

# Tilligerry Place Plan

Draft for public exhibition



March 2025 – This document is for public exhibition purposes and is expected to change with community feedback received.



# Guudji Yiigu

(Goo-jee ik-koo)

We welcome you to  
Port Stephens – part of  
the Worimi Aboriginal  
Nation who speak the  
Gathang language.



We acknowledge the Worimi as the  
original Custodians and inhabitants  
of Port Stephens.

May we walk the road to tomorrow  
with mutual respect and admiration  
as we care for the beautiful land and  
waterways together.

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# What is a Place Plan

Place plans are a new way of planning for the growth of the unique towns and villages across Port Stephens. Place plans provide a local filter on the Port Stephens Community Strategic Plan and other strategic documents to create actions which improve the liveability and wellbeing of our communities.

## **Actions**

The actions in our local place plans create alignment in the way we plan for future land use, invest in infrastructure, attract investment and bring life to our streets. Place plans recognise the importance of our public spaces in creating great places to live, work and visit.

## **Community**

Most importantly, place plans start with our community. They respond to the community's values and aspirations; they enable partnerships between residents, business and council and guide a collaborative approach to the delivery of great place outcomes.

# Our place planning approach



## Local values

Through the Port Stephens Liveability Index, we know the values and priorities of our individual communities. This information provides the foundations of our place plans and helps guide planning and decision making across our community.



## Start with yes

A culture that supports innovation and ideas is critical to the success of our place plans. By starting with yes, we can encourage new thinking, new ideas and attract more people to share in creating great places.



## Test and trial

Great places don't appear by accident – they take time, effort and a shared understanding that not every project will work every time. By testing and trialling low cost, short term ideas, we learn by doing and create the stepping stones to bigger and better things.



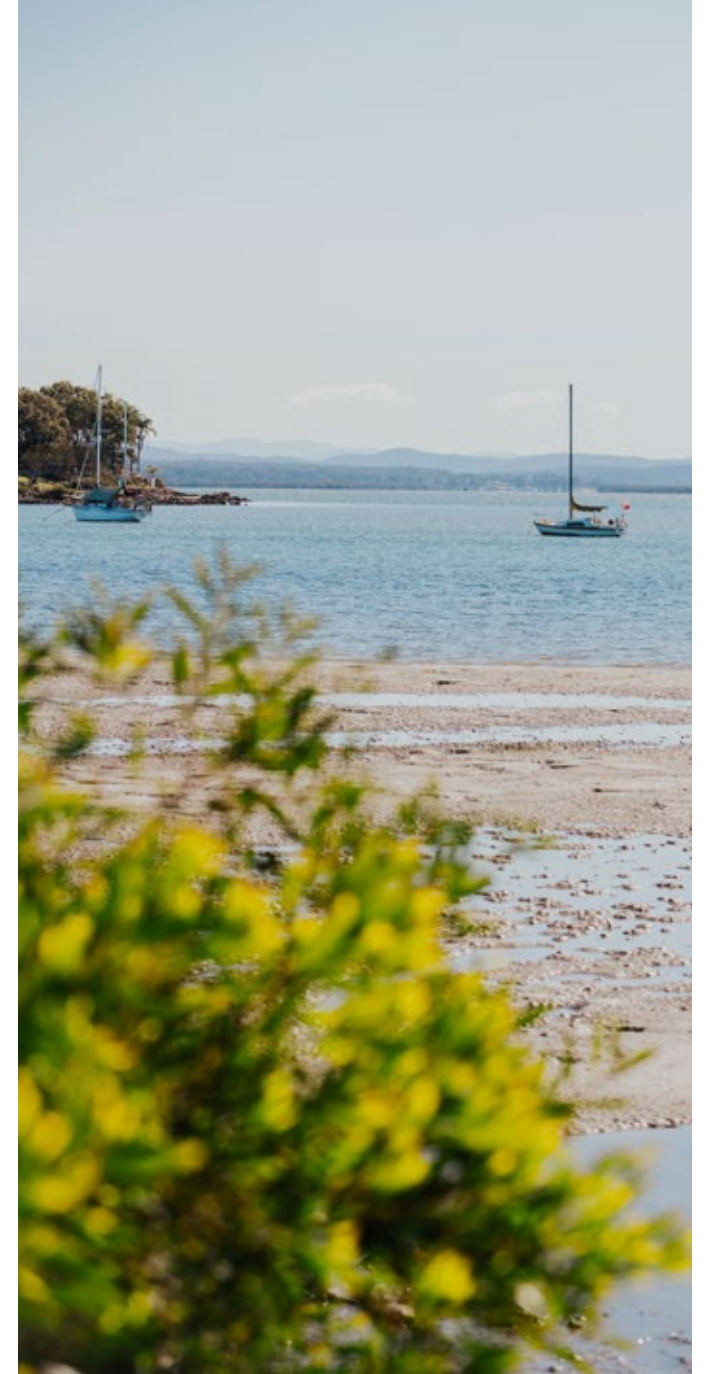
## Civic pride

The Port Stephens community is abundant with energy and expertise and people who want to be involved in planning and creating for their place. Place plans provide opportunities for collaboration, foster pride and create meaningful community connection.



## Measure and benchmark

When we trial a new idea, launch a new program or invest in our public spaces, we need to understand what works and what doesn't. Measuring the success of our projects and comparing them to the best possible examples we can find will help build amazing places where people will want to live, work and play.



# About Tilligerry Peninsula

Nestled along the pristine shores of the Port Stephens Marine Park, the Tilligerry Peninsula (the Tilligerry) is a haven of natural beauty, surrounded by State Conservation Areas, National Parks and the serene mangroves of the Tilligerry Creek. Its name derived from the Indigenous words 'with tongue' reflecting the aerial view of the peninsulas' shape.

The peninsula is a haven for outdoor enthusiasts and nature lovers. Fishing and crabbing opportunities abound the waters of Tilligerry Creek, while scenic waterfront boardwalks and bushland trails offer breathtaking landscapes to explore. Wildlife spotting is also a highlight, with majestic birds spotted trawling for fish in the blue waters, koalas nestled in the treetops and playful dolphins gracing the waterways.

The Tilligerry is easily accessible for visitors, only a 35-minute drive from the heart of Nelson Bay and Raymond Terrace, making it an easy day trip to this beachside area. Visitors can also enjoy a unique and scenic arrival by water via private charter services from both the Soldiers Point and Nelson Bay Marinas.

The Tilligerry is home to four villages, each with their own identity.

**Oyster Cove**, the smallest village, thrives as a centre for the marine industry. It's one of the most important locations for marine servicing in Port Stephens, with local businesses providing marine repairs, slipping facilities and a dry storage area.

**Tanilba Bay** is steeped with history and culture. It features iconic heritage sites like Tanilba House, the oldest original home in Port Stephens, built in 1831 and the Tanilba Bay Centenary Gates constructed in 1931. The village is known for its unique circular street layout, reminiscent of Walter Burley Griffin's designs, and its connection to the flannel flower, inspiring its name, meaning 'a place of white flowers'. Tanilba Bay is the commercial hub in the Tilligerry offering essential services, supermarkets, and specialty stores catering for both locals and visitors.

**Mallabula** is experiencing a revival, attracting young families drawn to its affordable coastal lifestyle. Mallabula is the recreational hub of the Tilligerry, hosting the Mallabula Sports Complex which supports various sports, including rugby league, soccer, athletics, netball and tennis. The Mallabula Skate Park and BMX track, and nearby Tilligerry Aquatic Centre, are a favourite among residents as they provide additional recreational opportunities. Recent upgrades to Caswell Reserve have made it a safer and more welcoming park for all ages to enjoy.

**Lemon Tree Passage**, popular with retirees and holidaymakers is a gateway to the Port Stephens Great Lakes Marine Park and the waterways of Port Stephens. During the weekends and holidays, its bustling waterfront offers a vibrant atmosphere where visitors and residents can enjoy an array of dining experiences, from casual cafes, lunch and dinner boat cruises and some of the best fine dining experiences in Port Stephens. The town's boating facilities make it easy to access the area's iconic waterways. Centrally based



Henderson Park hosts a tidal pool offering a safe and sandy place to swim and a recently constructed Town Square, making it a perfect gathering spot for families and visitors alike.

This Place Plan is about working together, Council, the community and local business, to improve the wellbeing of the Tilligerry

## Character principles



The natural beauty and unique built heritage of the Tilligerry are central to its identity; offering significant ecological, aesthetic and cultural value.



Protection and enhancement of wildlife habitats and corridors is essential for the Tilligerry, guiding development decisions and inspiring community-led environmental efforts.



Safe and accessible pathways create a network for pedestrians and bike riders to reach shops, services, and green spaces.



Quality social and recreational infrastructure is accessible and suitable for all residents and visitors.

community. This plan strives to make Tilligerry an even better place to call home by fostering social connections, encouraging environmental volunteering, facilitating diverse housing options and boosting the local economy by leveraging the growing number of visitors to Port Stephens.



Local businesses are supported, and new commercial activity is encouraged.



The town centres are well maintained, easy to move around and continue to provide for the needs of the community.



The community are resilient to natural disasters and are prepared for the impacts of climate change.



Roads are safe and well maintained.



Public spaces are well looked after and activated by regular community events and social activities.

The residents of Tilligerry are unique, knowing who they are helps us understand what they think and what type of community they can create.



Almost 8% of people who live on the Tilligerry identify as Aboriginal or Torres Strait Islander (more than double the states average, 3.2%)



**53.6%**

Lemon Tree Passage has the highest % of retirees in Tilligerry



1/4 of the Tilligerry population is under 20



**340** \*Businesses  
Actively trading in Tilligerry.  
Over half of those employed residents work within 20km of their homes.

ABS 2021 Census data; \*Remplan data 2022

## Community engagement

**Phase 1:** Liveability index survey

**Phase 2:** Series of workshops with community and businesses, and meetings with key stakeholders.

**Phase 3:** Draft actions tested via survey with workshop participants

**Phase 4:** Public Exhibition of the draft Tilligerry Place Plan

## We've been listening

The community explored the future of the Tilligerry through an extensive community engagement process. The following provides a snapshot of the *Tilligerry Place Plan Engagement Report*. [You can view the full report here.](#)



### What makes Tilligerry a great place to live?

The Tilligerry community participated in the 2020 and 2024 Liveability Index Survey. This survey tells us what they value about their community and their priorities for their place. This information has helped shape the Tilligerry Place Plan setting the vision, and defining actions that prioritise the wellbeing of Tilligerry locals.

### Key themes

The Liveability survey results indicate that the 5 most important themes of liveability for the people of Tilligerry are:

- **Environmental sustainability**
- **Economy**
- **Movement and Place**
- **Quality Open Space**
- **Management and safety**



## Most valued

These are the things that are most important to you in your ideal neighbourhood.

-  Elements of natural environment (natural features, views, vegetation, topography, water, wildlife)
-  General condition of public open space (street trees, footpaths, parks)
-  Walking/jogging/bike paths that connect housing to communal amenity
-  Protection of the natural environment
-  Sense of neighbourhood safety (from crime, traffic, pollution)
-  Local businesses that provide for daily needs
-  Access to neighbourhood amenities

## Top strengths

These are the things you care about most and you believe are performing well. We'll continue to celebrate and protect these.

-  Elements of natural environment (natural features, views, vegetation, topography, water, wildlife)
-  Sense of neighbourhood safety (from crime, traffic, pollution)
-  Local businesses that provide for daily needs (grocery stores, pharmacy, banks)
-  Amount of public space (footpaths, parks)
-  Access to neighbourhood amenities (cafes, shops health services)
-  Sense of belonging in the community
-  Sense of personal safety

## Top priorities

These are the things most important to you, but you believe they're under performing. We'll work together to improve these.

-  Walking/jogging/bike paths that connect housing to communal amenity
-  Evidence of Council/government management
-  Quality of public space
-  Protection of the natural environment
-  Access and safety of walking, cycling and/or public transport
-  General condition of public open space
-  Evidence of recent public investment

## Liveability Index – how does Tilligerry compare?

Tilligerry 2020



2024



Port Stephens 2020



2024



National Average 2020



“

Liveability is simply what a place is like to live in – creating liveable places improves the wellbeing of our communities.



# Emerging themes for Tilligerry

## Movement: Making it easier to get around

Making it easier to move around the Tilligerry is a priority for the community. This can be achieved by improving connectivity of shared pathways, introducing alternative community transport options, installing clear wayfinding signage, providing accessible and easy to use car parking and managing traffic flow efficiently.

The surrounding waterways offer unique transport opportunities that could connect the Tilligerry to other areas of Port Stephens. A water taxi service or ferry service linking Tilligerry to key hubs, such as Nelson Bay or Karuah, would enhance accessibility for residents and tourists. Private boats, personal watercraft, and kayaks are another enjoyable ways to reach the Tilligerry from nearby areas.

Improving access to Oyster Cove for larger vessels would support the growth of marine servicing businesses, positioning Port Stephens as a leading hub for marine services in the region.

Improving connections between the two shopping centres in Tanilba Bay will help create a unified town centre, making it easier for people to navigate and access both areas. In the Lemon Tree Passage town centre, introducing one way streets could be a cost effective way to improve safety and enhance the visitor experience.



### **Management and safety: safe, comfortable and looked after**

When we visit a place, we want to feel safe, comfortable, and welcome. Creating a sense of security is a shared responsibility between the community, businesses and Council. Together, we can create attractive places where people want to spend time and do business.

We've seen a lot of community collaboration in the Tilligerry, with a number of community groups working diligently to improve their place. Business and residents can collaborate to improve comfort and safety through improving shopfronts, keeping areas clean, installing more lighting, holding events and undertaking place activation. Council contributes by adopting controls that support appropriate housing development, maintaining public spaces and providing support during emergencies.

### **Public open space: revitalise community spaces**

Access to open space is vital for exercising, relaxing, playing, socialising, and connecting with nature. Walkable, accessible, well-designed open space is integral to the Tilligerry's character, promoting healthier lifestyles, celebrating diversity and improving wellbeing. The area boasts a lot of great open space including parks, playgrounds, sports fields, bushland and waterfront reserves.

The Tilligerry provides for a range of recreational pursuits, from bushwalking to golf. The sheltered waterways are perfect for water sports - paddle a kayak, try your luck at fishing or have a go at stand up paddle boarding.

There are opportunities to further enhance these spaces with public art and encouraging social connections through community activities such as exercise groups or art classes. It's important these activities target socially isolated groups like youth and the elderly.

Recent upgrades including improvements to Henderson Park and Caswell Reserve demonstrate Council's commitment to enhancing public spaces. Council has also adopted a new Masterplan for the Mallabula Sports Complex, developed in partnership with the Tilligerry Sports Council, to ensure these spaces continue to service the community's growing needs.

## Environmental sustainability: protecting and enhancing the local environment

The Tilligerry Peninsula is home to an abundance of native plants and wildlife, and this spectacular environment is highly valued by the community. The pristine waterways and the natural surroundings are why people love living in this part of Port Stephens. Protecting this spectacular environment is a top priority for residents.

Assets such as the Tilligerry Habitat Reserve and the Koala Reserve boardwalk provide great opportunities for residents and visitors to immerse in nature, enjoy outstanding views and catch a glimpse of local wildlife. These valuable resources also help educate the community on the importance of the environment and provide great outdoor recreation and tourism opportunities.

The Tilligerry Peninsula is unique in its formation, providing key habitat and corridors for a number of threatened native species, including the koala, brush-tailed phascogale, squirrel glider, nationally and internationally significant migratory shorebirds, wallum froglet and Mahoney's toadlet. The Tilligerry Peninsula also contains important vegetation, including Endangered Ecological Communities, such as Swamp Sclerophyll Forest on Coastal Floodplains, Coastal Saltmarsh and multiple State and locally significant coastal wetlands. To ensure the long-term protection of the Tilligerry Peninsula's biodiversity values, these biodiversity corridors need to be maintained, strengthened, and where possible, rehabilitated.

While the Tilligerry Peninsula benefits from unrivalled coastal views, this landscape is also more susceptible to the impacts of climate change. Sea level rise and coastal inundation will affect areas within the Tilligerry Peninsula in the future. Council has developed a Coastal Management Plan that identifies risks to the coastline and sets out actions to manage and mitigate these risks now and into the future.

The community can get involved in the long-term protection and enhancement of their environment through educational campaigns and signage, street planting or by volunteering with a local Landcare or parks and reserves group. Success in achieving these actions requires strong partnerships between landholders, community groups, schools, Council, National Parks and Wildlife Service and other state agencies.



## Economy: Creating great places to do business

The Tilligerry is only a 20min drive from Newcastle Airport, and has town centres that offer a variety of boutique retail shops, bars, restaurants and cafés that offer a quiet and peaceful atmosphere.

Given the proximity to the Airport, there are opportunities to promote the area as an events, conference and meeting alternative to Newcastle or Nelson Bay. With a strong visitor profile and a diverse asset base for visitors – historic cruises, easy access to waterways, fishing charters, high end dining, local distilleries and home to the 'Hunter Region's most improved golf course', the Tilligerry lends itself well to hosting everything from small intimate events to larger celebrations and business events.

Oyster Cove is an important location for the maritime industry in Port Stephens. Enabling the industry to diversify its servicing capacity could help Port Stephens emerge as prominent maritime destination in NSW.

Creating more vibrant town centres through events and beautification projects, and ensuring that centres are easy to move around will benefit users and encourage further investment and new business. Promoting the many attributes in the Tilligerry, such as historical character, beautiful natural environment, unique local businesses, fine dining and varied recreational opportunities will encourage additional visitors to the area, and increase night time activity, which will also help grow and support the local economy.



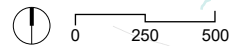
# Planning for the future of Tilligerry

## Did you know?

Changing the height of buildings in Port Stephens requires an amendment to the Port Stephens Local Environmental Plan 2013. This starts with a planning proposal that outlines the reasons and benefits behind the change. The legislation ensures that everyone is consulted, and all impacts are considered before any decisions are made.

## Key

- Proposed Laneway
- Potential Infill Opportunities
- Potential Future Residential
- Working Foreshore
- Rural Land
- Industrial Land
- Conservation Land
- Biodiversity Corridors
- Town Centres
- Town Boundaries
- Hunter Water Land







## Creating opportunities for diverse housing

The Tilligerry is surrounded by National Park, State Forest, floodplains and coastal wetlands, limiting the land available for new housing development.

The Hunter Regional Plan 2041, developed and endorsed by the NSW Government, outlines the planning direction for the Greater Newcastle Area, including the Tilligerry. This plan emphasises the need for a sufficient and diverse housing supply, proposing that approximately 80% of new housing be located within the existing urban areas through infill development. Infill housing involves redeveloping existing urban areas for additional housing such as secondary dwellings (granny flats), duplexes, terraces, townhouses and residential flat building (apartments). This approach increases housing density, creates compact neighbourhoods and makes better use of existing infrastructure such as pathways, roads and parks. It can also attract private investment in facilities such as gyms, restaurants, and childcare facilities, while offering affordable housing options for young families and downsizing opportunities for older residents to age in place close to shops, support services, friends and family.

The existing E1 Local Centres (marked as Town Centres on the 'Planning for the Future of the Tilligerry' map) and some land around the Tanilba Bay Town Centre, already allows for medium density developments and diverse housing types, such as granny flats, duplexes, terraces, townhouses, apartment buildings, serviced apartments and hotels.

However, building heights in these areas are capped at 9 metres. Adjusting planning controls to increase the height limit could support more diverse and affordable housing options.

Our initial analysis suggests that increasing building heights up to 14m (3 – 4 storeys) in specific areas as shown as Potential Infill Opportunities on the 'Planning for the Future of the Tilligerry' map), may encourage the development of more diverse housing.

In addition to increasing heights, development controls would need to be adopted to ensure that infill development contributes to the desired character of the Tilligerry and improves the public domain.

Council will engage with the community before any changes are made to building heights in the Tilligerry.

## Greenfield development

Constraints such as flooding and biodiversity significantly limit the availability of suitable land for new housing developments on previously undeveloped land, known as 'greenfield development'.

Initial investigation suggests some opportunities for greenfield development on land to the south of the Tanilba Town Centre (identified as Potential Greenfield Residential Opportunities on the 'Planning for the Future of the Tilligerry' map).

To rezone this land for development, the land owner must submit a planning proposal to Council for consideration. These proposals must include detailed studies addressing key factors such as flooding, ecological impacts and the establishment of buffer zones around the Tanilba Bay Wastewater Treatment Works.

## Tanilba Town Centre

The 2024 Port Stephens Centres and Employment Lands Study recommends Council explore potential rezoning of a portion of E1 Local Centre zoned land to E3 Productivity Support (identified as Tanilba Bay Town Centre on the 'Planning for the Future of the Tilligerry' map). This would enable a greater range of light industrial and

large format retail premises that complement existing activities in the area.

The study also highlighted potential improvements to shared spaces and pedestrian accessibility to help revive development potential of vacant zoned land.



## Lemon Tree Passage Town Centre

The Lemon Tree Passage Town Centre features a strip of businesses adjacent to the waterfront, serving the local community with an antique store, post office, pharmacy, cafes and restaurants. The area also supports tourism through its oyster farming and distribution operations, a popular marina and well-used boat ramp.

Situated on the edge of the Tilligerry, the Lemon Tree Passage town centre is located on flood prone land, which will be impacted by coastal hazards in the future such as sea level rise and tidal inundation. These risks may limit the development potential in the area.

In addition to the local centre, the Lemon Tree Passage area includes an E4 General Industrial zone (identified as Industrial Land on the 'Planning for the Future of the Tilligerry' map), which supports light industrial, manufacturing and distribution services

as well as large format retail, self-storage, fabrication, and recreation uses.

During the peak holiday season, congestion becomes an issue, impacting parking availability and pedestrian safety. A parking study will inform options to improve parking in popular areas.

One idea to improve pedestrian safety and traffic flow is converting Cook Parade and Shearman Avenue into one-way roads. This would allow for the road reserve to be reconfigured, providing safer footpaths and additional parking in the town centre.

The Port Stephens Development Control Plan (DCP) currently includes a chapter for development in the Lemon Tree town centre. However, many of the controls are outdated, and the area has seen little development since this chapter was introduced. It's proposed to remove this chapter, and instead apply the general provisions of the DCP to control development and encourage investment in the town centre.

The proposed laneway between Meredith Ave and Shearman Avenue, identified in the DCP, remains a potential consideration for future development on affected lots. Should a major development in the town centre be proposed, the proponent may be required to prepare a new DCP.



## Oyster Cove

Oyster Cove has a thriving marine industry and is one of the most important locations for marine servicing in Port Stephens. This area is unlikely to be suitable for new urban development in the short term as it's not connected to the sewer network.



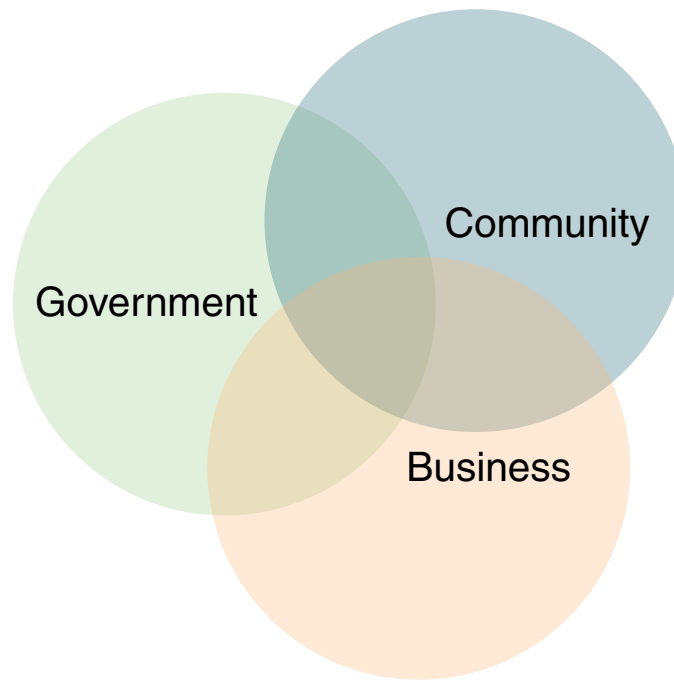
## Wildlife corridors

Habitat corridors in the Tilligerry provide connections for wildlife to move through urban areas to various conservation areas. Limited new development is proposed in the Tilligerry that will impact these corridors, however the rehabilitation and strengthening of the corridors should be prioritised by community and environmental groups, in consultation with Council and landholders.





# A shared responsibility for our place



Individual responsibilities with opportunities for partnerships

## Working Together

Creating great places requires a collaborative approach and ownership from all those that live, work and visit the place. By working together we can harness people-power to achieve more, and best of all, create lasting connections that improve liveability and increase the wellbeing of the Tilligerry community.

## Town Teams

Town Teams are a group of positive and proactive people that work collaboratively to improve a place or area. The Town Team model is inclusive and open to everyone – businesses, residents, community groups and anyone keen to have a go.

If you want to join the Tilligerry Town Team and connect with other enthusiastic community members to start delivering outcomes for your town, connect with your Town Team at <https://town-team-hub.mn.co/>

# Creating better places and spaces in Tilligerry

## What projects are in the pipeline for Tilligerry?

In the next 5 years, we expect a range of projects, as shown on the map, to commence. These projects will improve liveability in the Tilligerry and include improvements or replacement of existing roads, additional pedestrian and cycle infrastructure, and a range of community and recreational facilities.

Council has already started to budget for these projects and you can find more detail in our Resourcing Strategy, Local Infrastructure Contributions Plan and Projects and Works page. Please note that the timing, cost, or locations are subject to change.

## Other potential future projects

Potential future projects shown on the map represent opportunities to deliver desired outcomes for the Tilligerry, but these projects are not yet funded in Council's work program.

There are many other ways to deliver these outcomes – such as grant funding obtained by either Council or community groups, fundraising by individuals or charity groups, donations or sponsorship by businesses, or through voluntary planning agreements.

These projects should inspire all of the community to get involved in creating a better Tilligerry; delivering the best future for Tilligerry requires everyone to contribute and work together. Talk to Council if you are interested in delivering one of these projects.

## Council Investment

In recent years Council has made significant investments in the Tilligerry through road works, new shared footpaths and recreation facilities, and the Lemon Tree Town Square. Council is expected to invest over \$3.5 million in the Tilligerry over the next 5 years.

Go to **[haveyoursay.portstephens.nsw.gov.au/projects-works](https://haveyoursay.portstephens.nsw.gov.au/projects-works)** to see what's planned in your area.



TANILBA  
BAY

LEMON  
TREE  
PASSAGE

MALLABULA

MEREDITH AVE

LEMON

TREE

PASSAGE

RD

KEY

- Town Centres
- Town Boundaries
- Schools
- Mallabula Sports Complex
- Golf Course

0 250 500



# Creating better places and spaces map

## Recreation Projects

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

## Potential Future Projects

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

## Civil Projects

- 1 Shared path - President Wilson Walk, Tanilba Bay – shared path from Pershing Place to Diggers Drive 2027
- 2 Shared path - President Wilson Walk, Tanilba Bay – shared path from Diggers Drive to King Albert Avenue 2027
- 3 Kawarren Street, Lemon Tree Passage – shared path from Blanch Street to Kenneth Parade 2027
- 4 Lemon Tree Passage Road, Lemon Tree Passage from Blanch St to Industrial Drive, Lemon Tree Passage. 2027
- 5 Shared path - Strathmore Road, Mallabula and Fairlands Road, Mallabula shared path from Pershing Place to Aquatic Centre 2028
- 6 Elizabeth Avenue - Lemon Tree Passage to John Parade. 2029
- 7 Stanley Street, Upgrading the drainage system 2024
- 8 President Wilson Walk, Tanilba Bay: Upgrading the drainage system from LTP road to Golf Course via President Wilson Walk 2026
- 9 Tanilba Road, Mallabula: Construct kerb and guttering and install pipe drainage system along Tanilba Road. Outlet via Alfred Lane 2029

## Potential Future Projects

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

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



# Look and feel for Tilligerry

Creating an attractive streetscape brings people into town and makes people want to stay longer. The use of a consistent colour palette and materials can help to create a beautiful town with its own unique 'look and feel'.

Small projects such as shop front renovations, fence replacements and street furniture, present opportunities to create a more cohesive town centre and a sense of belonging to the community.

The colour palette represents the many attributes of the Tilligerry area and celebrates the outstanding natural beauty of the broader Port Stephens East Ward region.



**Green** for the vibrant mangrove leaves that line our waterways.

**C:** 41% **M:** 0% **Y:** 58% **K:** 0%  
**R:** 91 **G:** 208 **B:** 230  
**HEX:** 5BD0E6



**Deep green** for Tilligerry's native bushland and pockets of wetland.

**C:** 91% **M:** 44% **Y:** 66% **K:** 35%  
**R:** 0 **G:** 86 **B:** 78  
**Hex:** 00554D



**Deep blue** for the Tilligerry Creek and Karuah River.

**C:** 50% **M:** 20% **Y:** 10% **K:** 0%  
**R:** 127 **G:** 174 **B:** 204  
**HEX:** 7FAECC



**Rusted steel** for industrial components of the Central Ward and its surrounds.



**Brown** for the bark of our trees and the stone which features in many of our historical monuments.

**C:** 29% **M:** 41% **Y:** 56% **K:** 3%  
**R:** 181 **G:** 146 **B:** 117  
**Hex:** B59275



**Yellow** for flannel flowers and for the stunning skies at dawn and dusk.

**C:** 0% **M:** 9% **Y:** 44% **K:** 0%  
**R:** 255 **G:** 229 **B:** 159  
**HEX:** FFE59F



**Sandy white** for the glittering sand at Tilligerry's beaches and boats dotted throughout our waterways.

**C:** 3% **M:** 4% **Y:** 9% **K:** 0%  
**R:** 244 **G:** 240 **B:** 228  
**Hex:** F4F0E4







# A vibrant Tilligerry

## What can we do?

Creating vibrancy in our town centres and public spaces requires a collaborative approach. It needs shared ownership and action from business, the community and Council to create places that are resilient, welcoming and inclusive. Place activation is not about big budgets and big infrastructure, it's about creating unique and innovative experiences and testing new ideas. This approach connects local identity both through the built form of the place and the programming of the space.



### **Art and creative opportunity sites**

Creating great places requires a collaborative approach and ownership from all those that live, work and visit the place. By working together we can harness people-power to achieve more, and best of all, create lasting connections that improve liveability and increase the wellbeing of the Tilligerry community.



### **Town centre/retail**

A thriving community needs thriving shop/business districts - we need to encourage people to come out for an evening, find ways to encourage them to stay, and create spaces that attract people and are safe and accessible for all.

Activities could include planting and greening projects, seating, artwork, performance, shop displays, façade upgrades and even interesting signage.



### **Heritage and cultural interpretation sites**

These are locations, like a historic building, archaeological site, or natural landscape, where the story and significance of a particular culture or historical period is actively explained and shared with visitors through various interpretive methods, including guided tours, exhibits, signage, and multimedia presentations, aiming to educate people about the place's cultural heritage.



### **Test and trial activation opportunities**

Taking on the 'lighter, quicker, cheaper approach' is a great way to tackle really complex problems in a place. It allows testing before spending big budgets on projects and allows Council and the community to understand what works and what does not work.



### **Event/Community gathering sites**

Open spaces can be transformed by events – attracting visitors, creating community connections and supporting local business during low and shoulder seasons. Events can range from artisan markets to sporting events, environmental activities or music



### Did you know?

Did you know that Council offers a range of funding streams for our community to create vibrant places and improve the liveability of their town?

Our funding program gives eligible individuals, artists, community organisations, not-for-profits, businesses, students and others the opportunity to apply for funds to deliver initiatives that make a real difference to local communities and our region. These funding programs play a pivotal role in building capacity by supporting initiatives which enhance the social, cultural, environmental and economic life of our communities.

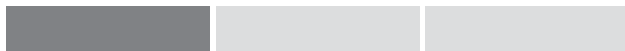
Visit Council's grants, funding and scholarships page on our website to find out more [pscouncil.info/grants-scholarships](https://pscouncil.info/grants-scholarships)

# Actions

## Timeframe

This Place Plan has a planning horizon of 5 years. Timeframes denote when delivery of an action is expected to start.

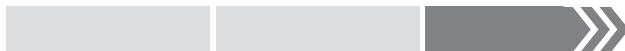
Short term – 0 to 2 years



Medium term – 2 to 4 years



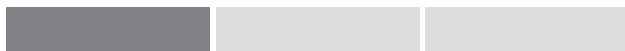
Long term – 4 to 5+ years



## Cost

Cost indicates whether an action is a relatively cheap or a costly undertaking.

Low



Medium



High



## Lead

Each action will be lead by Council or a specific group associated with the action.

### Council role

Tilligerry's Liveability Index results have inspired a series of action items. Port Stephens Council has 4 possible roles in delivering these actions:

- **Coordinate** – As a coordinator, we'll provide guidance on how to start your project, help by identifying approvals required, advise you about funding opportunities, get you in touch with other organisations, or advocate for your project.
- **Support** – As a supporter, we may provide support, permission, inspiration or funding.
- **Deliver** – In delivering, we'll fund and deliver the project.
- **Partner** – As a partner, we'll work with the community, business, developers, and state agencies to undertake projects or programs.

## Emerging themes

The Liveability survey results indicate that the 5 most important themes of liveability for the people of Tilligerry are:

- **Environmental sustainability**
- **Economy**
- **Movement and Place**
- **Quality Open Space**
- **Management and safety**

**Please note:** Cost estimates and delivery timeframes are indicative only and subject to further investigation.

The order for commencement of actions is flexible and will be based on timing and availability of funding and resources, and community initiative.



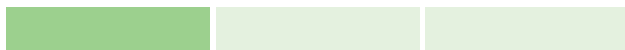
## 1. Immerse yourself in nature

The Tilligerry is treasured for its natural setting. Opportunities to bring nature into public spaces and town centres could be explored to improve the look and feel of the Tilligerry, reduce urban heat and create more liveable communities.

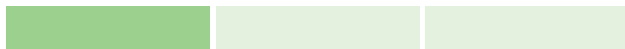
Individuals, schools or community groups can apply for grants through the Environmental Projects Fund, part of Council's Community Funding Program. The grants support environmentally focused groups to undertake projects that enhance biodiversity and sustainability, safeguard local ecosystems, foster student involvement, and provide community education.

Visit our Environmental projects Fund [pscouncil.info/environmental-project-funding](https://pscouncil.info/environmental-project-funding) for more information.

### Timeframe



### Cost



**Lead:** Community

**Council role:** Support

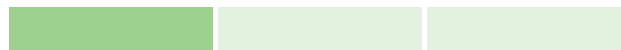
## 2. Caring for the local environment

Environmental volunteering is a great way to enjoy the outdoors, to create new connections and to contribute to the local community. Community members could join an existing local Landcare or parks and reserves group to help care for the local environment.

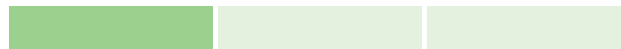
Council is currently working with registered volunteer groups to develop action plans that outline a range of environmental activities. These may include protecting biodiversity corridors by managing invasive weeds and regenerating bushlands, or beautifying public spaces by revegetating parks, weeding and mulching.

You can access further information about volunteering at: [pscouncil.info/landcare](https://pscouncil.info/landcare)

### Timeframe

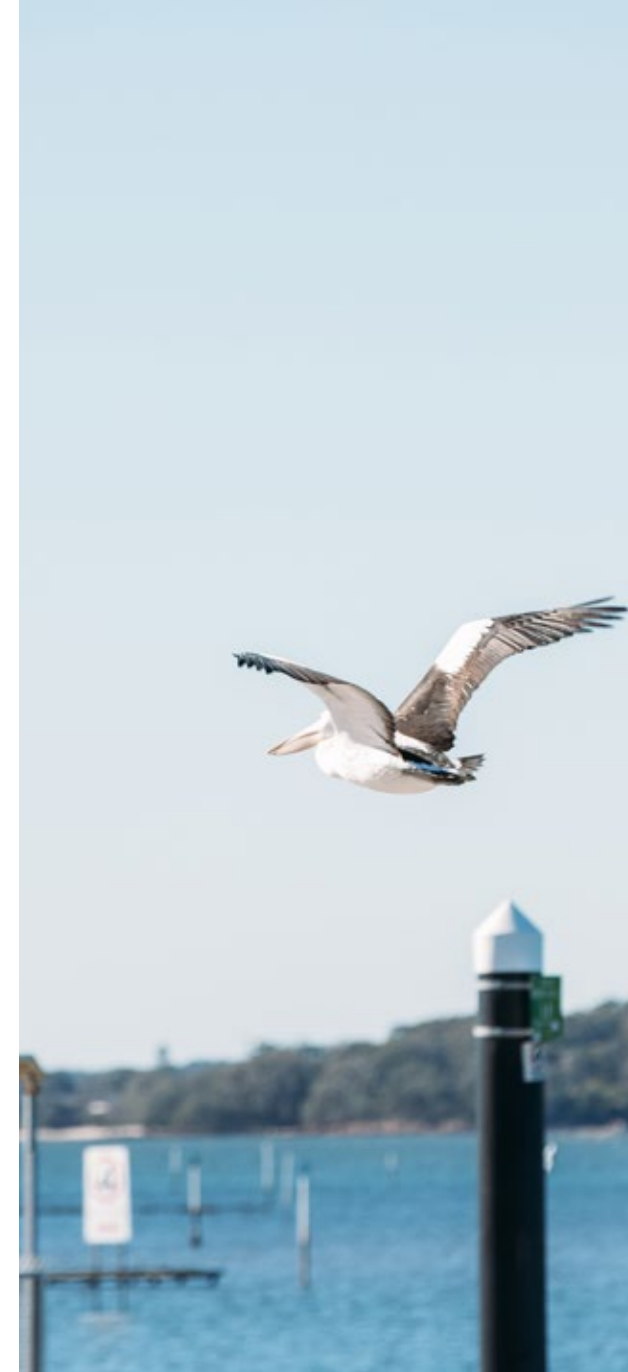


### Cost



**Lead:** Council and Community

**Council role:** Support





### 3. Help keep it clean and tidy

Tilligerry residents take great pride in the visual appeal of their place. Maintaining a clean and tidy town that can be enjoyed by residents and visitors is everyone's responsibility.

The community and businesses could come together by joining the annual Clean Up Australia Day event or connect with other organisations like Good for the Hood, and Take 3 for the Sea to implement programs that reduce the impact of rubbish in the Tilligerry.

Council will continue to support the Ocean and Coastal Care Initiative (OCCI) to install T'Angler Bins. These bins help prevent marine debris entering our waterways by providing a solution to used fishing line and tackle disposal. Contact OCCI to learn about how your community group or business can adopt a bin.

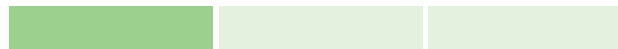
Another simple way to keep the place clean is to report what you see. Council's Report and Request tool allows the community to submit an issue anywhere, anytime. By using this tool, a detailed report is generated and sent directly to Council's system, speeding up the process of addressing the issue.

You can access Council's Report and Request service here:  
[pscouncil.info/report-request-apply](https://pscouncil.info/report-request-apply)

#### Timeframe



#### Cost



**Lead:** Business

**Council role:** Support

## 4. Saving Koalas

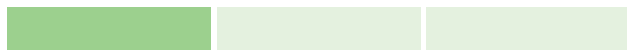
Port Stephens is home to a large Koala population and it's essential that Council and the community work together to protect koalas and their local habitats.

Some of the biggest threats to Koalas are cars and domestic pets. Community members can help by reporting any koala sightings on the NSW Government's 'I spy Koala' app link ([bit.ly/i-spy-koala](https://bit.ly/i-spy-koala)), by becoming a landholder partner, keeping dogs confined or restrained at night, slowing down on our roads, watching for Koalas crossing roads and reporting injured Koalas via the 24hr Koala Rescue Number – 1800 PS KOALAS (1800 775 625).

Private property owners can also help by planting Koala feed trees on their property or by installing Koala friendly fencing, at the landholder's cost.

Council will continue to advocate for funding to support Koala protection initiatives to improve the protection of Koalas from roads and other dangers. Future projects could focus on reducing Koala deaths and injuries related to roads by undertaking road stamping to make drivers more aware or installing fencing in strategic locations.

### Timeframe



### Cost



**Lead:** Council

**Council role:** Deliver

## 5. Avenue of the Allies

The Norfolk Island pine trees lining the Avenue of the Allies are locally iconic and are approaching 100 years of age. In recent years, a number of the Norfolk Island pine trees have needed to be removed from declining health and more removals are expected in the coming years. This presents an opportunity to plan for the future of the street trees along the Avenue of the Allies. There are many options to consider, including the selection of a new species, the number of trees planted, the extent of the planting and the timing of these changes.

Council will work with the local community to shape the desired future street tree for the Avenue of the Allies ensuring the new tree planting reflects both the character of the area and the desires of its residents.

### Timeframe



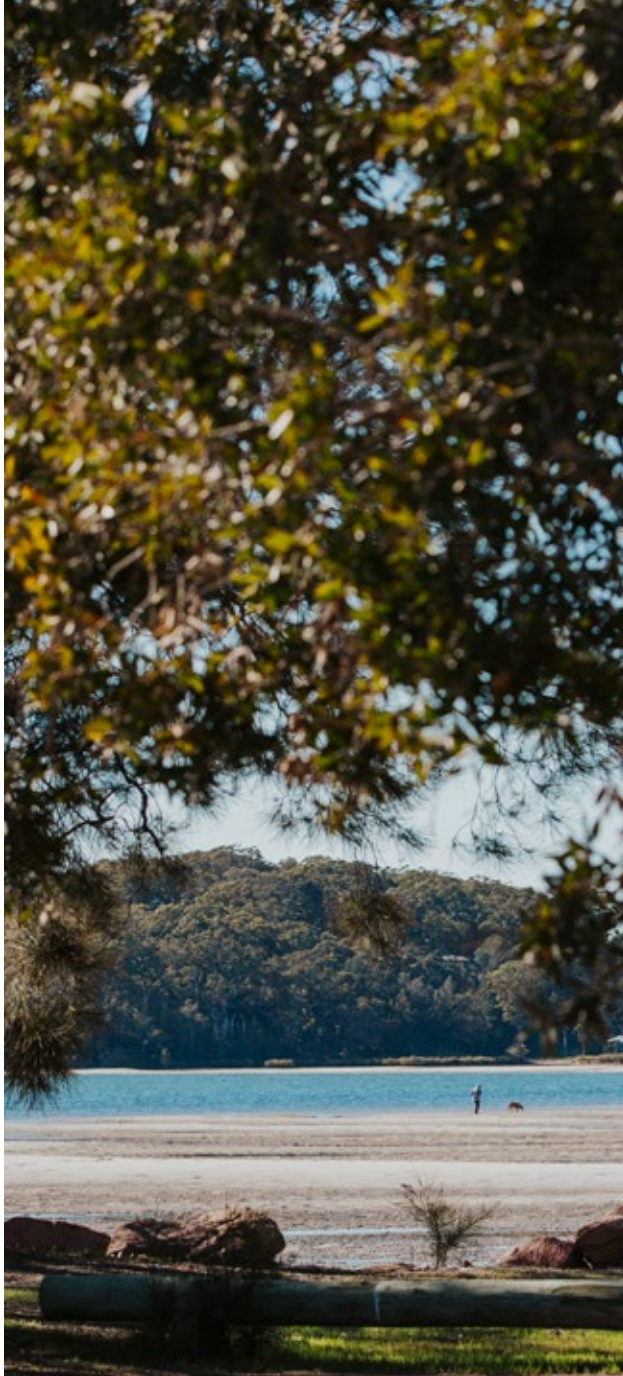
### Cost



**Lead:** Council

**Council role:** Deliver





## 6. Coastal hazards

The Tilligerry benefits from unrivalled coastal views, but this landscape is also vulnerable to the impacts of climate change. Rising sea levels and coastal inundation are expected to impact areas within the Tilligerry in the future.

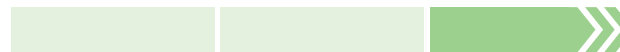
All coastal Councils in NSW are required to develop a Coastal Management Program (CMP). This document sets the long-term strategy for managing our coast. It identifies risks to the coastline and sets out actions to manage and mitigate these risks now and into the future.

The Port Stephens CMP, which came into effect in November 2024, contains actions to protect the Tilligerry from coastal hazards.

The actions will be implemented over a ten year period as funding becomes available and will focus on inundation of roads and properties, and developing a climate change adaptation strategy for the Tilligerry.

This strategy will be prepared in consultation with the community to ensure a collective approach to safeguarding the area's future.

### Timeframe



### Cost



**Lead:** Council

**Council role:** Deliver

## 7. Create welcoming town centres

To create a sense of place in the Tanilba Bay and Lemon Tree Passage town centres, Council will work with businesses and community to improve the streetscape and shopfronts in these key town centres. This could include landscaping, seating, public art, pop up activations or updating shopfronts to improve the look and feel of the centre. Creating distinct town centres leads to a stronger local economy.

Community groups or a Town Team could work with businesses and landholders to undertake a wider scale makeover of these town centres, helping to turn these areas into lively and welcoming spaces.

The Tilligerry already has a strong group of volunteers committed to improving their place, the creation of Town Teams would provide additional support to existing community groups and create more opportunities for a more diverse mix of residents to work on projects. To find out more information about creating a town team visit <https://town-team-hub.mn.co>.

If you have a great idea to improve your town centre please contact the Vibrant Places Team – [events@portstephens.nsw.gov.au](mailto:events@portstephens.nsw.gov.au)

### Timeframe



### Cost



**Lead:** Business

**Council role:** Support





## 8. It's On! in the Tilligerry

The Tilligerry already boasts a great array of successful events, including Tilli Fest, open gardens, markets, carols, New Year's Eve fireworks and Lemon Jam. Events in the Tilligerry have a distinct flavour and draw on the talents and creativity of the local community. Working to grow these events and ensuring their long term sustainability is a priority. Future event growth should celebrate the area's unique stories and characteristics, while continuing to highlight the incredible skills of the local residents.

Council will help facilitate conversations with local businesses, community groups or Town Teams to support the development and improvement of community events.

Whether it's refining an existing event or bring a new idea to life, we'll work alongside the community to build vibrant experiences for everyone.

Please contact the Vibrant Places Team – [events@portstephens.nsw.gov.au](mailto:events@portstephens.nsw.gov.au) to find out more.

### Timeframe



### Cost



**Lead:** Business and Community

**Council role:** Support



## 9. Investigate opportunities to facilitate the growth of the maritime industry

An accessible port is just one of the physical advantages Port Stephens has that make it an ideal location for a thriving marine service industry, catering to a large range of vessels. There's potential to expand marine services, such as establishing slipways for larger vessels. This would allow boat owners to service their vessels locally, avoiding the already congested Gold Coast or Sydney locations, positioning Port Stephens as a leading maritime destination.

There may also be opportunity to dredge the Oyster Cove channel to provide access for larger boats, helping to grow the marine servicing industry in the region.

The NSW Maritime Infrastructure Plan outlines a coordinated, evidence-based approach to planning and delivering NSW Government investments in maritime infrastructure, supporting both commercial and recreational boating activities in NSW. While Oyster Cove dredging is not currently included in the NSW Maritime Infrastructure Plan, local business and community groups could continue to advocate for its inclusion, pushing for an investigation into the feasibility of improving access. Any investigations would also assess potential environmental impacts.

### Timeframe



### Cost



**Lead:** Business

**Council role:** Support





## 10. Test and trial in Tilligerry

Locally owned businesses that provide goods and services are highly valued by the Tilligerry community. However setting up a new business can sometimes be a large investment. Pop up shops and temporary business provide an opportunity for new ideas to be tested and trialled without a large upfront investment. They can also quickly fill empty retail spaces, with the agreement of the property owner, and increase the vibrancy of a retail centre.

Council provides an opportunity to set up temporary or pop up style trial businesses on Council land. These could support nature-based pursuits, improve recreation options or provide food and drink. Activities that target socially isolated groups, such as youth, should be considered.

Ideas include renting bushwalking and beach equipment such as kayaks or paddleboards, providing maps for walking trails or setting up food trucks in popular locations.

Information on setting up a business, especially the requirements for food businesses can be found on the Port Stephens Council website and NSW Government websites.

- [nsw.gov.au/business-and-economy/starting-a-business](https://nsw.gov.au/business-and-economy/starting-a-business)
- [portstephens.nsw.gov.au/business/support-for-businesses](https://portstephens.nsw.gov.au/business/support-for-businesses)

Specific enquiries can be lodge via [pscouncil.info/report-request-apply](https://pscouncil.info/report-request-apply)

### Timeframe



### Cost



**Lead:** Business

**Council role:** Support



## 11. Investigate RV parking / kayak camping

Offering free short-term parking for recreational vehicles (RVs) is a great way to encourage visitors into a town centre, benefiting local shops and increasing visitation to local attractions.

In consultation with the community and key stakeholders, Council will assess the need for free overnight RV parking and explore potential locations short term RV parking and amenities in the Tilligerry. Locating RV parking in existing car parks may help improve overnight security through passive surveillance.

The Tilligerry is an ideal location to explore on kayaks and it could become a destination for kayak camping. This would require facilities such as temporary waterfront kayak storage close to local accommodation for those wishing to stay.

If accommodation operators and providers close to the waterfront are interested in offering services and facilities to support kayak camping, they can contact Council's Community Assets Team to investigate any opportunities for using Council owned land that may be suitable for kayak storage

### Timeframe



### Cost



**Lead:** Council

**Council role:** Deliver





## 12. Trek the Tilligerry

Once the final section of the pathway between the Mallabula Sports Complex and the Tanilba town centre is completed, the centres of Tanilba and Lemon Tree Passage will be connected by off road pathways.

There is an opportunity to promote and enhance these pathways within the Tilligerry by including temporary activations along key walking trails that draw in visitors and gives both the community and visitors new ways to enjoy the paths.

Please contact the Vibrant Places Team – [events@portstephens.nsw.gov.au](mailto:events@portstephens.nsw.gov.au) to discuss your ideas for temporary activations.

### Timeframe



### Cost



**Lead:** Business and Community

**Council role:** Partner

## 13. Tilligerry community transport

Public transport in the Tilligerry has been identified as an area for improvement with minimal services despite the population size. Council will continue to work with agencies, such as Transport for NSW, to advocate for more regular services and we encourage the community to join these efforts to secure additional transport options.

The community could investigate alternative options to fill the service gap until the population is of a sufficient size to warrant a regular service. Potential grants may be available to support community driven initiatives that offer short-term transport options.

We encourage the community to explore the scope of community transport services and investigate options for sponsorship from business, clubs or churches to convert underutilised buses. These partnerships could help improve connections to retail hubs, cafes and entertainment venues within the Tilligerry, improving accessibility for all.

### Timeframe



### Cost



**Lead:** Business and Community

**Council role:** Support

## 14. Moving around Lemon Tree Passage

Lemon Tree Passage is a popular destination for holiday makers, especially in the warmer months. This influx of visitors' means parking around the town centre and foreshore becomes limited, and increased traffic movements can make it tricky for pedestrians to navigate the area safely.

Council will undertake a parking study in the Lemon Tree Passage town centre to review the need for additional parking and explore opportunities to create a safer pedestrian environment.

In consultation with the community, Council will investigate one way streets in the Lemon Tree Passage town centre exploring the conversion of Cook Parade and Shearman Avenue to one-way roads. This would present an opportunity for the road reserve to be used for safer footpaths and additional parking in the town centre.

### Timeframe



### Cost



**Lead:** Council

**Council role:** Deliver

## 15. Improve connectivity in Tanilba Town Centre

The Tanilba Town Centre caters the daily needs of the Tilligerry residents, however pedestrian movements and accessibility remain challenging.

Council will explore options to improve pedestrian movement and connectivity within the centre. This may include reviewing the current land use zoning to assess whether a more suitable approach could support a wider range of complementary businesses and services, contributing to the overall vibrancy of the town centre.

### Timeframe



### Cost



**Lead:** Council

**Council role:** Deliver

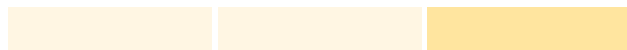


## 16. Mallabulla Sports Complex Masterplan

The Mallabulla Sports Complex Masterplan was adopted by Council on 23 July 2024. The Masterplan was developed in partnership with the Tilligerry Sports Council and in consultation with the community, sports clubs and operators/ licensees and sets out a 20 year strategic plan for the complex and identifies the community's priorities and sporting opportunities. It proposes new amenities buildings (café, canteen and change rooms), upgraded lighting and parking facilities, new seating and shade sails.

The Masterplan will assist in securing future funding through grant applications to deliver the works, and assist Council in budgeting for the upgrades over time. You can view the Mallabulla Sports Complex Masterplan here [pscouncil.info/open-space-planning](https://pscouncil.info/open-space-planning)

### Timeframe



### Cost



**Lead:** Council  
**Council role:** Deliver

## 17. Boat ramp / carpark upgrades

The waters of Port Stephens and its estuaries are one of the Tilligerry's most valuable assets. Waterfront public space could be enhanced to better connect communities with their waterways.

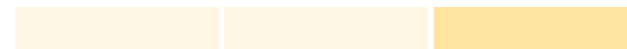
Council's Boating and Fishing Infrastructure Plan makes a number of recommendations for the improvement and maintenance of these local assets such as improved wayfinding, manoeuvring and car park upgrades.

Council is also working with the Marine Rescue NSW to identify the future needs of the services and facilities around the Lemon Tree Passage Boat Ramp.

### Timeframe



### Cost



**Lead:** Council  
**Council role:** Deliver

## 18. Futureproof the Tilligerry Aquatic Centre

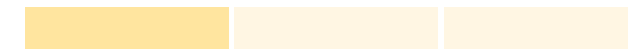
Located at the Mallabulla Sports Complex, the Tilligerry Aquatic Centre offers a heated 25m, 8 lane swimming pool which is closed for routine maintenance in the winter period. Council will investigate opportunities to improve the feasibility of this facility as it currently operates at a deficit.

Council will consider options to increase the viability of this community facility, such as an extended winter closure to reduce operating costs, and opportunities to increase patronage over the summer months. The pool operator will be supported to facilitate and promote regular community events at the venue, such as food trucks or other activities to encourage visitation. Discuss using this venue for your community event, by contacting the pool operator: [tilligerryac.com.au/contact-us/get-in-touch](https://tilligerryac.com.au/contact-us/get-in-touch)

### Timeframe



### Cost



**Lead:** Council and Business  
**Council role:** Deliver and Partner



## 19. Celebrate the history of the Tilligerry

Recognising and celebrating our heritage and culture is part of creating vibrant communities and places. The Tilligerry has significant cultural heritage sites for the Worimi people and has important European heritage and historical landmarks.

There are already a number of heritage attractions located in the Tilligerry including a Heritage & History Walking Trail, State heritage listed buildings and significant cultural heritage sites for the Worimi people, including sacred sites, and areas of historical importance.

Community events and programs that connect residents to the heritage and cultural history of the Tilligerry can preserve cultural identity, boost tourism, and foster

economic growth. Council will support community members and groups that want to organise events or celebrate heritage in the Tilligerry.

To connect with community groups that have an interest in family history and celebrating heritage visit Council's Community Directory: <https://www.portstephens.nsw.gov.au/community/community-directory/arts-and-heritage>

To learn more about the Worimi and Aboriginal culture in the Tilligerry and Port Stephens connect with the Murrook Culture Centre:

[facebook.com/MurrookCulturalCentre](https://www.facebook.com/MurrookCulturalCentre)

### Timeframe



### Cost



**Lead:** Community

**Council role:** Support



## 20. Light it up

Improving lighting within pedestrian corridors is also important. Good lighting from parking areas to shops, restaurants and open space improves safety and accessibility.

Council will undertake an audit of lighting within the two town centres to determine where better lighting is needed in order to improve safety.

The creative use of lighting is also a great way to improve safety and visibility. Adding festoon lighting in public spaces and installing temporary lighting installations on footpaths and buildings can support the evening economy by increasing the ambience of a place and extending dining and trading hours.

More complex lighting and projections can provide opportunities for storytelling and creativity at night. Drawing people to a space and encouraging them to stay longer.

The recent lighting of the Tanilba Gates is an example of how lighting can highlight local attractions and improve the sense of place.

Please contact the Vibrant Places Team – [events@portstephens.nsw.gov.au](mailto:events@portstephens.nsw.gov.au) to find out more.

### Timeframe



### Cost



**Lead:** Council and Business

**Council role:** Partner

## 21. Crime prevention is everyone's responsibility

Feeling safe, stable, and secure is central to our health and wellbeing. How safe we feel can influence our social habits; when we feel safe, we find it easier to relax and do all the things that comfort us, and the work we need to do. The community have expressed concern about the lack of police presence in the Tilligerry.

Community groups can advocate to political representatives for increased Police visibility in the Tilligerry and to undertake targeted operations to address concerns, such as drugs, lighting of fires, unregistered trial bikes, graffiti and traffic offences.

Community members also play an important role in crime prevention. Community members could talk to the local police station about setting up a Neighbourhood Watch in the area.

### Timeframe



### Cost



**Lead:** Community

**Council role:** Support

## 22. Community connect

We heard that at times, the Tilligerry community can find it hard to access information and feel that they miss opportunities to participate and contribute. A community noticeboard is one way for the community to know what is going on in their place.

Theres lots of ways to create a community noticeboard – it could be a digital noticeboard hosted via social media or a physical noticeboard on the wall in the shopping centre. This could be developed and managed through a local community group or business.

Council also provides information on events, projects and engagement opportunities through social media, a digital newsletter, Your Port and printed newsletters.

Council will work on ways to increase the distribution of the Your Port newsletter and other information to ensure it reaches as many Tilligerry residents as possible.

Destination Port Stephens provide information on their website about 'what's on' and visitor services that are available.

For further information head to [portstephens.org.au/events](http://portstephens.org.au/events)

### Timeframe



### Cost



**Lead:** Community  
**Council role:** Support

## 23. Be prepared for emergencies

Living on a peninsula during emergencies can be distressing for some members of the community. Together with other emergency response agencies, Council will continue to hold education programs and workshops in the Tilligerry to help residents better prepare for emergencies, such as bushfire and flooding.

### Timeframe



### Cost



**Lead:** Council  
**Council role:** Deliver



## 24. Create a community hub

Creating opportunities for people to regularly connect with others in their community is important for people of all ages and all walks of life.

A dedicated space for a community hub could be made available by a property owner looking to activate vacant space or through support from a corporate sponsor interested in enhancing existing facilities. In the absence of a dedicated space local parks or community halls could be utilised.

The hub could serve as a base for many community service providers offering programs tailored to youth, seniors, young families and outreach services that deliver information and support.

Organisers can apply for a grant through Council's Community Funding Program to bring these projects to life

[pscouncil.info/grants-scholarships](https://pscouncil.info/grants-scholarships)

### Timeframe



### Cost



**Lead:** Business and Community

**Council role:** Coordinate

## 25. Increase housing supply and diversity

The Tilligerry faces limited opportunity for new development due to environmental constraints such as coastal hazards, flooding and biodiversity. To provide more housing and greater housing diversity, it's essential to explore options for increasing density through the redevelopment of key sites and assess the suitability of rural lands for new development.

Council may review the surplus land it owns in town centres that could be better utilised for residential development. Potential infill and greenfill residential are identified in the 'Planning for the Future' map.

By working with landholders and the community through any potential future planning proposal processes, Council aims to create opportunities to increase housing supply and diversity while protecting our natural environment.

### Timeframe



### Cost



**Lead:** Council

**Council role:** Deliver





**PORT STEPHENS**  
COUNCIL

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