

Rifle Range, Fern Bay

Community Newsletter – May 2023



A new coastal residential community

Defence Housing Australia (DHA) has progressed plans to develop a vibrant and sustainable coastal community at the former Rifle Range site at Fern Bay. Through this newsletter, we'd like to update you on these plans and invite you to an informal community information session to learn more.

DHA will soon be submitting a Development Application (DA) to Port Stephens Council for the former Rifle Range at Fern Bay. The DA is guided by Council's Local Environmental Plan (LEP) and Development Control Plan (DCP). The DCP provides detailed planning and design guidelines to support the LEP and State Planning.

The DA follows the rezoning of the former Rifle Range site to enable the land to be used for residential purposes. The amendment to Port Stephens LEP 2013 which was gazetted on the 17th May 2022 has:

- rezoned part of the site to R3 Medium Density Residential and retained the balance of the site as C2 Environmental Conservation zone;
- amended the minimum lot size map from 40ha to 200m² and 500m²; and
- amended the height of buildings map to part 9m and part 15m for the residential zone.

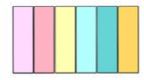
Rifle Range Master Plan

Stages & Lot Sizes of Proposed Development



LOT YIELD TABLE

Lot Size	Stage 1	Stage 2A	Stage 2B	Stage 3	Total
200-299m ²	47	17	22	12	98
300-399m ²	-	-	-	-	-
400-499	2	2	-	10	14
500-599	27	17	13	28	85
600-699	13	1	3	3	20
700+	6	1	-	8	15
Total	95	38	36	61	232



POSSIBLE FUTURE CONNECTION

LEGEND

- STAGE BOUNDARIES
- PROPOSED BOUNDARIES
- BEACH ACCESS TRACKS
- TOTAL OF 231 LOTS, 1 PUBLIC OPEN SPACE, OPEN SPACE & DRAINAGE RESERVE

ver.	date	comment	drawn	pm.	level information	scale (at original size)	netes
H	18/04/2023	UPDATED LOT LAYOUT	AM	LG	DATUM - CONTOUR INTERVAL -	1:1000 SCALE 1:1000	

In line with the Master Plan for the site, the DA is proposing a residential development comprising 232 land lots, a central park and scenic walkways to nearby bushland and Stockton Beach.

There will be a range of lot sizes suitable for single and double storey dwellings. DHA anticipates that it will retain approximately 45% of allotments to build dwellings to accommodate Defence members and their families. The remaining land lots will be sold to the public market.

It is anticipated the development will be delivered in four stages over 3 to 4 years and will provide 97 service residences to accommodate Defence personnel and their families. A range of lot sizes will be available within the Master Plan however, the smaller lot sizes will be allocated specifically for townhouse type service residences.

DHA has engaged a range of specialist consultants including planners, engineers, ecologists and archaeologists. The DA incorporates the outcome of specialist reports or studies and considers issues such as the environment, traffic, Indigenous heritage, European heritage, dune morphology and changing sea levels. It also proposes on-site and off-site infrastructure works required to service the development such as roads, stormwater, sewer, water, power and telecommunications.

The DA will require consideration and approval by Port Stephens Council and other approval authorities. The DA will be placed on public exhibition by Port Stephens Council.



Indicative housing typology for small land lots (service residences)

What is the planning process?

STAGE 1 – Planning Proposal

Specialist studies; including heritage, traffic, flora and fauna

Stakeholder and community consultation undertaken by DHA since 2016

State Government consideration and amendment to Port Stephens LEP and re-zoning of site

Environmental Referral under the *Environmental Protection and Biodiversity Act* (EPBC Act) - Commonwealth legislation

Public notification of the EPBC Act Referral

Assessment of the EPBC Act Referral completed by the Department of Climate Change, Energy, the Environment and Water

Council and Government assessment and approvals currently in progress to amend the Development Control Plan

We are here

STAGE 2 – Development Application (DA)

DHA and the consultant team prepare a DA showing the details of the proposal

Public exhibition of the DA

DA assessed by Council and other agencies (as required) and approved, if appropriate

STAGE 3 – Detailed Design and Construction

Staged site and services infrastructure works in accordance with DA consent conditions

Staged release of the subdivision including pre-sales of land to the public

Detailed design and construction of dwellings in accordance with additional approvals, as required

We need a name

Naming the development helps to create an identity for the new community to live in.

A number of naming territories have been explored including Aboriginal inspired names, Defence related names as well as those referencing the local surroundings. DHA's initial long list of names has been refined down to two options following consultation with local stakeholders and property professionals and legal due diligence. We are now seeking input from the community in the name selection process to determine the final outcome.

Dune (www.dunefernbay.com.au)

This descriptive name illustrates the uniqueness of the development location - the majestic Stockton Bight sand dunes in the Worimi Conservation Lands are considered one of Australia's most striking locations.

The Range (www.therangefernbay.com.au)

There is a direct connection with the historical use of the site, which is well known in the local community as 'The Rifle Range'.

Come to our Community Information Session and tell us your preferred name for the development, or if you are unable to attend but would still like to be involved in the naming process please email us at dhafernbay@wsp.com

DHA invites you to attend a Community Information Session.

Come along to learn more about the Rifle Range, Fern Bay development proposal.

**When: 4.00pm – 7.00pm,
Wednesday 7 June 2023**

**Where: Stockton RSL
29 Douglas Street, Stockton**

We will have information on display and project team members available to answer your questions. You are welcome to drop-in anytime.

The community information session focusses on the Rifle Range, Fern Bay development. If you want to know more about the Fort Wallace development or other DHA developments please visit our website dha.gov.au/development



Who is DHA?

Born out of a need to create a better lifestyle for Defence personnel, 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.