\$ People need too think ,Tourist come here too relax swim enjoy our LITTLE town , Not 5 story shopping plaza with close high density flats .THIS is a no brainer look at what you are try too screw up.
25	I'd rather higher rise housing here than at Nelson Bay or other waterfronts
26	Affordable housing for single seniors and low income families should be a priority in this area.
27	Too many empty units already. Too many air bnb s and holiday units...how many more will we get with concrete towers? Don't want the place to look like a concrete jungle with high rise. Families do not want to live in high rise.

Q5 What do you think of each of the Environment action items?

Answered 58; Skipped 7

Draft action	Very supportive	Supportive	Neutral /unsure/ need information	Opposed	Very opposed
Environmental education and sustainability	21	19	9	4	5
Connect with nature	25	16	8	4	4
A sustainable Town Centre	12	16	10	3	5

Q6 Do you have any further comments about the draft Environment action items?

Answered 19; Skipped 46

#	Comment
1	<p>As an Educator at Salamander Early Education who supports children (and us as Educators) to play, learn and grow on Worimi Land, I am saddened that the land around our centre has plans for development. Speaking to my colleagues and also speaking directly with children, this is a common feeling amongst our group. Our service is blessed to have the natural habitat of the Wetlands to learn and play in every day. The learning opportunities that this ecosystem and natural space offers are endless, unique and exciting in terms of children’s authentic learning and development. The Mambo Wetlands behind our service are an important ecosystem. They are home for many species of plants and animals, a few of which are vulnerable and endangered. Building and developing on this land is of detriment to many of these species, destroying a healthy and important ecosystem. Alongside the children we have explored the area many times and paid particular attention to the signage at the Library end entrance to the trail. This sign completely contradicts the information we were given by a council member when we asked the question of how was this land able to be developed on when there are signs to say it’s important and shouldn’t be built on. These signs clearly state that the area is of ecological importance and documents the flora and fauna unique to this special place. It seems odd to us that this land can be proposed for development when the signs make clear that it’s an important and vital ecosystem for our area. We were also told that this particular part of the wetlands had been surveyed and was of “less importance” and didn’t hold as much value in terms of flora and fauna. We find this hard to believe, when we go out many times per week and see a variety of life and what appears to be a healthy and thriving ecosystem. Just last week we saw bodies of water full of tadpoles. The children know these will be soon tiny frogs, they wonder if these are Wollum Froglets and feel sad that if the bush is cut down they will have no where to go and could die. Along with the sign, we have read articles and it seems confusing and wasteful to have invested time, money and resources into restoring the Mambo Wetlands to then cut it down. We have also learnt, through respectful relationships and information sharing that the site behind our service in the Wetlands is of extreme cultural significance to our local Worimi people. The space was a Worimi Women’s sacred site, and was used by Worimi women for birthing and burial purposes. I wonder if any Elders, local Worimi people or the AECG has been consulted in regards to the destruction of this land, a place that hold deep cultural significance. Another point I’d like to make is in relation to children’s healthy development and how we can best support this. One of the best things for children is time spent in nature. Time spent with grass under foot, observing trees and animals, jumping in puddles and simply having a place to focus on the moment and be. Studies suggest that individuals who spent time in nature, particularly in childhood, may experience better overall health and well-being throughout their lives. Examples are: physical health (reduced obesity risk), stronger mental health and cognitive function, improved social and emotional development and fostering respect and appreciation for the environment. If we invest in our children’s wellbeing now, we will have a healthier happier future. It baffles me that this space that is so supportive and important for our children’s wellbeing and development could all be taken away. We really hope that the council will consider finding other land for the proposed development. The space behind our service, the beautiful wetlands is not the right space for buildings. It’s important for us, our children and the many species that live there. Our children are advocates for this sacred space and we think it’s important that they know their voices are heard and that they can fight for things and places that matter to them.</p>

Comment

- 2** See my previous comment
- 3** I think the idea of environmental education is saying all the right things but quite contradictory as you are sacrificing a bushland where you have worked with the NSW environmental trust to eradicate weeds and restore - eg planting trees for koalas. This site also holds vulnerable and endangered species. Sarah at the drop in said it wasn't "as environmentally valuable" as the bush that is staying beyond the library carpark. But how were these conclusions made and where is the access of these findings for the public. All the plans to destroy the bushland contradict the work done with the NSW Environmental trust and the signs that are placed right in front of the bush land that you plan to destroy. (yet justify through promising to create cohesive landscaping)
- 4** Please leave salamander child care bushland there !!!
- 5** Don't develop on important bushland.
- 6** KEEP THE WHOLE ENVIRONMENT AS IS
- 7** The draft plan states the council will 'protect ecological systems', how are they going to do that? The area next to Tomaree Community Centre is known as a key area of environmental importance but there are plenty of other areas near the centre that don't hold that same significance. Why are they not being suggested for development?
- 8** It's one thing to say it and another thing entirely to deliver it. The sensitivity of the surrounding environment and the receiving environment for run-off and waste from the town centre must be considered and protected. Water sensitive urban design, water quality and quantity controls, set backs, passive design, renewable energy, recycled materials etc must be part of the 'sustainable' town centre.
- 9** Indeed I do. They are just lip service if the plan actually involves selling bushland public space for clearing and private development.
- 10** Removing native bushland behind the existing buildings and removing access to the trails does not benefit the environment or encourage environmental education or sustainability.
- 11** The mambo wetlands is heavily populated with native wildlife and endangered animals such as the wallum froglets. There needs to be further studies and investigations into the conservation and preservation of this space.
- 12** This plan will be totally destructive on the natural environment and completely unnecessary.
- 13** Requires consultation but must be done to address issues and further use of the area with constructive conversation around interaction with environment and development...
- 14** The plan puts economic development ahead of the environmental impacts.
- 15** How about not destroying the environment by bulldozing it all down?? Do not destroy our native wildlife by building apartments.
- 16** I would love to see the Mambo wetland celebrated and supported and protected
- 17** I read in the plan the proposed green area would have walking trails, etc. What a silly idea! There are already areas catering for this. This is not to be confused for these types of areas. It should be a community 'common-green'. This, we don't have. The area needs a place to sit & eat the lunch you have just bought from the centre, a place for staff to sit & eat their lunch. Grassed areas to lay on & read a book from the library. We don't need another unkempt & unsafe bush area that won't be used for maximum benefit. The proposed area, whilst having potential is also too far away from the centre. It would ideally

#	Comment
	be much closer & an integral part of the centre, not an out of the way, under-utilised, token, waste area.
18	LEAVE it alone ,the wet lands are working and DONT need some know it all stuff it up .NOT a good track record look at the bat prob at Raymond terrace wet lands not good .
19	The Mambo wetlands have been secured for a number of years - the main issue around the wetlands area is sufficient drainage when there have been heavy rains. I don't believe this has been addressed properly.

Q7 What do you think of each of the Access action items?

Answered 58; Skipped 7

Draft action	Very supportive	Supportive	Neutral /unsure/ need information	Opposed	Very opposed
Alternate options for staff parking	10	11	21	5	11
Improving community connectivity and access	19	11	14	2	11

Q8 Do you have any further comments about the draft Access action items?

Answered 15; Skipped 50

#	Comment
1	I feel like this is all about justifying the destruction of Worimi sacred sites and nature. This would be a given that you would have to do if you are going to go ahead with any of these plans
2	As already identified the traffic around the current town centre is very busy, with little pedestrian options making it quite dangerous to move around. There is no planning that can be seen in the draft plan on how the council is going to address this issue. The current plan will add more traffic and pedestrians to the area with no plan of improvement outlined. This will be a nightmare to get around. The identified staff parking that is already in place is insufficient so therefore the staff have to use parking bays that are meant for customers. How is council going to change this? It is unfair to expect schools or other local businesses to be expected to have staff park on their premises and then for staff to have to walk a fair distance. Access needs to have an actual plan in place rather than just talking about how it might be addressed. Under the current draft proposal plan the staff of Salamander Early Education will have nowhere to park, considering the carpark of Salamander Shopping Centre is already insufficient in busy times. The families will also have very limited parking spots to drop off/pick up their children causing more congestion on the roads around the Salamander Town Centre,
3	Please limit any potential impacts on the library and child care centre. They are highly valued community assets.

#	Comment
4	Provide options that do not encourage more driving/parking/private car use.
5	These questions all sound good but at what cost?
6	The proposed road that will be mere metres away from the main building of Salamander Early Education is dangerous and ill thought out. There have been multiple situations all around Australia where car accidents have occurred where cars have gone into buildings. The proposed road also removes all existing parking for staff and family members of the centre. How will the families access the centre safely? how will staff access the centre safely?
7	A far better result must be achieved than past attempts with these issues as they are currently major concerns and must be addressed properly and not from a text book...
8	Often the parks closest to the shopping centre entrances are taken by 7am, which I assume must be staff.
9	Doubt they will work
10	Do not destroy our wildlife!
11	I love the library and would love to be able to walk there more easily
12	Traffic flow needs to be seriously and urgently considered, especially with holiday traffic in mind and effectively controlling inflow and outflow to reduce bottleneaking at the traffic lights.
13	NEEDS more Disable parking wheel chair only !!!!
14	The parking area around the town centre is heavily utilised during holiday periods, so some alternative parking is welcome. Additional security cameras are also required.
15	Circular road right around the centre needed

Q9 What do you think of each of the Character action items?

Answered 55; Skipped 10

Draft action	Very supportive	Supportive	Neutral /unsure/ need information	Opposed	Very opposed
Create a sense of identity	12	13	21	0	9
Make our Town Centre more beautiful together	17	14	15	0	9

Q10 Do you have any further comments about the draft Character action items?

Answered 11; Skipped 54

#	Comment
1	Making it more beautiful together - what do you mean by together, when all the plans have only come from council's ideas, not the community. No plans changed following the first opportunity to provide feedback
2	Unsure what these "character" items mean. More specifics required
3	Surely the proposed landscaping and spaces for community gatherings & entertainment as well as outdoor space for employees will take more space from the current existing carparks that are insufficient already. No where on the current draft plan does it stipulate how this is going to be done or where.
4	Please limit any potential impacts on the library and child care centre. They are highly valued community assets.
5	Anything would be something, in this regard.
6	These things can occur in different ways without changing what the community already finds appealing about Salamander Bay.
7	This should not be a Salamander town centre but an Area town centre...to benefit all local PS areas...
8	Focus more on bringing younger people into the picture of community when redeveloping the centre
9	Needs more trees and shade. Baking hot in summer with no shade and no where to walk. Cars only
10	Ensure that Council & business houses with adjoining gardens or grassed nature strips maintain these areas. We should provide these high-visibility & high-profile areas in a well-maintained, neat, tidy manner & indeed something to be proud of. Currently, there is grass growing around the Palms in the centre roundabout at the bus terminal, which is irregularly whipper-snipped down! Other gardens have plants that are generally dishevelled, dry-looking & starving. Buildings have brown, bore-water-stained walls, bone-dry grass full of weeds. This is embarrassing & shows just a lack of care, attention to detail, but more so just mediocrity. Show this centrepiece some TLC, show we care. Maintain the gardens continually to the degree the area deserves. Spray the weeds in the lawns, remove the grass from garden beds, repair the sprinklers, ensure water is efficient & regular, feed the plants, clean the bore-water from buildings, trim the shrubs, feed the lawns, and install some mulch. Care for the place! We have a Parks & Gardens Dept, get them onsite, do a daily sweep of the area. If something needs attention, fix it; if not, move on. As a horticulturist & turf manager for over 40 years, this means a lot to me. I cringe every time I go to the centre.
11	just more cost too the rate payers

Q11 What do you think of each of the Community Wellbeing action items?

Answered 54; Skipped 11

Draft action	Very supportive	Supportive	Neutral /unsure/ need information	Opposed	Very opposed
Improve connection to community services	21	15	10	2	5

Preparing for our library's future	18	18	10	4	4
An accessible Town Centre	17	20	9	2	6
Community connect	19	16	11	2	5

Q12 Do you have any further comments about the draft Community Wellbeing action items?

Answered 13; Skipped 52

#	Comment
1	Again, the idea of the above items I can support, but not the way the plans currently are trying to justify them. You say "wellbeing is achieved when individuals and communities feel healthy, happy, safe and connected." In isolation this quote is meaningful. When used to justify your plans of destroying natural space within our community, it doesn't quite fly. I think if you provided the opportunity the staff at the community centre, the tenants within that space, and the child care centre could collaborate and come up with some brilliant community initiatives and ideas to spark community wellbeing and create a vibrant, accessible, safe town centre.
2	As the draft plan states "wellbeing is achieved when individuals and communities feel healthy, happy, safe and connected", unfortunately with the proposal I do not believe that the children and staff of Salamander Early Education will feel happy & safe due to an increased traffic flow, their level of child protection reduced the volume of people that will be around their centre. The draft also states, 'easy access to the natural environment also contributes significantly to physical and mental wellbeing...'. This currently exists with the easy access to the Mambo Wetlands for the community as well as the children & educators at Salamander Early Education. With the draft plan proposal, the access will be reduced and so therefore this statement will not be the case.
3	Please limit any potential impacts from town centre developments on the library and child care centre. They are highly valued community assets.
4	No.
5	The wellbeing options are good. I just don't agree with the location.
6	After reading the plan it doesn't appear like there has been consultation with the community groups this directly affects. It sounds like the decision has been made about what will happen and that after everything is set in stone you will seek input. This doesn't promote or foster community connectedness. It would be advantageous to create wraparound services such as allied professionals such as Psychologists, Occupational Therapists, Physiotherapists etc that can support the elderly and children.
7	The community use the area for exploration, learning about our natural environment and being comfortable in our natural environment. Destruction is not the answer.
8	The draft needs to consider future community requirements...maybe somethings need to be relocated to suitable spaces where access is not an issue...
9	I very much support the establishment of a cultural performance centre and exhibition space, consistent with the above objectives relating to community inclusion and connection. The Tomaree Cultural Development Group has commissioned an economic

#	Comment
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impact study and a concept plan relating to the development of a cultural centre, details of which are on their website <https://tcdg.org.au/>. We note the advantages of establishing such a centre in a location where plentiful parking and public transport access is available, such as shopping centres, as other regional communities have done. Wherever a future cultural centre is established, its significance to the sense of identity and connection of the local community and opportunities for enrichment through hosting travelling shows and exhibitions, is undeniable. The economic benefits are significant and will become more so with the increased tourist visitation to Port Stephens in the future.

10 Include young people into your view

11 I would love to be able to walk around the mall, right now it's unsafe because it's all built for cars and there's no much shade and no interconnect between shops with walkways

12 Move the library close too the school ,Improve the walkways between the shops as some one in a wheel chair WILL get run OVER going through the car park its bad !!! .Shaded parking spots for disabled / baby parking spots as I have slipped over in the rain getting into my wheelchair more the twice not fun Tanilba bay has them ,. Some large sea side Murals would look great and if you get the school kids to help it wont get TAGED we need too lighten up the area so it feels safe and clean , fixing pot holes in the car park when they happen rather then leaving shopping trolly in it is sad .

13 The area needs to be accessible at all times, including prolonged wet weather. Some walkways and road entrances become virtually impassable when there has been sustained rain. Drainage improvements should be a priority.

Q13 The draft Salamander Bay Town Centre Place Plan provides a map of proposed future uses of the land including commercial and mixed-use development that could be undertaken to meet the evolving needs of the community. This can be viewed on page 15 to 20, as seen in the image below. View the plan to see this in full detail. Do you have any comments on the proposed future use of the land on page 15 of the draft plan?



Planning for the future of Salamander Bay Town Centre

Key

- 1 Commercial
- 2 Health/Commercial
- 3 Mixed use/housing
- 4 Environment
- 5 Community facilities
- 6 Existing commercial
- 7 New intersection control
- 8 Landscape buffer



Answered 32; Skipped 33

#	Comment
1	Removal of item (3) mixed use housing from behind our library and child care center. Protect our children and preserve our natural environment.
2	As mentioned previously, I am opposed to the development on parts 1,3,4.
3	Worried about the proximity of the blue to the child care centre, the increased foot and vehicle access, the lack of parking, the proximity to children and families playing and accessing the child care centre, library and shops. Absolutely opposed and disgusted by the idea of developing over the Worimi sacred site - it was a place of womens business where they would go to birth. Have you consulted any Worimi elders or community???? Absolutely absurd to build over swamp land and diplace animals that are threatened and vulnerable. Irresponsible to say that plot of land is worth less environmentally when it has an array of flora and fauna that are endangered and threatened. Go build and expand Taylor's Beach if you are saying there is need for commercial - thats where it needs to go. We don't need housing that overlooks a community centre and child care centre. How are you protecting the children? It is the most longstanding COMMUNITY child care centres in the area. Have you truly consulted with them because I imagine they have a lot of knowledge you could draw upon.
4	Please don't do anything to the surrounding area of salamander child care centre!!!
5	No development should happen around community centre, early learning centre or bushland. Utilise land you have already cleared better. Develop elsewhere in Port Stephens. Leave this area alone.
6	Don't take land around our preschool
7	WASTE OF MONEY AND RESOURCES. WHY DONT YOU INVEST INTO THE EXISTING CHILDREN CARE THERE AND COMMUNITY CENTRE??
8	Please see comments in the different sections above.
9	Leave things the way they are ,don't destroy what the children get from the wet lands .don't destroy the environment.dont destroy the wildlife that live there and don't destroy the fauna and fawna
10	Zone 3 appears to be inappropriate for the site. With limited details, I would object to any housing or mixed use development directly behind the current child care centre and/or library. Please leave these community facilities adjoining the bushland and use this as an environmental buffer zone. Extend zone 1 along salamander way to remove the access handle to zone 3.
11	This area is not a town centre. This is where people drive and gather and shop. But there is no more housing needed as such. Densification can be achieved on existing developed land, cutting down bushland should not be acceptable at all
12	The surrounding bushland is crucial to the identity of the childcare centre, library and community centre, and are a foundational part of the positive experiences had by the patrons and attendees of these facilities.
13	The pink no 3 area would negatively impact on the existing childcare and community building. Removing the bush in an area where we value our bushland is an environmental concern. Will access to bush track be available on the other side of these buildings?
14	The plan to build directly on the current block where Salamander Early Education is ill thought out and dangerous. The road that will lead from the roundabout ill be metres from the centre entrance and the room that has children aged 0-1 years old. This provides no safe entry to the centre for staff, children and families. there is not enough of a buffer for safety barriers to be put in place. This will reduce parking spots for staff and families. The

#	Comment
	proposed high rise building behind the centre poses safety risks with increased visibility into the centre. The service and the early education sector are strengthening safeguard protocols for increased child protection and this is directly opposed to it. We need to work with the council and the community to safeguard and protect children, not increase their vulnerability.
15	Children's safety with childcare centre being established and well run
16	Construction without destruction. The community live our natural environment and this would be completely ruining it for everybody.
17	Strongly opposed to the use of land around the childcare centre and current library facility. Potential high use industrial//residential land backing right up to these structures will put children in particular at risk of exposure to prying eyes, with loss of privacy a real issue. As well as increased risk of injury with high volumes of traffic in and around the centres
18	Adding in housing will not only cause issues but disrupt the nature, bush land and the Salamander Early Education Centre where our little ones love exploring the nature, seeing wild life and being outdoors in general. It's a swap land anyways, why would you build on that?!
19	Want to see higher density with more housing - would like to see increased environmental buffer from Mambo Wetland Reserve
20	This plan as it is does not address the major issue of traffic management and access...if it is a circuit then make it one with access and movements suitable for locals and tourist alike...
21	No
22	See previous comment
23	No health or very little these can be implemented at the Local hospital not the shopping centre, turn. the space for housing into a couple apartments and more good shops
24	Like I have already stated. It would be absolutely ridiculous if you destroyed our beautiful bushland, native wildlife and all those children who attend the early education centre in potential risk.
25	There is no link to the plan and I've been trying to find it. The article that led me here had no link to the planning and this survey has no link to the plan! There is no way anyone can comment on this plan if you don't link to it in the actual survey.
26	Any future building height limit increases must be developed in consultation with the local community, given the effect it may have on existing properties.
27	I am strongly opposed to section 3 as it will ruin access to nature for our young kids
28	Imposes on children's accessibility to nature and also their safety. High rise next to early education services poses a privacy risk and limits the scope of what early education looks like in our area with the plan effecting a Centre that has been thriving for 25+ years.
29	Use mambo wetlands reserve to expand shopping centre and other utilities
30	Clean up what we have there , move the libr over to beside the school .THAT will make more room for the entrance / exist , re config the carpark that would solve a lot of problems , Keep the Dr and specialist rooms ex rays etc over to one side so you don't get people taking up parking out side the Drs / Ex rays going shopping .Leve the wet lands alone hands off
31	I think it is very reasonable as long as rainwater drainage is addressed.

#	Comment
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32	Parking within the centre needs addressing as spaces too tight for our cars, resulting in damage. Not happy that many spaces have been sold off for grocery collection, a car wash, telsta tower etc . Solar panels over the car spaces would be a good idea
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Q15 Contact information – please include at least your name and email (Answered 36; Skipped 29)

Information not included to protect participant’s privacy

Q16 After the Salamander Bay Town Centre Place Plan is adopted, we'll be creating a Salamander Bay Town Precinct Group. A precinct group is a group of property owners and business operators who want to be involved in revitalising the Town Centre. If you are interested in joining the Salamander Bay Town Centre Precinct Group or even just learning about the process, please check the box below and we will keep in touch. (Answered 24; Skipped 41)

24 people interested in learning more about the Salamander Bay Town Centre Precinct Group.

Appendix F: 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

July 23 · 🌐



👋 Here's an overview of last night's Council Meeting!

[Leah Anderson - Mayor of Port Stephens](#) is joined by Acting Director Community Futures, Brock Lamont, to share the highlights from the meeting.

Some decisions from the meeting include:

- Placing the Salamander Bay Town Centre Place Plan on public exhibition
- A Rescission Motion for the Emission Reduction Action Plan

Take the time to watch the video to learn more about the Emission Reduction Action Plan. 🌱

The minutes and webcast will be available later this week 🗣️ portstephens.nsw.gov.au/council-meetings

See less



👤 Leah Anderson - Mayor of Port Stephens and 16 others

5 comments 2 shares

👍 Like

💬 Comment

➦ Share

Port Stephens Council
July 29 · 🌐

📢 The draft Salamander Bay Town Centre Place Plan is open for your feedback!

Developed in close consultation with the community, the draft place plan aims to enhance the liveability and drive economic growth in the town centre. 😊

📍 The community can ask questions about the draft plan at pop-up stalls at Salamander Bay Shopping Centre, Shop 11 (opposite Sushia) on:

- 📅 Monday 4 August: 9am to 2pm
- 📅 Thursday 7 August: 1 to 7pm

View the draft place plan and have your say 📄 pscouncil.info/salamander-bay-town-centre



Leah Anderson - Mayor of Port Stephens and 81 others · 148 comments · 25 shares

👍 Like 💬 Comment ➦ Share



PORT STEPHENS
COUNCIL