

*Presentation*

**Potential Adaptive  
Re-use  
of the  
Tomaree Lodge  
on the  
Tomaree Headland  
Port Stephens**

**March 2023**

*by*

**The Tomaree Headland Heritage Group Inc.**



# TOMAREE HEADLAND

## SHOAL BAY

An outstanding Natural and Heritage Asset which is potentially a Nationally Significant Visitor Attraction and Education Precinct located in Port Stephens



## LOT 453

The Tomaree Lodge Site  
**is Freehold** which is owned by the State Government and  
Managed by the Department of Communities and Justice

The Tomaree Lodge site is listed on the **State Heritage Register**.

*'The site is a physical demonstration of Port Stephen's important contribution to WWII when it was developed as a military base by the joint Australian Army-United States Navy defence venture in March 1942'.*

This Statement also states *'The site is rare as one of the few surviving, relatively intact Army Garrison Camps dating from the Second World War in NSW'.*

## LOT 454

The Tomaree Headland  
is **owned by the National Parks and WLS**.

The National Park site has a **similar Heritage Status** with special mention of its Radar Station and fortifications including gun emplacements.



# Participating Organisation

*Tomaree Headland Heritage Group Inc.*

- **Business Port Stephens Inc.** *(formerly the Tomaree Business Chamber Inc.)*
- **Nelson Bay RSL Sub-Branch Inc.**
- **Destination Port Stephens Inc.**
- **Port Stephens Historical Society Inc.**
- **Shoal Bay Community Association Inc.**
- **EcoNetwork - Port Stephens Inc.**
- **Marine Parks Association Inc.**
- **Tomaree Ratepayers & Residents Association Inc.**
- **Tomaree Museum Association Inc.**
- **Tomaree Cultural Development Group Inc.**

# Jetty Project

It is proposed to seek reinstatement of the Jetty which was removed some years ago and replace with a pontoon.

This would allow the introduction of Public Transport to the Headland which will have the key benefit of accessing the Headland Summit and also connecting to the future 'National Parks Tomaree Coastal Walk' which will extend from the Headland to Birubi

The potential introduction of a Ferry service between Nelson Bay and the Headland will open the door to a more extensive ferry service embracing such areas as Lemon Tree, Soldiers Point and Bannisters

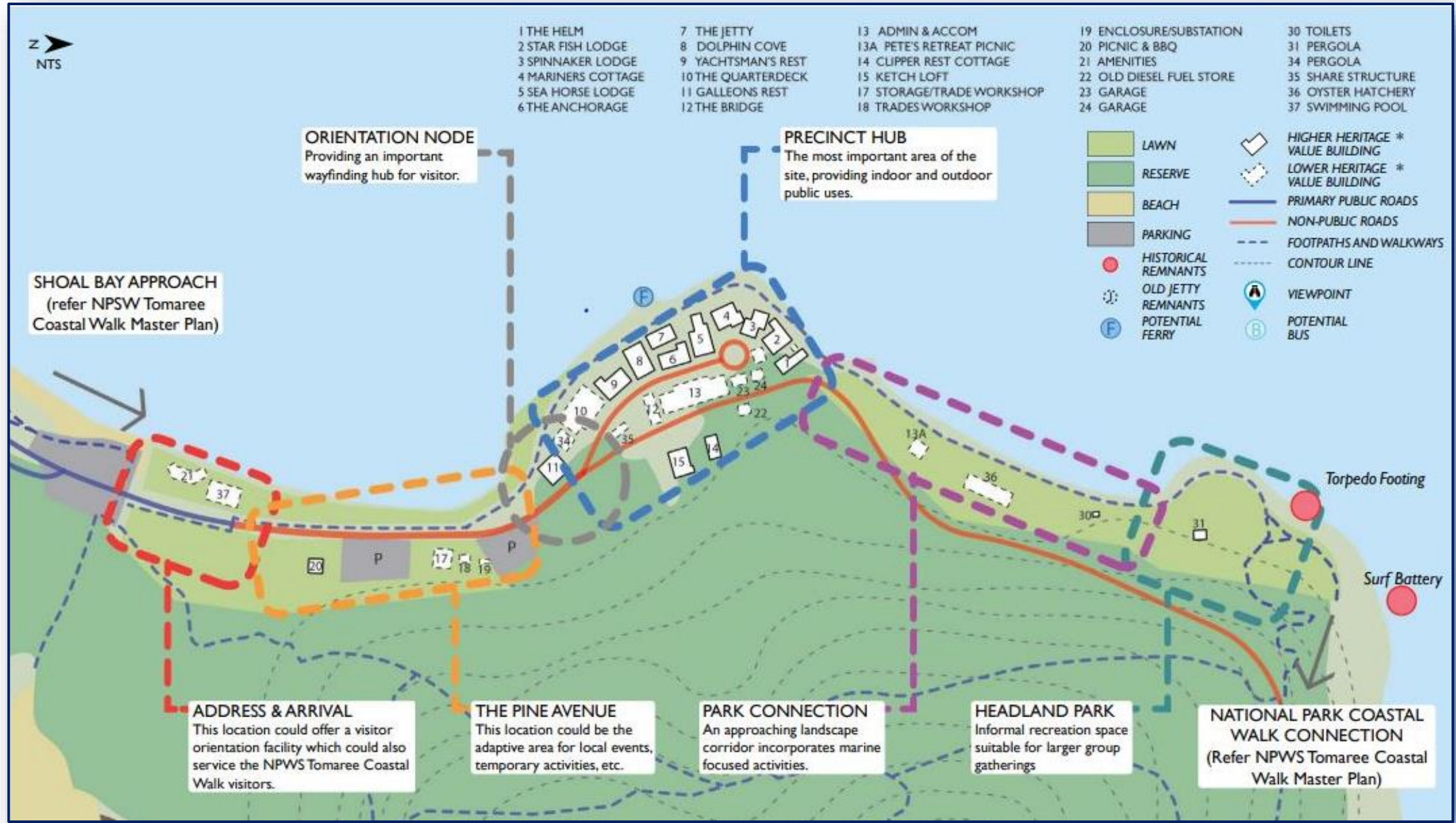




**TOMAREE LODGE SITE  
STRATEGIC CONCEPT PLAN  
ADAPTIVE REUSE OF THE TOMAREE LODGE SITE**

S22-0026 Issue E • 28/10/2022

# Demonstration of the Opportunities



# POTENTIAL OPPORTUNITIES

for the **FUTURE** of the **TOMAREE LODGE SITE**

*as identified by our group following extensive community engagement over the past 4 years*

## Considerations

- The State Government has recently committed to **transitioning** the site to **Port Stephens** for community and recreational use.
- It is important to note that the Tomaree Lodge site is on the **State Heritage Register**.
- The site will also need to be **financially sustainable** as there are significant existing costs related to the site. Therefore, revenue streams will need to be developed.



# Considerations

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- Also from our viewpoint the Tomaree Lodge site will need to have **ongoing full accessibility to the public**. The other significant consideration is accessibility as the **current parking is saturated with no public transport**.
- The State Government has recently been undertaking **Community Consultation** to assist in the development of the future use(s) for the site. Also there will be a subsequent **Master Planning** process required.
- There will also need to be a future **Management Model** and we believe a **Community Trust** is appropriate which could include Port Stephens Council, the State Government and community members as well as other expertise. This model has been used in other jurisdictions for similar sites.

# Potential Uses

*as identified by our group following extensive community engagement over the past 4 years*

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- Visitor Kiosk and Information
- Student excursions and accommodation (including school and tertiary levels)
- Dining and food outlets
- Marine science Research and Education
- Recreational and sightseeing activities including BBQ and picnic facilities -  
There are some locations within the Lodge site which could also be suitable for outdoor events such as music, dance, drama and celebrations e.g. weddings
- An Interpretative/Museum Centre

# Potential Uses

*as identified by our group following extensive community engagement over the past 4 years*

*Cont'd Page 2*

- Showcasing of the WWII History including a Memorial Walk connecting all of the various Military remnants, Gun Emplacements, the Radar and dedicated to those who have served from Port Stephens. Also there is potential for WWII re-enactments. Many of the historic military elements are located in the adjacent National Park and it is therefore important that any planning, management, restoration and interpretation should be approached in a holistic manner
- Guided walking tours and trails embracing elements such as Military, Indigenous and marine history as well as flora and fauna

# Potential Uses

*as identified by our group following extensive community engagement over the past 4 years*

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- Marine and Eco tourism facilities
- Arts and Crafts displays/exhibitions
- Reinstatement of the Jetty with a Pontoon to allow access by ferry and cruise operators particularly to reduce the reliance on parking
- Reinstatement of the offshore swimming baths

**Our belief is that a number of these elements can complement each other for the future adaptive reuse(s) of the Tomaree Lodge site which should always remain open to the public.**

**January 2023**