



Social and Community Needs Assessment

Fullerton Cove, 21 Coxs Lane, 16 George Street
and 10 Fullerton Cove Road, Fullerton Cove

Updated 9 December 2025

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Table of Contents

Executive summary	5
1 Introduction	7
1.1 The Proposal	7
1.2 Yield and typology of Precinct 1A	9
1.3 Purpose of this report	9
1.4 Methodology to prepare this study	10
1.5 Assumptions and limitations	11
2 Demographic context	12
2.1 Understanding the strategic social context	12
2.2 Social baseline	14
2.3 Vulnerabilities and opportunities related to Fullerton Cove	28
3 Population projections	30
3.1 Population growth in Port Stephens LGA	30
3.2 Population growth attributed to the Proposal (Precinct 1A)	32
3.3 Indicative age profile	32
4 Social Infrastructure and Open Space	34
4.1 Overview	34
4.2 Existing open space provisions and likely gaps	34
4.3 Existing social infrastructure provisions and likely gaps	35
4.4 Responding to identified needs – Open Space (Precinct 1A)	37
4.5 Responding to identified needs – Social infrastructure	37
4.6 Summary of open space and social infrastructure	37
5 Cumulative impacts considerations	42
6 Summary and recommendations	46
7 References	48

Table 1.1 Site particulars and proposed zoning amendment.....	7
Table 1.2 Residential Totals (Precinct 1A)	9
Table 1.3 Commercial and retail yields	9
Table 1.4 Public open space	9
Table 2.1 Community plans and strategic planning policies.....	12
Table 2.2 Key characteristics of the study area	16
Table 2.3 Vulnerabilities and opportunities for Fullerton Cove	29
Table 3.1 Population forecast by Age Group (Port Stephens LGA)	30
Table 3.2 Incoming population.....	32
Table 3.3 Indicative incoming population age profile.....	33
Table 4.1 Social Infrastructure within 10 km of Proposal	36
Table 5.1 Cumulative project considerations.....	44

Executive summary

Overview

This Community and Social Needs Assessment (CSNA) evaluates the social infrastructure, services, and open space considerations associated with Precinct 1A at Fullerton Cove.

Precinct 1A is residential only, comprising seven lots and an estimated 517 dwellings, generating a population of approximately 1,139 residents. This stage does not deliver formal social infrastructure or local parkland, although 30,888 sqm of conservation land will provide informal amenity for casual use.

Site location and context

Located along George Street, Coxs Lane, and Fullerton Cove Road, in the Port Stephens LGA. Currently zoned RU2 Rural Landscape, proposed to be rezoned to allow low and medium-density residential and environmental management.

The area is semi-rural and car-dependent, with limited public transport, no local schools or community facilities, and no formal open space in Fullerton Cove. Residents will rely on regional facilities in Fern Bay, Stockton, Medowie, Raymond Terrace, and Newcastle for all formal social infrastructure and services.

Population and demographic profile

Estimated 1,139 residents, based on 517 dwellings and regional benchmark occupancy rates. Indicative age profile:

- approx. 61 children aged 0–4 years
- approx. 121 school-aged children (5–14 years)
- approx. 210 people aged 35–49
- approx. 221 people aged 65–79

This distribution indicates incremental demand for childcare, schooling, health services, and age-inclusive infrastructure, which will need to be absorbed regionally.

Summary of needs and key considerations

Multipurpose Community facilities: Estimated demand for 0.23 of multipurpose space and 0.11 of library ‘lounge’; none provided in Stage 1A

Education: Indicative demand for 50 childcare places, 210 primary, and 141 secondary enrolments; no school or childcare centre in Stage 1A, however planned Medowie High School will introduce additional LGA capacity.

Health services: Generates demand equivalent to 1 GP (nearest whole number). No on-site provision in Stage 1A.

Aged care and seniors’ services: 330 residents aged 65+; needs met regionally in the short term.

Open space: 4.966 ha of environmental conservation land provides informal amenity only, with no playground or park embellishment proposed.

Transport and connectivity: High private vehicle reliance; limited public transport and lack of formal footpaths affects school and bus access.

Forward planning and engagement

While Precinct 1A generates modest incremental demand, its primary contribution is to local housing supply. The stage relies on regional services, highlighting the need for coordinated infrastructure planning as further growth occurs in the corridor. Key actions include:

- Acknowledge incremental demand and additive pressure: Precinct 1A generates modest demand but adds to pressure on regional services.
- Plan for cumulative delivery of local community facilities and open space through future stages of development.
- Engage with local residents and service providers to validate social infrastructure needs and inform future staging and design.
- Coordinate with Port Stephens Council and NSW agencies to align infrastructure provision with cumulative growth and regional service pressures.
- Address transport connectivity and safety, including school bus access and provision for future pedestrian connections.

1 Introduction

1.1 The Proposal

The Planning Proposal (PP) seeks to rezone seven (7) individual properties to from RU2 Rural Landscape to R2 Low Density Residential, R3 Medium Density Residential and C2 Environmental Conservation, located along Cox's Lane, George Street, Fullerton Cove Road and Zircon Lane, Fullerton Cove. Collectively, the property tiles are referred to as 'Precinct 1A' for the purpose of this PP, as detailed in Table 1.1. Rezoning of other land adjoining the site will be subject to separate and future Planning Proposals.

Table 1.1 Site particulars and proposed zoning amendment

Lot	DP	Address	Rezoning Proposed
991	627179	16 George Street, Fullerton Cove	RU2 Rural Landscape to R2 Low Density Residential & C2 Environmental Conservation.
1	1142113	21 Coks Lane, Fullerton Cove	RU2 Rural Landscape to R2 Low Density Residential & C2 Environmental Conservation.
201	39968	21 Coks Lane, Fullerton Cove	RU2 Rural Landscape to C2 Environmental Conservation.
1910	557701	21 Coks Lane, Fullerton Cove	RU2 Rural Landscape to R2 Low Density Residential
1	1006307	21 Coks Lane, Fullerton Cove	RU2 Rural Landscape to R3 Medium Density Residential & C2 Environmental Conservation.
3	111519	10 Fullerton Cove Road, Fullerton Cove	RU2 Rural Landscape to R2 Low Density Residential & C2 Environmental Conservation.
1	794575	10 Fullerton Cove Road, Fullerton Cove	RU2 Rural Landscape to R2 Low Density Residential & C2 Environmental Conservation.

Council have indicated that the site is identified as a key strategic location to contribute to the necessary supply of housing in the region, and the rezoning of this site is expected to act as a catalyst for future development within the vicinity. The purpose of this PP is to deliver housing options expediently, which recognises the resources and historical planning work that has already been undertaken to address the merits of this site.

It is envisioned that Precinct 1A will deliver a mix of housing typologies, incorporating detached single dwellings around the perimeter of the precinct, and 3-4 storey medium density residential flat buildings towards the centre of the site.

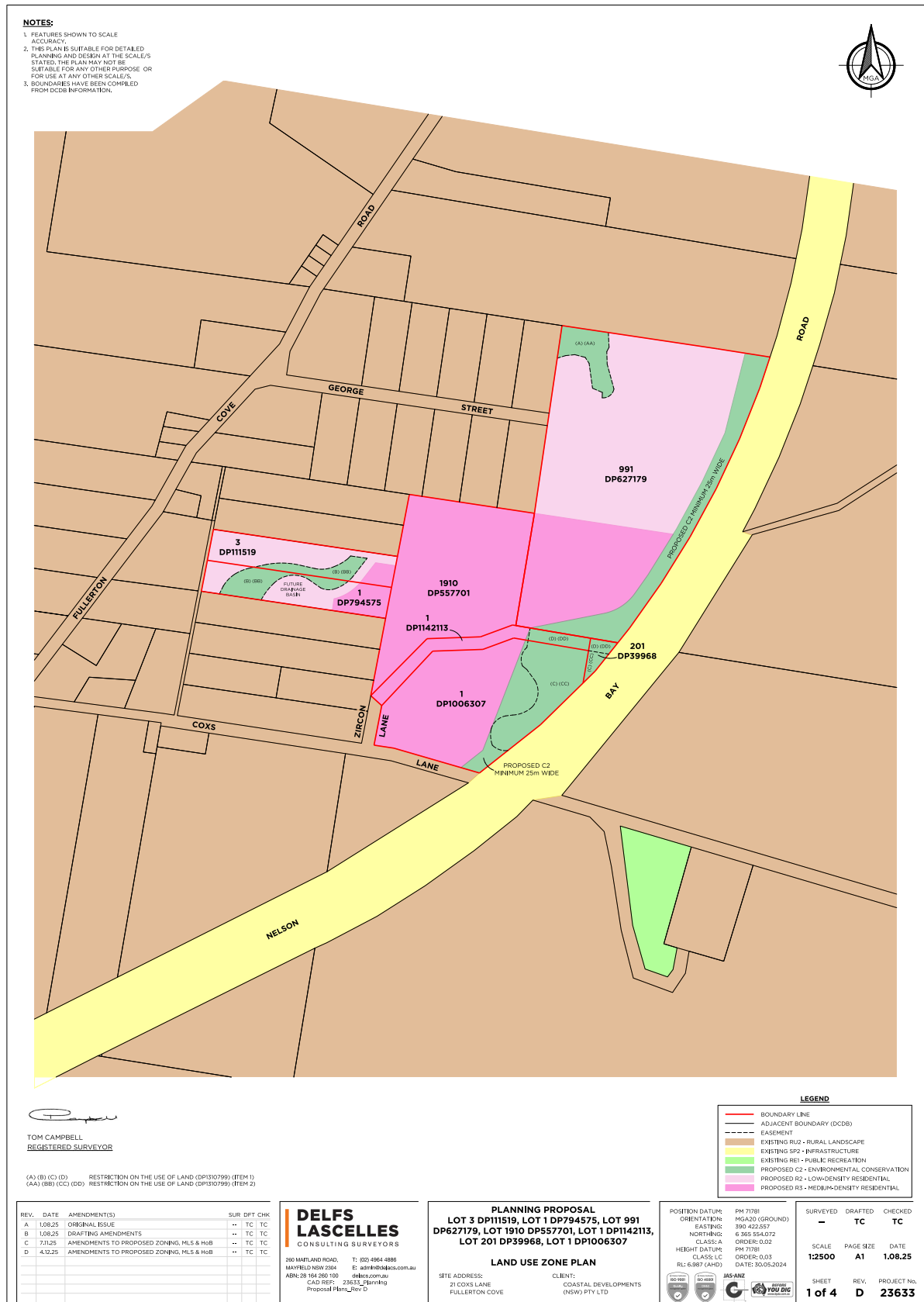


Figure 1.1 Proposed land use zone (Delfs Lascelles, 2025)

1.2 Yield and typology of Precinct 1A

The indicative development yield and typologies proposed within Precinct 1A is shown in Table 1.2 to Table 1.3.

Table 1.2 Residential Totals (Precinct 1A)

Typology	No.	
Low-Density Housing	92 dwellings	3 bedrooms = (50%) 46 4 bedrooms = (50%) 46
Townhouses/Low Density	125 dwellings	3 bedrooms = (50%) 63 4 bedrooms = (50%) 62
Medium Density Complex	300 dwellings	1 bedroom (min. 50 sqm) = (30%) 90 2 bedrooms (min. 75 sqm) = (50%) 150 3 bedrooms (min. 95 sqm) = (15%) 45 4 bedrooms (min. 112 sqm) = (5%) 15
TOTAL	517 dwellings	

Table 1.3 Commercial and retail yields

Typology	Notes
Social Tavern/Club	Not applicable to Precinct 1A: Proposed in wider masterplan
Child Care Centre	Not applicable to Precinct 1A: Proposed in wider masterplan
Retail	Not applicable to Precinct 1A: Proposed in wider masterplan
Public Pool Complex	Not applicable to Precinct 1A: Proposed in wider masterplan

Table 1.4 Public open space

Typology	Notes
Parks / Plaza	Not applicable to Precinct 1A: Proposed in wider masterplan

1.3 Purpose of this report

This Community and Social Needs Study has been prepared by AAP Consulting Pty Ltd on behalf of Coastal Earthmoving Hire (The Proponents).

This study relates specifically to Precinct 1A, at Fullerton Cove. Precinct 1A forms the subject of this PP, which seeks to rezone the land from RU2 Rural Landscape to a combination of R2 Low Density Residential, R3 Medium Density Residential and C2 Environmental Conservation.

The CSNA assesses the community infrastructure and open space requirements arising from the anticipated population of Precinct 1A only. It draws on local demographic context, strategic planning frameworks, and best-practice social infrastructure benchmarks to provide evidence-based recommendations for the social and community needs generated by this stage of development.

This report has been prepared by a suitably qualified author (Appendix 1) and aligns with the NSW Department of Planning, Housing and Infrastructure Local Environmental Plan Making Guideline (August 2023).

Specifically, this study:

- describes the demographic context relevant to 1A;
- identifies existing social and community facilities including shopping and neighbourhood services, schools, childcare, open space and recreation facilities;
- includes the housing and population projections for Precinct 1A;
- considers the likely demand for social and community facilities generated by the proposal;
- considers the cumulative impact of regional growth in the broader region;
- reviews requirements for open space and recreation generated by the proposed development; and
- supports a housing diversity and liveability outcome consistent with strategic planning objectives.

1.4 Methodology to prepare this study

To understand the community and social needs and to inform the proposed community benefits for the proposal, AAP Consulting has undertaken the following:

Methodology Stage	Description of Tasks
Background review	• Review of previous plans and studies undertaken or relating to the proposal • Desktop review of the land uses surrounding the site
Demographic context and developing a community profile	• Review the local social context, including a demographic profile of the planning proposal based on 2021 ABS Census data, crime data trends and population projections. • Review of existing social infrastructure and open space near the subject site • Strategic policy review, including relevant state and local government policies that identify social, cultural and economic drivers for the site
Analysis	• Analysis of community needs based on the strategic policy review and local social context review of current and planned social infrastructure supply and community-driven demand • Analysis of the character of the area, social issues and trends and existing social infrastructure provision • Benchmarking and qualitative assessment to identify the future demand for social infrastructure and open space • Recommendations for preferred social infrastructure and open space for the site.

1.5 Assumptions and limitations

There are several limitations to this study, including assuming that:

- The key findings of the background studies and technical reports are accurate, and the findings of this report are based on the information available at the time of writing.
- Social data available for the social locality accurately reflects the community's demographic profile. Some totals or percentages used in the social baseline may not exactly match due to how totals are calculated between variables.
- Secondary data sources have been produced using various methodologies with assumptions and limitations. To ensure the data is credible and robust, official (e.g., Government) sources have been prioritised, and limitations have been noted where relevant.
- Direct community engagement activities have not been conducted by the Author as Council has indicated that formal community consultation and engagement will be undertaken by Council itself during the statutory public exhibition period. Consequently, this assessment relies solely on available secondary data and preliminary analyses.

2 Demographic context

2.1 Understanding the strategic social context

A review of local and regional community plans has been undertaken to identify community values and aspirations in the social locality and to understand the Proposal's consistency with applicable strategic planning policies. Below is a summary of high-level plans relevant to Precinct 1A, notwithstanding several other relevant guidelines and policies referenced through this study.

Table 2.1 Community plans and strategic planning policies

Policy and Strategy Review Summary	
Hunter Regional Plan 2041	
	• The Hunter Regional Plan 2041 (HRP) is the overarching strategic planning framework for the region, published by the NSW Department of Planning and Environment (2022). The Hunter region comprises ten local government areas (LGAs), including Port Stephens, Newcastle, Lake Macquarie, Cessnock, Maitland, Dungog, Mid-coast, Singleton, Muswellbrook and the Upper Hunter. • The HRP features nine objectives, three of which focus on the development of connected and vibrant communities (Objectives 3; 5; 8; pg. 3). With the region growing, the strategic vision aims to enhance diversity through offering affordable housing and opportunity (pg. 8). The HRP being prepared concurrently with other strategic visions of the area, ensures that streamline development occurs for the benefit of the Hunter economy, social and environmental matters (pg. 8). • It is a priority of the HRP to implement planning for new land uses and infrastructure to increase public value and create sustainable communities (pg. 9). • With respect to the Local Government narratives of the HRP, Part 3 supports the district planning and growth areas (pg. 93). Planning Priority 1 identifies the prospects of development within 30 minutes of Williamstown SAP. This is particularly due to the Commonwealth funding to the Newcastle Airport; and the RAAF Base that employs over 3,500 people (pg. 97). Areas such as Medowie, Nelson Bay, Fern Bay and North Stockton have been identified as locations applicable for future housing (pg. 97). • The HRP presents strategies to plan for "nimble neighbourhoods" in the Hunter region, focusing on fostering diverse housing types and sequenced development to support changing demographics and community needs. The aim is to create neighbourhoods that allow people to age in place and remain in their communities, avoiding rigid planning controls that limit housing choices. This strategy emphasises the importance of various housing types, including attached dwellings, dual occupancies, and multi-dwelling housing, integrated into walkable and connected communities (pages 53 to 55).
Port Stephens Community Strategic plan 2022-2032	

Policy and Strategy Review Summary

 Community Strategic Plan 2022 to 2032	Port Stephens Community Strategic plan 2022-2032 - Port Stephens 2032: Our place. Informed through critical community consultation, the community strategic plan sets priorities and goals between 2022 and 2032 for Port Stephens (pg. 19). - The strategic vision for the community addresses social, economic, environmental and governance factors by implementing the identified interconnected focus areas - Our Community, Our Place, Our Environment and Our Council. The areas are based on “social justice principles of equity, access, participation and rights” (pg. 14). - Across the four focus areas are key identifiers of success, of which are built on community desire and vision. Creating ideal neighbourhoods; having access to shared community and commercial assets; maintaining footpaths, parks and roads; protecting the environment and promoting sustainable behaviours; are all achievable goals set in the plan (pg. 27, 31, 36).
 GREATER Newcastle Metropolitan Plan 2036	Greater Newcastle Metropolitan Plan 2036 - This plan encapsulates the areas of Cessnock City, Lake Macquarie City, Maitland City, Newcastle City and Port Stephens communities, which together form Greater Newcastle (pg. 5). - This developed plan follows the overarching strategic vision from the HRP. The Metropolitan Plan has four key outcomes to achieve over the 2018 to 2036 period, including: Create a workforce skilled and ready for the new economy; Enhance environment, amenity and resilience for quality of life; Deliver housing close to jobs and services; Improve connections to jobs, services and recreation (pg. 4). - With Newcastle emerging as one of Australia’s most dynamic and vibrant metropolitan cities, the strategic vision aims to generate further developments and improve infrastructure and land use (pg. 9). The plan has identified several locations as Catalyst Areas, requiring a “collaborative approach to the delivery of new jobs and homes” (pg. 52). - Williamstown has been identified as one of these areas, ensuring there is a focus on the area’s development of integrated land use, transport, infrastructure, open space and quality urban design (pg. 52).
 Port Stephens Local Housing Strategy	Port Stephens Local Housing Strategy (Live Port Stephens) - The Port Stephens Local Housing Strategy is a comprehensive framework of the Council’s approach to housing and development over a 20-year period. Initially adopted in 2020, this revised plan aims to mitigate the effects of COVID-19, and support the newly achieved social, economic and housing patterns of communities (pg. 5). - The state government identified the area of Port Stephens to show increased housing demand in 2022, estimating an influx of 20,000 new residents over the lifespan of the strategy (pg. 5). With the expansion of the Newcastle Airport, and Williamstown being identified as a Catalyst Area in the Metropolitan Plan, increasing housing opportunities in the area is necessary to support and maintain economic growth (pg. 7).

Policy and Strategy Review Summary

- The strategy involves four key outcomes to be achieved and continually worked on, including: ensuring suitable land supply, improving housing affordability, increasing diversity of housing choice, and facilitating liveable communities (pg. 10, 11, 12, 13).

Port Stephens Housing Supply Plan



- This plan actions the strategic framework and goals set by the Local Strategic Planning Statement and the Local Housing Strategy (pg. 4). It forms part of the Port Stephens Council's response to the current housing crisis (pg. 4).
- The Housing Supply Plan (HSP) "seeks to meet the needs of the community by considering the individual characteristics, capacity and character of a precinct in estimating its future capacity." (pg. 4). The HSP understands the requirements of housing diversity, with a community preference of single detached dwellings; and the increase and difference in housing density (pg. 5, 6).
- The plan has identified that the Fullerton Cove - Fern Bay area is projected to have an increase in over 1,240 houses and over 2,249 people (pg. 45).
- The Fullerton Cove area is in strategic planning stages, showing capacity to develop the desired 15-minute neighbourhood with a general suburban density and neighbourhood centre (pg. 47).

2.2 Social baseline

This CSNA assesses the social and demographic context relevant to Precinct 1A (seven lots), while drawing on demographic information for the broader Fullerton Cove area to understand cumulative and regional factors. This section documents the existing social environment, conditions, and trends relevant to the Proposal and defines characteristics of the communities within the social locality, including any vulnerable groups. The social baseline provides a point of comparison – it can be used as a reference against which to measure the Proposal's impacts as it develops and/or to determine the adequacy of existing facilities.

2.2.1 Study area

An investigation into the social locality has been undertaken to inform this assessment. There is no prescribed meaning or fixed, predefined geographic boundary to a social locality; each Proposal's social locality depends on its nature and impact.

Defining the social locality begins with understanding the nature of the Proposal, the characteristics of affected communities, and how positive and negative impacts may be reasonably perceived or experienced by different people within the community. This Proposal has a relatively focused social locality and has been determined based on the consideration of:

- The nature and scale of the Proposal and its associated activities
- The characteristics of the surrounding community and how positive and negative impacts may be reasonably perceived or experienced by different people, including those vulnerable or marginalised

- The potentially affected built or natural features near the Proposal that have social value or importance.

Data has been collected and analysed at multiple geographic levels to inform this assessment. This multi-tiered approach provides a comprehensive understanding of the area, addressing the needs and characteristics of the specific site and its broader context. This report utilises statistical areas defined by the Australian Bureau of Statistics (ABS) from the 2021 Census as follows to inform the 'study area'. These include:

- **Fullerton Cove Statistical Area 1 (11103123222):** has been used as the geographical area of 'best fit' to the entire Precinct 1A area. Data at the Statistical Area 1 (SA1) level provides detailed insights into the immediate neighbourhood, revealing specific demographic characteristics and community needs.
- **Fullerton Cove Suburb and Locality (11578):** Data collected at the Suburb and Locality (SAL) level offers a broader perspective, integrating information from surrounding neighbourhoods. This helps to understand how the development interacts with and impacts the larger community.
- **Local Government Area (Port Stephens LGA):** At the LGA level, data provides an overview of the entire local government area, which is crucial for aligning the development with plans and policies.

For comparative analysis of key demographic, housing, economic, and social characteristics of NSW has also been used.

2.2.2 Key characteristics of the study area

Table 2.2 shows the study area's key characteristics. This table format clearly and concisely presents the study area's key characteristics, clearly showing comparisons between Fullerton Cove SA1, the broader Fullerton Cove SAL, and the Port Stephens LGA. The key indicators highlight vulnerabilities and opportunities for future development in and around Fullerton Cove. These are discussed further in section 2.3.

The Fullerton Cove precinct sits within a low-density, semi-rural environment and is characterised by a small population, higher median ages, and a predominance of family-oriented and owner-occupied housing. When compared to the broader Port Stephens LGA and the NSW average, both Fullerton Cove SA1 and the surrounding suburb (SAL) display unique demographic patterns, including higher rates of home ownership, lower cultural diversity, and limited access to public transport.

The SA1 area reflects a younger, more economically active profile with greater income diversity and higher labour force participation, while the suburb overall shows trends consistent with an older, largely retired population. Across most indicators, the precinct presents lower levels of rental housing, stronger car dependency, and fewer households experiencing financial stress compared to NSW as a whole.

This profile provides important context for understanding current and future community needs, particularly in terms of infrastructure, housing diversity, aged care, transport, and service provision.

Table 2.2 Key characteristics of the study area

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
People and Health 	Population (2021)	290	735	75,276	8,072,163	The low population density of the SA1 area and SAL are reflective of the current zoning.
	Gender Distribution	55.6% Male 44.4% Female	49.2% Male 50.8% Female	49.2% Male 50.8% Female	49.4% Male 50.6% Female	Gender distribution is relatively balanced across all areas, with the exception of the SA1 area. The SA1 area shows a higher proportion of male residents.
	Median Age	50	69	47	39	The higher median age of the SA1 area, and the Fullerton Cove SAL in particular, is generally reflective of the over 55 living opportunities in the area. There is the opportunity to develop targeted infrastructure to support this demographic.
	Marital Status	53%	69%	49%	47.3%	Higher percentages of registered marriages in local areas compared to NSW, which may be reflective of the higher median ages and living arrangements of the area.
	Total dwellings	89	232	21,270	3,357,785	The smaller household figures in the local area of Fullerton Cove are relative to the low density population.
	Average Number of Children per family (for families with children)	1.9	1.8	1.9	1.8	Family sizes are comparable across all areas.
	Couple Families Without Children	44%	77%	46%	37.9%	The SA1 area shows a comparable statistic to the LGA and the rest of NSW. Whereas the Fullerton Cove SAL shows a significantly higher proportion of couple families without children, which is likely reflective of the over 55 living opportunities in the area.

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
	One Parent Families	12%	7%	17%	15.8%	One-parent families are less common in the SA1 area and SAL than the LGA and state. This statistic is reflective of the high marital status of the area and family planning trends.
	No long-term health condition(s)	60%	38%	51%	61%	The SA1 area, the broader LGA and the state averages are comparable in regard to residents reporting no long-term health conditions. However, residents in the Fullerton Cove SAL report a majority experiencing a long-term health condition. This may be due to the higher median age of the area. The arthritis figures are comparable, with the SAL showing a higher statistic, reflective of the higher median age of its demographic. The asthma percentage is generally comparable across all of the identified areas. With the exception of the LGA, the localised areas show a lower reporting mental health conditions compared to NSW. There is opportunity to develop targeted infrastructure and services to meet the medical needs of the community in this area.
	Arthritis	14%	24%	14%	8.4%	
	Asthma	10%	9%	10%	7.8%	
	Mental health condition	5%	5%	12%	8%	
	Volunteering (past 12 months)	19%	16%	14%	13%	The localised areas show higher levels of voluntary work when compared to the NSW and the LGA.
	Worked at Home	19.6%	18%	18.1%	31%	The proportion of residents working from home in Fullerton Cove SA1, the SAL, and the broader Port Stephens LGA is notably lower compared to the NSW average.
	Travel to Work by Car (Driver or Passenger)	60.8%	53.9%	60.2%	47.2%	Travel to work by car (driver or passenger) is consistently high across Fullerton Cove SA1, SAL and the broader Port Stephens LGA, all notably exceeding the NSW average
	Used Public Transport	0%	0%	0.7%	4.0%	Public transport usage is minimal, with Fullerton Cove SA1 and SAL recording no use and the Port Stephens LGA very low, compared to the NSW average of 4%.

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
	No Motor Vehicles	0%	2.3%	4.0%	9%	Households without motor vehicles are uncommon in the local area, particularly within Fullerton Cove SA1 and SAL, significantly lower than both the Port Stephens LGA and NSW averages (9.0%), reinforcing the local area's reliance on private transportation.
	Number of registered motor vehicles (1)	26%	45%	36%	37.8%	The LGA has highly comparable statistics to the state averages. The Fullerton Cove SAL has a higher percentage of people having one registered vehicle; and the SA1 area has fewer.
	Number of registered motor vehicles (2)	39.1%	35.7%	37.8%	34.1%	The number of two registered vehicles are comparable between all identified areas and NSW.
	Number of registered motor vehicles (3 or more)	35.5%	16.1%	21.0%	17.5%	The SA1 area has a higher proportion of people having registered three or more registered motor vehicles than any other identified area. The SAL, LGA and state averages are comparable.
Employment and Income 	Median Total Personal Income (per week)	\$737	\$548	\$671	\$813	Median personal and household incomes in Fullerton Cove SA1 (\$737 and \$1,562) are higher than those in the surrounding SAL (\$548 and \$1,062) and Port Stephens LGA (\$671 and \$1,372) but remain below the NSW averages (\$813 and \$1,829). The lower incomes reported in the SAL are likely reflective of the older population and lower workforce participation. These patterns suggest some economic diversity across the precinct, with generally lower income levels compared to the state average.
	Median Total Household Income (per week)	\$1,562	\$1,062	\$1,372	\$1,829	
	Labour Force Participation Rate	59%	25.1%	52.3%	58.7%	Lower participation in the labour force in the SAL may be indicative of the higher median age of the region. The percentage of labour force participation in the SA1 area is comparable to the LGA and state averages.

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
	Less than \$650 total household weekly income (a)	15.5%	21.1%	20.0%	16.3%	Fullerton Cove SA1 shows a lower proportion of households earning less than \$650 per week (15.5%) compared to the SAL (21.1%), the Port Stephens LGA (20.0%), and the NSW average (16.3%), suggesting relatively fewer low-income households in that immediate locality. Conversely, 24.7% of SA1 households earn over \$3,000 per week — notably higher than the SAL (9.9%) and the LGA (16.2%), but still slightly below the NSW average (26.9%). This indicates greater income diversity within the SA1 area, with a higher proportion of higher-income households relative to its immediate surroundings.
	More than \$3,000 total household weekly income (a)	24.7%	9.9%	16.2%	26.9%	
	Full-Time Workers	57.1%	51.4%	51.5%	55.2%	Full-time employment is highest in Fullerton Cove SA1 (57.1%), exceeding levels in the SAL (51.4%), Port Stephens LGA (51.5%), and NSW (55.2%). Part-time work is relatively consistent across the local areas, with slightly higher rates in the SAL (35.8%) compared to the state average (29.7%), potentially reflecting a more flexible or semi-retired workforce. The proportion of people 'away from work' is lower in both Fullerton Cove SA1 (7.5%) and SAL (6.4%) compared to the LGA (8.6%) and NSW (10.2%). These trends are broadly consistent with the area's older demographic and lower rates of unemployment.
	Part-Time Workers	34.7%	35.8%	34.9%	29.7%	
	Away from Work	7.5%	6.4%	8.6%	10.2%	
	Unemployment Rate	0.0%	1.7%	5.0%	4.9%	The SA1 area shows an unemployment rate of 0.0%, with the Fullerton Cove SAL also showing a significantly low unemployment rate. The LGA is comparable to NSW.
	Top Industries of Employment	Hospitals (7.7%) Aged Care Residential Services (5.6%)	Hospitals (7.8%) Aged Care Residential	Defence (3.9%) Aged Care Residential Services (3.4%) Supermarket	Hospitals (except Psychiatric hospitals) (4.2%)	Employment across Fullerton Cove and the broader Port Stephens LGA is concentrated in healthcare, aged care, and social assistance services—sectors that are typically associated with an older population and strong community service demand. Hospitals and aged care residential services consistently rank among the top

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
		Takeaway Food Services (4.9%) Local Government Administration (4.9%) Beef Cattle Farming (Specialised) (4.2%)	Services (4.8%) Other Social Assistance Services (4.8%) Takeaway Food Services (4.2%) Local Government Administration (4.2%)	and Grocery Stores (3.2%) Other Social Assistance Services (3.1%) Takeaway Food Services (2.7%)	Supermarket and Grocery Stores (2.5%) Other Social Assistance Services (2.4%) Computer System Design and Related Services (2.3%) Aged Care Residential Services (2.2%)	industries across all areas. The SA1 area (SA1) also shows a notable presence in beef cattle farming, reflecting its rural character. Defence employment is more prominent at the LGA level (3.9%), consistent with the area's proximity to RAAF Base Williamtown. Overall, the dominant industries are broadly consistent with state trends and suggest workforce skills and qualifications aligned with health, care, service, and administration roles
	Top Occupations	Professionals (19.6%) Labourers (16.1%) Technicians and Trades Workers (15.4%) Managers (13.3%) Community and Personal Service	Professionals (21.6%) Managers (16.2%) Technicians and Trades Workers (14.4%) Labourers (14.4%) Clerical and Administrative	Technicians and Trade Workers (17.1%) Professionals (15.5%) Community and Personal Service Workers (14%) Clerical and Administrative	Professionals (25.8%) Managers (14.6%) Clerical and Administrative workers (13%) Technicians and Trade Workers (11.9%) Community	The occupational profile of Fullerton Cove SA1 and the broader SAL is generally consistent with NSW, with Professionals, Managers, and Community and Personal Service Workers forming a substantial portion of the workforce. The Port Stephens LGA shows a slight variation, with Technicians and Trades Workers representing the largest occupational group (17.1%). The presence of skilled trade workers across all areas, alongside professionals and service-based occupations, suggests a diverse and capable local workforce that could support a range of residential and infrastructure development activities.

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
		Workers (11.2%)	Workers (11.4%)	Workers (12.4%) Managers (11.2%)	and Personal Service Workers (10.6%)	
	Australian Defence Force Services (currently serving)	0.0%	0.0%	1.9%	0.4%	The SA1 area and the SAL show no currently serving persons in the Defence Forces, however, the broader LGA shows a greater participation level than the state averages. This is reflective of the close locality of the RAAF base.
	Australian Defence Force Services (previously served)	2.4%	5.5%	4.9%	1.9%	The Fullerton Cove SAL and the Port Stephens LGA show a higher percentage of people residing in those areas that have previously served than the rest of NSW. This may be indicative of the higher median ages of the areas, and the proximity to the RAAF base.
	Australian Defence Force Services (has never served)	91.6%	81.2%	87.7%	91.6%	With the exception of the SA1 area, the SAL and LGA show a smaller percentage of people that have never served in the Defence force compared to state averages.
Education 	Educational Attainment (Tertiary)	21.8%	10.6%	17.7%	27.8%	Tertiary education attainment in Fullerton Cove SA1 (21.8%) is higher than in the surrounding SAL (10.6%) and Port Stephens LGA (17.7%) but remains below the NSW average (27.8%). A notably high proportion of residents in the SAL (55.0%) did not state their educational attainment, which may limit the reliability of the data and obscure the true education profile. Year 12 completion rates are relatively consistent across the SA1 (10.0%), SAL (6.5%), and LGA (11.3%), though again, high non-response rates in the SAL reduce confidence in these figures. Overall, while some areas show
	Not Stated (Education)	16.7%	55.0%	20.6%	8.3%	
	Year 12 Attainment	10.0%	6.5%	11.3%	14.5%	

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
						relatively low formal qualifications, the local workforce still engages across a wide range of industries.
Housing and mortgage / rental stress 	Owned Outright	51.9%	76.8%	41.2%	31.5%	Rates of outright home ownership are highest in the Fullerton Cove SAL (76.8%), followed by the SA1 (51.9%), both well above the Port Stephens LGA (41.2%) and NSW average (31.5%). This trend reflects the older demographic profile of the area, where many residents may have already paid off their homes. Conversely, the proportion of households with a mortgage is highest in the SA1 (40.6%) and lower in the SAL (17.4%), again aligning with the likelihood of retirees residing in the SAL. These figures indicate a relatively secure housing tenure across the precinct, with reduced exposure to mortgage or rental stress.
	Owned with a mortgage	40.6%	17.4%	30.6%	32.5%	
	Median Mortgage Repayments	\$1,950	\$1,873	\$1,733	\$2,167	Median mortgage repayments in Fullerton Cove SA1 (\$1,950) and the SAL (\$1,873) are higher than in the Port Stephens LGA (\$1,733) but remain below the NSW average (\$2,167). These figures suggest that while housing costs are relatively elevated within the precinct compared to the broader LGA, they are still more affordable than the state average—likely reflecting the area's semi-rural location and housing stock.
	Owner with Mortgage Households Paying >30% of Income	25.6%	14.8%	14.1%	12.7%	The Fullerton Cove SAL, LGA and the rest of NSW have highly comparable statistics in relation to mortgage repayment strain. The SA1 area shows an increase in this financial stress, which may be indicative of increasing housing prices and economic stability.
	Rented homes	3.8%	1.3%	24.8%	32.6%	The proportion of rented homes is significantly lower in Fullerton Cove SA1 (3.8%), and SAL (1.3%) compared to the Port Stephens LGA (24.8%) and the NSW average (32.6%). This indicates a strong dominance of owner-occupied housing in the precinct, which may

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
						reflect the area's older population, stable homeownership trends, and limited availability of rental stock.
	Median rent (per week)	\$300	\$300	\$370	\$420	Median weekly rent in these local areas is \$300, lower than both the Port Stephens LGA (\$370) and NSW (\$420), indicating relatively affordable rent levels. Notably, there are no households in the SA1, or SAL recorded as paying more than 30% of income on rent, suggesting an absence of rental stress. However, this may reflect the very small rental population rather than broader affordability trends. Median weekly rent in these local areas is \$300, lower than both the Port Stephens LGA (\$370) and NSW (\$420), indicating relatively affordable rent levels. Notably, there are no households in the SA1, or SAL recorded as paying more than 30% of income on rent, suggesting an absence of rental stress. However, this may reflect the very small rental population rather than broader affordability trends.
	Renter Households Paying >30% Income	0.0%	0.0%	40.8%	35.5%	
Housing structure  	Family households	75.2%	73.5%	71.6%	71.2%	family households make up the majority of dwellings across all areas, with slightly higher proportions in Fullerton Cove SA1 (75.2%) and SAL (73.5%) compared to Port Stephens LGA (71.6%) and NSW overall (71.2%). Single-person households are less common in the SA1 (22.0%) and SAL (24.2%) than in the LGA (26.0%) and state average (25.0%), reflecting the family-oriented nature of the area. Group households are relatively uncommon across all areas, with the SA1 (2.8%) and SAL (2.3%) aligning closely with the LGA (2.4%) and remaining below the NSW average (3.8%). These figures suggest a relatively stable and traditional household composition within the precinct.
	Single (or lone) person households	22.0%	24.2%	26.0%	25.0%	
	Group households	2.8%	2.3%	2.4%	3.8%	

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
	Occupied Private Dwellings	93.0%	90.1%	84.7%	90.6%	The rate of occupied private dwellings is highest in Fullerton Cove SA1 (93.0%) and SAL (90.1%), slightly above the NSW average (90.6%) and well above the Port Stephens LGA (84.7%), which has a notably higher rate of unoccupied dwellings (15.4%). This may reflect the presence of holiday homes or investment properties across the LGA. In contrast, the low proportion of unoccupied dwellings in the SA1 (4.4%) suggests relatively stable housing use and potential demand for ongoing occupancy in the precinct area.
	Unoccupied private dwellings	4.4%	10.8%	15.4%	9.4%	
	Separate Houses	99.1%	72.3%	80.9%	65.6%	The SA1 area shows a clear preference for separate housing living arrangements, compared to the identified areas. The Port Stephens LGA and the rest of NSW share similar figures, while the Fullerton Cove SAL shows more dynamic and flexible living arrangements.
	Semi-Detached, Row or Terrace Houses	0.0%	25.8%	13.5%	11.7%	The percentage of semi-detached, row or terrace houses, etc is comparable between the LGA and the rest of NSW. The SA1 area has no known building structures of that type, however, the SAL has a greater proportion of such compared to the state averages.
	Flat or apartment	0.0%	0.0%	3.6%	21.7%	The SA1 area and the SAL have no flats or apartment style housing options, with the LGA having fewer than state averages. Indicating that the identified areas are populated with suburban housing options.
	Other dwelling	0.0%	0.0%	1.6%	0.7%	The LGA is comparable to the rest of NSW, with the SA1 area and the Fullerton Cove SAL having no other types of dwellings.
	4 or More Bedroom Dwellings	50.0%	18.1%	40.9%	33.9%	Fullerton Cove SA1 has the highest proportion of large dwellings, with 50% of homes having four or more bedrooms—significantly above the SAL (18.1%), Port Stephens LGA (40.9%), and NSW average (33.9%). The SAL, in contrast, shows a strong concentration of smaller homes, with nearly half (46.9%) having just two
	3-Bedroom Dwellings	32.1%	32.7%	38.5%	34.7%	

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
	2-Bedroom Dwellings	15.1%	46.9%	16.0%	22.7%	bedrooms. Three-bedroom dwellings are most common in the LGA (38.5%) and are slightly less prevalent in the SA1 and SAL. One-bedroom dwellings are limited across all areas but are notably more common across NSW (6.6%) than locally. These patterns reflect the larger household sizes and housing stock in the SA1 and LGA, while the SAL may be more aligned with older or smaller households.
	1 bedroom	2.8%	1.0%	2.8%	6.6%	
	Average number of bedrooms per dwelling	3.5	2.8	3.3	3.1	Fullerton Cove SA1 has the highest average number of bedrooms per dwelling (3.5) and the largest average household size (2.7 people), indicating larger homes and more occupants compared to the SAL, LGA, and NSW. The SAL shows the smallest dwellings on average (2.8 bedrooms) and the fewest people per household (2.1), consistent with its older demographic and higher proportion of couples without children. These figures highlight a mix of housing needs within the precinct, with the SA1 supporting larger family-style living and the SAL more suited to smaller or downsizing households.
	Average number of people per house	2.7	2.1	2.4	2.6	
Cultural Diversity 	Aboriginal or Torres Strait Islander Population	4.1%	2.3%	6.5%	3.4%	Fullerton Cove SA1 and SAL exhibit lower levels of cultural diversity compared to Port Stephens LGA and NSW overall. The Aboriginal and Torres Strait Islander population is 4.1% in the SA1 and 2.3% in the SAL—lower than the LGA (6.5%) but broadly in line with the NSW average (3.4%). A high proportion of residents in the SA1 (86.9%) and SAL (72.9%) were born in Australia, compared to 65.4% across NSW. English is the dominant language spoken at home in the precinct, with 96.2% in the SA1 and 86.1% in the SAL, significantly higher than the NSW average (67.6%). The low proportion of households speaking a non-English language at home
	Born in Australia	86.9%	72.9%	82.9%	65.4%	
	Born in England	3.8%	6.9%	4.0%	2.9%	
	Born in New Zealand	1.4%	1.4%	1.3%	1.5%	
	Speak Only English at Home	96.2%	86.1%	90.8%	67.6%	

Category	Characteristic	Fullerton Cove SA1	Fullerton Cove SAL	Port Stephens LGA	NSW	
	Non-English Languages Spoken at Home	3.8%	3.5%	5.9%	29.5%	(3.8% SA1; 3.5% SAL) indicates a relatively homogenous cultural and linguistic community.

2.2.3 Public transport

Fullerton Cove, located in the Port Stephens LGA of New South Wales, faces notable transport disadvantages due to its limited public transport options and reliance on private vehicles. This reliance contributes to congestion issues, particularly along Nelson Bay Road, which serves as a primary route for residents commuting to Newcastle and other employment hubs.

Buses: The primary public transport service is the 136 bus route, operated by CDC NSW Hunter Valley Buses. This route connects Fullerton Cove to Stockton Wharf, with services running approximately every 30 minutes and a journey time of about 25 minutes. From Stockton, passengers can transfer to a ferry to reach Newcastle CBD.

Additional bus routes, such as the 130 and 131, serve nearby areas but require walking to access stops located on Nelson Bay Road. The nearest bus stop is on Nelson Bay Road opposite Bayway Village, is approximately a 4km walk, noting that there is no formal pedestrian or cycle pathway along Fullerton Cove Road

These services are infrequent, with limited schedules that may not align with typical work hours, making them less viable for daily commuting.

Train Access: There is no train station within Fullerton Cove. The closest major train station is Newcastle Interchange, located in Wickham, approximately 23 km south of Fullerton Cove. Travelling by car from Fullerton Cove to Newcastle Interchange takes around 28 minutes under non-congested traffic conditions.

Commuting Patterns and Destinations: Given the limited public transport, many Fullerton Cove residents rely on private vehicles for commuting. As shown in Table 2.2, data indicates that 60.8% of Fullerton Cove SA1 residents travel to work by car, significantly higher than the NSW average of 47.2%. Public transport usage is virtually non-existent, with 0% of residents utilising it for commuting.

Employment data suggests that many residents work in nearby areas such as Newcastle, given its proximity and the presence of major employment hubs. However, the lack of efficient public transport options may limit access to these employment opportunities for those without private vehicles. Common destinations include Newcastle and the Hunter Valley, industrial areas in Mayfield and Kooragang Island, nearby retail centres of Raymond Terrace, Nelson Bay and Medowie as well as the surrounding schools in Port Stephens, Stockton, Mayfield and Newcastle. This dependence on cars increases traffic volumes, especially during peak hours, exacerbating congestion on key routes like Nelson Bay Road.

Implications for Nelson Bay Road Congestion: Nelson Bay Road is a critical corridor connecting Fullerton Cove to Newcastle. The high volume of private vehicles, coupled with limited public transport alternatives, leads to observed frequent congestion, particularly during peak commuting times.

Proximity to Newcastle Airport: Fullerton Cove is situated approximately 4.6 km from Newcastle Airport, making it relatively accessible for air travel. However, the lack of direct public transport links to the airport means residents often rely on private vehicles or taxis/Ubers for airport access, further contributing to road traffic.

The transport disadvantage in Fullerton Cove stems from limited public transport options and a heavy reliance on private vehicles. This situation contributes to congestion on major roads like Nelson Bay Road and poses challenges for residents without access to private transport. Addressing these issues would require investment in public transport infrastructure, including more frequent bus services and better connectivity to key destinations like Newcastle Interchange and Newcastle Airport.

2.2.4 Social disadvantage

The Index of Relative Socio-economic Disadvantage (IRSD) evaluates socio-economic conditions by assessing factors such as income, education, and occupation, with lower scores indicating greater disadvantage. For this assessment, socio-economic data has been examined at the SA2 rather than the SA1. SA2s encompass multiple SA1s, providing a more stable and reliable measure by averaging the variability and potential distortions associated with smaller SA1 areas. This aggregation delivers a clearer and more comprehensive view of regional socio-economic trends and characteristics, ensuring an accurate representation of the socio-economic baseline of a community.

While the Stockton–Fullerton Cove SA2 has a moderate level of socio-economic disadvantage overall (IRSD score of 1001, decile 5), intra-area variation is significant. The lowest-scoring SA1 records a score of 779 (indicative of higher disadvantage), while the highest reaches 1101 (suggesting relative advantage). This variation highlights the importance of assessing impacts at the SA1 level, particularly for vulnerable populations, rather than relying on area-wide averages that may mask underlying inequalities.

2.2.5 Crime

According to 2024 data from RedSuburbs, Fullerton Cove records a relatively low crime rate compared to the New South Wales average. With just 12 reported incidents for the year—equivalent to 16.3 crimes per 1,000 residents—the suburb presents as a generally safe area. Violent crime accounted for two of these incidents (2.7 per 1,000 people), and property-related offences comprised five incidents (6.8 per 1,000 people). The most common offences included assault, arson, and deception, with no homicides or robberies reported. When compared to neighbouring areas such as Williamstown, which recorded a crime rate of 120.7 per 1,000 residents, Fullerton Cove demonstrates significantly lower levels of reported crime (RedSuburbs, 2024).

2.3 Vulnerabilities and opportunities related to Fullerton Cove

By analysing key indicators such as population trends, income levels, housing diversity, and accessibility, this assessment identifies vulnerabilities and opportunities for the Precinct 1A proposal within the broader Fullerton Cove social locality.

Precinct 1A represents a modest rezoning that will introduce additional residents but does not itself deliver community services or infrastructure. Understanding existing vulnerabilities helps to frame how this incremental growth may influence future planning considerations. The following table highlights current vulnerabilities in Fullerton Cove and the way in which the population uplift from Precinct 1A may contribute to opportunities for improved planning and service provision over time.

Table 2.3 Vulnerabilities and opportunities for Fullerton Cove

Vulnerabilities	Opportunities
Ageing population and chronic health conditions – The SAL has a median age of 69, with 62% reporting long-term health conditions.	Additional residents introduced through 1A will broaden the demographic base and contribute to future demand for services that support both ageing-in-place and younger households.
Transport disadvantage and car dependency – 0% of residents currently use public transport; no formal pedestrian/cycle connections to bus stops.	Population growth from 1A may strengthen the case for public transport improvements and safer pedestrian/cycle links, particularly to Nelson Bay Road and local schools.
Socio-economic disparity – While the SA2 is mid-range (IRSD 1001), some SA1s show higher disadvantage (IRSD 779).	Deliver housing variety in 1A (e.g. smaller, medium-density options) that can diversify tenure and price points, supporting more equitable access.
Low rental housing and housing diversity – Rental stock is extremely limited (1–4% locally), with dominance of separate dwellings and no apartments.	Rezoning in 1A allows for a modest increase in medium-density housing, supporting a gradual diversification of the local housing stock.
Limited access to education and local services within Fullerton Cove – No schools, libraries, or formal community facilities exist within Fullerton Cove	While 1A does not deliver services directly, its population uplift will add to the demand base considered in future infrastructure planning.
Traffic congestion and safety on Nelson Bay Road – Reliance on car travel contributes to peak hour delays and safety concerns.	Incremental staging beginning with 1A highlights the importance of coordinated planning for road upgrades, bus services, and safe school transport..
Low cultural diversity and limited community activation – 96% of SA1 residents speak only English at home, limiting social inclusion opportunities.	Early placemaking in 1A (shared spaces, public art, and community activities) can promote intergenerational and inclusive community-building from the outset.
Low cultural diversity - (96.2% speak only English in SA1) may limit inclusive planning considerations.	Growth from 1A may create opportunities for more diverse households and support initiatives that foster inclusive and intergenerational community-building.
Limited pedestrian infrastructure -No formal footpaths or cycleways exist along Fullerton Cove Road, creating safety concerns and reducing walkability, particularly for children accessing school bus stops. Most of the Precinct 1A is beyond safe or walkable distance from public bus stops and has poor access to the broader Nelson Bay Road network.	The additional population from Precinct 1A will add to existing demand for safe pedestrian and cycle connections and reliable school bus access. This growth may reinforce the case for future investment in pathways along Fullerton Cove Road, improved connectivity to Nelson Bay Road, and enhanced school transport planning by Council and Transport for NSW. Coordination with Transport for NSW and local schools to introduce or enhance school bus services and ensure safe access to zoned schools (Fern Bay Public School, Newcastle High School).

3 Population projections

3.1 Population growth in Port Stephens LGA

To understand community needs, estimating the number of people that will be introduced to an area and the likely age profile of the incoming population is important. The Port Stephens Local Housing Strategy (LHS) (adopted in by the Port Stephens Council on June 25, 2024) (Port Stephens Council, 2023) discusses population growth in Port Stephens. It highlights that the area is expected to grow by approximately 20,000 people over the next 20 years, driven by factors such as regional migration, economic stimulus, and investment in infrastructure.

Additionally, the document notes that the population has grown faster than expected, with a 1.7% increase between 2020-2021 and 2021-2022. This assessment adopts the population forecast as per the LHS and a population forecast by age is shown in Table 3.1.

Table 3.1 Population forecast by Age Group (Port Stephens LGA¹)

Age Groups		2021 (%)	2026 (%)	2031 (%)	2036 (%)	2041 (%)
Preschool (0 - 4)	00-04	5.0	5.1	5.1	4.9	4.9
	05-09	6.0	5.3	5.3	5.3	5.2
School Age (5 - 14)	10-14	6.6	5.8	5.3	5.3	5.3
	15-19	5.8	6.0	5.5	5.1	5.1
Youth (15 - 24)	20-24	4.8	4.8	5.0	4.8	4.4
	25-29	4.6	4.5	4.4	4.6	4.4
Young Workers (25 - 34)	30-34	5.0	5.0	4.9	4.8	4.9
	35-39	5.3	5.7	5.7	5.6	5.4
Workers (35 - 49)	40-44	5.2	6.0	6.3	6.3	6.1
	45-49	6.1	5.8	6.5	6.8	6.7
	50-54	6.2	6.2	5.9	6.6	6.8
Older Workers (50 - 64)	55-59	6.9	6.0	6.0	5.7	6.4
	60-64	7.4	6.8	6.0	6.0	5.8
	65-69	7.2	7.1	6.7	6.2	6.1
Retirement (65 - 79)	70-74	7.1	6.7	6.8	6.5	6.1
	75-79	5.4	6.1	5.9	6.0	5.8

¹ Accessed 30 April 2025 via <https://www.planning.nsw.gov.au/data-and-insights/population-projections/explore-the-data>

Age Groups		2021 (%)	2026 (%)	2031 (%)	2036 (%)	2041 (%)
Elderly (80+)	80-84	3.1	4.1	4.8	4.7	4.9
	85	2.5	3.0	4.0	5.0	5.5

In terms of population trends, the data shows:

- **Ageing population:** Older age groups (particularly 70–84 years) increase in proportion over time. For example, the 75–79 and 80–84 cohorts show a steady rise, reflecting longer life expectancy and the ageing of existing residents.
- **Decline in younger cohorts:** Children aged 0–14 years (00–04, 05–09, 10–14) slightly decline or remain flat as a percentage of the total population. This suggests lower birth rates or slower growth in young families.
- **Declining proportion of working age adults:** Many working age groups (especially 30–49 years) either decline or grow more slowly than older cohorts. This could lead to labour force shortages and increased demand for services tailored to older adults.

These trends suggest future pressure on health care, aged care, and transport accessibility, while schools and youth services may see slower demand growth. There may also be a need to attract and retain younger residents to maintain a balanced demographic profile.

The following line graph illustrates the projected age distribution of the Port Stephens population across three broad age brackets—0–14 years, 15–64 years, and 65 years and over—for selected years between 2021 and 2041. The data is expressed as a percentage of the total population and highlights key demographic shifts expected over the coming decades.

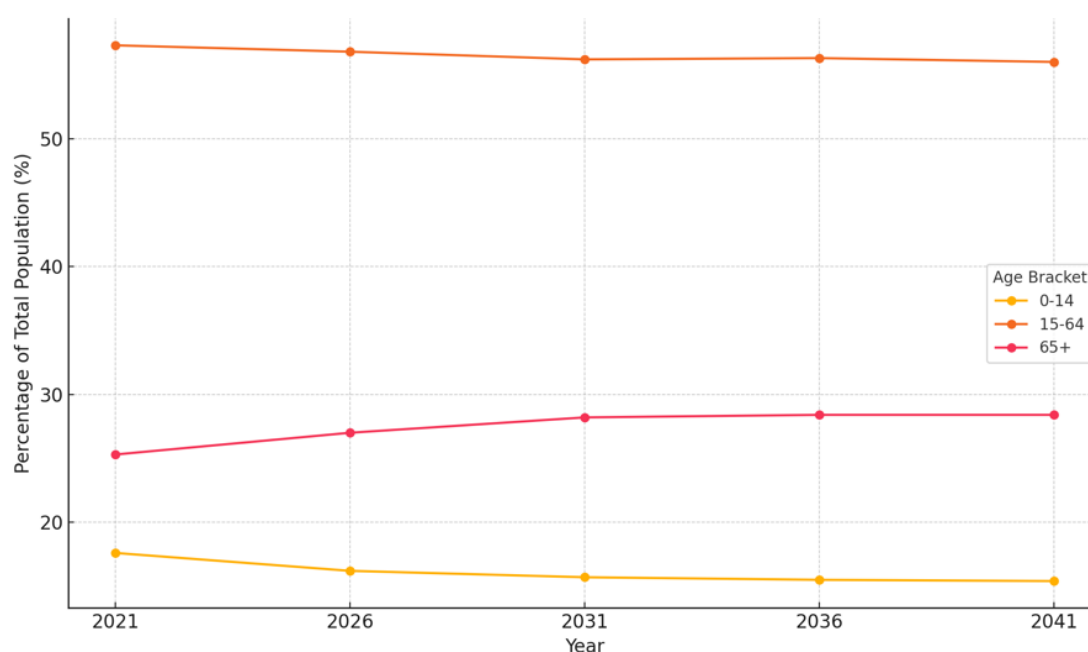


Figure 3.1 Projected age distribution of Ports Stephens LGA

3.2 Population growth attributed to the Proposal (Precinct 1A)

The total residential yield attributed to the Proposal is estimated at 445 dwellings. This figure is based on the proposed typologies and yields outlined in Table 1.2.

In the absence of published occupancy benchmarks specific to the Port Stephens Local Government Area, average household occupancy rates have been drawn from a comparable local government area—Lake Macquarie City Council. In its Belmont Contributions Catchment Plan (2017), Lake Macquarie applies average person occupancy rates based on bedroom number to support infrastructure planning. These rates have been adopted for this assessment as a reasonable and regionally consistent proxy to estimate the likely incoming population associated with the Proposal.

Based on these assumptions, the development is expected to accommodate an estimated population increase of approximately 953 residents attributed to Precinct 1A.

Table 3.2 Incoming population

Typology	1-Bed	2-Bed	3-Bed	4-Bed	Total
Low-Density Housing	0	0	46	46	92
Townhouses/Low Density	0	0	63	62	125
Medium Density Complex	90	150	45	15	300
Total number of proposed dwellings	90	150	154	123	517
Occupancy Rate as the CCP	1.3	1.7	2.5	3.1	
Total population increase	117	255	385	382	1,139

3.3 Indicative age profile

For benchmarking, a likely age profile has been developed for the projected incoming population (n=1,139 people due to the Proposal). This study uses the 2031 forecast population age profile of the broader LGA to better understand the likely age profile of the incoming population. Considering the likely construction timeframe, 2031 is the year of best fit. It is noted that this is an informed estimation only, using available data.

To understand the likely demographic composition of the incoming population, an indicative age breakdown has been developed based on projected 2031 age group distributions for the broader region.

While the actual age profile of new residents may vary, applying these forecast proportions to the estimated incoming population of **1,139** people provides a useful approximation of the likely service and infrastructure needs associated with the Proposal.

Table 3.3 outlines the indicative age distribution of future residents across key life stages. Results show a balanced distribution of children, working-age adults and older residents. Children and young people (0–24 years) are estimated to comprise approximately one-quarter of the population, while working-age adults (25–64 years) represent just over 45%. Importantly, nearly 30% of the projected

residents are expected to be aged 65 and over, highlighting the need for age-friendly design, accessible infrastructure, and health and community services tailored to an ageing population. These proportions reflect broader demographic trends anticipated for the region by 2031.

Table 3.3 Indicative incoming population age profile

Age Groups	2031 (%)	Indicative incoming residential populations*
Preschool (0 - 4)	5.1	58
School Age (5 - 14)	10.6	121
Youth (15 - 24)	10.5	120
Young Workers (25 - 34)	9.3	106
Workers (35 - 49)	18.5	211
Older Workers (50 - 64)	17.8	203
Retirement (65 - 79)	19.4	221
Elderly (80+)	8.8	100
Total	100%	1,139

**Figures rounded to the nearest whole number based on age profile shares.*

4 Social Infrastructure and Open Space

4.1 Overview

Community and Social Needs Studies are important for understanding how new developments potentially affect communities, especially regarding social infrastructure and open spaces. These elements are vital for maintaining community well-being and quality of life. Social infrastructure, such as community centres and libraries, and open spaces, including parks and playgrounds, play significant roles in supporting residents' physical and social needs.

As new developments occur, they increase the population and demand for these services and amenities. The principle of 'nexus' ensures a clear connection between development and the need for additional or upgraded infrastructure. This involves identifying the scale of population change, estimating likely demand against adopted benchmarks, and determining how and when new facilities should be provided to maintain equitable access and liveability.

This section draws on the Port Stephens Council Resourcing Strategy 2025–2035, particularly Attachment C – Strategic Asset Management Plan (SAMP), which defines Council's adopted levels of service and provision benchmarks for community and recreation assets. These include quantitative targets such as:

- 1 multipurpose community facility per 5,000 people
- 1 branch library per 30,000 people or 1 library lounge (small branch) per 10,000 people
- 1.55 ha of sports facilities per 1,000 people
- 2.5 ha of parks and reserves per 1,000 people
- 1 local park per 1,500 people

These benchmarks have been applied to estimate indicative demand for Precinct 1A (approximately 1,139 residents / 517 dwellings) in line with Council's Strategic Asset Management Plan (SAMP), the Port Stephens Recreation Strategy (2018) and the Fern Bay and North Stockton Strategy (2020).

Typically, social infrastructure and open space mapping identifies facilities within a defined catchment; however, there are currently no public community facilities or Council-owned open spaces within 5 km of the Precinct 1A area.

4.2 Existing open space provisions and likely gaps

Precinct 1A falls within the Fern Bay–Fullerton Cove Planning District, as defined in *the Port Stephens Recreation Strategy* (Port Stephens Council, 2018a). Public open space provision in Fullerton Cove is currently limited. The *Recreation Strategy Volume 2* identifies Fern Bay Reserve (0.67 ha, District Park) and Fern Bay Community Centre and Tennis Courts (0.27 ha, Local Sportsground) as the two main public recreational assets within the district (Port Stephens Council, 2018b, p. 66). Additionally, private recreation facilities exist within gated estates such as The Cove Village, which includes a pool, bowling green, gym, and community centre—though these are not publicly accessible.

Seaside Estate, located in Fern Bay, is a large master-planned development governed by a Community Title Scheme. It contains three privately managed parks and playgrounds. These open spaces are not Council-owned or publicly maintained and are funded and governed by residents through the community scheme (Port Stephens Council, 2018b, p. 66).

While this estate adds visual and recreational greenery, these facilities do not contribute to Council's benchmark open space calculations and are not available to the wider public. Community feedback recorded in the *Fern Bay and North Stockton Strategy* indicates a desire for improved quality and more accessible public open space, with gaps noted in park embellishment, inclusive infrastructure, and walkability (Port Stephens Council & City of Newcastle, 2020, p. 7).

Residents also rely on shared access to recreation infrastructure in Stockton (City of Newcastle LGA), including sports fields, a surf lifesaving club, and aquatic and tennis facilities. However, access to these services is limited by distance, transport constraints, and jurisdictional boundaries (Port Stephens Council, 2020, p. 6).

Across the Fern Bay–Fullerton Cove district, the Recreation Strategy identifies several key gaps:

- A lack of accessible public open space and active recreation areas directly within Fullerton Cove.
- A shortfall in recreation facilities for children and young people, with limited provision of playgrounds, kick-about spaces or youth-focused infrastructure (Port Stephens Council, 2018b, p. 67).
- Fragmented and disconnected neighbourhoods lacking cohesive green space networks or safe pedestrian and cycling connections (Port Stephens Council & City of Newcastle, 2020, p. 7).

Council's Recreation Strategy (2018) and SAMP (2025–2035) highlight persistent shortfalls in accessible local parks, playgrounds and youth-oriented spaces in this district. Based on the estimated population of 953 residents, the adopted benchmarks indicate demand for:

- Approximately 2.85 ha of total parkland (2.5 ha/1,000 people)
- Approximately 0.76 local parks (1 per 1,500 people)
- 1 playground (1 per 1,700 people)

Precinct 1A includes 4.996 ha of conservation land that will offer informal amenity but does not meet Council's formal open-space standards for active recreation or playground provision.

4.3 Existing social infrastructure provisions and likely gaps

The assessment of existing social infrastructure for Precinct 1A is informed by a review of relevant strategic documents, including the Port Stephens Recreation Strategy (2018) and the Fern Bay and North Stockton Strategy (2020).

Currently, Fullerton Cove has no public social infrastructure such as:

- Childcare centres
- Schools

- Libraries
- Health clinics
- Multipurpose community facilities

Some private amenities exist within gated estates, such as The Cove Village, which provides a pool, gym, and community centre. However, these are not publicly accessible. Similarly, Seaside Estate in Fern Bay includes several small community parks and playgrounds managed under a community title scheme, which do not contribute to Council's benchmark provision because they are privately maintained.

A cross-check of mapping tools and Council directories confirms no public social infrastructure exists within 1–2 km of the Precinct 1A site. Local residents continue to rely on Stockton, Fern Bay, Medowie, Raymond Terrace, and Newcastle for access to core community services.

Table 4.1 summarises the nearest social infrastructure within approximately 10 km of the site, including schools, childcare, medical facilities, and community halls.

While Precinct 1A will introduce an estimated 1,139 residents, this stage will generate incremental rather than standalone demand. Service needs—particularly schooling, childcare, libraries, and primary health care—will continue to be met regionally. However, Precinct 1A establishes a foundation for future cumulative demand. Any later stages of development are expected to trigger the need for:

- A small multipurpose community facility
- Local childcare provision
- Accessible health and allied health services
- Flexible gathering spaces to support intergenerational inclusion

Table 4.1 Social Infrastructure within 10 km of Proposal

Facility Type	Name	Location	Distance from George St, Fullerton Cove	Driving Time (approx.)
Childcare	Milestones Early Learning	43 Seaside Boulevard, Fern Bay	5.3km	6 min
Childcare	Tillys Play and Development Centre	3–5 Vardon Rd, Fern Bay	6.1 km	7 min
Medical	Central Health Alliance	1 Technology Place, Williamtown	4.0 km	5 min
Medical	Fern Bay Medical Centre	1117 Nelson Bay Rd, Fern Bay	5.0 km	6 min
Zoned public Primary School	Fern Bay Public School	2 Vardon Rd, Fern Bay	6.1 km	7 min

Facility Type	Name	Location	Distance from George St, Fullerton Cove	Driving Time (approx.)
Zoned public High School	Newcastle High School	160/200 Parkway Ave, Hamilton South	22 km	25 min
Community Hall	Fern Bay Community Centre	8 Vardon Rd, Fern Bay	6.2km	7 min

4.4 Responding to identified needs – Open Space (Precinct 1A)

Precinct 1A does not include formal public open space or active recreation infrastructure. Approximately 30,888 sqm of conservation land will be provided as part of this stage. This land may offer informal amenity for activities such as walking or casual play but is not designed as formal parkland or playground space.

Applying SAMP and Recreation Strategy benchmarks to 1,139 residents indicates typical expected provisions of:

- approximately 2.58 ha of total parkland and
- at least one local playground

Precinct 1A does not meet these requirements. Residents will continue to access existing facilities in Fern Bay, Stockton and Newcastle for formal recreation until future stages deliver local open-space outcomes.

4.5 Responding to identified needs – Social infrastructure

Precinct 1A includes no formal social infrastructure (e.g. community facilities, libraries, childcare, health services or education). Applying Council's adopted SAMP benchmarks and recognised planning ratios indicates indicative demand for:

- 0.23 multipurpose community facility
- 0.11 library lounge
- Around 50 childcare places
- Around 210 primary school enrolments and 140 secondary school enrolments
- Equivalent demand for around 1 general practitioner (to the nearest whole number)

These requirements are not met within Precinct 1A. Residents will continue to rely on existing facilities located in nearby centres such as Fern Bay, Stockton, Medowie, Raymond Terrace, and Newcastle. The planned Medowie High School (opening Term 1 2027) will add additional secondary capacity within the LGA, improving regional access over time.

4.6 Summary of open space and social infrastructure

The following table provides a summary of:

- Existing social infrastructure and open space currently available to Fullerton Cove residents
- Planning benchmarks relevant to a population of approximately 1,139 residents (Precinct 1A), including Council's adopted benchmarks from the Port Stephens SAMP (2025–2035) where applicable
- Indicative demand generated by this stage of development
- Notes on how (or if) these needs are met within Precinct 1A

This summary shows that Precinct 1A will generate modest additional demand but does not deliver new social infrastructure or open space. Residents are expected to continue relying on facilities in surrounding centres. Consideration of local provision is expected to occur through future stages of development or separate planning processes. Benchmarks are based on Port Stephens Council strategies, NSW Government guidelines, and established planning practice across comparable LGAs.

Table 4. Summary of existing social infrastructure and open space

Category	Existing Provisions	Benchmark	Anticipated Demand Proposal (Precinct 1)	Provision in 1A or future stages.	Benchmark Source	Notes
Community facilities	Fern Bay Community Centre (multi-use hall, kitchen, storage, tennis club office), limited private access facilities in The Cove and Seaside Estate. No library facility within Fullerton Cove. Nearest public facility is Stockton Library (Newcastle LGA).	1 multipurpose community facility per 5,000 people 1 branch library per 30,000 people; 1 small library (lounge) per 10,000 people	Approximately 0.23 of a facility required for incoming population.	No provision in 1A. The Masterplan includes 1,000 sqm Social Tavern/Club and retail precinct with flexible community use areas.	Port Stephens Council Strategic Asset Management Plan (2025–2035) – Lifecycle Management: Community and Recreation Assets Port Stephens Council Strategic Asset Management Plan (2025–2035) – Lifecycle Management: Libraries	Below Council’s provision rate; demand expected to be met regionally until later stages deliver local community hub.
Libraries/ Culture	No local cultural or performing arts infrastructure within Fullerton Cove. Nearest facility is in Newcastle. Regional cultural planning led by external LGA.	1 branch library per 30,000 people; 1 small library (library lounge) per 10,000 people.	0.11 small library	None.	Port Stephens Council Strategic Asset Management Plan (2025–2035) – Lifecycle Management: Libraries	Residents will continue to rely on regional cultural facilities in Newcastle and Port Stephens.
Education	Fern Bay Public School (primary); no school located in Fullerton Cove. Zoned to Newcastle High School. No early learning centres in	No fixed benchmark. Standard practice estimates approx. 135 childcare places, 562 primary and 375	Precinct 1A Provision: Estimated demand for approximately 50 childcare places, 210 primary school	No schools or childcare centres in Precinct 1A.	Derived from standard demographic planning practice; consistent with school-age projections and	Demand is expected to be met by existing schools and childcare centres in Fern Bay, Stockton, and Newcastle. Any local provision would be a

Category	Existing Provisions	Benchmark	Anticipated Demand Proposal (Precinct 1)	Provision in 1A or future stages.	Benchmark Source	Notes
	Fullerton Cove, nearest is Tillys Fern Bay.	secondary enrolments for population of 3,047 (adjusted age profile).	enrolments, and 140 secondary school enrolments.		proposal-specific childcare demand analysis	consideration for future stages. Medowie High School (opening Term 1 2027) will add regional capacity.
General practitioner medical services	Two small medical centres in Fern Bay (Seaside Medical and Palm Lake Resort). Closest larger medical facility is in Williamstown (Central Health Alliance).	1 GP per 858 people (2023 Health benchmark) = demand for ~3.5 additional GPs.	Generates demand equivalent to approximately 1 GP (rounded to nearest whole number).	No medical services provided in Precinct 1A.	Australian Department of Health and Aged Care (2023); Health Workforce Division benchmark	Demand will need to be absorbed by nearby regional services Fern Bay, Williamstown and surrounding localities.
Spaces and services for seniors	No seniors-specific infrastructure or aged care services in Fullerton Cove however private retirement villages offer internal services.	No numeric SAMP benchmark; policy focus on ageing-in-place and universal accessibility	Estimated 341 residents aged 65+.	No dedicated seniors' facilities.	PSC SAMP (2025–2035) – Strategic Objective for Ageing-in-Place)	Seniors' needs will be met regionally. Needs to be met through accessible design and regional health and community services.
Open space and recreation (Local)	Fern Bay Reserve (0.67 ha) and community parklands in Seaside Estate (private strata-managed). No public playgrounds. Access to Stockton facilities limited by distance and jurisdiction.	1 park per 1,500 people; 100% of dwellings to be within 400–800m safe walking distance of a park.	0.76 parks (1,139 ÷ 1,500); ≈ 2.85 ha total parkland (2.5 ha/1,000 people).	4.996 ha of conservation land (informal use only)	PSC SAMP (2025–2035) – Lifecycle Management: Parks and Reserves; Recreation Strategy Vol 2 (2018).	Conservation land provides informal amenity. No formal park or playground provided in Precinct 1A. Below Council benchmark. Future stages should deliver neighbourhood-scale parkland.
Open space and recreation (District)	Fullerton Cove lacks a formal district park. Nearest district-level sports and recreation facilities are in	Sports facilities: 1.55 ha per 1,000 people (+ court ratios Netball 1:3,000; Tennis 1:1,800; Croquet	2.85 ha district parkland.	None	PSC SAMP (2025–2035) – Lifecycle Management: Sports Facilities and Parks and Reserves.	Deficit in formal district facilities; reliance on Stockton and Raymond Terrace consistent with

Category	Existing Provisions	Benchmark	Anticipated Demand Proposal (Precinct 1)	Provision in 1A or future stages.	Benchmark Source	Notes
	Stockton or Raymond Terrace.	1:40,000). Parks & Reserves: 2.5 ha per 1,000 people.				regional open-space hierarchy

5 Cumulative impacts considerations

Assessment of cumulative impacts considers the combined effect of multiple approved and proposed developments within the Fern Bay–Fullerton Cove corridor. These developments collectively influence regional demand for community infrastructure, open space, education, health services, and local transport networks.

Precinct 1A represents a modest early stage of residential growth, generating an estimated 1,139 new residents. While this stage alone does not trigger new on-site social or open space infrastructure, its population contributes incrementally to cumulative demand across the shared regional network of facilities and services.

Several key developments in the surrounding area are relevant to cumulative considerations; as summarised below.

The Ingenia Lifestyle Element community at 21 Fullerton Cove Road introduces 122 long-term residential sites as part of a manufactured home estate. The site includes a temporary clubhouse, men’s shed, landscaping, and road access (Port Stephens Council, 2024a). Its proximity to the Precinct 1A means the community shares key infrastructure dependencies with the Proposal. It contributes to an ageing demographic and highlights the need for inclusive, flood-resilient, and accessible public infrastructure.

The recently approved mixed-use shopping centre at 42 Fullerton Cove Road, determined by the Hunter and Central Coast Regional Planning Panel in January 2025 (DA 16-2023-685-1), will introduce a supermarket, liquor store, medical centre, and associated commercial spaces (Hunter & Central Coast Regional Planning Panel, 2025). The development supports improved access to essential services and aligns with the Fern Bay and North Stockton Strategy (Port Stephens Council and City of Newcastle, 2020), but will increase traffic, on-site parking demands, and create cumulative impacts across the shared transport network.

The Newcastle Golf Club seniors living development, located at 4A and 4 Vardon Road, was approved in April 2025 and will deliver 172 dwellings, a community centre, and recreational amenities (DA 16-2023-707-1). While much of the infrastructure is private, the development will contribute to regional demand for aged care services, medical facilities, and active transport connections, reinforcing the need for accessible public-facing infrastructure through the Proposal (Hunter and Central Coast Regional Planning Panel, 2025).

The Rifle Range redevelopment at Fern Bay (DA 16-2023-690-1), currently under assessment, proposes a 232-lot residential subdivision, central park, and public walkways. It is a key contributor to population growth in the precinct and aligns with the Fern Bay and North Stockton Strategy objective to deliver compact and connected coastal communities (Port Stephens Council and City of Newcastle, 2020). However, it also raises infrastructure demand across roads, education, and healthcare, reinforcing the importance of strategic alignment with the Proposal.

Together, these developments create a layered and interconnected pattern of growth, emphasising the need for coordinated delivery of open space, community facilities, and public services. A summary of developments and cumulative impact considerations is provided in Table 5.1.

Cumulative considerations for Precinct 1A:

- Incremental contribution to local and regional demand for education, health, and recreation services
- Reliance on regional facilities and existing social infrastructure networks
- Dependence on broader transport upgrades, particularly along Nelson Bay Road
- Alignment with the Fern Bay and North Stockton Strategy, which identifies the area for managed, compact coastal growth
- Traffic and transport – Precinct 1A will contribute incrementally to traffic volumes on Nelson Bay Road and local intersections. Intersection performance and congestion are being assessed through a separate traffic and transport study, which will inform access, staging, and any future infrastructure coordination to manage cumulative effects.

Table 5.1 Cumulative project considerations

Development Name	Proponent	DA Status	Location	Discussion	Cumulative impact considerations
Fullerton Cove Road – Mixed-Use Shopping Centre	Canaan PD 2 Pty Ltd	DA 16-2023-685-1 Approved by Hunter & Central Coast Regional Planning Panel (January 2025)	42 Fullerton Cove Road, Fern Bay / Fullerton Cove interface	Construction of a supermarket, five commercial premises, a medical centre, signage, sewer extension, and demolition of an existing dwelling. Capital Investment Value: \$34.18 million.	- Provides local access to retail and medical services for residents in Fullerton Cove and Fern Bay - Supports walkable neighbourhood goals in Fern Bay and North Stockton Strategy - Reduces reliance on Raymond Terrace and Stockton for basic services - Adds to cumulative demand on local road network and parking; relevant to future pedestrian and public transport planning
Rifle Range Redevelopment, Fern Bay -	Defence Housing Australia	DA 16-2023-690-1 (Under Assessment)	14 Popplewell Road, Fern Bay	- Proposal for a 232-lot residential subdivision, including a central park and scenic walkways. The site was rezoned to R3 Medium Density Residential in May 2022. 232-lot residential subdivision including a central park, walking trails, stormwater management, road upgrades, and bushfire mitigation. Zoned R3 Medium Density Residential.	- Major contributor to cumulative residential growth in the area - Shared reliance on Nelson Bay Road upgrades and pedestrian infrastructure - Increases demand for local schools, parks, and health services - Supports broader Fern Bay and North Stockton Strategy vision for compact, connected communities
Newcastle Golf Club Seniors	Principle Living Pty	DA 16-2023-707-1 (Approved 10 April 2025)	4A and 4 Vardon Road, Fern	172 seniors' dwellings (villas, duplexes, apartments), community centre, recreation	Shared infrastructure demands (medical, transport, aged services)

Development Name	Proponent	DA Status	Location	Discussion	Cumulative impact considerations
Living Development			Bay (near Fullerton Cove)	facilities, roads, bushfire/stormwater mitigation, staged over 6 phases	• Intersection upgrade at Nelson Bay Rd and Vardon Road relevant to both developments (Rifle Range) • Reinforces the need for accessible public social infrastructure in Fullerton Cove • Aligns with Fern Bay and North Stockton Strategy but requires integrated planning to manage cumulative population and service pressures
Ingenia Lifestyle Element – Manufactured Home Estate	Sungenia Development Pty	DA 16-2013-564-8 (Modified 5 March 2024) (Under construction)	21 Fullerton Cove Road	• 122 long-term sites + 2 short-term caravan sites • Includes a temporary clubhouse, community facility, men's shed, internal roads, landscaping, and shared paths • Located in a flood-prone and PFAS-affected area	• Contributes to ageing population concentration and demand for accessible infrastructure • Shared reliance on local road, drainage, and active transport networks • Relevant to social inclusion, flood management, and cumulative transport planning

6 Summary and recommendations

This Community and Social Needs Assessment (CSNA) has assessed the likely social infrastructure and open space considerations arising from Precinct 1A at Fullerton Cove.

Precinct 1A is a residential-only stage comprising seven lots, 517 dwellings, and an estimated 1,139 residents. It provides 30,888 sqm of conservation land for informal amenity but no formal social infrastructure or local parkland.

Key findings for Precinct 1A:

- Precinct 1A makes a contribution to local and regional housing supply, introducing up to 517 new dwellings. This responds to strategic objectives in the Port Stephens Housing Strategy to increase housing choice and accommodate population growth.
- Existing regional services are already under pressure. Fullerton Cove lacks local schools, childcare, libraries, youth facilities, and seniors' services. Residents rely on facilities in Fern Bay, Stockton, Medowie, Raymond Terrace, and Newcastle.
- Application of Council's adopted provision benchmarks from the Port Stephens Council Resourcing Strategy 2025–2035 (SAMP), together with recognised state planning and sector standards, indicates the following indicative demand for Precinct 1A:
 - Approximately 0.23 of a multipurpose community facility
 - Approximately 0.11 of a small library lounge
 - 50 childcare places
 - 1 GP equivalent (to nearest whole number)
 - 2.85 ha total parkland (2.5 ha/1,000 people)
- This demand will add to pressure on regional services, highlighting the importance of coordinated, staged infrastructure planning as the corridor grows.
- Open space is limited to conservation land, which offers only informal recreational value.
- Transport disadvantage remains a key contextual factor, with high car reliance, no formal footpaths, and most dwellings beyond walkable distance to bus stops.
- Cumulative growth from nearby developments (Rifle Range, Ingenia Lifestyle, Newcastle Golf Club seniors living, and the approved local shopping centre) reinforces the need for coordinated regional service planning.

Recommendations and Future Planning Actions

- Recognise that Precinct 1A contributes additional housing supply while generating modest incremental demand for social infrastructure and services.
- Plan for cumulative delivery of local community facilities and open space through future stages of development.

- Engage with local residents and service providers to validate social infrastructure needs and inform future staging and design.
- Coordinate with Port Stephens Council and NSW agencies to align infrastructure provision with cumulative growth and regional service pressures.
- Address transport connectivity and safety issues, including school bus access and provision for future pedestrian connections, to support safe access to regional services.

Precinct 1A introduces new housing and makes an early contribution to the supply and diversity of dwellings in Fullerton Cove. At the same time, it generates modest additional demand for social infrastructure and relies on regional services, with formal local provision expected to be considered in future stages.

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Appendix 1: Qualifications of contributors

Certification Page

I, Peace, Director / Principal Consultant, AAP Consulting, certify that the Community and Social Needs Study contains information relevant to the subject site and that the information is not false or misleading. My qualifications and experience are listed below.

Qualifications and membership

- Bachelor of Arts (Communications)
- Graduate Certificate Social Change and Development (ongoing, HD in Soc Science Research Methods)
- Member International Association of Impact Assessment
- Member International Association of Public Participation
- Member Environmental Institute of Australia and New Zealand

Experience

The author is trained in social science methodologies and has demonstrated SIA skills in Government, private, and education settings. She has managed SIAs for extractive industry, renewable energy, social infrastructure and transport infrastructure projects in NSW including significant state developments.

The author is a social impact and community engagement specialists with a range of experience in carrying out major social impact assessments across a range of sectors in NSW, inclusive of participatory engagement practices

Date: 9 December 2025

Angela Peace