

Fort Wallace and Rifle Range

Community Newsletter – December 2016

What is happening at Stockton Fort Wallace and Fern Bay Rifle Range?

In April 2016, Defence Housing Australia (DHA) took the first steps toward requesting the necessary planning approvals required to develop two vibrant and sustainable residential communities in the local area.

For more background information refer to <https://www.dha.gov.au/development/residential/fort-wallace-stockton-and-rifle-range-fern-bay>

What has happened so far?

By August, over 3,500 Fern Bay and Stockton residents received our first community newsletter and over 100 people attended our information sessions.

In September, we were invited to attend the Fern Bay Progress Association meeting to share details about DHA's plans. The project team has provided information to numerous stakeholder groups at local, state and federal levels.

Overall the feedback has been very positive. People have expressed interest in many elements including:

- how DHA plans to maintain and promote the heritage aspects of Fort Wallace
- how access to the surrounding dunes and Stockton Beach will benefit the community
- the different types of housing being considered and the economic boost and flow-on from having new residents living in the area.

We've listened to local resident concerns regarding the environment, road access and traffic hot spots and the project team has been working on identifying and finding adequate responses to these issues. We expect the project team to have their reports for our Planning Proposals finalised by the end of 2016.

Whilst we understand the planning proposal process has a way to go, we would like to share with the community our initial ideas, provide information as to what has guided us so far and ask for your feedback. Refer to the back page for details.



In August, we hosted a site visit to Fort Wallace for members of the Stockton Historical Society and Fort Scratchley Historical Society.

Opportunities and constraints

We will be considering a variety of opportunities for the two areas, such as shared walking paths with historical significance, scenic walking trails through the dunes to Stockton Beach, public viewing areas, playgrounds, sporting fields and public spaces that allow people to connect with each other.

Fort Wallace is a historically significant site and where possible, DHA plan to adaptively reuse the original Fort Wallace heritage buildings and gun emplacements.

The Rifle Range site contains a potential koala habitat and we are working with Port Stephens Council to ensure there are no negative impacts on the existing habitat.

To help protect homes from bushfire risks our masterplanning includes an asset protection zone. DHA is investigating a more frequent, low intensity fire management strategy to reduce the bushfire danger to both sites.

The indicative masterplans for both sites will be on display at our upcoming information session.

Diversity of housing

We anticipate the Fort Wallace and Rifle Range sites will offer a diversity of dwellings for Defence families and the general public to call home.

The proposed ecologically sustainable development includes apartments, townhouses and free standing homes. Five unique typologies are being considered in both masterplans for Fort Wallace and Rifle Range to respond to the unique nature of the sites. A brief description of each housing type is provided below:

Single eco-homes

Larger lot sizes, from 550 to 800m², will accommodate single eco-homes. These lightweight homes respond well to all seasons due to their orientation and choice of building materials.

Cluster homes

Coastal Cluster homes, as the name suggests, clusters homes into groups of two, three and four. Homes are carefully designed to increase the sense of connection to the surrounding landscape.

Courtyard homes

Courtyard homes offer families open plan living space, a single garage and ample rear garden. These two storey detached homes will each include three to four bedrooms. Lot size is expected to be 380m².

Townhouses with Fonzie Flat

From the front, these three bedroom compact homes will be attractive as all the garages will be located at the rear of each dwelling. Each two storey home will be situated on a 240m² lot.

Dune apartments

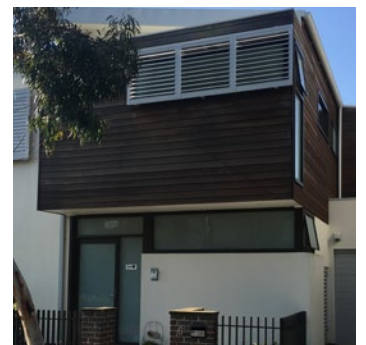
To optimise a natural looking skyline of the coastal community, the indicative Fort Wallace masterplan show these apartments adjacent to and below the central hillside. The proposed height of the apartment block is one to four stories. From all apartments, residents will be able to see the surrounding natural bushland and communal areas. Each apartment will have one to three bedrooms.



Skillion roof shown on a single eco-home.



Illustration of cluster homes.



Courtyard homes in Little Bay, NSW.

For more information on these housing types please join us at our next information session. We will share with you the proposed masterplans with housing types clearly shown. Refer to the back page for event details.

What will happen next?

To develop parts of both sites for residential uses, the planning controls need to be amended. The process is called a “Planning Proposal” or “rezoning”. The Fort Wallace Planning Proposal is expected to be submitted to Newcastle City Council by the end of 2016 and the Rifle Range Planning Proposal submitted to Port Stephens Council early 2017. Afterwards, the proposals will go on public exhibition. Then will need to be assessed and determined by both Councils and the State Government. The stages involved in the planning process are detailed to the right.



Fort Wallace - historical image.



Historical image of the Fort Wallace gun emplacement. The apparatus is no longer at Fort Wallace.

What is the planning process?

STAGE 1 – Planning Proposal

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

Stakeholder and community consultation undertaken by DHA.

We are here

Planning proposals lodged with Port Stephens Council and Newcastle City Council.

Preliminary assessment by councils.

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.

STAGE 2 – Development Applications

DHA and the consultant team prepare Development Applications (DAs) showing the details of the proposal.

Public exhibition of the DAs.

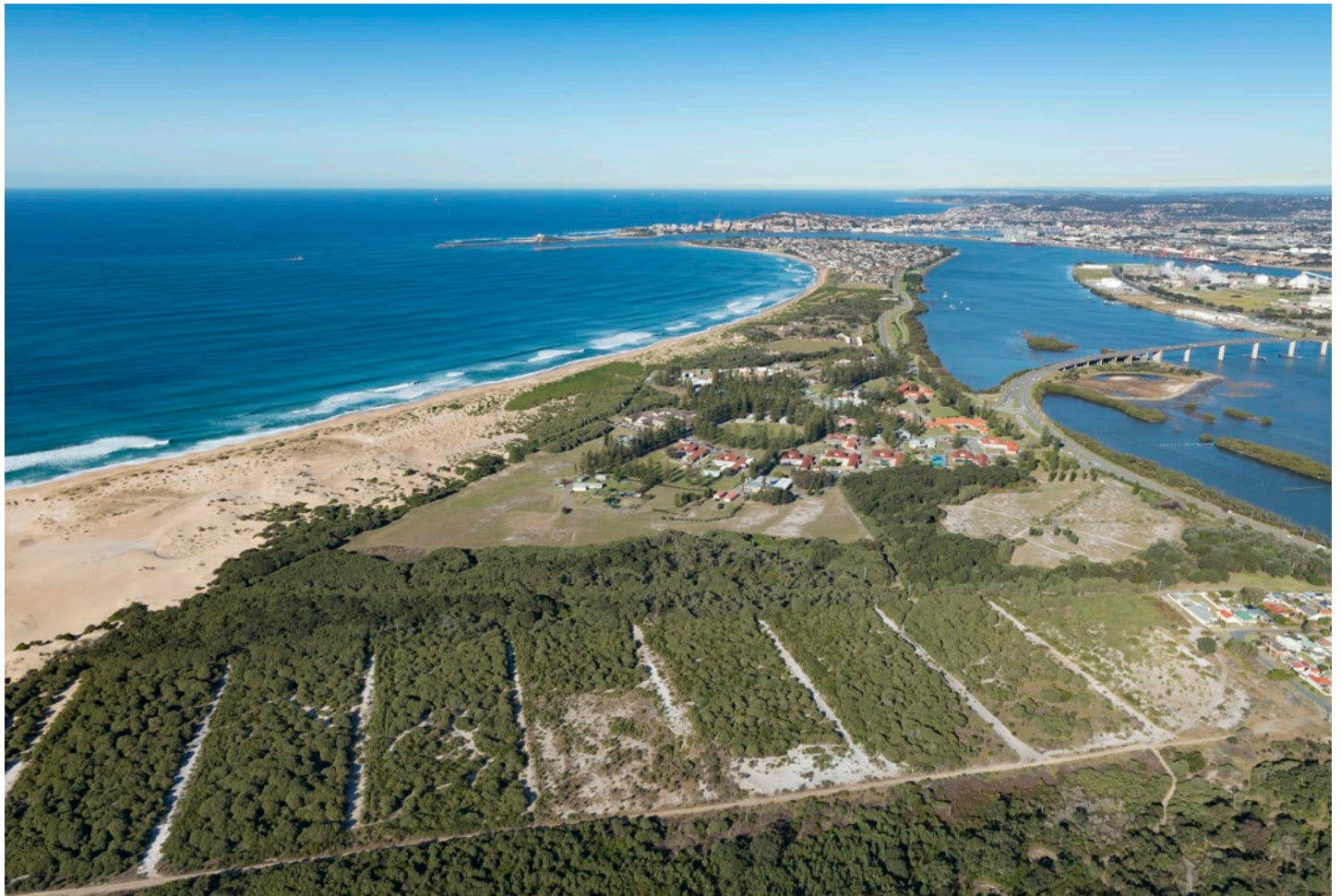
Development Application assessed by Councils and other agencies (as required) and approved, if appropriate.

STAGE 3 – Design and Construction

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

HAVE YOUR SAY

Make a comment or share your views by coming along to our information session. Refer to the back page for event details.



Rifle Range and Fort Wallace with Newcastle in the background.

Community Information Session

The community is invited to attend an informal information session to be held Thursday 8 December 2016 between 3.30pm and 7pm at Newcastle Golf Club, Vardon Road, Fern Bay.

At this event you will be able to talk to members of the project team, view proposed masterplans and provide us with your valuable feedback.

Where can I get more information?

For more information about the project, to provide feedback or if you have any questions please contact us by emailing dhadevelopments@elton.com.au or call 1800 959 797.

For more background information refer to <https://www.dha.gov.au/development/residential/fort-wallace-stockton-and-rifle-range-fern-bay>

