



Stakeholder and Community Engagement Outcomes Report

Fort Wallace and Rifle Range

Client:
Defence Housing Australia

Date:
15 December 2016

FINAL

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1 Introduction

Defence Housing Australia (DHA) has an ongoing requirement for additional housing in the Newcastle area to cater for Newcastle-based Defence members. DHA has recently purchased two sites: Fort Wallace, Stockton, NSW and Rifle Range, Fern Bay, NSW and intends to obtain the necessary planning approvals to develop these sites for residential use with a mix of housing suitable for both Australian Defence Force (ADF) personnel and the private market.

To develop parts of both sites for residential use, the planning controls need to be amended. A proactive approach to engage and consult with key stakeholders and neighbouring communities to the Rifle Range and Fort Wallace was undertaken between July and early December 2016.

Information distributed to stakeholders and neighbouring communities intended to provide a greater level of certainty in the planning process and confidence in DHA's approach.

Table 1 Summary information of Fort Wallace and Rifle Range:

| | Fort Wallace | Rifle Range |
|----------------|--------------------|-------------------------------|
| Area | 31.75ha | 111.35ha |
| LGA | Newcastle | Port Stephens |
| Existing Zone | SP2 Infrastructure | E2 Environmental Conservation |
| Notional Yield | 100 dwellings | 235 dwellings |

1.1 Stakeholder and Community Consultation

Communications with key stakeholders and neighbouring communities to Fort Wallace and the Rifle Range commenced in July 2016. The purpose of these communication activities was to ensure stakeholders and the community:

- » know who DHA is
- » are aware of what is happening at Fort Wallace and Rifle Range
- » consider the strong links to community
- » consider the cultural heritage within Fort Wallace and the Rifle Range
- » understood the planning process and what stage of this process they are at
- » were aware of the site opportunities and constraints, indicative masterplans, indicative landscape masterplans and proposed housing typologies
- » could speak directly with the project team at informal information sessions, or to call or email for additional information.

This report details the outcomes of the stakeholder and community consultation undertaken prior to the Planning Proposal being lodged with Port Stephens Council and Newcastle City Council. As consultation on both sites was integrated, one consolidated report has been prepared addressing both sites. Where responses have related specifically to one site, this has been noted.

2 Summary of consultation activities

A number of different consultation activities were undertaken over the six month period including face to face meetings, distribution of community newsletters, access to a website and a dedicated 1800 phone line and email address. The purpose of these activities was to drive greater public awareness of the project and provide interested parties with information.

Table 2 Consultation activities

| Activity | Detail |
|---|--|
| Community Information and Feedback Sessions (CIFS) | <ul style="list-style-type: none"> » In total, 155 people attended one of the three CIFS » Two community newsletters distributed to all Fern Bay and Stockton residents and businesses in July and December 2016 » CIFS 3pm to 6.30pm, Thursday 28 July 2016. Newcastle Golf Course, Vardon Road, Fern Bay » Portside Local Newspaper advertised the Stockton drop-in session Thursday 4 August 2016. Distribution 4000 people » Drop-in Session 2.30pm to 6pm, Thursday 11 August 2016, Stockton IGA, 53 Mitchell Street, Stockton » Portside Local Newspaper advertised the Fern Bay CIFS 24 November 2016. Distribution 4000 people » CIFS 3.30pm to 7pm, Thursday 8 December 2016. Newcastle Golf Course, Vardon Road, Fern Bay |
| Fort Wallace onsite VIP tour | <ul style="list-style-type: none"> » 15 people attended the tour including one representative from DHA and one from Elton Consulting » Stockton Historical Society, Fort Scratchley Historical Society, Portside Local journalist, Newcastle Herald journalist and interested persons were invited to attend » 2pm, Tuesday 2 August 2016, Fort Wallace, Fullerton Street, Stockton |
| Fern Bay & Fullerton Cove Progress Association – monthly meeting | <ul style="list-style-type: none"> » 16 people attended the meeting including one representative from DHA and one from Elton Consulting » 6.30pm, Thursday 1 September 2016, Fern Bay Community Hall, Vardon Road, Fern Bay |

| Activity | Detail |
|---|---|
| Project information – hard copy | <ul style="list-style-type: none"> » In July 2016, the first issue of a community newsletter was distributed to key stakeholders (via email), and neighbouring communities (letterbox dropped to approximately 3,000 homes) » In November 2016, issue two of the community newsletter was distributed to key stakeholders (via email), and neighbouring communities (letterbox dropped to approximately 3,000 homes). Additional copies were also provided to Stockton RSL, Stockton Bowling Club, Portside Local and Newcastle Golf Course, Fern Bay » At the first round of CIFS in late July/early August, AO display boards were used to convey information about DHA, the heritage and history of the sites and the planning process » At the follow-up CIFS in December, AO boards were used to convey more detail about DHA's proposed development plans including indicative masterplans and housing typologies |
| Examples of engagement materials | <ul style="list-style-type: none"> » Please refer to Appendix C for a copy of the July and December community newsletters » Please refer to Appendix D for the A0 Displays used in July/August and December » Please refer to Appendix E for Q&A Sheet » Please refer to Appendix F for CIFS Handout » Please refer to Appendix G for a map of the distribution area |
| Project 1800 phone line | <ul style="list-style-type: none"> » A dedicated project information line (1800 959 797) was established on 25 July 2016 » Five calls received from July to September 2016 » Two calls received in November 2016 |
| Project email account | <ul style="list-style-type: none"> » A dedicated project email contact (dhadevelopments@elton.com.au) commenced 25 July 2016 » Ten emails received between July and September 2016 » One email received in November 2016 |
| Project information – online | <ul style="list-style-type: none"> » A dedicated webpage is assigned to the project on the DHA corporate website https://www.dha.gov.au/development/residential/fort-wallace-stockton-and-rifle-range-fern-bay » Project information and updates are posted to https://www.dha.gov.au/development/residential/fort-wallace-stockton-and-rifle-range-fern-bay/fort-wallace-stockton-and-rifle-range-fern-bay-details » Commenced mid-August 2016 » Sixteen online sale-related enquiries received |
| Formal submissions | <ul style="list-style-type: none"> » Zero formal submissions received by Elton Consulting or DHA. |



Fort Wallace VIP Tour – August 2016

3 Summary of feedback received

3.1 Key Feedback

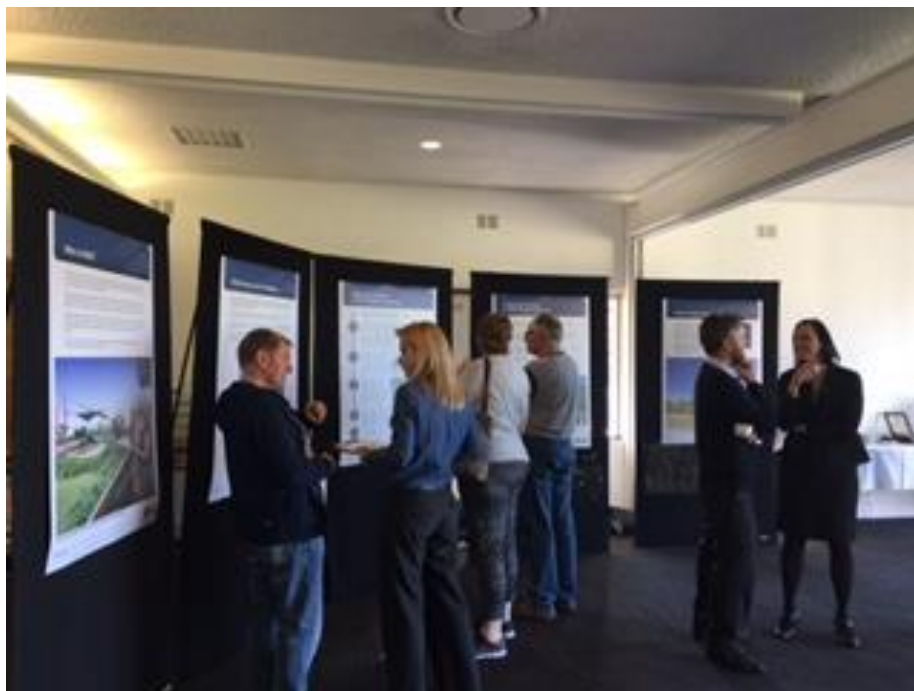
During the community engagement and participation period the large majority of feedback received was **positive**.

Many people said that they appreciated DHA's proactive engagement approach as well as the amount of quality information provided. They also understood that DHA was at the beginning of the Planning Proposal process.

People commented that the developments would create positive benefits for the local area such as **improved public amenity, improved employment and economic growth** as well as making the Worimi Conservation Lands and Stockton Beach more accessible to the public. A large majority of people expressed a desire to **retain the heritage of Fort Wallace** and were positive about adaptive reuse of some existing structures within the site.

Negative feedback received highlighted a variety of community concerns including feelings that **traffic along Fullerton Street and Nelson Bay Road needs to be managed better** at proposed access points of the developments. A number of people expressed concerns about the level of available **parking** at Stockton IGA and Stockton Ferry terminal.

Some people enquired into the status of **future retail outlets and the sea wall** proposed at Stockton by Newcastle City Council.



Fern Bay Community Information and Feedback Session - July 2016

3.2 Community Consultation Reports

Community Information and Feedback Sessions – July 2016

| Fern Bay Community Information and Feedback Session | Stockton Drop-in Session |
|---|--|
| Staff: DHA, Elton Consulting, NCP, Architectus Time: 3pm – 6.30pm Date: Thursday 28 July 2016 Location: Newcastle Golf Course, Vardon Road, Fern Bay Display: nine display boards, community newsletter and Q&A handout | Staff: DHA and Elton Consulting Time: 2.30pm to 6pm Date: Thursday 11 August 2016 (pension day) Location: Stockton IGA, 53 Mitchell Street, Stockton Display: nine display boards, community newsletter and Q&A handout |
| From 25 to 28 July 2016, about 3000 community newsletters were distributed to residents and businesses of Stockton and Fern Bay inviting people to attend the Fern Bay CIFS and the Stockton drop-in session. | |
| Interest was generally positive. | Interest was generally positive. Two people expressed a negative view about the proposal. |
| The team spoke with approximately 60 people. | The team spoke with approximately 50 people. |
| Positive feedback included: <ul style="list-style-type: none"> » Generally positive about the development and improved amenity in the area » Level of detail provided to residents so early in the planning process » Generally enthusiastic about the heritage at Fort Wallace and Rifle Range being retained » Many older residents wanted to see Fort Wallace and have a look at the site » Many residents wanted improved access to Stockton Beach » Support for the memorial walk concept » Opportunity to look at new facility for teenagers » Supported housing provided for DHA purposes | Positive feedback included: <ul style="list-style-type: none"> » Heritage to be preserved at Fort Wallace and made available to the public in some way » Beach and dune access is important to the community » Need for more quality housing in the area » Economic benefits of having more people in the area – i.e. it is good for business » People seeking to move from Stockton to Fort Wallace or Rifle Range and wanted sales details » People considered the development a great idea » Appreciated the information and engagement approach with the community |
| Negative feedback included: <ul style="list-style-type: none"> » Theft and petty crime is common in the area » Traffic along Nelson Bay Road is busy and it is difficult to turn left or right from Vardon Road and Taylor Road onto Nelson Bay Road » Lack of S94 contributions being invested into the Fern Bay area » Community members had a feeling of | Negative feedback included: <ul style="list-style-type: none"> » Need to better manage traffic along Fullerton Street and Nelson Bay Road » Need to address car parking issues at Stockton IGA and at the Stockton Ferry Terminal » Concern to protect the environment within the sites » Information requested about the proposed sea wall which is being managed by |

| Fern Bay Community Information and Feedback Session | Stockton Drop-in Session |
|---|---|
| <p>neglect – no local newspapers, pamphlets, investment from local Council</p> <ul style="list-style-type: none"> » Concern surrounding mosquitoes and snakes in the local area » Concern for speeding vehicles using Vardon Road and Taylor Road to access Rifle Range » Concern about the lack of retail outlets (especially groceries) in the area » Questions about who may move into the area » Safety concerns | <p>Newcastle City Council</p> |
| <p>Neutral</p> <ul style="list-style-type: none"> » Interest in the type of housing, look of the estate and public amenity to be provided » Design is important | <p>Neutral</p> <ul style="list-style-type: none"> » Interest in the type of housing, look of the estate |

Project Emails

Ten received

One person suggested having a CIFS on a Saturday, two sales enquires, one employment enquiry, one wanted to know the type of housing, one request for the concept plan and one provided information on the local area.

1800 project calls

Five received

Two people requested a copy of the community newsletter, one raised a neighbouring fence issue, two people wanted additional information about the proposal and appreciated the information provided.

Progress Association Monthly Meeting

| Fern Bay and Fullerton Cove Progress Association Monthly meeting |
|---|
| <p>Staff: DHA and Elton Consulting</p> <p>Time: 6.30pm to 8pm</p> <p>Date: Thursday 1 September 2016</p> <p>Location: Fern Bay Community Centre, Vardon Road, Fern Bay</p> <p>Display: nine display boards, community newsletter and Q&A handout</p> |
| Interest was generally positive. One person expressed a negative view about the proposal. |
| The team spoke with approximately 14 people. |
| DHA spokesperson provided the history of the sites and the handover to DHA in 2015. |
| <p>Positive feedback included:</p> <ul style="list-style-type: none"> » Open to the idea of a residential housing development » Public access to the Stockton beach and dunes » Preserve the heritage within the sites » Public amenity within the development may be good for teenagers, e.g. basketball court » Appreciated DHA's straightforward approach to answering questions » Hunter Development Corporation Newcastle Port Community Contribution Fund may provide funding for future development |
| <p>Negative feedback included:</p> <ul style="list-style-type: none"> » Need to manage traffic flow along Nelson Bay Road, particularly where it intersects with Vardon Road and Taylor Road » The current lack of S94 Contribution invested directly into Fern Bay » Dust that would be generated during construction of the development |

Community Information and Feedback Session – December 2016

Fern Bay CIFS – Indicative masterplan, indicative landscape masterplan and housing typologies for Fort Wallace and Rifle Range

Staff: DHA and Elton Consulting

Time: 3.30pm to 7pm

Date: Thursday 8 December 2016

Location: Fern Bay Community Centre, Vardon Road, Fern Bay

Display: nine display boards including masterplan, community newsletter and Q&A handout

Interest was overall positive.

The team spoke with approximately 45 people.

Positive feedback included:

- » Support for residential housing at Rifle Range and Fort Wallace
- » General acceptance of the proposed Fort Wallace and Rifle Range indicative masterplan and landscape masterplan
- » Support coastal community approach to the development and the proposed community interface
- » Valued the strategic location and reasonable scale of the three to four storey apartment sites proposed at Fort Wallace
- » Interest in the housing typologies (free-standing homes, courtyard homes, townhouses and cluster homes) proposed for both sites and general considerations to touch lightly on the environment
- » Understood the opportunities and constraints for both sites
- » Supported two access roads for the Rifle Range site
- » Support for intersection upgrade at Nelson Bay Road and Vardon Road and/or Taylor Road, Fern Bay
- » Support for public pedestrian access to the Stockton beach and dunes from both sites
- » Support bushfire management strategy
- » Keen interest in preserving the heritage within the sites and promoting this aspect through signage
- » Supported the proposed public amenity within the developments, e.g. sporting field at Rifle Range for teenagers and connected cycle path and footpath from Fort Wallace to Stockton town centre
- » Appreciated DHA's straightforward approach to answering questions
- » Key messages from DHA were congruent with key messages provided in July
- » Key information regarding each site's indicative masterplan, landscape masterplan and housing typologies was easy to read and understand
- » Three parties indicated strong interest to purchase land and expressed desire to be informed once sales agent appointed

Negative feedback included:

- » Strong westerly winds blow over garbage bins, move coal dust and are a bushfire hazard
- » Stockton Ferry Terminal car parking is at capacity from Monday to Friday during working hours
- » Currently the Rural Fire Service do not have any facilities in Fern Bay. Fern Bay residents identified the need for an RFA in the local area to effectively manage fires that arise from

Fern Bay CIFS – Indicative masterplan, indicative landscape masterplan and housing typologies for Fort Wallace and Rifle Range

- neighbouring bushland threatening existing (and proposed) residential dwellings in Fern Bay
- » Noted that road users along Fullerton Street, Stockton and Nelson Bay Road exceed speed limit and suggested speed cameras be used

Project Emails

One received

One person wanted to discuss the potential impact that additional people and cars will have on adjacent communities. In particular, the need for additional services required at local schools, supermarkets, retail outlets, doctors, medical services, aged care services, real estate services and additional parking spaces. He was invited to attend the December CIFS to discuss this matter.

Nil reply via email was noted and this person did not attend the CIFS in December 2016.

1800 project calls

Two received

One person wanted to know about the timing of the completed development and the other wished to know about council amalgamation between Newcastle City Council and Port Stephens Council.

3.3 Stakeholder Consultation Summary Outcomes

The table below outlines the sequence of actions to support pre Gateway consultation with relevant agencies from early July to December 2016.

Table 3 Summary outcomes

| Stakeholder | Objective | Action Taken | Outcomes |
|--|-------------------|---|--|
| Proactive stakeholder consultation and prepare communications material | | | |
| National Native Title Tribunal NSW Native Title Services Office of the Registrar | Brief initiatives | Briefing letter sent by Umwelt | Four Aboriginal parties registered Members of the Worimi Land Council (WCL) are one of the registered parties |
| Hunter Central Rivers CMA Now: Hunter Land Services | Brief initiatives | Briefing letter sent by Umwelt Consultation logged by Umwelt | Complete Noted by stakeholder |

| Stakeholder | Objective | Action Taken | Outcomes |
|--|---|---|---|
| <p>Meetings - Port Stephens and Newcastle Council</p> <ul style="list-style-type: none"> » Planning » Engagement » Ecology » Heritage (Aboriginal and European) » Coastal and biodiversity » Land management | <p>Brief council officers on the proposed approach to consultation and the process for providing feedback</p> <p>Ensure this approach is consistent with council's requirements and best practice</p> <p>Understand the council's consultation outcomes report requirements</p> | <p>Meeting attended by DHA/NCP/Architectus/Umwelt</p> <p>BMT WBM sent briefing letter to OEH</p> <p>Elton Consulting spoke to Council Engagement officers</p> | <p>In June 2016, engagement officers supported DHA's proposed proactive engagement approach</p> <p>Refer to Architectus report (December 2016) for Fort Wallace and Rifle Range. Indicative masterplans and landscape masterplan modified to suit Council requirements</p> <p>Indicative masterplan, landscape masterplan and housing typologies for both sites were displayed at CIFS December 2016. Overall community supported indicative masterplans and landscape masterplans at December CIFS</p> |

| Stakeholder | Objective | Action Taken | Outcomes |
|---|--|---|--|
| NSW National Parks and Wildlife and Worimi Board of Management /Worimi Conservation Lands (WCL) | <p>Brief initiatives</p> <p>Determine further opportunities and constraints regarding potential future dedication of the beachfront and bushland within RR</p> <p>Cultural heritage management process; conservation of Aboriginal heritage (Umwelt)</p> <p>Land management – identify initiatives</p> <p>Assess access provisions</p> | <p>Meeting with DHA, Umwelt, Kleinfelder with NSW National Parks and Wildlife</p> <p>WCL Board of Directors notified through registered members</p> | <p>Boundary changes by negotiation</p> <p>Seaside Fern Bay VPA discussed</p> <p>Water to be contained within DHA sites</p> <p>No cats</p> <p>Community title scheme to manage APZ and bushlands</p> <p>APZ needs to be managed within development site</p> <p>Development must take into consideration Aboriginal and European heritage of each site</p> <p>Need to manage access from private residences to WCL, no legal access to National Park from private land</p> <p>No additional land to be given to WCL without due compensation</p> <p>OEH do not want beach land or any additional park</p> <p>Bollards work well along northern boundary of Rifle Range</p> <p>Need to map RV approved land</p> <p>Future walking trail under investigation through WCL to Port Stephens and good extension of Great North Walk</p> <p>Potential impact of bushfire mitigation measures and Vegetation Management Plan on adjoining land</p> <p>NPWS may be interested in collaborated bushfire and weed mitigation management plan along property boundaries</p> <p>Bonded and friable asbestos found on WCL</p> |
| Fort Scratchley Historical Society | Determine further opportunities and constraints | <p>Meeting with DHA and Elton Consulting</p> <p>Onsite VIP Tour of Fort Wallace</p> | <p>Photos, maps and historical records of Fort Wallace provided</p> <p>Marine Rescue suggested as tenant for observation tower</p> <p>Heritage to be managed accordingly</p> |

| Stakeholder | Objective | Action Taken | Outcomes |
|--|---|---|---|
| Family and Community Services | Understand The Stockton Centre pending closure, timings, substantial changes Brief FACS on proposed approach, timings | DHA managed briefings at Deputy Secretarial level | Complete Noted by stakeholder |
| Office of Environment and Heritage » Aboriginal heritage | Umwelt to administer the Aboriginal cultural heritage assessment process. The OEH requirements for Umwelt assessment include provision for public notification to identify interested Aboriginal parties | Umwelt (Aboriginal heritage) | Refer to Umwelt report |
| Federal MP - Newcastle | Brief initiatives | Briefing with DHA | Complete Noted by stakeholder |
| State MP - Newcastle | Brief initiatives | Briefing with DHA | Complete Noted by stakeholder |
| Office of Environment and Heritage NSW Government Heritage Division (European heritage) | Brief heritage sites within Fort Wallace and Rifle Range (note Commonwealth sites) | Urbis sent a notification letter to OEH Heritage | Heritage listing type to be determined Refer to Urbis report |
| Office of Environment and Heritage » Environment | Confirm issues to be dealt with by Council and OEH (Flora and Fauna Assessment) | Umwelt (ecology) meeting Umwelt (ecology), DHA/NCP and Architectus | Refer to Umwelt report |

| Stakeholder | Objective | Action Taken | Outcomes |
|---|--|--|---|
| Office of Environment and Heritage » Coast and estuaries | Confirm issues regarding coastal management | BMT WTM sent a notification letter | Noted by stakeholder |
| Roads and Maritime Services (RMS) | Brief initiatives Consideration on traffic impacts, current capacity of local roundabout and traffic light implications Upgrades of Fullerton St and Nelson Bay Road | Meeting with Better Transport Futures | No specific issues were raised from a traffic and transport perspective Refer to Better Transport Futures report |
| Hunter Water (HW) | Understand the future of the HW site south of FW and potential to link Stockton to FW via beachfront of the HW site | ADW Johnson discussed project with HW | Noted by Stakeholder Preliminary Services Advice application lodged for the developments |
| NSW Rural Fire Service | Brief initiatives Identify constraints and opportunities | Kleinfelder coordinated correspondence | Noted by Stakeholder |
| Regional Emergency Management Officer – Hunter Central Coast (police, fire, rescue) | Brief initiatives Identify constraints and opportunities | Elton Consulting emailed project outline and community newsletter | Noted by stakeholders |
| Stockton Historic Society | Investigate opportunities to activate and use historic structures (tunnels, rooms at Fort Wallace) Understand servicing requirements, provisions, opportunities | Stakeholders attended Fern Bay CIFS Onsite VIP Tour of Fort Wallace | Noted by stakeholder Heritage to be either protected, managed and/ or preserved |

| Stakeholder | Objective | Action Taken | Outcomes |
|---|---|--|---|
| Dune Buggy and beach front activity providers | Brief initiatives Understand constraints Beach front provisions addressed | Elton Consulting briefed stakeholder on the project Invited to attend Fern Bay CIFS | Stakeholder is part of Worimi Conservation Lands Refer to Worimi Conservation Lands |
| Defence Families Australia Defence Communities Organisation RAAF Base Williamtown | Provide information on the proposal, process, constraints and opportunities Consultation and collate feedback on proposal Manage expectations of built form | DHA provided briefing | Need for housing closer to base Traffic congestion on Nelson Bay Road Need for connection to Newcastle |
| Fern Bay Public School (including P&C, OOSH, Family Daycare) | Provide information on the proposal, process, constraints and opportunities | DHA and Elton Consulting provided briefing | Traffic needs to be better managed at intersection of Nelson Bay Road and Vardon Road for safety reasons School to support new families and school children and acknowledged Defence supported aids Vehicle use on the beach is a safety issue Lack of street lights in Fern Bay Kooragang Island Emergency Management Plan addressed |
| Marine Rescue | Brief initiatives Identify the opportunity for adaptive reuse of Fort Wallace observation Tower and tenant with suitable organisation | DHA and Elton Consulting provided briefing DHA provided onsite tour of Fort Wallace | Marine Rescue (Newcastle) unable to secure approval to operate from Observation Tower, Fort Wallace due to current leasing arrangements with Council |

| Stakeholder | Objective | Action Taken | Outcomes |
|---|---|--|---|
| Print Media Newcastle Herald Portside Local | Brief initiatives Answer questions and provide media release when necessary Follow DHA Media Protocol | Journalists attended CIFS Journalists attended Fort Wallace VIP Tour DHA provided written responses to questions | Newcastle Herald ran poll which showed 70% support for proposal Portside Local printed positive and neutral report on proposal |

4 Next Steps

Following preliminary assessment by Councils and the Department of Planning and Environment in order to issue DHA a Gateway Certificate, it is expected that the formal public exhibition of the planning proposals will be augmented with the following:

- A DHA community newsletter will be distributed to all stakeholders, businesses and residents of Fern Bay and Stockton, NSW. The newsletter will explain what is happening at Fort Wallace and Rifle Range, what stage of the planning process DHA are up to and an invitation to the next Community Information and Feedback Session (CIFS)
- A newspaper advertisement(s) will feature details of the next CIFS and include the project phone line, project website and project email account
- A CIFS will be held, with the objective of providing all neighbours and those in the broader community the opportunity to review the proposed changes, seek feedback and to garner interest. The communication approach will be positive and genuine. The CIFS will be in a strategic location, during a time to maximise community involvement. Large maps of both development sites with relevant descriptions will also be made available for public viewing
- Project 1800 phone line continues to be answered and the project team continue to respond to questions and notifications
- Project email account continues to respond to incoming correspondence
- Project information provided online is up to date with key information. People can continue to make an online enquiry











On conclusion of the public exhibition period, a final report of the outcomes will be provided to DHA for Council and State Government assessment and final approval.

Appendices

| | |
|---|----------------------------|
| A | Demographic Information |
| B | Social Infrastructure Maps |
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| D | AO Displays |
| E | Q&A Sheet |
| F | CIFS Handout |
| G | Distribution Map |

A Demographic Information

The following table provides a summary community profile of Stockton and Fern Bay as at the 2011 Census.

| | Stockton | Fern Bay |
|--|--|---|
|  Population | 4195 | 1625 |
|  Male vs Female | 50:50 | 50:50 |
|  Median age | 47 | 54 |
|  Average people per household | 2.3 | 2.1 |
|  Married | 37.5% | 55.6% |
|  Never married | 40.7% | 18.8% |
|  Median weekly household income | \$1072 | \$690 |
|  Median monthly mortgage repayments | \$1733 | \$2200 |
|  Occupations | 17.5% Professionals 17.8% Technicians and trade workers 14.2% Clerical and administrative workers 11.8% Labourers 11.7% Community and personal service workers 8.8% Managers 8.5% Sales workers 7.5% Machinery operators and drivers 2% Not stated | 18.2% Professionals 14.7% Technicians and trade workers 13% Clerical and administrative workers 13% Labourers 11.8% Community and personal service workers 14.5% Managers 5.2% Sales workers 7.2% Machinery operators and drivers 2% Not stated |
|  Home ownership | 36% Homes are fully owned 28% Mortgage 33% rent | 65.1% Homes are fully owned 19.8% Mortgage 12% Rent |

Based on ABS Census 2011

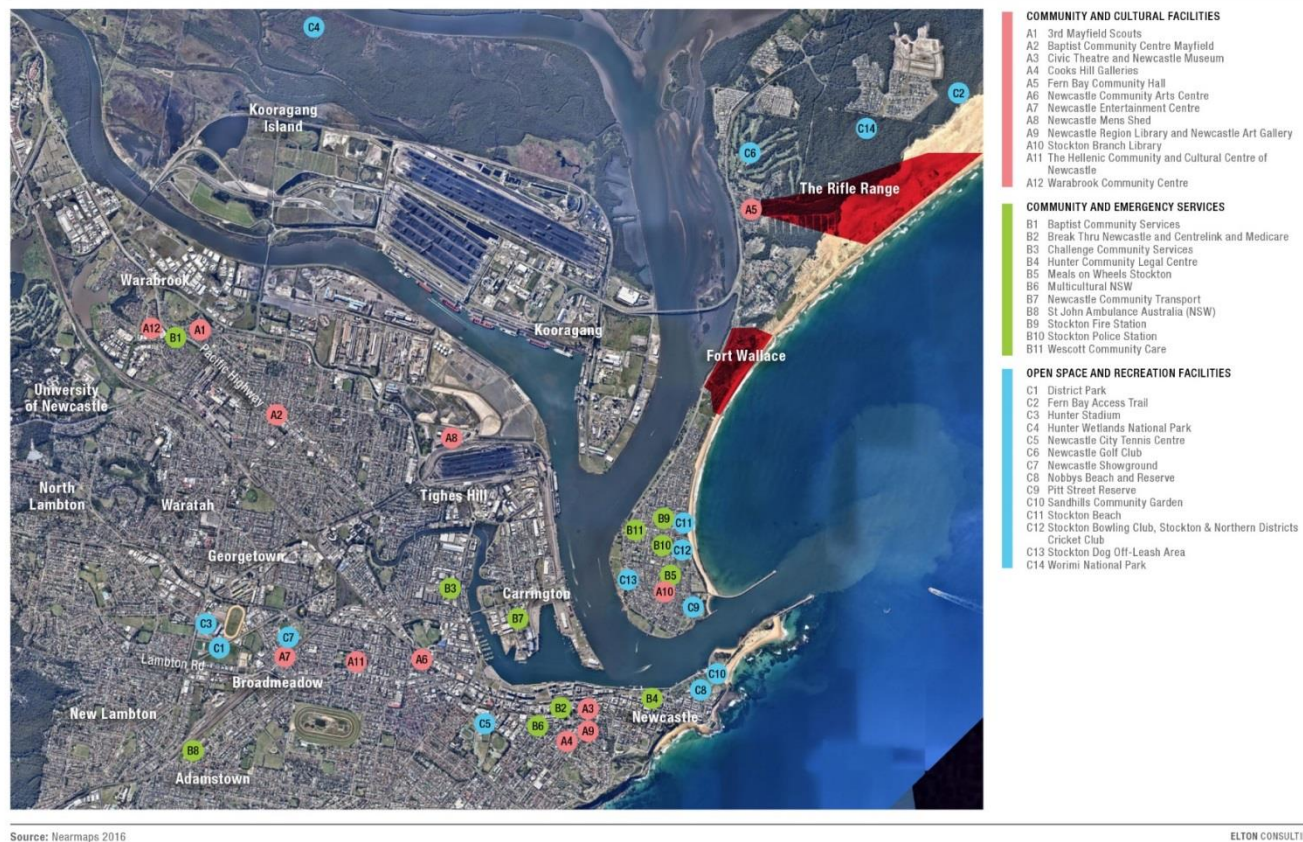
Department of Defence was the highest employer of Fern Bay residents stated in the 2011 Census at ten percent (10%) of respondents.

Stockton has one supermarket, an IGA located in the main shopping precinct between Mitchell Street and Dunbar Street. According to a resident, the majority of people shop at Aldi or Woolworths in Mayfield (13.6km away), or Coles or Woolworths at Medowie (23.3km away and approximately 9.1km north-west of Williamtown).

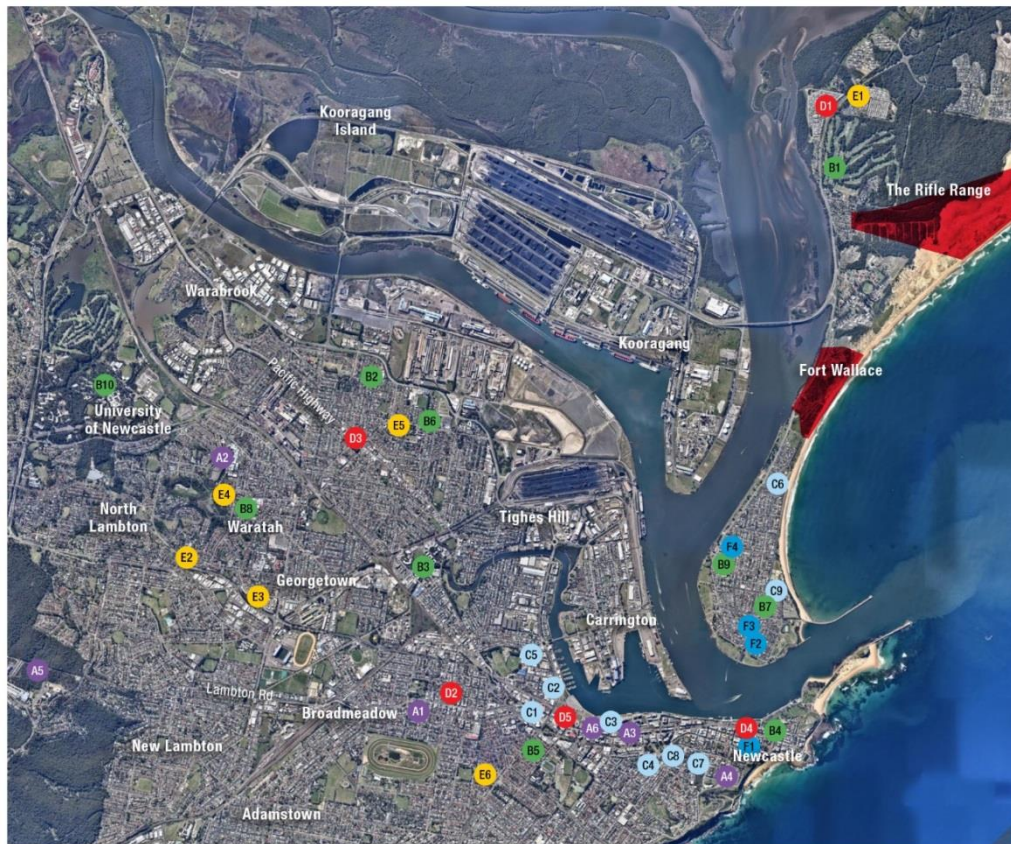
Locals typically use the petrol station on Koorangang Island. 'Rosies' petrol station was burnt down and has not been rebuilt.

B Social Infrastructure Maps

Stockton Social Infrastructure Map 1



Stockton Social Infrastructure Map 2



HEALTH FACILITIES

- A1 Awabakal Aboriginal Medical Service
- A2 Calvary Mater Hospital Newcastle and Mater Mental Health
- A3 Headspace Newcastle
- A4 James Fletcher Hospital
- A5 John Hunter Hospital
- A6 Newcastle Drug & Alcohol HARM (Syringe/IV Services) and Newcastle Community Health Centre

SCHOOLS AND EDUCATION FACILITIES

- B1 Fern Bay Public School
- B2 Hunter Christian School
- B3 Hunter TAFE, Newcastle Campus
- B4 Newcastle Grammar School
- B5 Newcastle High School
- B6 San Clemente High School
- B7 St Peter's Primary School
- B8 St Philips Christian College
- B9 Stockton Public School
- B10 University of Newcastle

CHILDCARE FACILITIES

- C1 Amana Family Day Care Pty Ltd
- C2 Awabakal Newcastle Aboriginal Co-operative Ltd - Childcare Centre
- C3 Brinco Child Care and The Little Unicorn On Honeysuckle
- C4 Cooke Hill Preschool
- C5 KU Wickham Preschool
- C6 Mission Australia Early Learning Stockton
- C7 Newcastle East After School Care
- C8 Samaritans Early Learning Centre
- C9 Stockton School Kids Fun Club Association

PRIVATE/OTHER

- D1 Fern Bay Medical Centre
- D2 Hamilton Medical Centre
- D3 Mayfield Medical Centre
- D4 King Street Medical Centre
- D5 The Hunter Street Medical Centre

AGED CARE FACILITIES

- E1 Bayway Village and Palm Lake Resort Retirement Villages
- E2 Bupa Aged Care Waratah
- E3 Calvary Community Care - Hunter
- E4 Maroba Aged Care
- E5 Mayfield Aged Care
- E6 Orchard Aged Care

PLACES OF WORSHIP

- F1 Christ Church Cathedral
- F2 St Paul's Anglican Church, Stockton
- F3 St Peter's Catholic Church
- F4 Surfside Presbyterian Church

Source: Nearmaps 2016

ELTON CONSULTING

C Community Newsletters

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 Williamtown, 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.



1800 959 797



dhadevelopments@elton.com.au

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

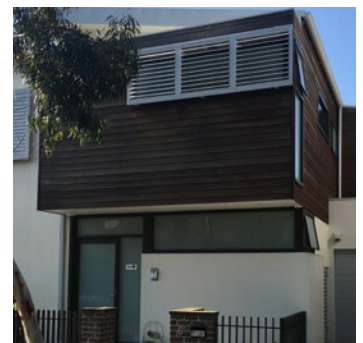
To optimise a natural looking skyline of the coastal community, the indicative Fort Wallace masterplan show these apartments adjacent to and below the central hillside. The proposed height of the apartment block is one to four stories. From all apartments, residents will be able to see the surrounding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

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

Public exhibition of the DAs.

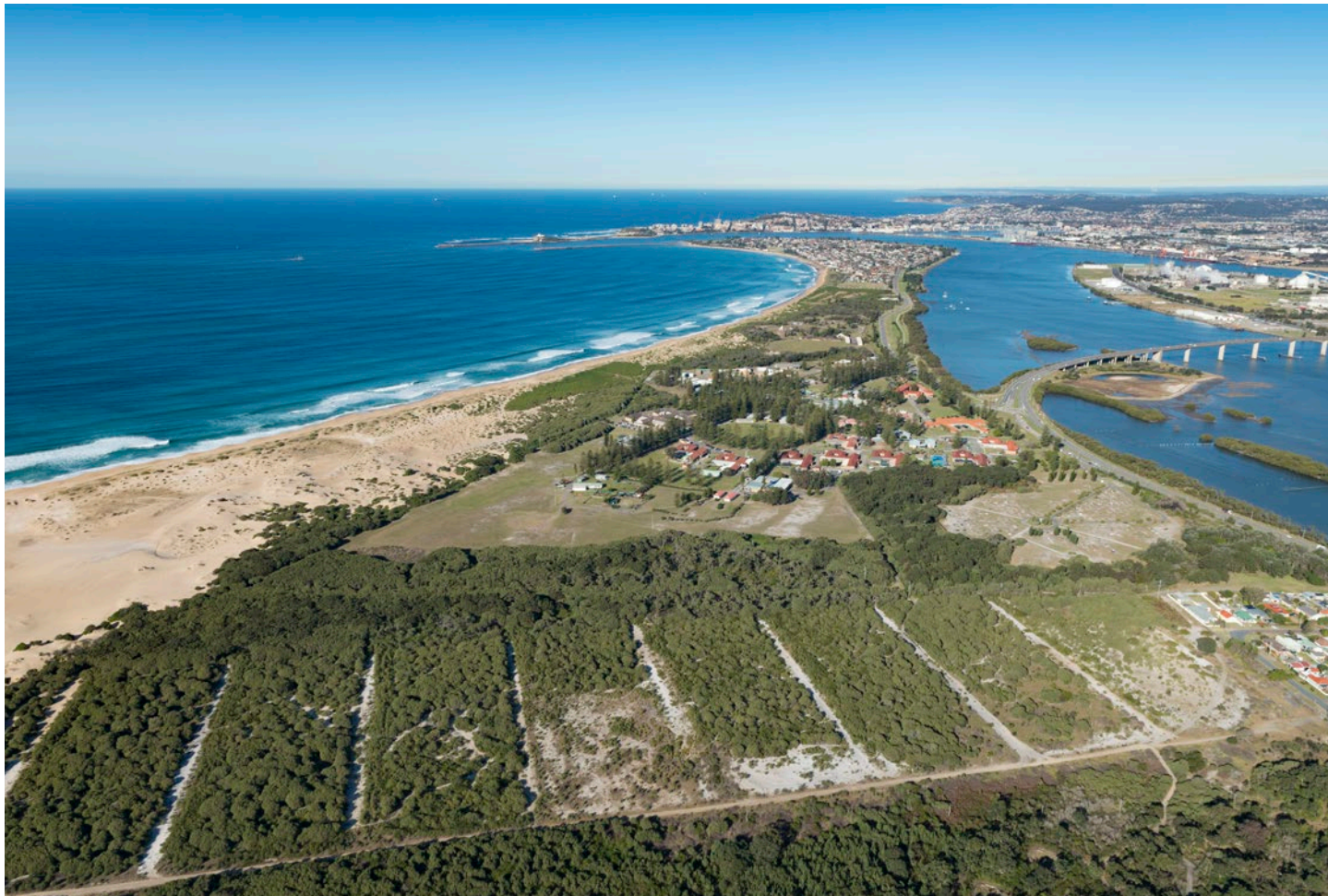
Development Application assessed by Councils and other agencies (as required) and approved, if appropriate.

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>



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D AO Displays

Who is DHA?

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, we look beyond the front yard. We walk down the street and along the footpaths. We play in the parks, run on the ovals and help kids cross the street safely. Our role is important – 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.



The community park at DHA's Bluewattle, Rasmussen development.

Rifle Range and Fort Wallace

Last year DHA purchased the Fort Wallace and Rifle Range land holdings from the Department of Defence. We anticipate, this land will be developed by DHA to provide additional homes for Defence members and their families.

Fort Wallace is approximately 32 hectares located east of Fullerton Road. The site is situated directly south of The Stockton Centre and north of Corroba Oval at Stockton.

Rifle Range is approximately 111 hectares east of Nelson Bay Road. The site is situated south of Worimi Conservation Lands, east of Fern Bay Public School and west of Stockton Beach.

We are seeking the necessary planning approvals to develop two vibrant residential communities on these sites that will offer a mix of high quality dwellings to house Defence members and their families, with the remaining lots to be sold to the public.



Aerial image highlighting Rifle Range and Fort Wallace north of Newcastle.

Strong Links to Community

DHA plans to develop Fort Wallace at Stockton and the Rifle Range at Fern Bay into coastal communities with links to the Newcastle CBD and growing Hunter region. The location of these sites responds well to DHA's requirement to provide quality housing in close proximity to jobs at Williamstown RAAF, Kooragang Island and Newcastle CBD.

Fort Wallace located along Fullerton Road has good connectivity with the Stockton town and Stockton community organisations such as the Stockton Surf Life Saving Club, RSL, Bowling Club and local activities like Parkrun. The Stockton ferry travels directly to Newcastle and this service provides great access to the CBD's entertainment and shopping precincts.

Rifle Range is next door to Fern Bay Public School and Newcastle Golf Course. A short stroll directly north of the site is Worimi Conservation Lands and Port Stephens is less than an hour away by car or bus.



The local coastal communities are active in the Nippers program at Surf Life Saving Clubs.

What's happening now?

DHA is working with an expert project team, comprising architects, planners, urban designers and landscape architects plus a range of specialist consultants. Planning for the sites has taken into consideration recommendations regarding the environment, Aboriginal heritage, European heritage, ecology, dune morphology and transport/traffic management.

DHA is working on concepts for two masterplanned residential estates with approximately 100 lots planned at Fort Wallace and 220 lots at Rifle Range. There is no commercial, retail or industrial development planned for either site.

Cultural Heritage

Fort Wallace and Rifle Range contain both Indigenous and European heritage. 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 that captures the history of the site through signage, public art and landscape design. Concept Only.

The Opportunities

DHA is working with local stakeholders to identify specific areas within Fort Wallace and Rifle Range to protect, manage or share with the broader community.

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

A place where the broader community will be able to enjoy greater connectivity to Stockton beach, its dunes and the surrounding bushland by providing improved access through these new residential estates.



Opportunities for the area include integrated bike paths, scenic walking trails and views of the Hunter region, to name a few.

The Future

DHA expects that the rezoning of these sites will allow future residents and surrounding communities to connect with their local natural environment and heritage in a way that is sustainable, sensitive and is a positive contribution to the community.

Urban design principles help shape the look and feel of any residential estate and ensures that important measures are adopted as the estate matures.

The following urban design principles are being considered for Fort Wallace and Rifle Range:

- » Touch lightly on the land where homes are raised and work in with the natural topography
- » Coastal ecology is embraced by maximising views to the oceans, dunes, river and bush and only those species found locally are planted
- » The local history and cultural heritage of the sites are celebrated by retaining heritage structures where ever possible and explore opportunities to connect with the Worimi Conservation Lands
- » A diverse community is created by providing a mix of housing typologies that meets defence, private and affordable housing needs and a range of open spaces for residents to experience
- » Accessible to the public via local road, pedestrian and cycle networks; improved public transport links to Newcastle CBD and pedestrian access to Stockton beach and its dunes
- » Interesting architectural forms are demonstrated through staggered heights of built forms; use natural building materials and finishes; articulated facades; vaulted and skillion roofs and varied street setbacks.

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



Historical Timeline of Fort Wallace, Stockton

Awabakal and Worimi peoples were the traditional owners of the land on and around Fort Wallace. They inhabited the area before European settlement.

1900
to
1915

Fort Wallace was nationally significant as a major component of the integrated system of Defence for the Newcastle Fortress Area. Its prime purpose was protection of Newcastle Harbour and its industries.

Fort Wallace was the third fort built for Newcastle's defence. Field Marshall, Earl Kitchener originally approved the site and work commenced in 1912. Two Mark 7 guns on central pivot mountings were installed in 1915.

Fort Wallace is the only defence installation in Australia comprising both 6-inch and 9.2 inch guns, as well as a range of ancillary structures including a plotting room and an observation tower.

1919
to
1939

The inter-war period saw the Fort relatively unmanned. Due to the approach of WWII, the Fort was modified. From 1938, the Battery Observation Post and one of the 6 inch gun emplacements were removed for the construction of new 9.2 inch gun emplacements.



1939
to
1945

The most active phase of Fort Wallace's history, including the completion of the 9.2 inch installations, proving of the guns and the shelling of Newcastle by a Japanese submarine in June 1942. At the end of the war the fort was closed down and manned by a minimum maintenance staff.



Working at Fort Wallace during World War Two.



Fort Wallace Observation Tower and tunnel entrance.

1963
to
1974

In 1963, work to remove the 9.2 inch guns commenced and the fort was unattended until 1967. In 1967, the 130 Signal Squadron moved to Fort Wallace. New barracks to house 69 people were completed in 1974.

1993

The last members of 130 Signal Squadron left Fort Wallace in 1993.

Planning Process

STAGE 1 – Planning Proposal

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

Stakeholder and community consultation undertaken by DHA.

We are here

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STAGE 2 – Design and Construction

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

Historical Timeline of Rifle Range, Fern Bay

1900
to
1940

From 1900 until the outbreak of World War Two, rifle shooting was undertaken at Adamstown Rifle Range.

.....

1939
to
1942

In 1939-1940, construction of the Rifle Range at Fern Bay began to meet extra local demand. The range was officially opened for use on 28 January 1941 however the government did not formally acquire the site until 1942.

.....

1953

From 1953 the site was a training facility for all shooting in the region and was utilised by the police force, military, school cadets and civilian rifle clubs.

.....

1997

The site was no longer required by the military and was closed in December 1997.



Aerial image of Rifle Range, Fern Bay with Fullerton Cove in the background.

Opportunities and constraints

Rifle Range

DHA is considering a variety of opportunities for the Rifle Range site, such as scenic walking trails to Stockton Beach, playgrounds, an area for possible sporting fields, viewing areas, and public spaces that allow people to connect.

Topography and landscape

To the east of the site a transient dune rises approximately 12 metres above the old Rifle Range site. Future homes will need to be set back from the dune to allow for natural dune migration. We intend to provide pedestrian access through the dune to the beach.

Water sensitive urban design is reflected in our plans. Engineers have advocated the need to use swales to direct water into basins to help manage stormwater discharge and quality.

Ecological

Coastal Sand Apple Blackbutt forest is growing to the north of the site and Coastal Sand Scrub to the east. The proposed masterplan minimises the impact on the flora in these areas.

The Rifle Range site contains a potential koala habitat and we are working with Port Stephens Council to ensure that any impacts on the existing habitat are minimised.

Heritage

The Rifle Range site contains Indigenous and European heritage. DHA is committed to working with the local community, local organisations and government departments to understand the significance of these sites.

DHA is aware that an old anti-aircraft battery exists within the site and will work with government to ensure this asset is managed in accordance with heritage regulations.

Bushfire

To protect homes from bushfire risks our masterplanning includes an asset protection zone. DHA is investigating low intensity fire management to reduce the bushfire danger to the immediate surrounds.

Coastal hazards

DHA has taken into consideration coastal hazards that may impact the site over the next 100 years. Coastal hazards occur where natural coastal processes, such as beach erosion and coastal inundation, threaten homes and communities in the coastal zone.



Rifle Range from the north looking south towards Stockton and Newcastle CBD.



Indicative playgrounds incorporating Australian native trees.

Opportunities and constraints Fort Wallace

DHA plan to provide the community with a range of high quality contemporary amenities, such as scenic walking trails through the dunes to Stockton Beach, new pathways, public viewing areas, playgrounds and landscaped public spaces.

Heritage

While Fort Wallace is a historically significant site containing heritage buildings, tunnels and gun emplacements, DHA plan to link these Defence remnants together to form an integrated public domain. We are investigating the reuse of heritage structures to provide a café space or an outdoor classroom.

Fort Wallace also contains Indigenous heritage. DHA is committed to working with the local community, local organisations and government departments to understand the significance of these sites.

Topography and landscape

Our masterplanning considers the site's ranging topography with steep slopes and flat open areas. We propose to sensitively integrate new dwellings into the site's natural topography to build a unique coastal community.

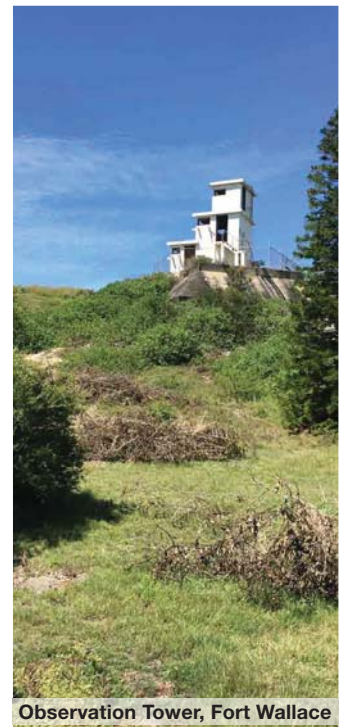
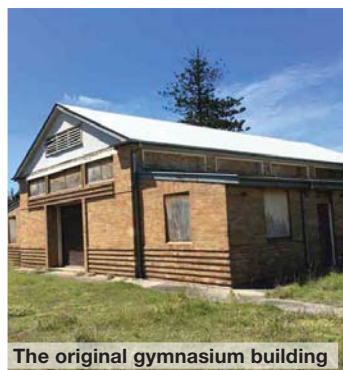
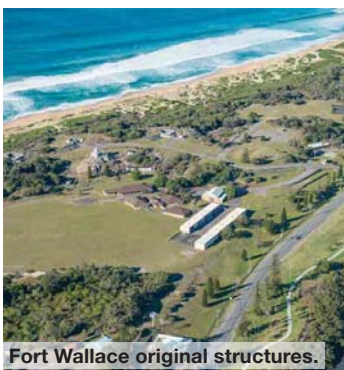
The majority of proposed dwellings will be located within the centre of the site, set back from coastal hazards and utilising the flatter areas. The site offers many viewpoints to the Pacific Ocean, Newcastle CBD, Stockton Beach, Nobbys Head, Hunter River and the broader Hunter region.

Ecological

Coastal Sand Apple Blackbutt forest and Coastal Sand Scrub grow within the site. Grey headed flying fox has been recorded and DHA is working with Newcastle Council and Department of Planning to minimise any impacts.

Coastal hazards

DHA has taken into consideration coastal hazards that may impact the site over the next 100 years. Coastal hazards occur where natural coastal processes, such as beach erosion and coastal inundation, threaten homes and communities in the coastal zone.



Indicative masterplan Rifle Range

We anticipate the Rifle Range site will provide a diversity of dwellings for Defence families and the general public to call home, including free standing homes, cluster homes, townhouses and courtyard homes.

The Rifle Range site will have two access roads connecting to Taylor Road and Popplewell Road providing access to Nelson Bay Road. This will mitigate traffic congestion and emergency egress concerns through the neighbouring community of Fern Bay – upgrade works will likely be required to Nelson Bay Road.

The proposed number of residential dwellings for this site is approximately 235.



Legend

1/ Existing neighbourhood

2/ Popplewell road

3/ Vegetated stormwater detention basin

4/ Proposed road

5/ Single eco-home

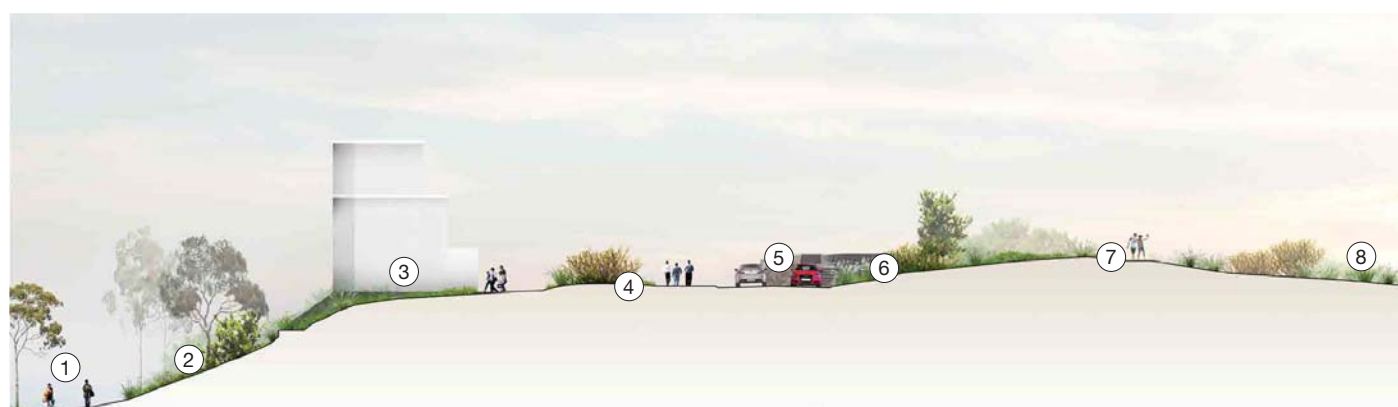
Indicative Masterplan Fort Wallace

Fort Wallace, located on the Stockton Peninsula, is approximately 32 hectares in size and is five kilometres north of Newcastle CBD.

The proposed ecologically sustainable development includes a diversity of housing types such as apartments, townhouses and free standing homes. Five unique typologies are being considered in this masterplan to respond to the unique nature of the site.

Each home will have its own private open space and the local community will be able to walk or cycle to Stockton, have improved access to Stockton beach and use of new parklands.

The total number of planned residential dwellings for this site is approximately 100.



Section 2 – Interpretive Heritage Park.

Legend

- 1/ Firetrail bushwalk
- 2/ Back of dune

- 3/ Adaptively-reused structure
- 4/ Gathering and event space
- 5/ Carriageway

- 6/ Refurbished heritage structures
- 7/ Dune bushwalk
- 8/ Dune re-vegetation zone

Housing types

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. Each dwelling will include three to four bedrooms. Building heights may be one or two storey.



Indicative single eco-home, not actual design. Architectus 2016.

Coastal cluster homes

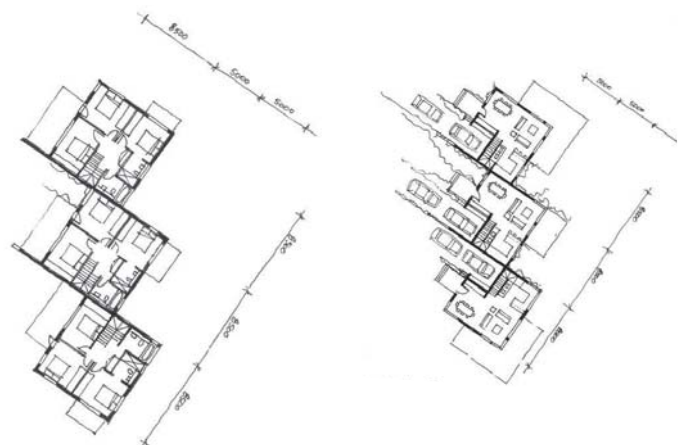
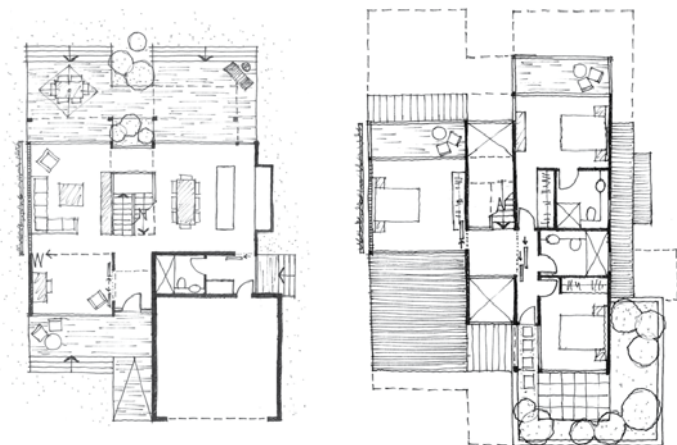
Coastal cluster homes as the name suggests, cluster homes into groups of two, three and four. These homes are carefully designed to increase the sense of the homes' connection to the surrounding landscape.

The proposed height of these community title homes is two storey. Each dwelling will include three bedrooms.

We anticipate single eco-homes and cluster homes to be made of robust environmentally compatible materials, such as corrugated metal sheeting, steel or timber frames and timber panel cladding.



Indicative coastal cluster homes, not actual design. Architectus 2016.



Housing types

Dune apartments

These small scale apartment buildings are designed to minimise the overall building footprint. The buildings are located to respond to the natural topography of the site and minimise visual impacts across the site.

The proposed height of the apartment block is up to four stories. Each apartment will have one to three bedrooms.

From all apartments, residents will be able to see the surrounding natural bushland and communal areas. Clever design will encourage passive surveillance over public areas to promote a safe and secure community.

We anticipate the apartments to be made of robust materials, such as corrugated metal sheeting, concrete slab, steel frames and timber panel cladding.



Indicative landscape masterplan Fort Wallace



Legend

- 1/ Cluster homes
- 2/ Single eco-homes
- 3/ Townhouses
- 4/ Dune apartments
- 5/ Courtyard homes
- 6/ Firetrail walking path
- 7/ Community park
- 8/ Adaptive reuse community facility
- 9/ Heritage precinct
- 10/ Stairway
- 11/ Dune boardwalk
- 12/ Landscaped embankment
- 13/ Gun emplacement

Heritage precinct

The heritage precinct sits at the top of the dunes at Fort Wallace and offers panoramic views in all directions. DHA plans to provide the community access to this precinct. The area will offer visitors an opportunity to engage with Fort Wallace's military history.

We are investigating the reuse of the heritage structures to provide amenities, such as a cafe space or an outdoor classroom. The surrounding dune ecology will be protected and planting will reflect the surrounding native bushland.



Indicative infrastructure for heritage precinct.

Community park

The public parklands emphasize principles of "nature play" through the selection of play facilities, materials, and native planting. Structures will be constructed of natural materials. Trees and shade structures will provide cover from the sun without obscuring views over the dunes. Robust, low-maintenance plantings will blend play areas into the surrounding area.

The dune will act as a windbreak for the area. Picnic tables will be positioned to the east of the dune and therefore sheltered from strong winds from the ocean. The firebreak surrounding the community will double as a bushwalk trail, connecting the park to residential areas. Nearby heritage structures will be adaptively reused to provide public community amenity.



Indicative children's playground.

Indicative landscape masterplan

Rifle Range



Legend

- 1/ Extended road network from existing neighbourhood
- 2/ Cluster homes
- 3/ Single eco-homes
- 4/ Courtyard homes
- 5/ Townhouses
- 6/ Shared path to dunes
- 7/ Vegetated detention basin
- 8/ Community park
- 9/ Firetrail bushwalk
- 10/ Dune boardwalk
- 11/ Access to dune lookout
- 12/ Worimi Conservation Lands
- 13/ Potential park / recreation / sporting field

Community interface

The Rifle Range site will be connected to the existing road network and infrastructure. Clear sightlines, footpaths, and walking trails will join the site to Fern Bay.

DHA intends to create a neighbourhood character that emphasizes qualities of connectedness, feels part of the neighbouring community, and is integrated with the surrounding bushland and coastal ecology.

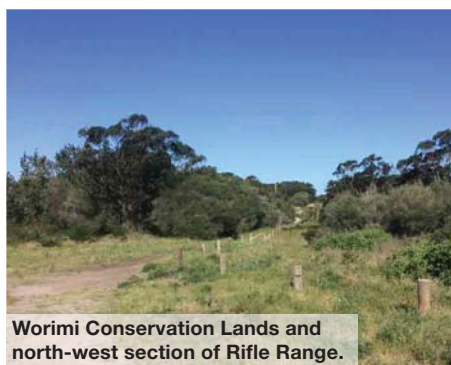
Community park

In a native plant setting, we plan to provide children the opportunity for “nature play” by providing a selection of play facilities. Structures will be constructed of natural materials and sited within the coastal landscape. Large feature trees and shade structures will provide cover from the sun. Robust, low-maintenance plantings will blend play areas into the surrounding coastal landscape. We plan for the community to enjoy social gatherings, picnics and passive recreation near the centre of the Rifle Range community.

Active living

The Rifle Range community will include a number of opportunities for active recreation and outdoor living. The centre of the development features a large public open space with room available for a sports field, subject to council agreement.

The Rifle Range is surrounded by a network of bushwalk trails and shared pedestrian/cycle paths that double as a firebreak. These trails connect the site to the Worimi Conservation Lands to the north, as well as the dune boardwalk that leads to the beach.



Worimi Conservation Lands and north-west section of Rifle Range.



Indicative children's playground.



Indicative shared pathway.

F CIFS Handout

Straight forward answers

Fort Wallace and Rifle Range

Does DHA or the proposed developments at Rifle Range and Fort Wallace have anything to do with the closure of The Stockton Centre?

No. The proposed developments at Rifle Range and Fort Wallace is a DHA initiative. The pending closure of The Stockton Centre is being managed by Families and Community Services (FACS).

DHA's proposed plans at Fort Wallace and Rifle Range have nothing to do with the pending closure of The Stockton Centre.

How will DHA manage the heritage and ecology of the sites?

The planning proposal of the two sites will take into consideration the recommendations of specialist consultants in dune ecology, Indigenous heritage, European heritage, environment and coastal engineering. We are planning on working with the relevant local stakeholders to develop an ecologically sustainable development to ensure the sites support best practice in urban and landscape design.

Do the proposed developments have anything to do with the contamination at RAAF Base Williamtown?

No. The proposed developments by DHA at Fern Bay and Stockton are approximately 11 to 12 kilometres away from RAAF Base Williamtown and is a completely separate matter.

What impact will this development have on traffic?

Traffic studies indicate that the road network has the capacity to meet the needs of road users for the next 50 years.

Areas of safety concerns, such as the intersection of Nelson Bay Road and Taylor Road, Fern Bay, are being raised with Roads and Maritime Services and Transport for NSW.

Will there be any changes to public transport?

DHA will provide regular updates to Transport for NSW regarding users' needs. There are no changes planned as at 2016, to the bus service 118 or ferry service from Stockton to Newcastle. However relevant government agencies will be informed by DHA should public transport needs change in the new areas.

What changes are proposed for the surrounding street network?

In 2016, there are no changes being proposed for the surrounding street network.

Project contact details



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