

# Community Advocacy Priorities

2026



We're seeking policy and funding commitments from the government to ensure the focus on our community is at the forefront of future planning.



**PORT STEPHENS**  
COUNCIL

# GUUDJI YIIGU

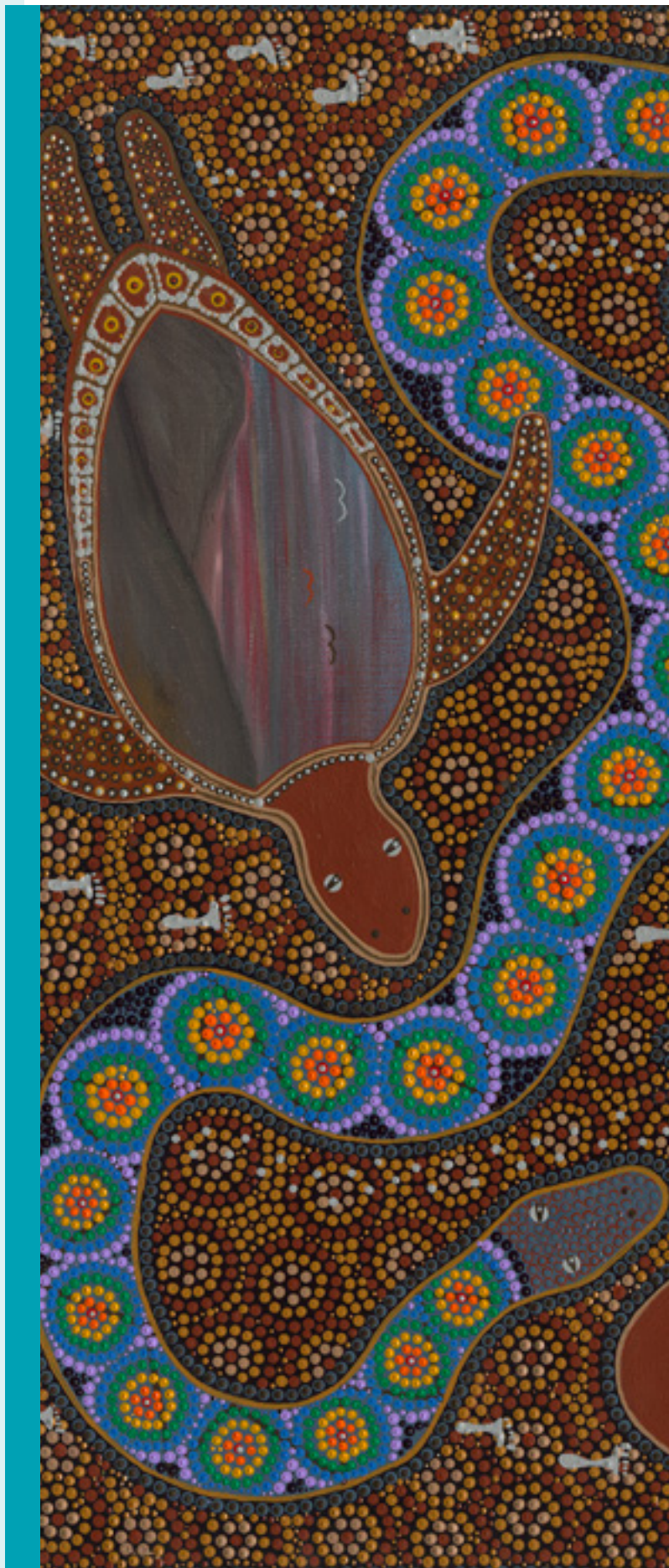
(GOO-JEE IK-KOO)

We welcome you to Port Stephens – part of the Worimi Aboriginal Nation. Port Stephens Council acknowledges the Worimi people as traditional owners and custodians of the lands and waterways on which we all live, learn, work and play.

We value and respect the Worimi people and the legacy 60,000 years of Aboriginal Nation traditions and culture brings with it. As part of Council's culture of acceptance, diversification and harmony we walk alongside the Worimi people on a journey of listening and learning.

Together we will strive to make this a better place for all peoples. As guardians of these lands, we ask that you tread lightly to help preserve the biodiversity and respect those who came before as well as those who will follow.

Artwork by Regan Lilley.





# A message from the Mayor

Port Stephens is known for its incredible natural beauty and vibrant community – home to a diverse community living in coastal villages, riverside suburbs, rural lands and vibrant town centres. Each of these communities has its own unique identity and it's these characteristics that make our place a great place to live, work and visit.

Port Stephens is also recognised by the State and Federal Government as an important economic driver with a dynamic business environment well-connected transport links, close proximity to the Hunter region's rich resources and access to key markets. Our Council is committed to attracting new investment, supporting local business and creating jobs for our community of the future.

Over the past few years, our community has faced a number of challenges. Port Stephens has limited opportunity for new housing developments, which has led to rising house prices and a shortage of rentals. This is pushing middle income families out of the market and forcing more people to either relocate or become homeless.

With our population expected to grow by 20,000 in the next 20 years it's even more important to address the urgent need for more housing, including diverse and affordable options.

We also need to make sure that the right infrastructure is in place to support our growing community. Recent natural disasters have impacted our infrastructure, and while we're working closely with the community to recover, investment in our road network, recreational facilities, pathway connections and town centres is vital. These improvements will enhance the health and wellbeing for all residents and make Port Stephens a more attractive place to live.

We're grateful for the support from the State and Federal Governments towards Port Stephens. We ask that our elected representatives join us in delivering these projects for our community as we work together on building a bright tomorrow for Port Stephens.

**Leah Anderson, Mayor of Port Stephens**



# Our community priorities

**We're seeking urgent support to deliver key projects to improve the liveability, wellbeing and sustainability of the Port Stephens community.**



## Road repairs, rehabilitation and upgrades

**The Port Stephens road network covers more than 800kms. The ongoing maintenance and repair of our roads is a key issue for business and residents.**

**In recent years, the impacts of ongoing weather events have significantly impacted the condition of many of our roads – particularly those built on ageing and vulnerable infrastructure. The condition of our roads has been consistently ranked as the Port Stephen’s community’s highest priority. In response, Council has secured its highest ever roads budget, called the Roads Acceleration Program. In spite of this record level of funding from Council we know we will fall significantly short of what is needed to bring our roads back to a manageable condition and meet community needs.**

**We’re seeking Government support to fund the repair, upgrade and development of the Port Stephens road network to improve resilience to weather events, reduce infrastructure renewal backlogs and meet the demands of our rapidly expanding freight and commuter network.**



**\$15 million**

Directly invest into the investigation, design and approvals for an alternate road connection between Shoal Bay and Fingal Bay to improve traffic flow and ensure resilience to coastal hazards.



**\$5 million**

Support the M1 Pacific Motorway Extension to Raymond Terrace by investing into the Strategic Business Case and Design works to resolve a series of high risk highway intersections north of Raymond Terrace to improving traffic safety, reduce travel time and support freight movements.



Directly invest into the urgent upgrade of Cabbage Tree Road and Tomago Road to support the the Port Stephens Enterprise Corridor, new Raymond Terrace M1 Bypass, the development of the Newcastle Airport international terminal and increasing investment in RAAF Williamtown.



Review regional road funding formulas to enable a more equitable and sustainable model for road delivery and maintenance allowing regional councils to undertake repairs for a safe and efficient road network.



Over the short term reclassify a number of key regional roads by the NSW Government, including Medowie Road, Lemon Tree Passage Road and Clarence Town Road to the state road network.



## Drainage infrastructure

**Effective drainage infrastructure is vital for the health, safety, and resilience of our community. We're seeking government support to upgrade, modernise, and maintain our drainage systems, ensuring they effectively manage stormwater, reduce flooding risks, and protect our homes and environment.**



**\$15 million**

Fund investigations and upgrade open drainage systems and culverts to reduce stormwater inundation and flooding impacts. Support further industrial and airport-based development around Newcastle Airport.



**\$50 million**

Invest in optimising drainage infrastructure in Medowie to accommodate current and future rainfall. These improvements will reduce flow restrictions, lower peak flood levels and reduce the risk of road inundation. Discussions are taking place with Hunter Water Corporation to align priorities for solutions.



**\$15 million**

Fund drainage improvements in the Bourke and Glenelg Street catchments to reduce stormwater inundation and flooding impacts, support more local development and improve residential safety.



**\$5 million**

Fund cross drainage infrastructure enhancements beneath Lemon Tree Passage Road at key locations in Tanilba Bay, Mallabula and Salt Ash. These improvements will reduce stormwater inundation and road overtopping, ensuring safe, reliable access to the Tilligerry Peninsula during floods.



**\$3 million**

Directly invest in the Fern Tree Drain and stormwater network upgrade in Anna Bay to mitigate flooding and enable further development in the area.



**\$60 million**

Fund drainage system upgrades in Tanilba Bay, Lemon Tree Passage and Shoal Bay to reduce flood risks, lower peak flood levels, prevent road inundation, and support more local development, ensuring a safer and more resilient community. This project can easily be delivered in smaller segments.



**\$2 million**

Update Councils pump station network in Raymond Terrace, Salt Ash, Anna Bay and Nelson Bay to include pits, pump stations smart connecting technology, security measures, lighting and accessibility.



## Housing supply diversity and affordability

**Like many regional communities across Australia, Port Stephens is facing the challenge of housing supply, diversity, and affordability.**

**We're seeking government support to enable a pipeline of new housing and housing types across Port Stephens to meet population growth, increase affordability and meet workforce demands.**



### **\$2 million**

Support the development of Masterplanning and detailed design works to deliver diverse employment and housing options on Council owned land in Salamander Bay, Medowie and Raymond Terrace. This investment would inform future partnership opportunities at all levels of Government to deliver residential and employment opportunities in the strategic centres of Port Stephens.



### **\$50 million**

Fund the delivery of suburb level stormwater system upgrades to immediately unlock higher density housing options in Raymond Terrace and Shoal Bay. These areas are identified through comprehensive community engagement and place planning, and have the opportunity to unlock 3,080 houses.



### **\$15 million**

Directly invest into Homes NSW, in partnership with community housing providers for the design, approvals and construction of new community housing on government owned land in Raymond Terrace. This investment would realise the potential identified within the Raymond Terrace Affordable Housing Masterplan.



## Employment and economic growth

**We're seeking government support to expedite the development of Australia's leading defence and aerospace precinct, a tourism gateway, supply chain hub and solutions for PFAS impacted landholders.**



Continue support for aviation attraction, funding ongoing efforts to sustain and accelerate route expansion to build momentum of the recently opened international terminal.



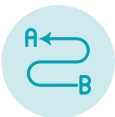
**\$49 million**

Fund an Airfreight precinct to attract airlines to the region and catalyse business growth.



**\$2.5 million**

Fund detailed engineering design works and associated Environmental Impact Statement, approvals and work to open Dawson's Drain to alleviate flooding and drainage constraints.



**\$500,000**

Fund the development of a Masterplan to ensure the strategic planning of land at Williamstown and Tomago supports the Tomago Renewable Energy Zone, the M1 Pacific Motorway Extension to Raymond Terrace, the duplication of Nelson Bay Road and the Newcastle Airport International Terminal and airport expansions.



Support public and private investment in the defence and aviation industries by relocating Federal Government offices (Department of Defence, the Department of Veteran Affairs, Australian Customs and Border Protection Service and the Australian Federal Police) to Raymond Terrace.



Fund the acquisition of PFAS impacted land to support landowners to unlock the growth potential of Port Stephens Enterprise Corridor between Williamstown and Tomago.



## Liveable cities

**We're seeking government support to deliver actions that will improve accessibility, increase vibrancy, attract new investment and support economic growth.**



**\$20 million**

Fund the delivery of priority works for the Raymond Terrace Public Domain Plan to deliver safe, walkable and connected streets, improved lighting, extended cycleways and create unique spaces that recognise the heritage and culture of the community.



**\$9 million**

Co-fund the delivery of high priority pathways as part of the Tomaree Pedestrian Access Mobility Plan to improve safety and accessibility across Port Stephens.



**\$5 million**

Co-fund the delivery of priority works for the Nelson Bay Public Domain Plan to extend pedestrian connections, create active transport corridors and improve community space.



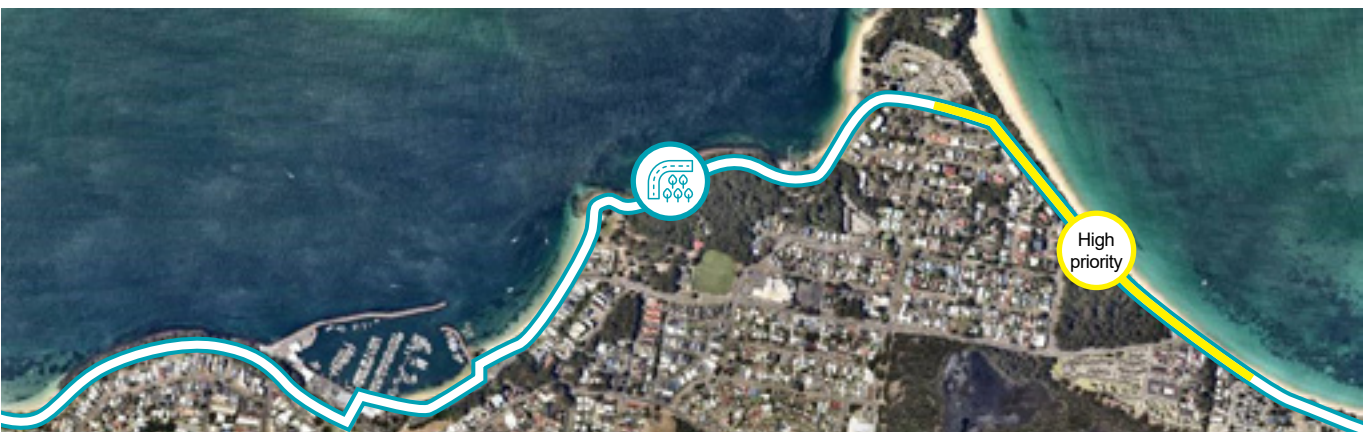
**\$2.5 million**

Directly invest into the planning and concept design works for the implementation of the Medowie Town Centre Masterplan which will deliver housing, employment and public recreation uses.



**\$11 million**

Fund the delivery of coastal pathways at Nelson Bay and Shoal Bay to improve safety, increase accessibility and provide additional protection to Shoal Bay Road from coastal erosion.





## Tourism, sport and recreation

**We're seeking government support to deliver high quality, multi-functional sport and recreation infrastructure to improve the health and wellbeing of our community, attract events and grow our local economy.**



**\$1 million**

Directly invest into the development of a Business Case and Masterplan for the Water Based Tourism Gateway to support Commercial Tour Operators, improve accessibility and create a gateway to the Port Stephens — Great Lakes Marine Park.



**\$200,000**

Directly invest into the development of a Masterplan for an indoor sports facility to cater to the growing regional communities of Raymond Terrace, Karuah and Medowie.



**\$20 million**

Directly invest into the development of the Birubi Point Tourism Transport Interchange to help protect culturally significant land, improve the visitor experience and create a gateway to the internationally recognised Worimi Conservation Lands.



**\$2.5 million**

Co-fund the delivery of multi-purpose sporting facilities, recreational space, pump tracks, pathway connections and picnic spaces as part of the Aliceton Reserve Masterplan.



**\$9.5 million**

Support the growing population of Medowie by co-funding the delivery of additional sporting fields, netball courts, open play space and connecting pathways as part of the Ferodale Sports Complex Masterplan.



**\$22 million**

Co-fund projects within the King Park Masterplan and the Lakeside Sports Complex Masterplan to deliver a regional indoor sports facility, new sports facilities and supporting infrastructure.



**\$12 million**

Co-fund the delivery of improvements to sporting facilities, recreational space, lighting and accessible amenities as part of the Mallabula Sports Complex Masterplan.



**\$250,000**

Directly invest into annual destination marketing programs aimed at growing international visitation and visitor spend to Port Stephens. This funding will support the ongoing expansion of Newcastle Airport and minimize the impacts on the regional visitor economy from proposed renewable energy projects.





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