

Fort Wallace and Rifle Range

What's happening?

Defence Housing Australia (DHA) is seeking to provide high-quality, modern accommodation for Defence families and the wider community at Stockton Fort Wallace and Fern Bay Rifle Range.

To develop parts of both sites for residential use, the land needs to be rezoned through what's called a 'planning proposal' process.

Subject to approvals, we expect housing to be delivered at Fort Wallace in late 2021, while housing delivery at the Rifle Range is anticipated for late 2022.

Fort Wallace

The Fort Wallace Planning Proposal was endorsed by Newcastle City Council on 26 March 2019 and has now been sent to the Minister for Planning for Gazettal. This marks the final step in Stage 1 of the process, meaning the planning controls at Fort Wallace will be officially amended.

DHA is now preparing the necessary Development Application (DA) and will lodge the first DA with Newcastle City Council in the coming months for assessment.

The community will be notified of the DA publicly by Newcastle City Council. At this time, you will be able to view the DA and make submissions via Council's 'Applications on Exhibition' page.

What's changed since the master plan?

DHA still plans to ensure the broader community is able to enjoy surrounding bushland and connectivity to Stockton beach via improved public access through the southern section of our residential development. However, following Council's assessment, the Headland Park will no longer be a public space as originally proposed.

Where are we in the process?

STAGE 1 – Planning Proposal

Specialist studies; including heritage, traffic, flora and fauna.

Stakeholder and community consultation undertaken by DHA.

Planning Proposal lodged with Port Stephens Council/ Newcastle City Council.

Preliminary assessment by Council.

We are here – Rifle Range

Department of Planning and Environment issue a Gateway Certificate, which allows the Planning Proposal to go on exhibition.

Public exhibition of the Planning Proposal.

Council and State Government assessment and approval – the planning controls are amended.

We are here – Fort Wallace

STAGE 2 – Development Application

DHA and the consultant team prepare a Development Application (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 – Design and Construction

DHA to undertake detailed design of the dwellings, parks, and infrastructure, and commence construction.

Rifle Range

DHA has submitted a Planning Proposal to rezone the Rifle Range site for residential use. This is currently awaiting assessment with Port Stephens Council.

This process was on hold while the Council worked on its overarching land use strategy for the Fern Bay/ North Stockton area. As this has now progressed, Council will undertake its preliminary assessment of the Rifle Range proposal in the coming months.

Following this, the Department of Planning and Environment will decide whether the Rifle Range Planning Proposal can proceed (with or without variation) and its conditions, which may include further studies, consultation and time frames. Any necessary amendments or further investigations will then be undertaken by DHA, in consultation with Council, before the proposal is placed on public exhibition.

The community will be notified of the Planning Proposal publicly by Port Stephens Council. At this time, you will be able to view the proposal and make submissions via Council's 'Public exhibition' page.



Trespassing on the project sites

Effort to prevent damage caused by unauthorised access to the sites continues.

Unauthorised access to Fort Wallace and Rifle Range is considered trespassing and may be prosecuted under the *Commonwealth Crimes Act 1914-1973*, Section 89.

Please call Southern Cross Protection on 1300 136 102, if you notice any unusual activity on either site. This will help DHA prevent the potential destruction of native vegetation and vandalism to significant local heritage.



Heritage snapshot: Fort Wallace

Fort Wallace is a historically significant site containing heritage buildings and gun emplacements. DHA is in the process of engaging a remedial heritage restoration consultant to conduct ongoing maintenance work on heritage assets, such as the gun emplacements, at Fort Wallace.

