About this document:

In early 2025, the NSW Government commissioned renowned Hunter-based design consultants, SHAC Architects, to produce a concept masterplan for Tomaree Lodge, which will be retained in government ownership for public use and enjoyment. Following a thorough technical assessment of the site's features, conditions and constraints, SHAC has produced a set of preliminary concept designs, which were released for public feedback in August 2025. These designs respect Tomaree Lodge's heritage, cultural and environmental significance, while outlining exciting opportunities to enhance its potential for public and recreational use.

We now invite members of the community to review the preliminary concepts and provide feedback, with a view to finalising the concept masterplan in December 2025.

Snapshot Summary: CONNECTION CONCEPTS Tomaree Lodge A Port Stephens Placemaking Approach





Consultation Key Themes



Heritage, Culture & Storytelling

- · Interpretation and storytelling of the site's history, integrated into design and planning.
- · Ensure access to information about the heritage of site
- · Acknowledge and celebrate the site's full cultural significance, including Worimi and European history.
- Support shared storytelling opportunities.

Infrastructure & Access

- · Improve parking, transportation, and access infrastructure through targeted upgrades and better connectivity.
- Review service infrastructure challenges, like outdates sewerage and utilities, to ensure the site can support future
- · Improve walking paths and wayfinding to create a clear and welcoming sense of arrival.
- Prioritise quality public amenities, like toilets, seating and picnic areas.

Community & Civic Needs

- Establish a clear, achievable delivery framework to guide refurbishment and development of civic infrastructure.
- Consider accessible and affordable facilities to ensure equitable access to services and spaces.
- · Promote education and group engagement by including multipurpose facilities.
- Consider recreational opportunities such as swimming, fitness and play, to cater to a range of community needs.



Planning & Integration

- Unify Tomaree Head by viewing it as one site and better integrating the eastern (Tomaree National Park) and western (Tomaree Lodge) areas.
- Develop a comprehensive masterplan to connect Tomaree Lodge with the surrounding areas.
- Clarify future ownership and governance arrangements to provide certainty for investment, stewardship and long-term management.

Activation & Destination Appeal

- Introduce flexible and engaging uses to activate the site and realise its
- Consider pop-up venues and event spaces to support dynamic cultural and community programming.

 Consider food and beverage options to enhance visitor experience and
- encourage longer stays. Explore redevelopment of the old jetty.
- Incorporate design elements that create a strong sense of arrival and identity to enrich visitor journey and celebrate the site's character.

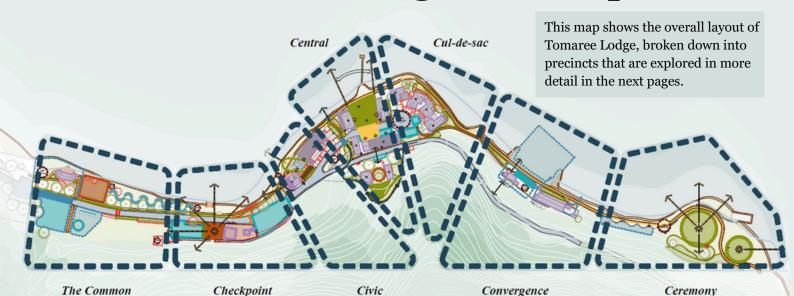
Environment & Sustainability

- to protect and enhance the site's natural value.

 Establish a long-term sustainable strategy to guide future de environmental stewardship.
- Address differing views on sustainability through inclusive engagement that builds consensus and clarity.
- Explore opportunities for eco-tourism and environmental education to align future use with the site's natural characteristics.

 Consider stronger integration with Tomaree National Park to ensure
- ecological connectivity and a cohesive visitor experies

Tomaree Lodge Site Map



The Common

A shared transport solution is required between DCJ, Port Stephans Council and National Park. See transport page 5804.



recedent Examples











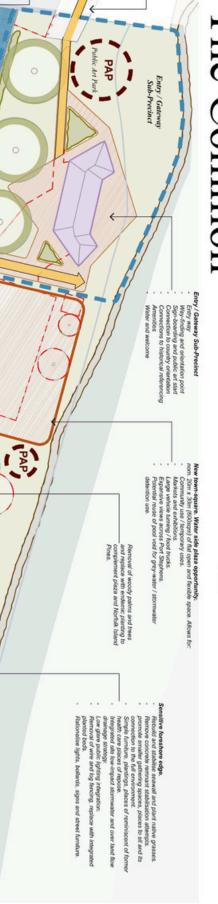




ACHIEVED

3

+ ACCESS





ACTIVATION + DETINATION APPEAL / TOURISM







including fire hydrants, water, gas and power.

Arrival and Alighting Sub-Precinct















Childrens Playground and Adventure Park nestled back against hill near shade close to parking for observation

Recreational Open Space Sub-Precinct.
Non:100x20m=2000spm @ 10spm pp =
200 people in active open pilvy This space
is therefore very important as flat open
space and limited to intensity + density of
us.

Dominant viewline to Stephens Peak to be enhanced

Shared Publicly Accessible Recreational Open Space Sub-Precinct

Clear and safe circulation with traffic calming devices, lighting and wayfinding.

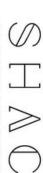
Provide new traffic calming, urban and - water sensitive pavement treatments with pattern, texture, colour and sustainability.

Single dedicated pathway, limiting the number of pedestrian crossings.

Remove dilapidated BBQ shelter, replace with more frequent smaller areas, evernly distributed across precinct, with more sensitive structures and services

1









Checkpoint

Clearly identifiable shared bike and pedesthan pathway around foreshore edge integrated with landscape solution.

Shared slow traffic calming zone to promote pedestrian friendly movemen Potential break in seawall to allow equitable beach access to sheltered cove / sandy beach in low tide. A chance to get your feet wet.

5403 Strategic Masterplan (Concepts)







ACHIEVED OUTCOMES



















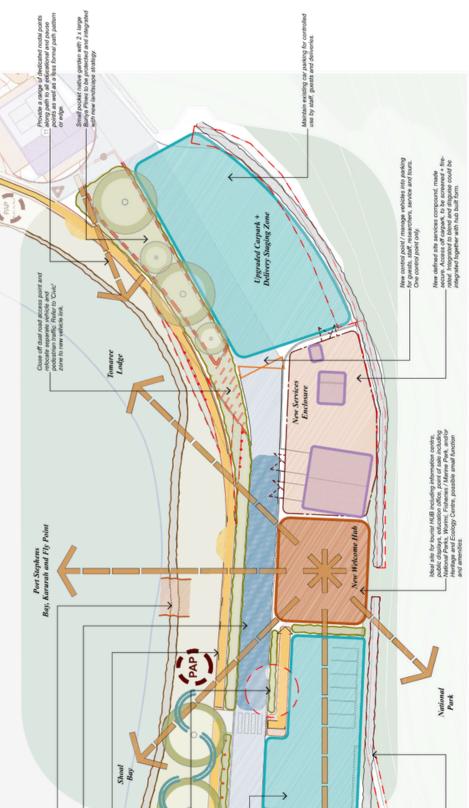








ENVIRONMENT +
SUSTAINABILITY
EDUCATION
RESEARCH



Stephens Peak

Gabion blue stone retaining walls have limited lifespan. Will need future maintenance and upgrade using local 'country' stone + drainage solutions.

Dominant framed view of Stephens Peak, Deeply connects visitors to the whole context of multiple mountains.









C.Civic



ιĊ

INFRASTRUCTURE + ACCESS

3

ACHIEVED OUTCOMES

ACTIVATION +
DETINATION
APPEAL / TOURISM



Project: Kelmscatt Train Station/SDS



Project: Berninneit Cultural & Community Centre/Jackson Clements Burrow



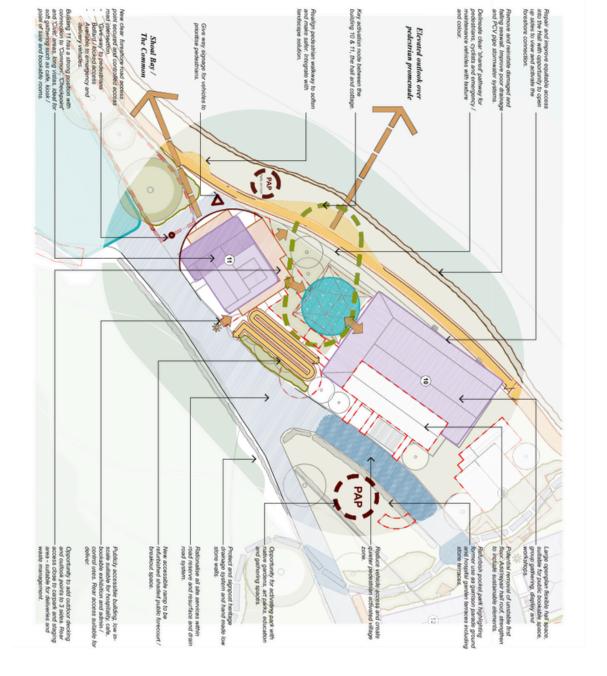






(1) Galleon's Rest (Adaptive Reuse and Repair) (Adaptive Reuse and Repair) - Stop / Space for Sale of Goods - Office Space - Small Arts Venue





COMMUNITY +
CIVIC NEEDS
ARTS & CULTURE















怒

PLANNING + INTEGRATION

Ç;

ENVIRONMENT + SUSTAINABILITY EDUCATION RESEARCH

Visual and physical connection of the Port to the site through the creation of shared public terraces with activated edges. Bring long vistas deep into the site.

Central / Celebration



Creation of a new tiered outdoor public squeet by the removal of immed use and immed accessible buildings. Almel by foot path, norderly and lefters split mode transport options, footal for small gathering mankets, brosplatly, concurrently gathering amplification for music, chance, chance, channe, concents, entlertainment and t * b.

Possible removal of Yachtsman's Rest and stormwater pit refer to condition report. To open up a natural green and blue cascade.

Forest to Foreshore Connection

ACTIVATION + DETINATION APPEAL / TOURISM

Equally Building 8 Dolphin Cove has a frussed not why good potential for open plan therefore flexible uses such as gallery, sales, cate and education.

Building 5 requires asbestos contamination remediation. Il has a funseed roof with good prospects for mediation and adaptive reu-small to medium community uses, workship offices, galleries and research serviced spa

HACCESS +

Strengthen and repair existing seawall when isolated concrete patching has failed. Potent for ramp and lift access in landscape.

ACHIEVED

Opportunity to relocative original small craft intrasport (educ.) Toxall vessel (trainer fast) arrival by yelly with equalities or addition that the potentials to link all livings of the site. Subject to seeparases and seebal surveys, depths and ecologically sensitive solutions.





BUILT FORM + POTENTIAL USE

- (8) Seahorre Cottage (Adaptive Reuse) Localised Offices, Callery / Exhibition Space. Research / Learning Space. Accomodation
 - - (96) The Anchorage (Removal / Demolition)
- (07) The Jetty (Removal / Demolition)
- Dolphin Cove
 (Adoptive Reuse and Repair
 Shop / Sale of goods.
 Costlesed Offices.
 Gallery / Exhibition Spa

Building 12 has imited potential for public inferiorize, influiding views or outlook, it has an elevated central location however supports meetly uses and can activate the meetly pocket pair through lower storage level.

Remove and refocate isolated switch cupboard and associated roadside services to safe and secure compoun-locations.

- (9) The Yachtsman's (Removal / Demolition)

PLANNING + INTEGRATION

Laby Node

(2)

114

Pedestrianised safe low traffic area.

PAP tolic dot Park

(2) The Bridge
(Adaption Reuse and Repair)
Localised Offices
And Gallary I Embridge Space / Historical Studies
And Gallary I Embridge Space /
Research / Learning Space.

Opportunity to establish a re-connection from Forest to Foreshore' with a natural drainage swale system / water polishing, ecologically sustainable and an education

- (1) Administration & Accommodation (Adaptive Reuse and Repair)

 Function Certifie.

 Accommodation.

 Shop Sale of goods.

 Localed Offices, or Research Learning Space.

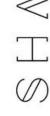








Building 13 has substantial concrete framed Moza, and strateful. Subject to engineers review for has politically formula commercial uses such as formation entitle. Displaidly defluctation, experienced and behind the research. Well serviced and behind the substantial the serviced and behind the behind the service side, it has significant devalors with views and cubick in all directions.



(ii). Central Canopy Edge

Precedent Examples:









(5)

S) Ketch Loft
(Adaptive Reuse and Repair)
- Small Offices
- Accommodation
- Teaching
- Display / Exhibition Space

(1a) Clipper's Rest Cottage (Adaptive Reuse and Repair) - Localised Offices - Workstop / Making Space - Teaching / Research Space



Project: Secret Gardens/CO-Architecture



Project: Murrin Bridge Preschool + Community Centre / Supercontext







٥

Rear service access to building 13 and 12 is viable from Gim Emplacement Road: Upgrade of existing ramp and covered circulation is needed with possible improvements by including a lift for greater equitable access.

+ ACCESS

ACHIEVED OUTCOMES

Gun Emplace

An opportunity exists for small validate delivery and turning day to service buildings 12, 13, 14 and 15. Providing access to ramps, stairs and possible future for over the production of the production finite between 13 and 14/15.

ACTIVATION +
DETINATION
APPEAL / TOURISM

ΐĊ

Forest to Foreshore Connection

Three large dominant Nortolk Island Pines define the front edge of the upper terrace spaces. They should be protected from destabilisation or disturbance to roots or existing draining (1)

Opportunity to improve rainwater run off and overland flow whitst connecting the 'forest to the foreshore'.

F

ART CO

(2)

Ferrmer officers quarters is a traditional domestic residential tourse typology, Ideally suited to small offices, accommodition, idealing or display. Good new year Commercially to small Alphanestie and amenities, ideal to support a group of collaborative people menting a shared space or headquarters with low delivery or servicing needs.

Rainway Former Officens mess half, is a long simple open plan building. Single stropy with limited velicitie or pelestrian equitable access, Josel for workshop, feeding, small group gathering and making spaces. Deeply connected outdoor ferraced parties spaces, flesh for Introducipe seed busing growing rost stock, fundcare and educational gaponess. A Natural ampetitivative for feaching and learning amel performance in outdoor theware, commodule to country with deep afte. Central outdoor gathering space for small / medium group sizes. Could benefit from weather protection / canopy.

A wonderful opportunity exists to filter into the natural surrounding bush habitats, to study and appreciate endemic flora and fauna and hydrology



ENVIRONMENT + SUSTAINABILITY EDUCATION RESEARCH













Cul-de-sac







8



Existing Necricia Island Pine and southern of Ingent Interest Shall form the base for a new leadington addition ingentive with the calcinosistent registers to gratify points, pathways, range and state to sample year improve aesthotics and single year ingrove aesthotics and sample year ingrove aesthotics and sample year ingrove aesthotics and sample year ingrove aesthotics and

PAP

A continuation of the Public Art Park' journey, An effective way to activate the space and create a narrative across the site.

Project: Anne Street Garden Villas/Anna O'Gorman Architects

Project: The Cottage School/Taylor & Hinds Architects

BUILT FORM + POTENTIAL USE

Potential to remove awiwand and unsightly couper studenters, replace with accessable parking bays.

Isindicage, drainage, wayfinding, pathresps and compliant ramp.

(03) Spinnaker Lodge
Adaptive Reuse and Repair
- Office
- Guest House
- Small Gallery/Studio Residence

- (d) The Helm (Adaptive Reuse and Repair)
 Office
 Guest House
 Small Gallery/Studio Residence
- (02) Star Fish Lodge
 (Adaptive Reuse and Repair)
 Office
 Guest House
 Small Gallery/Studio Residence

- (04) Mariners Cottage
 (Adaptive Reuse and Repair)
 Office
 Guest House
 Small Gallery/Studio Residence

The 'Old Diesal Fuel Station' is no longer in uses. Option's to retain and adaptively reuse or remove and rectify the vegetation in this zone. Possible Emergency vehicle parking of luming point.

Remove central amenity area with interconnecting open time balthroom. There is an apportunity to provide independent / self contained residential or provide independent / self contained fresidential or send commercial uses for each of the 4 smillar residential typology buildings in this precinct.

ACHIEVED OUTCOMES

Six cabbage free pairrs endemic to Port Suppliers. Provide a stender landscape node at the point, ideal for retention in inalive garden solutions.

B

Remove ad-hoc limber ramp access across from of buildings 0.2 and 0.3. Reduce access points whilst maintaining adequate safe paths of travel and improving security to publicly accessible foresthore.

INFRASTRUCTURE + ACCESS

Remove small shade shelters and odd furniture BBD detements and reconsider a unified landsca soldridm with a range of public and semi public / private outdoor spaces and gardens.

ACTIVATION + DETINATION APPEAL / TOURISM



















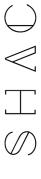


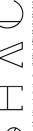


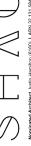


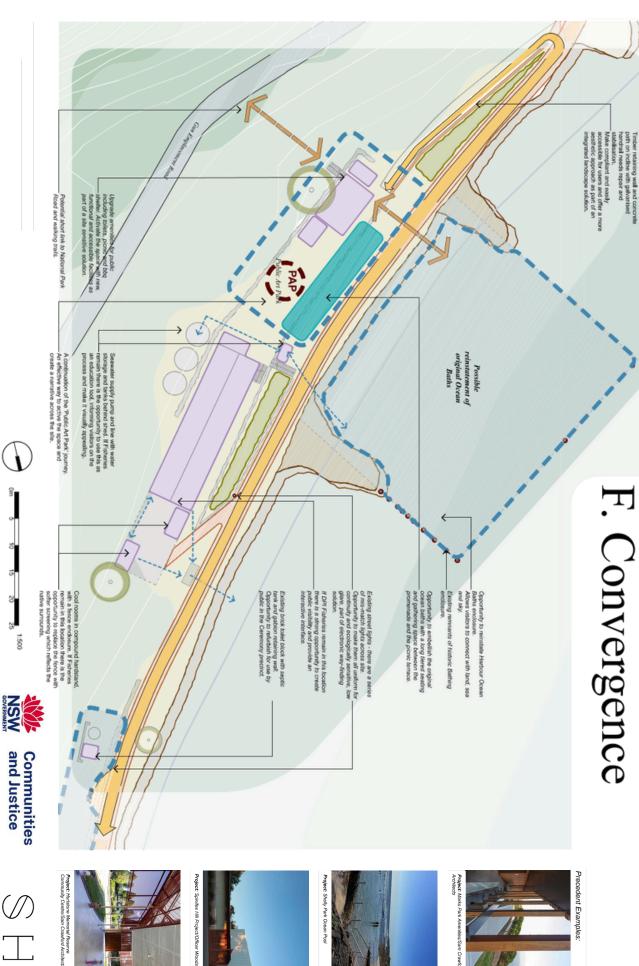
Consideration must be given to streamlined services and compounds for air conditioning condensers, hot water system, fire hose reets and sprinklor stop valve cabinets.



































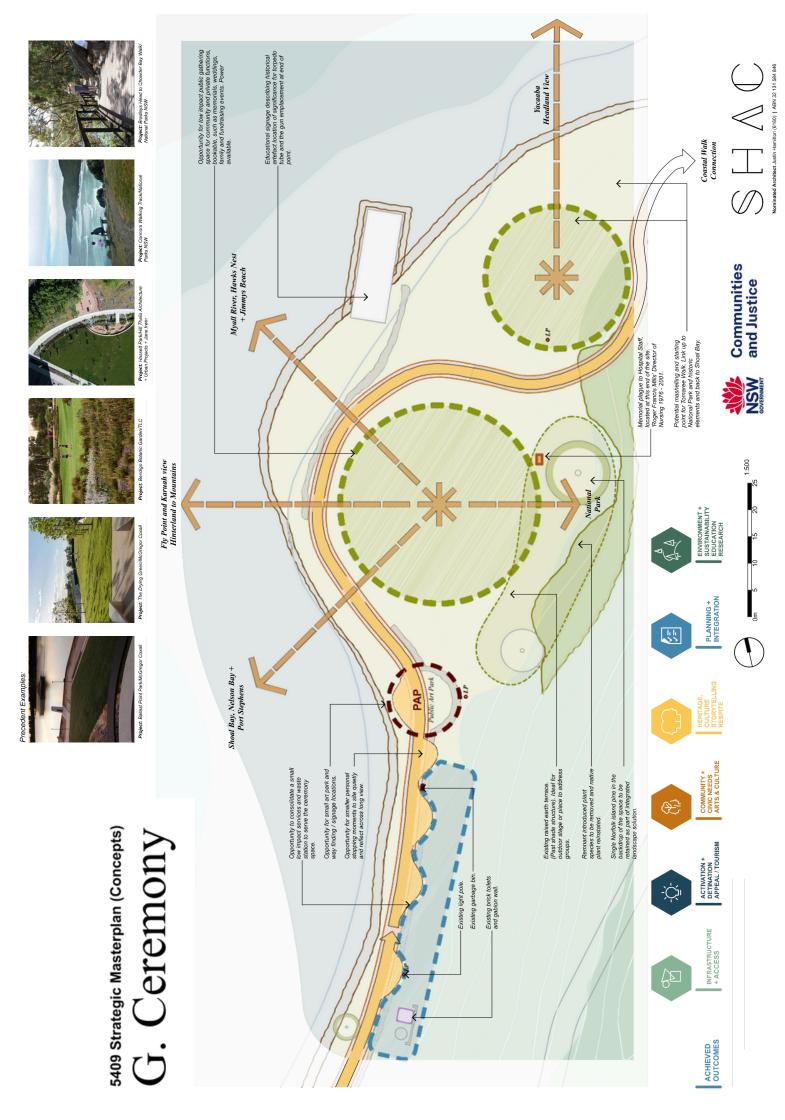












Immediate Initiatives

WAYFINDING & SITE AMENITY

AMENITIES & PASSIVE RECREATION

POOL – REGENERATIVE UTILISATION













- Adaptable signage to allow for modification over time.
- Garbage bins and bike racks at appropriate locations.
- Develop an Indigenous naming strategy, in consultation with local Elders and artists.
- Refurbish existing toilet block to cater for all mobilities and age groups.
- Team with nearby play equipment and covered picnic tables at key locations.
- Install relocatable tables to allow for flexibility over time.
- Consider using redundant swimming pool void to accommodate stormwater retention tanks to improve site sustainability.
- Pave over the existing pool space to create a hardstand area for varied usage, including food vans and educational programs.

LANDSCAPE RECTIFICATION

COHESIVE COLOUR SCHEME

SENSE OF ARRIVAL

SITE SERVICES UPGRADES





Reintroduce endemic

and enhance natural aesthetic, while introducing

headland vegetation along

to reduce erosion run-off

a natural barrier to control pedestrian access through

the Garrison cottages area.

Garrison Point embankment

· Establish a consistent colour scheme for the buildings at Tomaree Lodge, based on the historical palette that applied to their original military uses.



- · Install new signage with updated information to keep the public informed about activity on the site and improve wayfinding.
- Install additional hard and soft landscaping and infrastructure, such as public art, covered furniture items, bike racks and water filling stations.



Upgrade outdated or underutilised services, such as sewer, power, water, drainage and data.



View the full preliminary concept document



See what we've done so far



Tell us what you think