

Fern Bay update

February 2024

In 2020, Port Stephens Council and City of Newcastle teamed up to deliver a land use strategy for Fern Bay and North Stockton to guide the development for the next 20 years. The plan focusses on 5 goals across the environment, town centre, housing, open space for community facilities and transport. To read the Fern Bay and North Stockton Strategy visit portstephens.nsw.gov.au/fern-bay-and-north-stockton-strategy

Fern Bay pathway

A key goal of the Fern Bay and North Stockton Strategy was prioritising safe and convenient travel. The second stage of the shared pathway project for Fern Bay creates a 1.7km long link for both pedestrians and cyclists to move safely.

Stage 1: Between Vardon and Taylor Roads

Completed in 2021, this stage involved the construction of a new 430 metre path between Vardon and Taylor Roads.

Stage 2: Between Bayway Village and Vardon Road and between Taylor and Braid Roads

Construction of stage 2 is planned to commence late January 2024.

Traffic on Nelson Bay Road will be impacted throughout the works with traffic control measures in place.

We'll also establish temporary footpath arrangements for the duration of the works to continue to allow safe passage for pedestrians.

Keep up to date at pscouncil.info/fern-bay-pathway



Development applications

The Fern Bay and North Stockton Strategy helps to guide the future development of the area, identifying opportunities to create a pedestrian focussed place which offers housing diversity, a mixed-use town centre, connected open spaces and community facilities. Council has recently received some development applications that align with the goals of the Fern Bay and North Stockton Strategy.

Fern Bay Shopping Centre

During consultation to develop the Fern Bay and North Stockton Strategy, the community aspired to have a new mixed-use town centre including a large format supermarket and complementary retail uses.

In late 2022, the site at 42 Fullerton Cove Road, Fullerton was approved for rezoning to allow for the land to be used for commercial operations.

With this new zoning in place, in late 2023, Council received a Development Application (no. 16-2023-685-1) for the construction of a \$37.5 million supermarket at the location.

The application includes the development of a large supermarket chain supported by various other retail businesses and more than 300 car spaces, including accessible parking, motorbike bays.

Council are currently assessing the application, which is currently on public exhibition until 1 February 2024.

Learn more about the application and have your say by visiting Council's public exhibitions page at portstephens.nsw.gov.au/public-exhibitions or portstephens.nsw.gov.au/public-exhibitions or at datracker.portstephens.nsw.gov.au on the DA tracker.

Defence Housing subdivision

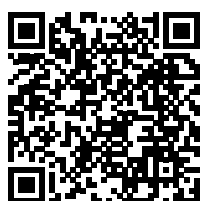
In the strategy, the disused Stockton Rifle Range was identified as a large land holding with the potential to create positive outcomes and infrastructure for the community.


Recently, Council received a Development Application (no. 16-2023-690-1) for a 232 lot residential subdivision at this site – 4 Popplewell Road Fern Bay.

The application is for a 232 lot Torrens title subdivision across 4 stages that will also need an internal road network and associated roundabout and footpaths built to support the development.


The application is planned to be exhibited from 23 January to 20 February 2024. During this time, documentation relating to the DA will be available for viewing on Council's DA tracker.

Learn more about the application and have your say by visiting Council's public exhibitions page at portstephens.nsw.gov.au/public-exhibitions or at datracker.portstephens.nsw.gov.au on the DA tracker.



 portstephens.nsw.gov.au/fern-bay-and-north-stockton-strategy

 02 4988 0255

 council@portstephens.nsw.gov.au



Fern Bay Shopping Centre



Defence Housing subdivision

Ingenia Development

A lifestyle village is under construction by Ingenia Communities at 21 Fullerton Cove Road, Fullerton Cove.

This development was approved by Council in September 2014, however has had various design changes prior to works starting.

The village will support 129 long-term sites, 2 short-term sites, clubhouse, community facilities and other site amenities.

The initial site preparation and servicing works are currently underway.

Learn more about the application and have your say by visiting Council's public exhibitions page at portstephens.nsw.gov.au/public-exhibitions or at datracker.portstephens.nsw.gov.au on the DA tracker.

Newcastle Golf Course

Council is in the preliminary review phase for a development application at the Newcastle Golf Course.

The application is for a seniors housing project at the site. If approved, the development will feature 172 independent living units, a community centre, recreation facilities, open space, and all the necessary infrastructure.

Learn more about the application and have your say by visiting Council's public exhibitions page at portstephens.nsw.gov.au/public-exhibitions or at datracker.portstephens.nsw.gov.au on the DA tracker.



Fern Bay Community Centre hire

Fern Bay Community Centre is a multi-purpose venue fully equipped for a variety of uses including conferences and meetings. It features a sprung timber floor, stainless steel kitchen with servery, and reception desk. An AV system, microphone and speakers can also be hired.

If you're interested in booking go to our dedicated booking page at pscouncil.info/hire-a-hall



PORT STEPHENS
COUNCIL