

Fort Wallace and Rifle Range

Community Newsletter – July 2016

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

Last year Defence Housing Australia (DHA) purchased the Fort Wallace and Rifle Range land holdings from the Department of Defence. This land will be developed by DHA to provide additional homes for Defence members and their families.

In the coming months, we will take the first steps towards requesting the necessary planning approvals required to develop two vibrant and sustainable residential communities. We anticipate both sites will offer high quality public areas, improved access to the sand dunes and Stockton beach, as well as a mix of quality dwellings to house Defence families and the wider public.

Who is DHA?

Defence Housing Australia (DHA) is one of the country's most successful Government Business Enterprises. Our main role is to provide quality housing and related services to Defence members and their families, but we don't just build houses, we build communities.

When planning a new development, our project teams look beyond the front yard and consider the street layout, the footpath connectivity, the road network, and public spaces like parks to ensure a safe and liveable community. Our role is clear – we are charged with creating a place for families to call home.

Today, we can proudly say that the communities we build exceed community standard and are award-winning. Innovation and sustainability is incredibly important to DHA. We have a pipeline of approximately \$3 billion committed to produce cutting-edge developments across the country.

With the ongoing support of our many happy investors and our valued partners, we will continue to build futures for all Australians.



Aerial image highlighting Rifle Range and Fort Wallace north of Newcastle

Strong links to community

DHA's vision is to develop Fort Wallace and the Rifle Range into unique coastal communities with links to the Newcastle CBD and the growing Hunter region. The location of these two sites is ideal for our requirement to provide more quality housing in close proximity to jobs at RAAF Base Williamstown, Kooragang Island and Newcastle CBD.

We will be considering a variety of opportunities for the two areas, such as integrated bike paths and scenic walking trails that allow people to enjoy various points of interest within the sites. For instance, Fort Wallace offers a unique insight into the bygone "fort" era with history that is integral to the local and wider community.

Fort Wallace offers unique views of Stockton and the Hunter region and both sites have the potential to provide the community access to Stockton beach, its dunes and the surrounding bushland.

Currently, DHA is working with an expert project team, comprising of architects, planners, urban designers and landscape architects plus a range of specialist consultants. This team is working on identifying and reporting on local considerations regarding the environment, traffic, Indigenous heritage, European heritage, dune morphology and 100 year sea level changes.

By consulting with the local community and its stakeholders we hope to achieve an urban design that sensitively responds to the local environment and

supports the local amenity. A place where the natural coastal ecology prevails over the built environment and a rich layer of cultural heritage is celebrated and made accessible to the public.

We intend for these sites to provide future residents, and the wider Stockton community, with the opportunity to connect with the natural environment and the sites' heritage. Our aim is to create a vibrant sustainable community with world's best practice as the benchmark.



Fort Wallace Observation Tower – historical image

Cultural heritage

Both sites contain Indigenous and European heritage while Fort Wallace heralds visible remnants of its recent mission to keep Newcastle safe during World War Two.

DHA is committed to working with the local community to understand the significance of these sites and work with local organisations and government with the aim of protecting, managing or providing public access to these culturally significant heritage sites.



Concept of a Memorial Walkway to provide connectivity from the proposed estate to Stockton Beach. Concept Only.

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 Planning Proposal will be submitted to Port Stephens Council and Newcastle City Council, and will also need to be assessed and determined by the State Government.



DHA Development Manager discussing Fort Wallace with President, Vice President and Curator of Fort Scratchley Historical Society, July 2016.



Specialist consultants walking the site to identify local considerations.

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 2 – 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 one of our information sessions. See back page for details.



Rifle Range and Fort Wallace have the potential to provide the community access to Stockton Beach, its dunes and the surrounding bushland.

Where can I get more information?

DHA is committed to keeping the local community and stakeholders informed, as well as obtaining your feedback as the planning progresses. We will be sending households regular newsletters and providing community information sessions at key stages of the planning process. The Gateway Rezoning process will also provide formal opportunities for public input.

The community is invited to attend an informal information session to be held Thursday 28 July 2016 between 3pm and 6.30pm at Newcastle Golf Club, Vardon Road, Fern Bay.

Alternatively, you can drop-in to the arcade in front of the Stockton IGA Thursday 11 August 2016 from 2.30pm to 6pm. Stockton IGA is located at 53 Mitchell Street, Stockton.

At these events you will be able to meet some of the project team and view information about the planning proposal to better understand what can be expected.

Project contact details

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.



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