

Rifle Range, Fern Bay

A New Coastal Community

Defence Housing Australia (DHA) is proposing a coastal, residential development comprising of 232 land lots, a central park and scenic walkways. Allotments will be used to build dwellings to accommodate Defence members and their families as well as being sold to the public market.

DHA will soon be submitting a Development Application (DA) to Port Stephens Council to progress plans for the site.

Speak with one of our project team specialists here today to learn more about the project.



Indicative housing style for small land lots (Defence service residences)



Who is DHA

DHA has provided homes for Defence members and their families for 35 years. To meet our Defence housing obligations, we are active in the residential housing market. We acquire and develop land to build thriving and sustainable communities for Defence members and their families, and private owners. This development will provide quality homes for Defence personnel posted in the Newcastle and Hunter region.

Acknowledgement of Country

Defence Housing Australia acknowledges the traditional owners and custodians of the land on which the Rifle Range sits, Worimi Country. We pay our respect to the Elders past, present and emerging.

Rifle Range, Fern Bay

What is Proposed



Allotments

Recent rezoning of the Rifle Range site to include medium density residential has created the opportunity for the proposed development of:

- » 232 residential lots ranging in size from (259m²-947m²)
- » Creation of lots for public and green space, Environmental Conservation Zones and nature corridors
- » Approx. 97 service residences for Defence personnel and their families predominantly in a town house style
- » Approx. 135 lots for public market
- » Dwelling maximum height levels that range from 9m to 15m

» Walkways to natural features nearby

These development features are subject to DA and relevant authority approvals.

Staging of Work and Lot Releases

Before the sale of allotments and dwelling construction, the upcoming DA needs to be approved to allow for the commencement of important infrastructure and site preparatory works.

The works and release of allotments will be undertaken in a staged approach.



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Dwelling Style

Dwelling style and design will need to meet Council's Development Control Plan (DCP). DHA is committed to designing sustainable, modern and high quality homes that will meet the needs of Defence personnel and their families.

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Site Considerations



To progress the Master Plan and prepare for the DA submission, DHA has been working with an expert project team including planners, engineers, ecologists, archaeologists and environmental specialists on dunes and fire hazard management.

Dune Transgression

The Stockton Bight beach is one of the most active coastal dune systems in NSW. The landward transgression of sand in the dune system is a natural occurrence which requires hazard and risk consideration when planning housing. The Rifle Range allotment design has considered possible dune transgression in the future. Any necessary mitigation and management approaches are considered in the DA.



The north west section of Rifle Range

Aboriginal and Historical (non-Aboriginal) Heritage

The Rifle Range site has identified Aboriginal cultural heritage and historical (non-Aboriginal) heritage values which have been considered in the planning for the development.

The site has been subject to comprehensive Aboriginal cultural heritage assessments since 2016 which have included a consultation program with local Aboriginal stakeholders.

Aboriginal cultural heritage assessments are on-going and will seek to completely characterise the archaeological and cultural context of the site and environs with the aim of mitigating impact to cultural values.

Landscaping elements on the site have been designed to recognise the cultural significance of the dune landscape and the existing natural wooded areas, leaving large open spaces.

Significant historical heritage items have been avoided while others have been embraced into the planning. For example, the urban pattern including street layout aligns with the 100yard firing line at the Rifle Range, while heritage armament structures to the north have been avoided.

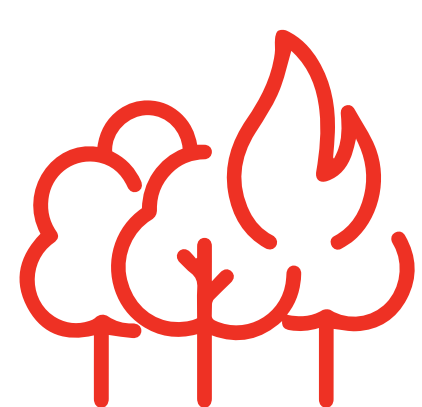
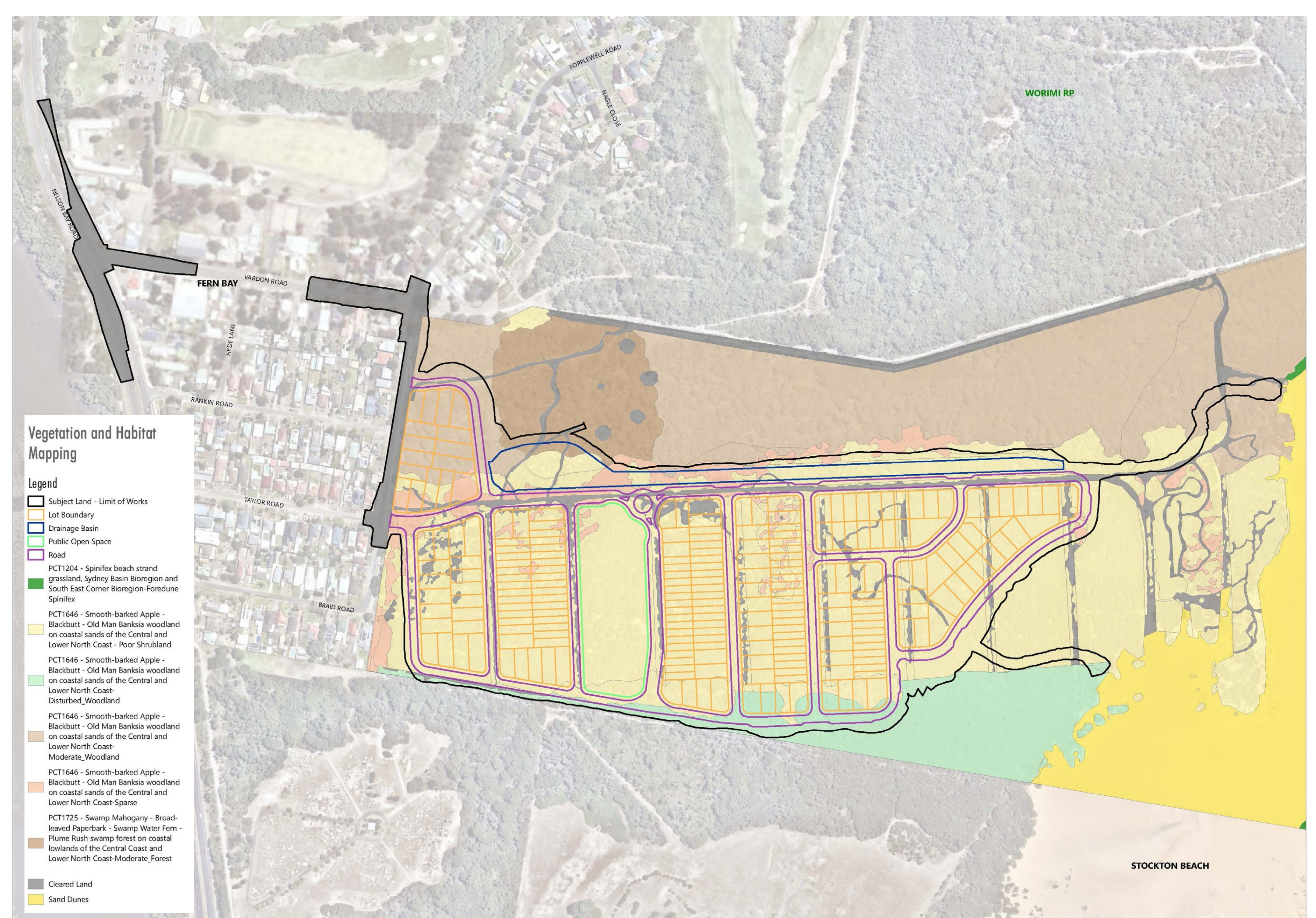
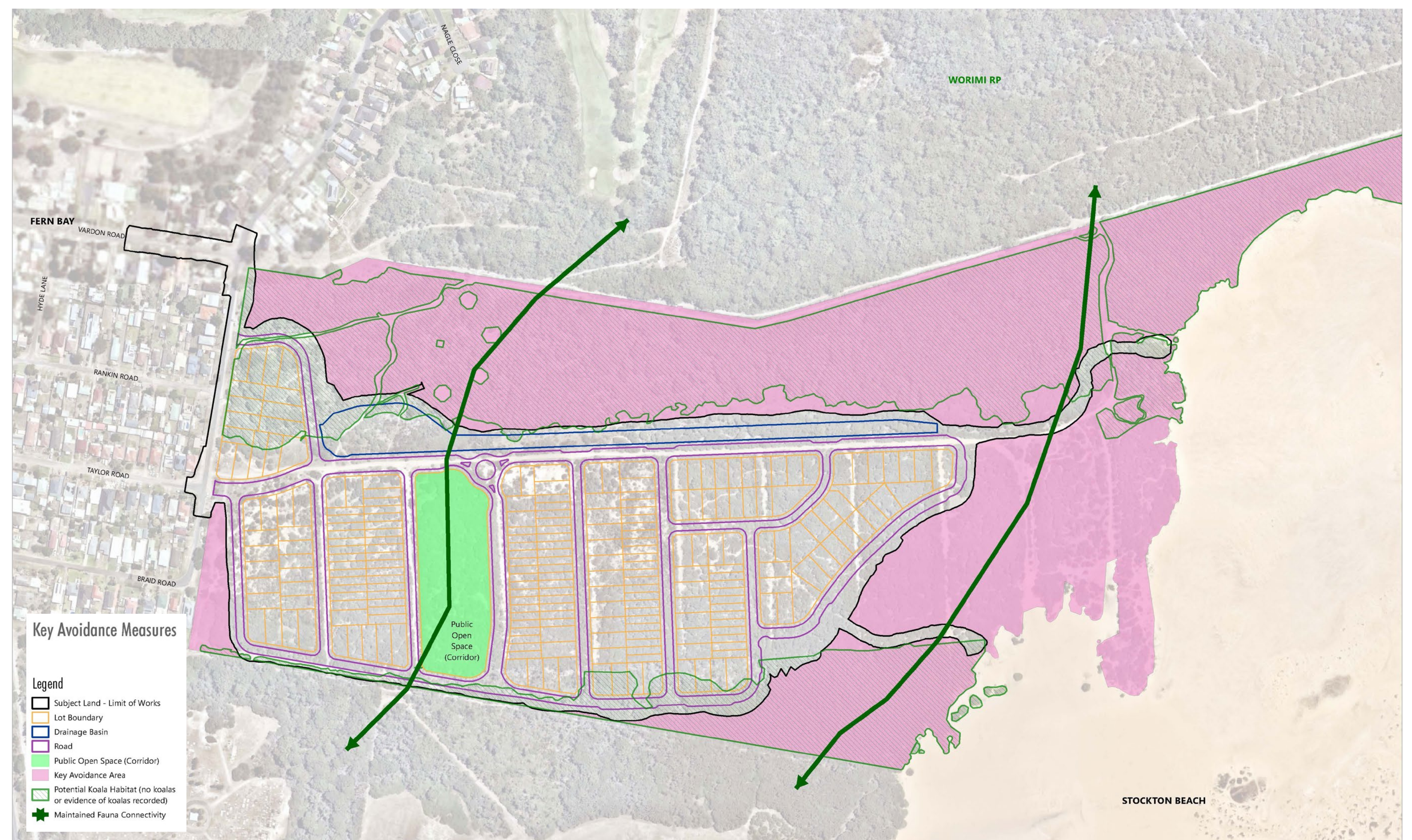
Rifle Range, Fern Bay Site Considerations

Ecology and Biodiversity

Comprehensive biodiversity investigations have been undertaken at the Rifle Range since 2016 covering many seasons and climatic conditions.

Targeted avoidance and minimisation measures to reduce development impacts include:

- » Locating over 85% of the impacts predominantly in derived shrubby vegetation or cleared areas within the former Rifle Range compartments (avoiding woodland areas)
- » Inclusion of a 70m wide corridor that links habitat in the north of the site to remnant vegetation in the south of the site, maintaining connectivity through the development.
- » Avoidance of habitat associated with the high dune, which provides ongoing north-south connectivity.
- » No direct impacts on areas mapped as important habitat for migratory shorebirds
- » Commitment to pre-clearance surveys and tree felling supervision and offsets under the Biodiversity Offsets Scheme.



Bushfire Mitigation

The mixed vegetation environment around the Rifle Range means that careful consideration of fire hazards and risks is important. Hazardous areas have been avoided as much as possible in the allotment design to minimise fire risks.

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Proposed Works under DA



The proposed DA outlines the works required to prepare and support a subdivision for future housing. Works include clearing and grading of the site, roads, stormwater, water, sewer, power and telecommunications. Infrastructure works will be required both on-site and off-site.

The infrastructure works proposed in the DA will be reviewed and are subject to relevant utility authorities, Transport for NSW and Council.

Site Access

It is proposed that the site will be accessed by vehicles from Vardon Road and Popplewell Road.

In addition, it is proposed that the Nelson Bay Road / Vardon Road intersection is upgraded to signal control, including the provision of pedestrian pathways and bike paths.

Pedestrian access tracks to the beach are proposed in the subdivision but this is subject to the approval of Council and other authorities.

Minimising Impacts During DA Works

DA approval conditions typically require the preparation of a construction management plan. The plan would consider and outline strategies to mitigate and minimise potential impacts for the community



Nelson Bay Road/ Vardon Road Intersection Works Plan

such as dust, construction traffic, noise, vibration and temporary vehicular and pedestrian access restrictions during works. It would also identify a project point of contact for the community.

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Planning Process and Indicative Timeline

If the DA is approved, works and community communications will be managed in accordance with DA conditions. All dates are indicative and are subject to timing of approvals.

