



DHA

Fort Wallace

Social Impact Assessment

July 2017

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1. Introduction

1.1 Project overview

Defence Housing Australia (DHA) purchased the Fort Wallace site in 2015 from the Department of Defence. The development of the site is concurrent with the Fern Bay Rifle Range site, which was also purchased by DHA. The Fort Wallace site was considered to be surplus to Defence's operational needs. DHA purchased the site in order to provide high quality, modern accommodation (one to four bedroom dwellings) for Defence personnel and their families, and to the wider community. DHA is seeking amendments to the Local Environment Plan (LEP) through a Planning Proposal to rezone the land for residential and public recreational uses.

1.2 Purpose of this report

GHD has been engaged by DHA to prepare a Social Impact Assessment (SIA) in support of the Planning Proposal for the Fort Wallace site in Stockton. The SIA has been prepared in accordance with *Newcastle City Social Impact Assessment Policy* (1999). The method and approach adopted for assessment is discussed in section 1.4.

1.3 The proposed development

1.3.1 Site location

The Fort Wallace site is located on the Stockton peninsula north of the existing coastal village of Stockton, 5km north of Newcastle CBD on the northern side of the Hunter River within Newcastle LGA. Fort Wallace is approximately 32 hectares in area. . The site is bound by the Stockton Centre (health care facility) to the north, a disused water treatment works to the south, Fullerton Road and the Hunter River to the west and Stockton Beach to the east.

The Fort Wallace site is currently accessed by a single entry from Fullerton Road. It is a 20 minute drive from Newcastle CBD via the Stockton Bridge, or alternatively 3.5 km from the 10 minute ferry service between Stockton and Newcastle.

The planning proposal indicates key features of the site including:

- Significant European history with remnant defence buildings and gun emplacements with heritage significance
- Cultural and archaeological significance for the local Aboriginal community
- Elevated views west over the Hunter River and east to the coast
- Coastal dune system to its eastern boundary
- Close proximity to the beach and river

The site location and surrounding features are illustrated in Figure 1.



Source: Fort Wallace Planning Proposal, Architectus, 2017

Figure 1 Site location

1.3.2 The Planning Proposal

The site is currently part of a special uses area that sits between the two residential communities of Stockton and Fern Bay. The RAAF Base Williamtown is located approximately 30 km north of the site, which would be the place of employment for many of the Defence residents of the subject site. Fort Wallace is also proximal to the employment areas of Kooragang Island and accessible to the Newcastle CBD.

DHA purchased the land in 2015 and seeks to provide high quality, modern accommodation (1 to 4 bedroom dwellings) for Defence personnel and their families, and to the wider community. In order to develop the site for residential uses, the land will need to be rezoned.

The Planning Proposal for this site addresses the request for rezoning of the land to residential development as R2 Low Density Residential and the remaining land to RE1 Public Recreation uses. All proposed dwellings and developable area is landward of the 2100 Coastal Hazard line, in accordance with Council's policy. The part of the site to the east, adjoining the existing RE1 Public Recreation area, is proposed to be zoned RE1, accommodating the coast, dune and important heritage items for public enjoyment. This zone retains the potential to accommodate a small retail offering, such as a café or kiosk, in the context of the heritage items to activate the precinct for visitors to the site and provide amenity for the local community in Stockton and Fern Bay-Fullerton Cove.

1.3.3 Concept Master Plan

To support the planning proposal, DHA has developed a Concept Master Plan for the site to illustrate its ability to accommodate residential development, and the nature of planning changes required. The concept master plan is outlined in the Fort Wallace Planning Proposal (Architectus, 2017). The master plan responds to the site's natural and historic constraints, and through these considerations proposes a diverse mix of housing to accommodate a residential community, including public parks and streets and retained heritage values. The master plan proposes an energy efficient, environmentally sensitive and higher density development with a smaller development footprint. The master plan would facilitate the delivery of a residential development including;

- 103 dwellings (a mix of one to four bedrooms)
- Heritage items, including bunkers and tunnels and three buildings for potential adaptive reuse
- Community parks and recreational facilities

The concept master plan envisages the 103 dwellings would comprise:

- 42 Dune apartments (4 units per floor, 1-4 storey; 1-3 bedrooms)
- 25 Coastal cluster homes (clusters of 2, 3 and 4 'apartments', 2 storey, 3 bedroom)
- 14 Single eco-homes (larger lot sizes 1-2 storeys, 3 bedroom)
- 3 Courtyard homes (2 storey, 4 bedrooms)
- 19 Townhouses/row houses with rear lane access (2 storey; 3 bedroom homes plus potential 1 bedroom studio)

The sites heritage would offer residents and visitors the opportunity to engage with Fort Wallace's military history. The heritage precinct would comprise:

- Refurbished heritage structures
- A public event space
- Adaptively-reused heritage structures (e.g. cafe, local museum, Landcare facility)

Paths and public spaces would permit access to the beach and dune ecology whilst protecting the ecology through:

- Dune bushwalk and viewing platforms
- Dune Boardwalk to Stockton - Newcastle
- Dune revegetation and protection zone

The public parklands proposed within the master plan would emphasize principles of "nature play" through the selection of play facilities and materials. An active sports lawn and playgrounds would be included in these communal spaces.

1.4 Methodology

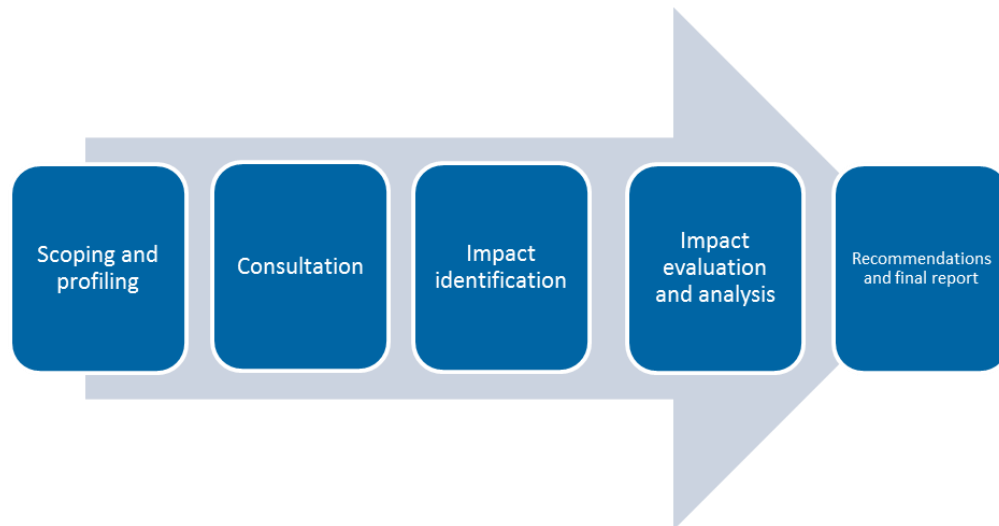
This SIA has been prepared in accordance with Newcastle City Council's *Social Impact Assessment Policy for Development Applications* (1999). The aim of this policy is to facilitate the preparation and assessment of development applications with respect to social considerations in the interests of the developer, the broader community and the future of Newcastle.

It also reflects the Planning Institute of Australia's *Social Impact Assessment Position Statement* (2010) which recommends that the SIA process involves analysing, monitoring, and managing

these social consequences, both positive and negative, and any social change processes invoked by them.

In undertaking the SIA, GHD has undertaken a staged methodology based on the International Association for Impact Assessment *Social Impact Assessment International Principles* (2015)¹. This process is consistent with Newcastle City Council's requirements for a SIA. The process involves five stages as identified in Figure 2.

Figure 2 **GHD's five stages for preparing the SIA**





Source: Urban Design and Landscape Report Final Draft, Fort Wallace, Stockton 2016.

Figure 3 Concept Master Plan

Stage 1: Scoping and profiling

Scoping was undertaken to identify the primary issues and associated stakeholders potentially impacted by the project, and the spatial extent of these issues in assessing the project area. The scoping was refined and adjusted throughout the profiling process. A visit to the site and surrounding areas was undertaken on 7 - 8 June 2017

A profile of the existing community that has the potential to be affected by the proposed rezoning was prepared based on 2011 census data and information provided by Newcastle Council and Port Stephens Council in regard to development approvals. A demographic profile of the potential future residents of the Fort Wallace site and the local area was also prepared. In addition a review was conducted of the available local social infrastructure.

A review of the planning proposal (Architectus 2017) and supporting documents was undertaken, including the Aboriginal Cultural Heritage and Archaeological Assessment Report (Umwelt 2017), Urban Design and Landscape Report Final Draft, Fort Wallace, Stockton (Spackman, Mossop and Michaels, and Architectus, 2016) and, the Stakeholder and Community Engagement Outcomes Report (Elton Consulting 2016).

Stage 2: Identification of impacts

An assessment was undertaken to identify the possible risks and social impacts that may arise as a result of the proposed rezoning. The assessment considered the timing, duration, likelihood and significance of the identified risks.

Stage 3: Consultation

Considerable consultation was undertaken in the development of the Fort Wallace Planning Proposal. GHD has drawn on these outcomes and consulted with key stakeholders as outlined in Section 5. This consultation has informed the SIA in both profiling, identifying impacts and developing mitigation measures.

Stage 4: Impact evaluation and analysis

GHD collated and further analysed the information obtained in Stages 1, 2 and 3. Key questions that were considered include:

- What is the likelihood that the impact will occur?
- Are the impacts likely to be experienced by all persons or will the impact be specific to certain demographic cohorts, stakeholders or special interest groups?
- Is the impact positive or negative? What weight or level of importance should be attached to each impact?
- What measures can be implemented that will mitigate the negative impacts or enhance the positive impacts?

The analysis included a community needs assessment that aimed to determine any gaps in existing community need, and the needs of the likely future population should the site be developed according to its potential under the rezoning proposal. The community needs assessment was informed by leading practice frameworks in social infrastructure, as outlined in section 4.

Stage 5: Recommendations and final report

The final report has been developed with recommendations that outline the options and procedures that could be pursued should the proposed rezoning be adopted and residential development pursued. These recommendations would seek to identify strategies to maximise positive social outcomes whilst also minimise social risk and avoid or ameliorate potential negative social impacts.

1.4.1 Study areas

The local study area determined for the Fort Wallace site includes the suburbs of Stockton, Fern Bay and Fullerton Cove. Although these suburbs are different from each other, they share a number of common characteristics including:

- a relatively isolated position in relation to the district and regional areas
- shared access to local infrastructure and conveniences
- bordering two local government areas.

The geography of the suburbs (being on a peninsular spanning two LGAs) also results in these residents accessing district and regional infrastructure within the local government areas of both Newcastle and Port Stephens. The regional study area for the assessment was therefore assessed to include both Newcastle and Port Stephens LGAs.

1.5 Scope and limitations

1.5.1 Consideration of 2016 Census data

This social impact assessment was prepared in June 2017, drawing on demographic data from the 2011 census and informed by consultation with key stakeholders about change in the area and information about the number residential development approvals in the local area, as provided by Councils. At the conclusion of the study much of the 2016 census data became available.

The estimated current (2017) population of 8,141 people used in this assessment is in the order of 645 people higher than that reported in the 2016 census (7,496 people). This variation is likely due to a number of factors including;

- Additional development and occupation of residential dwellings since the 2016 census (resulting in a larger number for 2017 during the period of consideration)
- The estimate assuming occupation of all approved development applications that may not yet have been built or occupied
- Errors in the estimate matching the actual situation

The key population number used in this report is the likely future population, estimated at 9,341 people. This estimates the 2011 population in addition to residential occupation of all currently approved residential developments and is thus considered to remain a relevant estimation for the purposes of the assessment, although it may be somewhat high.

A preliminary review of the 2016 census data for the local area indicates the significant changes since 2011 that were identified during consultation and are reflected and discussed in this social impact assessment (primarily a large overall population growth with the greatest growth in 0-4 years olds and seniors over 60 years of age).

The age structure estimated made for the assessment have varied from that indicated in the 2016 census, but again these can not be expected to be identical as further development in both Seaside and seniors living will continue to modify this structure.

Compared with the 2016 census data, the likely age structure of the future population expects a higher proportion of 0 – 4 year olds and a lower proportion of over 60 year olds. The ageing population may be under represented in this estimate.

In summary these differences in numbers are not considered to significantly alter the key outcomes of the assessment, as the likely future population estimates are considered suitable

for the purposes of the assessment and qualitative consideration of these issues has been undertaken in the assessment and need and impact.

1.5.2 Limitations

This report has been prepared by GHD for Defence Housing Australia (DHA) and may only be used and relied on by DHA for the purpose agreed between GHD and the DHA as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other or entity other than DHA arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by DHA and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report, which were caused by errors, or omissions in that information.

2. Policy context

This section provides information about the social policy context of the proposed site and identifies specific plans that align with the proposal and strategies, which inform this assessment. These include NSW Government and Newcastle City and Port Stephens Council documents.

2.1 State government

2.1.1 Hunter Regional Plan 2036

The Plan has been developed to guide the NSW Government's land use planning priorities and decisions over the next 20 years.

The *Hunter Regional Plan 2036* is the NSW Government's strategy guiding land use planning priorities and decisions over the next 20 years. The vision for the region is for a leading regional economy in Australia with a vibrant new metropolitan city of Newcastle at its heart. To achieve the vision, the plan identifies that the growing region would need to support thriving communities and greater housing choice and jobs. Greater Newcastle and revitalising Newcastle City Centre are identified as key components to the region's success. It is intended as a framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions. The Plan also identifies priorities for each council to guide further investigations and implementation

Overall the growth strategy in the Plan supports the renewal of the site to deliver a diversity of housing to serve the housing needs of the local and defence force community, whilst making the most efficient use of existing social and physical infrastructure.

Although the Plan includes some conflicting mapping of the land use and development expectations for the site, it does indicate the site for residential and employment use in some figures. The Plan, representing a high level framework provides direction to local planning for specific sites. The Department of Planning and Environment has recommended to Council that assessment of specific planning proposals have consideration for;

- Direction 20 –Revitalise existing communities
- Direction 21 – Create a compact settlement
- Direction 22 – Promote housing diversity
- Direction 23 – Grow centres and renewal corridors
- Direction 24 – Protect the economic functions for employment land

The planning proposal responds to each of these directions;

- increasing demand and viability of existing social infrastructure in the Stockton-Fern Bay area;
- renewal of an area for residential use in close proximity to the city centre;
- seeking rezoning which supports a concept master plan that delivers diverse housing options which would support a diverse community;
- contributing to the development of the locally significant Fern Bay growth centre,
- supporting the nearby Williamstown RAAF base and Defence force personnel in the region by providing housing.

2.1.2 Draft Plan for Growing Hunter City 2015

The *Draft Plan for Growing Hunter City* accompanies the *Hunter Regional Plan 2036*. Hunter City is defined as the metropolitan area extending from Toronto and Swansea in the south to Raymond Terrace in the north and from Newcastle harbour in the east to Lochinvar in the west. The Newcastle City Centre falls under the Inner Newcastle district identified in the plan. It will be a major contributor to achieving the Regional Plan's goals to grow and diversify the Hunter economy. In order to support robust communities, communities will have access to a range of housing opportunities and jobs. Access to jobs, services, shops, recreation opportunities, entertainment and the arts will deliver quality living.

The plan identifies goals, directions and actions to guide land use planning across the Hunter Region including the metropolitan area.

Direction 7.2 in the Plan aims to manage growth to protect the strategic Northern Gateways District (which includes Stockton). The Plan identified Stockton as a future housing growth area and notes the NSW Government committing to encouraging urban renewal in areas including Stockton. This planning proposal is therefore consistent with the intentions of this direction.

2.2 Local Government

2.2.1 Newcastle 2030: Newcastle Community Strategic Plan

Newcastle 2030 is a strategic community vision developed by Newcastle City Council to inform policies and actions to become a "smart, liveable and sustainable City by 2030" (page 10). It focuses on seven strategic directions for Newcastle to become:

- A connected City;
- A protected and enhanced environment;
- Vibrant and activated public spaces;
- Caring and inclusive community;
- Liveable and distinctive built environment;
- A smart and innovative City; and
- Open and collaborative leadership.

The strategy outlines the key challenges facing Newcastle communities, including meeting the needs of a growing and ageing population. The development directly responds to key opportunities identified in the Plan, including creating public spaces, enhancing the environment and connecting the peninsula.

2.2.2 Newcastle Local Planning Strategy 2015

The Newcastle *Local Planning Strategy* (2015) presents a comprehensive land use strategy for Newcastle. It includes neighbourhood visions and population forecasts up on which planning is based.

Key local visions and objectives for Stockton include;

- Protection and enhancement of the existing beach and harbour side character and existing historic identify

Encouragement of development that is sympathetic to the existing character of Stockton

- Facilitate development of the commercial centre to improve local services and attract visitors

- Promote Stockton for tourism without compromising its residential appeal
- Protection and enhancement of public harbour side reserves

The Plan also includes population estimates for Stockton which indicate an increase in population by 2036 of only 72 people, and only 32 people by 2026, noting that, the largest increase over the period is likely to be in lone person households. It is apparent that this forecast has not included potential development of the Fort Wallace or Stockton Centre sites.

The Plan notes the Stockton commercial area as a local centre, meeting the daily needs of the local community, but recognises that its desired pedestrian catchment (ped shed) does not include norther Stockton and that a new commercial centre may be justified there and to meet the needs of new urban release areas.

2.2.3 Draft Newcastle Social Strategy 2016-2019

The Draft City of Newcastle Social Strategy (2016-2019) is a four-year framework outlining the key priorities and actions to be delivered by Council in its commitment to investing in, promoting and delivering community development outcomes in Newcastle. The strategy, together with six others aims to deliver outcomes on the strategic directions outlined in the Newcastle 2030 Community Strategic Plan. The Draft Social Strategy identifies five focus areas for each action, including:

- Community wellbeing
- Innovation and creativity
- Healthy lifestyles
- Community infrastructure
- Community safety

2.2.4 Community Assets and Open Space Policy 2012

The purpose of the *Community Assets and Open Space Policy* is to provide Council with a framework and set of guiding principles for the consistent and integrated planning, acquisition, delivery management and disposal of community assets and open space across the Newcastle local government area.

This policy seeks to provide the community of Newcastle with the following community asset and open space outcomes:

- Encourage social connections, community participation, promote health and wellbeing;
- Multi-purpose, functional, safe and innovative places and spaces that are equitably distributed across the local government area;
- Management of community assets and open space from a quadruple bottom line perspective;
- Diverse places and spaces that accommodate a range of uses that are responsive to changing trends, aspirations and community needs;
- Timely delivery of community assets and open space that is integrated with other assets provided by Council and partner agencies;
- Co-location of community assets and open space to maximise the opportunity for lng community connections and economies of scale; and
- Open and transparent governance and management of community assets and open space that provides the community with clear accountability of Council's actions.

2.2.5 Newcastle Safe City Plan 2017-2020

The City of Newcastle Council's *Safe City Plan* includes actions that contribute to safety and social inclusion within the community. This plan supports the objectives of Council's *Social Strategy 2016-2019* to improve community perceptions of safety. Key safety issues identified include drug and alcohol related crime, disengaged youth, fear of crime, discrimination, malicious damage to the built environment and anti-social behaviour.

In order to address safety issues, Council's priority areas include:

- Improving safety through public domain design and the built environment, such as increasing natural surveillance and perceptions of safety.
- Facilitating community inclusion, such as providing Council facilities that are safe, welcoming and inclusive, and providing open space and community assets that facilitate positive social interaction and wellbeing.

2.2.6 Newcastle Cultural Strategy 2016 – 2019

The Newcastle City Council's *Cultural Strategy 2016-2019* aims to support and develop a thriving creative culture within the city. It prioritises actions and resources to assist the local arts communities and increase opportunities for the community to participate in cultural activity.

Priorities include creating:

- Vibrant and activated public places that provide diverse activity, safety and strengthen social connections, where cultural, heritage and place are valued.
- Liveable and distinctive built environments that maintain and enhance the city's sense of identity.
- Smart and innovative city with a thriving community that attracts people to live, work, invest and visit the city.

2.2.7 Newcastle Cycling Strategy and Action Plan 2012

The *Newcastle Cycling Strategy and Action Plan* builds on previous bike plans and expands on cycling- related strategies and initiatives from a range of Council documents.

The overall objective of the strategy is to make cycling a safe and attractive travel option to encourage more peoples to cycle. Strategies and actions to cover the broad areas to do this are:

- Bicycle network and infrastructure
- Promotion and education
- Leadership and advocacy
- Planning for active transport
- Monitoring and review

The plan identifies the need for proposed development to tie in with existing and planned cycling networks, and to cater for cyclists through the provision of infrastructure such as bike storage or hoops in both planned residential and commercial areas.

The plan, relevant to this proposal identifies the need for connected pathways in Stockton through the addition of a local bike route (L20 – Stockton). This route was proposed as an on road connector from the ferry terminal to R1 (Adamstown Heights to Fern Bay) at the northern end of Fullerton St, on Mitchell St, Barrie Cr, Griffith Ave Eames Ave and Meredith St. It is to be considered in conjunction with work on the Coastal Revitalisation project, in which an off road path from S2 to connect to R1 near Fullerton St north has been mooted.

Figure 4 – Newcastle cycle plan map



Source: *The City of Newcastle, 2012. Newcastle Cycling Strategy and Action Plan*

2.2.8 Stockton Public Domain and Traffic Plan 2017

Newcastle City Council developed this public domain improvement program in consultation with the local community. Key elements of the plan which support improved community accessibility and social amenity, which is planned to commence in 2017/2018 includes;

- Footpath widening outside Stockton Library, including seating, a table and bike racks and the provision on 1 hour timed parking
- Exploring the provision of public toilets in the commercial centre
- Moving pedestrian crossings to improve safe access and increase parking
- Creating disabled parking spaces outside the seniors centre and surgery
- Potential for occasional road closures to support markets and community events

2.2.9 Port Stephens Integrated Plans 2013-2023

The Integrated Plans (2013-2023) comprise the Community Strategic Plan, Council's Delivery Program and Operational Plan. The Integrated Plans 2013-2023 are organised into five focus areas: Citizens, Lifestyle, Environment, Economy, and Council.

The Community Strategic Plan sets out which other areas of government are responsible for contributing to achieving the Strategic Directions and how these Integrated Plans align with the NSW State Plan NSW 2021 and the Hunter Regional Action Plan.

The key objectives of the Plans relevant to the planning proposal relate to:

- Enhancing public safety.
- Responding to future needs of an ageing population.
- Delivering facilities, services and opportunities for children.
- Providing recreational facilities for residents and visitors.
- Providing Strategic land use planning services.
- Promoting sustainable and improved, accessible and flexible transport modes.
- Support education and training in Port Stephens

The Plans seek to provide the community with assets to improve the liveability of the Port Stephens area, which have been considered in this assessment.

2.2.10 Port Stephens Pathways Plan 2016

The Port Stephens Pathways Plan is a Councillor adopted plan by the Port Stephens Council, which indicates existing footpaths and shared paths throughout the Local Government Area, as well as identifies locations for future pathways through a series of maps, rather than a report. The identification of future pathway locations will allow Council to prioritise construction and to apply for grant funding to assist Council in the provision of pathway connections and missing links.

2.3 Current Council planning

Several strategies and plans are under preparation or planned by both Newcastle City and Port Stephens Councils of relevance to the Fort Wallace planning proposal. Of particular note are:

- Both Councils advise they are working collaboratively in reviewing Section 94 development contributions plans. As the proposal area is within a cross LGA border area, a contribution sharing arrangement has been agreed in the past and will also occur for future developments, recognising that the suburbs use local services primarily in Stockton.
- A Fern Bay Strategy is also in the early stages of development by Port Stephens Council. The strategy will address needs and demands for residential, commercial and recreational development in the area to guide sustainable future development in the area.

2.4 Implications for the SIA

Table 1 below summarises the implications of these policies for this report.

Table 1 – Social policy implication for the SIA

Policy	Implications
Hunter Regional Plan	<ul style="list-style-type: none"> • Identifies housing diversity , compact settlements and community revitalisation as directions for planning.
Draft Plan for Growing Hunter City 2015	<ul style="list-style-type: none"> • Identifies the need for residential renewal in Stockton as part of the Northern Gateway.
Newcastle Local Planning Strategy	<ul style="list-style-type: none"> • Recognises the potential future need for a commercial centre in the north of Stockton to serve existing and renewal populations..

Policy	Implications
Newcastle 2030 Community Strategic Plan 2013	<ul style="list-style-type: none"> Identifies strategies to deal with issues such as growing and aging population, and identifies opportunities including urban renewal, economic strengths and a revitalised town centre.
Newcastle Draft Social Strategy 2016-2019	<ul style="list-style-type: none"> Identifies priorities and actions addressing public space activation, use of recreation area, activities and events to build connectedness and inclusion, creating local identity and, supporting urban renewal.
Newcastle Cycling Strategy and Action Plan 2012	<ul style="list-style-type: none"> Identifies that new development should tie into existing or proposed cycle infrastructure and networks, and cater for cyclists.
Port Stephens Integrated Plans 2013-2023	<ul style="list-style-type: none"> Identifies priorities, needs and actions for addressing a growing and aging population, demand for schooling and facilities for children, and the use and availability of public transport.
Port Stephens Pathways Plan 2016	<ul style="list-style-type: none"> Identifies the locations of future pathway locations that will allow Council to prioritise construction in the provision of pathway connections and missing links.

3. Community profile

The sections below provide a summary of the key demographic indicators available from the 2011 census for the local study area as whole and with some notes as to variances between the suburbs. A comparison with the regional area is also included. The section also discusses likely changes in each indicator since the 2011, census based on the results of consultation and estimates of development since 2011.

3.1 Population and age profile

Consultation indicates that in recent years, there has been a significant amount of development within the local area, particularly in areas north of the site in Fern Bay and Fullerton Cove. This development has predominantly been seniors living and residential. These include the new seniors living developments of Palm Lake Resort in Fern Bay and The Cove in Fullerton Cove. Expansion of the existing Bayway, a manufactured homes village has also occurred and is also marketed to seniors. The master-planned residential community of Seaside also continues to expand, attracting a younger demographic. South of the site in Stockton, some gentrification of housing has occurred, but the area is largely underdeveloped with older style one and two storey dwellings and key facilities located in the centre of town.

These developments are expected to have resulted in an increase in population, and changes in demographic structure since the 2011 census. To capture a more up to date profile the study has attempted to estimate a population profile based on the development information sourced from the respective councils.

In 2011 the local area had a total population of 6,130. The population of Stockton showed a slight decrease to 4,195 from 2006, whilst Fern Bay increased more than 40 percent to 1,625. A decrease in population for Fullerton Cove was the result of boundary changes reducing the area counted, but in 2011 the suburb recorded a population of 300.

Drawing on information provided by Port Stephens Council, an indicative estimate of the current resident population of the local area in 2017 is 8,141 people (see Appendix C). This estimate is based on information from Port Stephens Council with regard to approved dwellings and estimates of those currently developed for each of the residential developments noted above. Development on the peninsular has occurred in discreet pockets, with seniors living growing in Fern Bay and Fullerton Cove and new residential development in Fern Bay.

Table 2 Indicative local area current population

Suburb	2011 population*	Estimated 2017 population#
Fullerton Cove	300	546
Fern Bay	1626	3,400
Stockton	4,195	4,195
Total	6,121	8,141

Source: * ABS Census Data 2011, # GHD estimate based on dwelling numbers provided by Port Stephens Council and census averages

This represents a more than 80 percent increase in the population in Fullerton Cove. Fullerton Cove has historically been a rural residential locality with development of The Cove seniors living significantly increasing population in the suburb.

The population of Fern Bay is also expected to have more than doubled since the 2011 census with the expansion of the residential estate, Seaside, and new seniors living developments, Palm Lakes Resort and seniors relocatable home village, Bayway Village. The Stockton population is expected to have remained relatively stable, with little development and an ageing population.

This represents an estimated 498 new seniors living dwellings accommodating around 797 people aged exclusively over 50 years of age. There are also estimated to be 601 new residential dwellings accommodating an estimated 1,642 people in predominantly young families.

In 2011 the local area was considerably older than the regional area, with average ages ranging between the suburbs from 47 and 54 years, compared with the regional average of 40.

An estimate of the likely age structure of the local population in 2017 has also been prepared to inform the assessment of community infrastructure and is presented in section 3.8. Although the estimates are indicative, the comprising indicates that the overall structure of the local area population has not altered dramatically with variations in proportions representation of each age cohort not more the 1.5 percent. By contrast, the older demographics of the local area, compared with the regional area is dramatic.

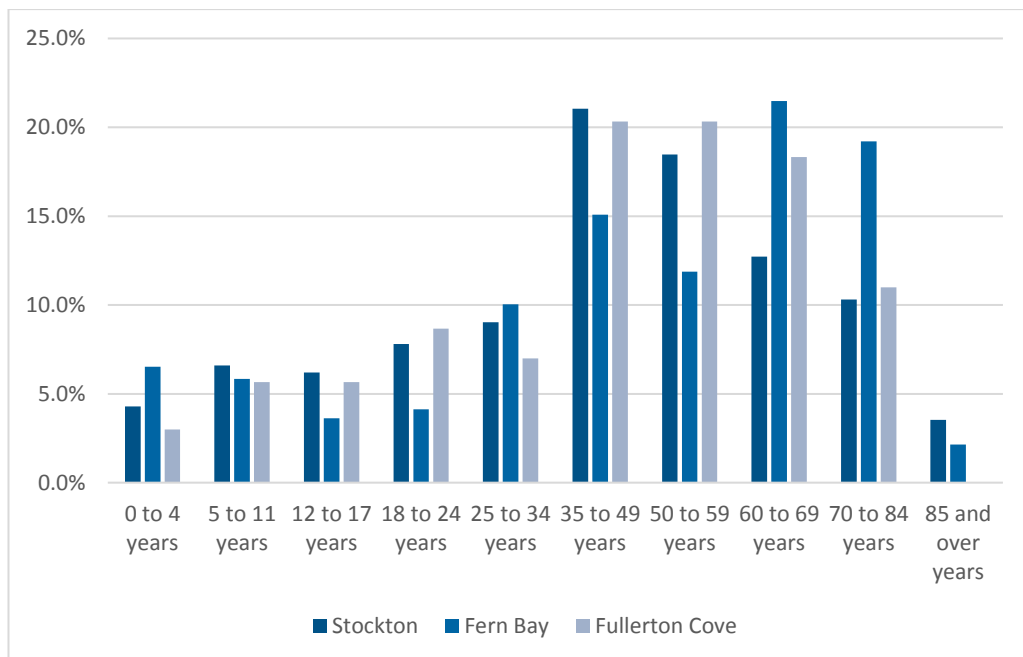
Table 3 – Estimated current population and changes

	Local Area						Regional Area	Local vs Regional Area
	2011		2017		Change		2011	
	No	%	No	%	No	%	%	
No. of dwellings	2,588		3,542					
Total Persons	6,121		8,141					
Age groups:								
0 to 4 years	289	4.7%	495	6.1%	206	1.4%	6.2%	0.1%
5 to 11 years	400	6.5%	536	6.6%	136	0.1%	8.2%	1.6%
12 to 17 years	328	5.4%	366	4.5%	38	0.9%	7.0%	2.5%
18 to 24 years	423	6.9%	486	6.0%	63	0.9%	10.3%	4.3%
25 to 34 years	563	9.2%	871	10.7%	308	1.5%	13.2%	2.5%
35 to 49 years	1,197	19.6%	1,554	19.1%	357	0.5%	19.9%	0.8%
50 to 59 years	1,033	16.9%	1,325	16.3%	292	0.6%	12.8%	-3.5%
60 to 69 years	930	15.2%	1,259	15.5%	329	0.3%	10.6%	-4.9%
70 to 84 years	776	12.7%	1095	13.5%	319	0.8%	9.4%	-4.1%
85 and over years	181	3.0%	205	2.5%	24	0.4%	2.5%	0.0%
Aver household size	2.4		2.3					

* assumes a HH size of 1.6 and an age distribution of 20 percent 50-59 years, 40 percent 60-69 years, 37 percent 70-84 years, 3 percent 85 years and over

Reviewing the three suburbs in the local area, age profiles were characterised by:

- Fern Bay has slightly fewer high school aged children from 12 to 17 years (3.6 percent compared to 6.2 percent in Stockton and 5.7 percent in Fullerton Cove)
- Stockton had the youngest median age at 47 years in Stockton, compared with 50 years in Fullerton Cove and 54 years in Fern Bay. Fern Bay had the highest proportion of residents over 60 years of age. However Fern Bay also had a relatively larger young population with the greater proportions (12.3 percent) of children from 0 to 11 years percent compared to Fullerton Cove (8.7 percent) and Stockton (10.9 percent)
- Although Stockton had the highest proportions of primary and high school aged children, Fern Bay had the greatest proportion of 0 to 4 year olds (most likely reflecting the younger Seaside demographic)



3.2 Cultural diversity

The population has low levels of cultural diversity. The percentage of Indigenous residents in the local area ranged from 2.5 percent in Fern Bay to 3.7 percent in Fullerton Cove with a 3.2 percent average. However, school data indicates that the Indigenous population is young, with 12 percent of students at Fern Bay Public School and 10 percent of Stockton Public School students identifying as Indigenous.

In 2011 no residents of the local area were born in non-main English speaking countries with most residents speaking only English at home (91.1 percent) compared with the regional average of 89.7 percent.

3.3 Dwellings and tenure

In Stockton, Fern Bay and Fullerton, the number of dwellings that were separate houses were 75.1 percent, 95.8 percent and 69.3 percent respectively, which was higher compared to the regional average (67.6 percent).

This is a reflection that to date, most housing developments in the local areas have been low and medium density.

Suburbs in the local area and regional area have similar patterns in bedroom numbers. One-bedroom dwellings were the least prominent for all suburbs and the regional area ranging from 5 percent in Stockton and the regional area to the highest one bedroom percentage in Fullerton Cove (8 percent); three bedroom dwellings were the most common for all suburbs and the regional area. The average number of bedrooms for dwellings was highest in Fullerton Cove (3.1 bedrooms) compared to the regional area (3.0 bedrooms), Stockton (2.8 bedrooms), and Fern Bay (2.7 bedrooms).

Table 4 - Average number of bedrooms per dwelling in the Local Area and the Regional Area (2011).

	Stockton	Fern Bay	Fullerton Cover	Regional Area
One Bedroom	5%	7%	8%	5%
Two Bedrooms	27%	35%	14%	34%
Three Bedrooms	47.7%	37%	42%	45%
Four + Bedrooms	17.7%	19%	36%	24%
Average number of bedrooms	2.8 bedrooms	2.7 bedrooms	3.1 bedrooms	3.0 bedrooms

Tenure types indicated that home ownership (outright or with a mortgage) was more common in the local area than the regional area. Much higher proportions of home ownership was noted in Fern Bay and Fullerton Cove (87.4 percent and 92.9 percent respectively) and Stockton (66.0 percent) than in in Newcastle LGA (64.9 percent) and Port Stephens LGA (71.4 percent) in and 66.0 percent in Stockton.

3.4 Households and families

The proportion of family households in the local area varies between suburbs, but is largely within the range of the regional LGAs (63.8 percent in Newcastle LGA, 73.2 percent in Port Stephens LGA). However, Fullerton Cove showed a higher proportion with 82.2 percent family households.

The average household size also varies across the local area with the smallest average households in Fern Bay (2.1 people), then Stockton at 2.3 persons and the largest households in Fullerton Cove at 2.8 persons. These compare to 2.4 persons in Newcastle LGA and 2.5 persons in Port Stephens LGA.

Family composition was fairly consistent across all areas. Couple families with children were consistent amongst Newcastle LGA, Port Stephens LGA, Stockton and Fullerton Cove (38.1 percent on average) while Fern Bay local area smaller representation at 28.5 percent. Fullerton Cove and Stockton had higher proportions of single parent families (58.3 percent and 23.2 percent respectively) compared to the other areas (14.0 percent in Fern Bay, 18.5 percent in Newcastle LGA and 16.6 percent in Port Stephens LGA).

3.5 Employment, education and household income

The local areas had a slightly lower labour force participation rate (48.7 percent in Stockton, 39.7 percent in Fern Bay, 53.2 percent in Fullerton Cove) compared to Newcastle LGA (60.5 percent) and Port Stephens LGA (54.4 percent). The unemployment rate in Fern Bay and Fullerton Cove local areas (both 7.0 percent) was slightly higher than that of Newcastle LGA (5.7 percent), Port Stephens LGA (6.2 percent) and Stockton local area (5.7 percent).

In 2011, there was a higher percentage of people who did not have post-school qualifications in Stockton (49.1 percent), Fern Bay (50.0 percent), and Fullerton Cove (43.4 percent), compared to the percentage of people who completed year 12 (23.4 percent, 27.3 percent and 22.5

percent respectively). Of those who finish secondary education only a low percentage of students attended university (2.7 percent in Stockton, 2.2 percent in Fern Bay and 3.4 percent in Fullerton Cove) which is consistent with Port Stephens LGA (2.7 percent) and much lower than Newcastle LGA (8.8 percent).

Across all local areas there was a significantly higher percentage of students attending both government primary (76.6 percent in Stockton, 62.7 percent in Fern Bay, 72.2 percent in Fullerton Cove) and government secondary schools (60.8 percent in Stockton, 55.8 percent in Fern Bay, 64.7 percent in Fullerton Cove). The same trend can be seen with Newcastle LGA (71.7 percent primary students, 65.8 percent secondary students) and Port Stephens LGA (74.8 percent primary students, 70.2 percent secondary students).

Fullerton Cove had a higher percentage of primary students attending a Catholic school (27.8 percent) in comparison to the other local areas (17.1 percent in Stockton, 20.5 percent in Fern Bay) and LGA's (19.2 percent in Newcastle LGA, 13.9 percent Port Stephens LGA). When looking at the statistics for secondary students however, all local areas showed a higher percentage of students attending Catholic school (35.0 percent in Stockton, 30.2 percent in Fern Bay, 35.3 percent in Fullerton Cove) compared to the LGA's (20.2 percent in Newcastle LGA, 13.6 percent in Port Stephens LGA).

The weekly median household income in Fern Bay was significantly lower (\$690) than other local areas (\$1,072 in Stockton, \$1,062 in Fullerton Cove) and LGA's (\$1,165 in Newcastle LGA and \$999 in Port Stephens LGA).

Department of Defence was the most common employer of Fern Bay residents stated in the 2011 Census at ten percent of respondents (Elton, 2016).

3.6 Vehicle ownership and travel

In the Fullerton Cove local area, all households owned at least one vehicle (100.0 percent) compared to the Newcastle LGA (88.1 percent) and the Port Stephens LGA (94.2 percent). Stockton and Fern Bay households showed similar statistics to the LGA's (84.9 percent and 91.2 percent respectively).

The primary mode of transport across all areas was by car as the driver with an average of 76.4 percent. A highest proportion of residents who worked at home was in Fullerton Cove (10.7 percent) compared to other local areas and LGA's.

The Ferry is a major link in the local area, with strong commuter use in Stockton (6.6 percent compared to bus use of 2.9 percent), but considerably lower with distance from the wharf (2.3 percent in Fern Bay compared to 2.7 percent for bus use). In Fullerton Cove, no commuter reported using trains or ferries to travel to work, with 2.5 percent using the train.

3.7 Crime and safety

For many common crimes, Newcastle LGA has higher rates than for neighbouring Port Stephens LGA, and the local area generally has rates between the two LGAs, with the exception of domestic and sexual assault which are higher than both LGA averages. Recent statistics indicate that the common crimes (listed in Table 5) have remained stable or have been in decline over the last 5 years.

Table 5 Local and Regional Crime Statistics January 2016 to December 2016

Offence	5 year trend	Rate per 100,000		
		Local Area	Newcastle LGA	Port Stephens LGA
Assault - domestic	Stable	557.1	446.8	502.0
Assault - non-domestic	Down 2.5% /year	685.7	714.9	415.9
Robbery	Down 15.8% /year	21.4	59.4	20.1
Theft	Down 2.5% /year	3428.3	4918.7	3168.0
Sexual offences	Stable	214.3	212.5	212.3
Malicious damage to property	Stable	1234.1	1360.8	1084.5

Source: NSW Bureau of Crime Statistics and Research, 2017, <http://crimetool.bocsar.nsw.gov.au/bocsar/>

3.8 Expected future community

In assessing the social impact of the proposed Fort Wallace development, it is necessary to consider the magnitude and nature of the future residents of the site and also that of the likely local community. This section aims to estimate the possible magnitude and indicative structure of the local area population. This estimate is indicative only for the purposes of assessing the magnitude of future demand for social infrastructure.

Fort Wallace site

Defence families likely to be accommodated at the Fort Wallace site would primarily be working with the Air Force. The age of Defence personnel eligible to live at this site ranges between 24 and 60 years, with an average age of 40 years. About one-third are expected to have no dependants other than their spouse, with the remainder being households with children. An estimated 52 dwellings would be occupied by Defence households with an estimated population of 171 people. Their likely age structure illustrated in Table 8¹.

The other 51 dwellings would likely to be sold in the real estate market, and accommodate a population of around 117 people as they are expected to have smaller households. AS a result, the Fort Wallace site is expected to accommodate in the order of 288 people.

Table 6 Estimated future Fort Wallace population

	DHA Residents		Non DHA residents		Total
	%	Number	%	Number	
0-4 years	8%	14	7%	8	22
5-11 years	15%	26	6%	7	33
12-17 years	13%	22	4%	5	27
18-49 years	60%	103	45%	53	156

¹ DHA data on eligible Defence households has been adjusted to reflect the service age groups required to assess community needs. Data provided for 5 to 12 years olds has been split assuming an average across all ages within the group. Data provided for dependents 13 years or older has been assumed to be 70 percent dependents aged 13 to 17.

	DHA Residents		Non DHA residents		Total
50 + years	4%	7	38%	44	51
Total		171		117	288
Average household size		3.3		2.3	

Expansion of existing developments

The likely future population will also include residents of approved development applications, which have not yet been developed. Population estimates have included new or expanded development, including;

- Existing approvals for further development of seniors, or predominantly seniors living in Bayway Village, The Cove and Palm Lakes
- Further approved development of Seaside residential development

Information provided by Port Stephens Council indicates there are in the order of 262 approved seniors dwellings and 229 approved residential dwellings yet to be developed. The estimate assumes an otherwise low population growth in the existing Stockton community, and has not allowed for other potential new developments in the Stockton – Fern Bay area.

Table 7 Indicative future local area population

Suburb	Likely future population			Fort Wallace	Total
	Estimated 2017 population [#]	Approved DAs [#]	Future population		
Fullerton Cove	546	176	722		
Fern Bay	3, 400	1,024	4,424		
Stockton	4,195	-	4,195	263	
Total	8,141	1,200	9,341	263	9,604

Source: [#] GHD estimate based on dwelling approval and development numbers provided by Port Stephens Council and using relevant average household sizes from 2011 ABS Census SA1 areas.

If rezoning and consequent development of the DHA Rifle Range site is achieved it is likely that this would generate in the order of a further 698 people in Fern Bay in the future. Whilst not included in the assessment of social infrastructure, the potential for both this, and the nearby development of the Stockton Centre are noted. To facilitate assessment of the community needs of this population, an indicative age structure has been considered, as noted in Table 8.

Table 8 Indicative age profile for future local area population

Age group	Future local area population	
0 to 4 years	7%	653
5 to 11 years	6%	561
12 to 17 years	4%	374
18 to 60 years	53%	4,951
60 years and over	30%	2,802
Total population		9,341

Source: GHD estimates based on Forecast id data provided by Newcastle City Council and modified to breakdown percentages for under 18 year olds. These are also comparable with GHD 2017 population age structure estimates in Table 3.

4. Social infrastructure

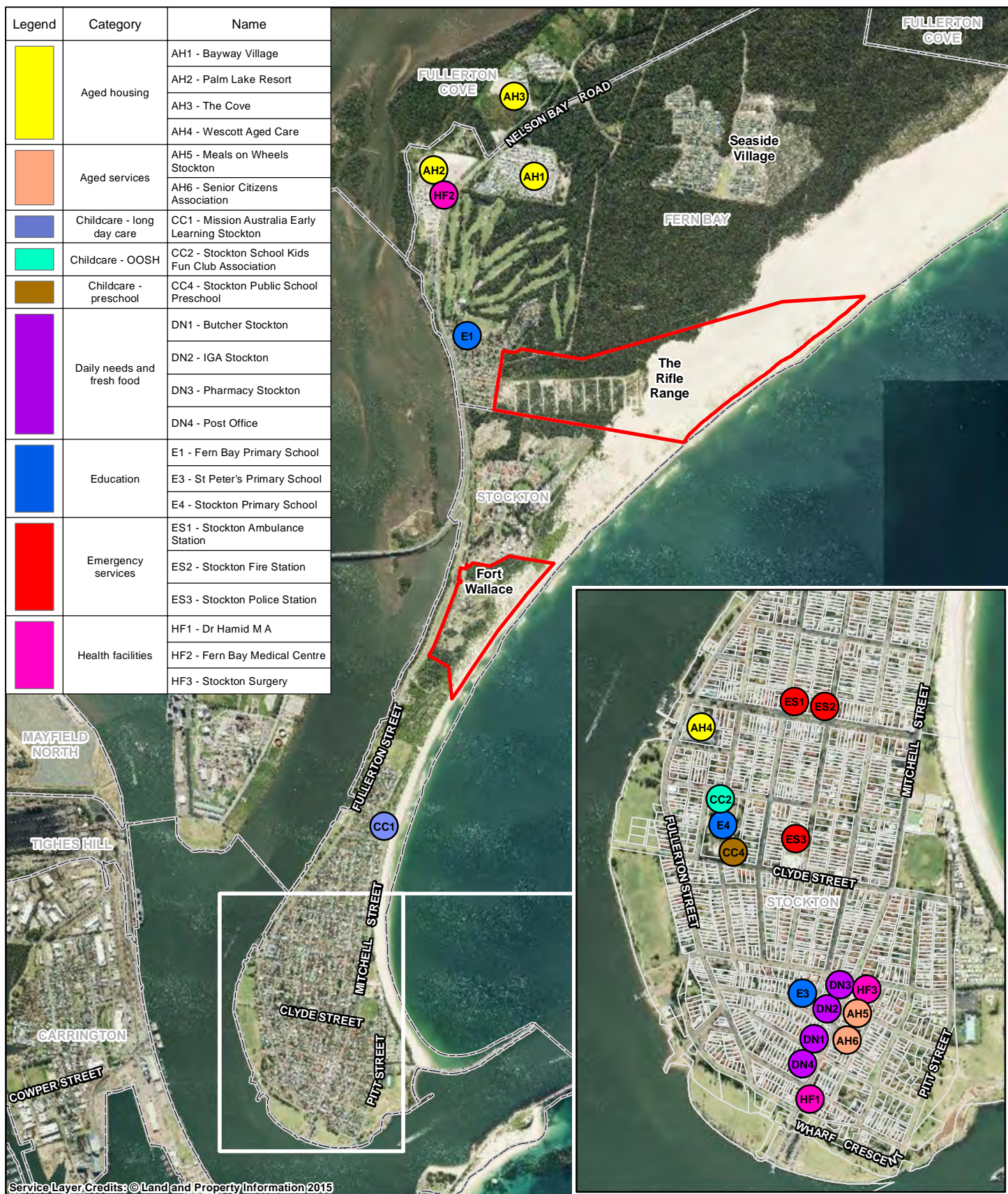
Development of the Fort Wallace site will increase demand for social facilities and services. This review of social infrastructure focuses on the capacity of facilities and services currently used at the local level to support the likely future population (as outlined in Table 3 which includes realisation of all currently approved developments in the local area). Local level infrastructure has been defined as that which is required to meet the daily needs of people living in a population catchment of up to 10,000 people.

This review identifies current gaps in key local social infrastructure facilities based on:

- **demographic** needs – how the size of the population influences need
- **identified** needs – what the community and managers identify as needed
- **best practice** needs - based on rates of provision detailed on unpublished *Draft Social Infrastructure Guidelines* developed by GHD for NSW Department of Planning).

Social infrastructure discussed in this section is illustrated in Figure 7.

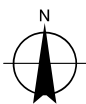
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LEGEND

- Proposed development
- Cadastre
- Suburb boundary

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Metres
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



Defence Housing Australia
Residential Development
Fort Wallace and the Rifle Range

Job Number 21-26527
Revision 0
Date 17 Jul 2017

Local Social Infrastructure

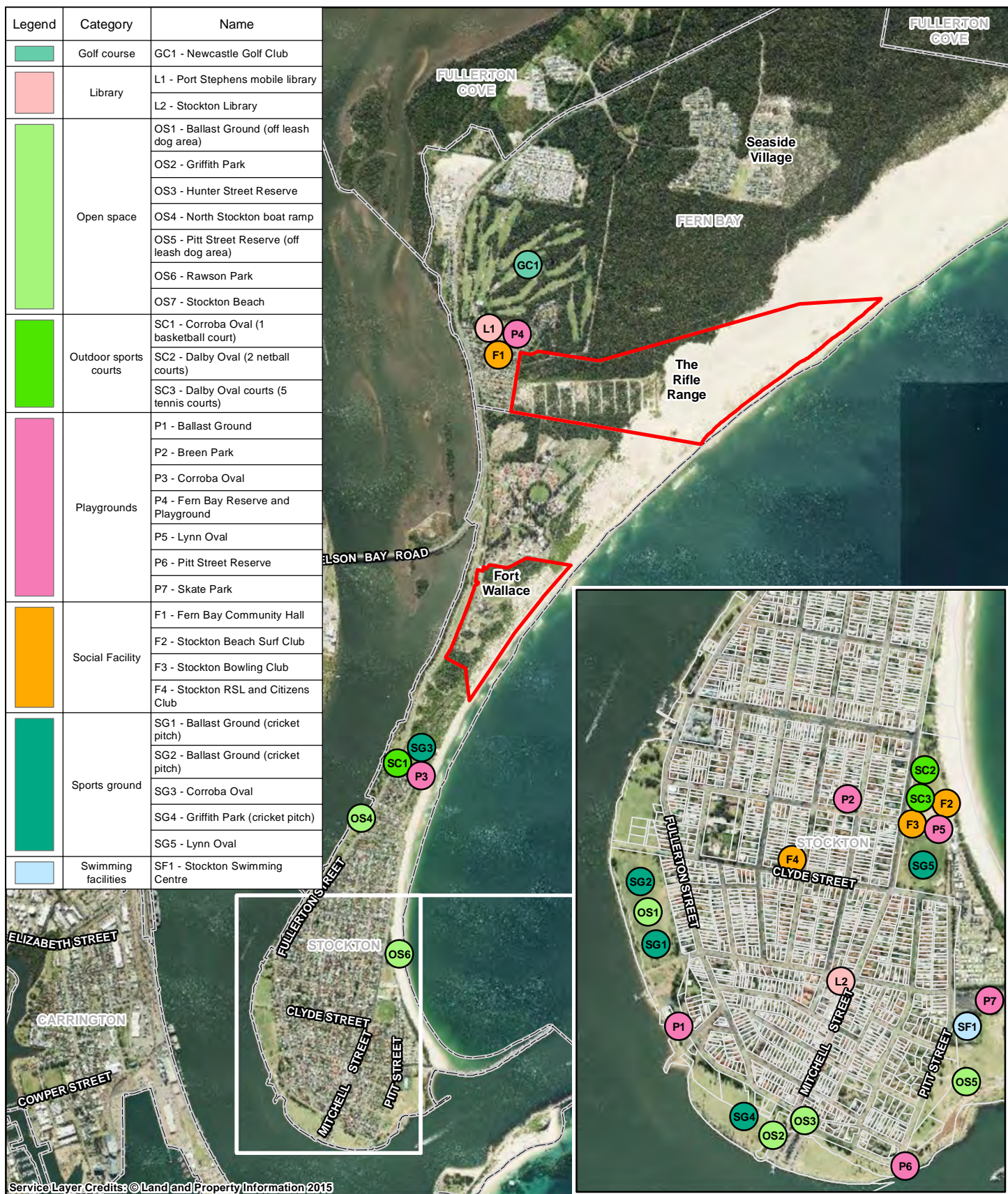
Figure 7a

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Level 3, GHD Tower, 24 Honeysuckle Drive, Newcastle NSW 2300 T 61 2 4979 9999 F 61 2 4979 9988 E ntlmail@ghd.com W www.ghd.com.au

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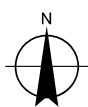
Data source: LPI: DTDB / DCDB, 2015, Aerial Imagery, 2016. Created by: fmackay



LEGEND

- Proposed development
- Cadastre
- Suburb boundary

Paper Size A4
0 125 250 500 750 1,000
Metres
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
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Defence Housing Australia
Residential Development
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Local Social Infrastructure

Figure 7b

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Data source: LPI: DTDB / DCDB, 2015, Aerial Imagery, 2016. Created by: fmackay, gmcidmard

4.1.1 Community centres and libraries

The Fern Bay Community Centre is the only Council owned community centre in the local area. A development application is currently being considered by Council to redevelop this centre. The redevelopment would replace the existing hall and adjacent tennis club building and separate toilets. The site is adjacent to a recently upgraded playground and the Fern Bay Public School. The proposed centre will include a multi-function hall (approximately 160m²), tennis club office/storage, a kitchen facility, reception desk and publicly accessible amenities.

The Stockton Beach Surf Club, Stockton Bowling Club and Stockton RSL and Citizens Club each have meeting rooms/ and or event halls that are used by residents of the local area. The RSL and Citizens Club has the largest facilities with meetings rooms and an auditorium which fits up to 250 people.

A Defence Communities Organisation funded community centre operates for defence families at the Williamstown Base. It organises activities including playgroups and social gatherings.

Best practice rates of provision suggest that one multipurpose centre or two community spaces be available to communities of less than 20,000 people, with multipurpose centres having a minimum of 500 m². Public, affordable and accessible meeting and activity spaces are important for all communities, and especially so for this local area which is isolated from its district and regional area. The local area also presents specific challenges in regard to the spatial and consequently social dislocation between residential communities or areas, with some of this being related to its peninsular geography, and some by the nature of the development that has occurred (gated seniors living and pocket residential developments). These factors, as indicated in consultation, reinforce the need for indoor public activity spaces in the local area to support social cohesion and equitable access.

It is likely that a need for a community space in Stockton will remain even after the redevelopment of the Fern Bay community hall. Any such community space would need to be multipurpose and to respond to diverse community needs

Existing Provision	Demographic need	Identified need	Rates of provision	Facility/service required
Fern Bay Community Centre ~200m ² No public facilities in Stockton	Population growth of around 33 percent expected since 2011 and up to in the near future	Need for multipurpose centre to centralise services and facilities that are fit for use Need for community facility in Seaside	1 centre or 2 space: less than 20,000 people	The new Fern Bay Hall may service the needs of the Fern Bay community. It could be revised to be a larger multipurpose centre, or a new space or multipurpose centre developed in Stockton

4.1.2 Other community and cultural spaces

There are Men's sheds in some of the seniors living developments that are for the exclusive use of their residents, however it was noted during consultation that the shed at Palm Lakes Resort has limited use due to restrictions relating to noise. The Newcastle Men's Shed is also without a venue, having been unable to afford their previous site in the Steelworks. Consultation has indicated a demand in the local and regional area for a Men's shed. With an ageing population in the local area, and a need for social inclusion between seniors, a Men's shed would meet this need, and also provide an opportunity for intergeneration inclusion.

There are no public cultural or indoor youth spaces in the local area. The nearest cultural facilities are located in Newcastle CBD. Whilst regional level facilities are available in Newcastle, a local space is justified given the relative isolation of the peninsular.

4.1.3 Libraries

The Stockton Library operates two full days and two half days per week. The small library (approximately 200 m²) reports strong usage by both preschool and school ages children and the elderly. Newcastle City Library indicates that use of the library has increased over recent years with services such as story time reading for pre-schoolers and young school aged children increasing from once a month to once a week. Council also notes that they have recorded increasing library registrations from residents of seniors living developments of Fern Bay and Fullerton Cove. Port Stephens operates a mobile library, which visits the Fern Bay Reserve fortnightly for public access and use by Fern Bay Public School. The mobile library does not visit Seaside due to the difficulties in navigability of the roads. Residents in both LGAs have free access to library services in both LGAs.

Each of the seniors living developments and the Bayway relocatable home development have some provision of libraries, community activity and meeting facilities for the exclusive use of their residents which reduces somewhat their demand for external or publically provided facilities.

Consultation indicates the existing library operations in Stockton are inadequate to meet the growing needs of the existing and future population and the changing nature of library services and roles in the community.

The limited capacity and flexibility of the Port Stephens mobile library service is not currently meeting the demands of the local population. Being unable to provide services in Fern Bay as planned, increasing frequency of visits and duration to Fern Bay Hall, and greater integration of services to the site (e.g book return) would improve access. Potential collocation or integration of library and community space on Department of Education land could be beneficial to both the Fern Bay Public School and the local Fern Bay community.

Existing Provision	Demographic need	Identified need	Rates of provision	Facility/service required
Stockton Library ~ 200 m ² Port Stephens mobile library	Existing unmet needs from local area, especially Seaside residents. Likely growing need from Fern Bay PS	Existing Stockton library requires extended hours until replacement (as no room to expand) Increase in frequency of mobile services to Fern Bay	People Places population based benchmark : 646m ²	Extend existing hours of operation of Stockton Library Increase frequency of Port Stephens mobile library Consider collocation of library in school grounds Consider collocation of library services with any potential future public community space in Stockton town centre

4.1.4 Childcare

Long day care

In Stockton there is one long day care centre (49 places). Two OOSH providers service the area. There are four family day care services, two in Seaside and one each in Stockton and Fullerton Cove providing approximately 16 places and some OOSH places (around 6).

A 94 place long day care service has been approved for a development in Seaside.

Consultation indicates many residents are using services at or enroute to their place of work, and that lack of access to long day care is also likely limiting the ability of many parents to return to work. It is estimated that the future community will have a need for 130 long day care places, whereas only 65 are currently available locally. However development of the recently approved 94 place centre at Seaside would meet this demand.

Existing Provision	Demographic need	Identified need	Rates of provision	Facility/service required
49 places, plus around 16 in family day care	Future population of 653 children	No current spare capacity, many families use facilities enroute to and at work	1 place: 5 children ages 0-4 years Suggests need for 130 places.	Newly approved facility should meet this need

Preschool

Stockton Preschool is operated by the Department of Education as part of Stockton Public School, with 40 places. Fern Bay and Fullerton Cove residents are outside the catchment for the Stockton Preschool so they are not prioritised for places in the preschool and as a result have limited access to the preschool. A Defence preschool was formerly located at Williamstown base but was relocated, and is expected that it will relocate to Medowie in 2018 where it would likely be used by Defence families from Fort Wallace.

There is clear demand for preschool services in the local area with only 40 places available, and estimated future preschool population of 210, requiring 105 places. 2011 data indicates lower than regional attendance of preschool in the local area. Further, consultation suggests that levels have declined with increasing population yet no expansion of services. Whilst the proposed new long day care centre may meet some of this need (as it will likely offer a preschool program), there is a clear current and future need for a new service, with a gap in the order of 65 places.

Existing Provision	Demographic need	Identified need	Rates of provision	Facility/service required
Preschool				
40	Estimated future population of 210	Strong demand especially from Seaside community with a very young population	1 place: 2 children ages 4-5 years Suggests need for 105 places	Clear need for an additional service, particularly catering to Fern Bay. Some need will be met

				through long day care
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The Fern Bay Progress Association suggests that a service (potentially mobile) be provided out of the new Fern Bay Hall. Colocation of a Department of Education preschool at Fern Bay Public School could also address this demand.

Out of School Hour (OOSH) Care

The Stockton Kids Fun Club provides OOSH services from Stockton Public School with 30 places servicing both the school and St Peters Primary School students (who travel between the schools on the school bus). WeMOOSH, an OOSH business, operates an umbrella service for Fern Bay Public School students from West Mayfield. The service aims to negotiate use of the new Fern Bay Hall once completed for a 30 place service. As noted above, around 6 OOSH places are provided through family day care in Fern Bay and Fullerton Cove.

There is clear demand for OOSH services in the local area with only 33 places locally available, and most of these prioritising children from Stockton. With a likely future need for in the order of 110 places, there is clear need for more OOSH services. WeMOOSH expect to provide 30 places in the new Fern Bay Hall when it is completed, going some way to meeting this demand.

Existing Provision	Demographic need	Identified need	Rates of provision	Facility/service required
OOSH				
33 (3 in family day care)	Estimated future population of 552		1 place: 5 children ages 5-11 years Suggests need for 110 places	Strong demand for an additional service. New service may largely meet current demand

Further, as young families in the local area mature, the demand for long day care and OOSH services is expected to increase.

4.1.5 Public open space and recreational facilities

The local areas is well resourced with passive outdoor recreation areas, with proximity and access to beach, river, bushland and parkland areas. Upgrades to facilities such as skate parks and playgrounds are ongoing, and together with the Stockton Swimming Centre are valuable resources for the community and visitors alike. The bulk of this recreational infrastructure however is located in Stockton, with only one park with a playground and two tennis courts in Fern Bay. Parks, sporting and recreation facilities in the local area include:

- Pitt Street Reserve and the nearby skate park
- Stockton Swimming Centre
- Griffith Park (concept design for district playground and street skate park)
- Ballast Ground (dog off-leash park)
- Hunter Street Reserve
- Breen Park
- Rawson Park
- Corroba Park

- Lynn Oval (cricket ground)
- North Stockton boat ramp (currently being upgraded)
- Fern Bay Reserve and playground
- Corroba Oval Courts (1 Basketball court)
- Darby Oval (5 Tennis courts)
- Newcastle Golf Club

Consultation indicates that there is a need for sporting facilities in Fern Bay – Fullerton Cove. Currently there are only two tennis courts in this area. Residents use sports facilities in Stockton and consultations indicate that the quality and facilities of the netball courts, the tennis courts and some other utilities need to be improved. The Fern Bay Fullerton Cove Progress Association proposed that two dual marked netball and basketball courts be developed at the Fern Bay Reserve.

Existing Provision	Demographic need	Identified need	Rates of provision	Facility/service required
1 netball/ basketball court and 2 netball courts	Future population expected to be 9,341	Two multipurpose netball/basketball courts at Fern Bay Reserve Existing Stockton courts have no shelter or toilets	2 multipurpose courts per 10,000 people	One to two full sized multipurpose courts at Fern Bay.
4 tennis courts (2 in Stockton, 2 in Fern Bay)		Current supply adequate	2 tennis courts per 10,000 people	No requirement
4 playing fields in Stockton		No provision in Fern Bay, but no land available to support more fields there	1 sports ground (comprising two playing fields per 5,000 people	Adequate overall provision in the local area. Opportunities for provision of playing fields in Fern Bay could be explored in the future.

It is of note that seniors living developments in Fern Bay and Fullerton Cove include significant open space and social and recreational infrastructure to varying degrees including pools, tennis courts, activity centres and meeting rooms that are available for the exclusive use of residents. As result, there is a much lower demand for these services from these residents.

4.1.6 Education

There are three primary schools in the local area. Both Stockton and Fern Bay each have a public primary school. St Peters Primary School is located adjacent to the commercial centre in Stockton.

Stockton Public School currently has 267 enrolments which it considers close to capacity, with relatively stable enrolments in recent years. It has some out of area students from Fern Bay. Consultation with the school indicates that it is close to capacity, however, Department of Education long range plans consider that school classrooms are running at only 60% utilisation (indicating significant potential for absorbing growth). The plans also anticipate further growth in enrolments of 12 students by 2021².

Fern Bay Public School is small with only 34 enrolments in 2016, although this has increased significantly to 60 in 2017³. The school has one permanent and one demountable classroom⁴ and generous open space and recreation areas. It also uses the adjacent Fern Bay Reserve which has two tennis courts, a basketball half court, new playground and fortnightly visits from the Port Stephens mobile library⁵. Consultation indicates that several factors have contributed to formerly attendance by Seaside residents; by indicating an intention to attend Stockton Public School residents are eligible to go to Stockton Preschool, the only one in the local area, a historically poorer reputation of Fern Bay Public School compared to Stockton Public School, and the need to travel (by bus or car) to either facility eliminating this as a factor in choosing a local school. Although Department of Education long range plans appear to underrepresent current enrolments, it is still considered to be operating at 200% utilisation, indicating no capacity. With an area of 1.01 ha, the site has considerable space for expansion for accommodate a growing population.

St Peters Primary School currently has 136 enrolments and expects 150 in 2018. St Peters notes its enrolments have expanded significantly since 2015 largely through gain in students from Seaside who represent approximately one third of the school population. It is expected though, that the current capacity and future expansion would be sufficient to accommodate students from a growing population in the near future. The 2011 census indicates 18.4 percent of primary students attend Catholic schools and 73.2 percent attend government schools. 2011 census data also indicates that the proportion of students attending Catholic schools increases in high school, with 34.3 percent of students in the local area at Catholic schools and 60.3 percent at government schools. With the planned development of a new Catholic high school in Medowie, it is likely this school will attract some students from the local area.

Most high school students in Stockton attend Newcastle High School, however consultation indicates Fern Bay residents are more likely to attend catholic schools. The nearest and most common Catholic high school is San Clemente in Mayfield. A new Catholic high school is also planned for Medowie in the near future.

4.1.7 Health

Stockton has two GP surgeries, both of which indicate they have capacity for new patients. One has only started taking new patients in recent years due to increased demand. Together the services provide one full time and three part time doctors and two part time nurses, with one bulk billing and the other with some potential to bulk bill. A pharmacy is located in the Stockton commercial centre.

The Fern Bay Medical Centre is located in Palm Lake Resort but is open to the broader community. This centre has one full time doctor and a part time nurse and generally does not bulk bill. A commercial development approved for development in Seaside includes health consulting rooms.

² NSW Department of Education, Stockton Public School Land Range Forecast

³ 2016 Fern Bay Public School Annual Report

⁴ NSW Department of Education – Long Range Schools Report

⁵ <http://www.fernbay-p.schools.nsw.edu.au/school-plans>

Residents of seniors living community residents have indicated during consultations that a pharmacy is needed in the Fern Bay area.

An early childhood health service operates home visit services out of Stockton (in the same building as Meals on Wheels). Consultation with Newcastle City Council indicates that the service is experiencing a high demand from the new growth area of Seaside, and that the current building is not meeting the needs of the service, due to its age, cost and facilities.

Overall, current general medical services are considered adequate in the local area, with likely future expansion through an approved health services space in Seaside.

4.1.8 Aged services

Meals on Wheels operates from Stockton delivering meals to around 52 clients in the local area, three days a week. They have indicated that they have capacity for further growth in demand.

Westcott Aged Care facility provides 20 home care packages within the community and also has a respite care facility. Community transport is also available within the local area from Newcastle and Port Stephens Community Transport providers.

Each of the seniors living developments and the Westcott aged care facility have services to their residents which meet many of their daily needs. Community transport is also available for seniors in the local area from Newcastle or Port Stephens Community Transport. The Senior Citizens Association of Stockton has a facility in the Stockton commercial centre, next to Meals on Wheels where it is understood they hold social gatherings and activities and offer the centre for hire, though it was not possible to contact them for input to the SIA.

Current services appear to be meeting demand, however as the local area is ageing, and this is intensified by the ageing of the seniors communities, demand is expected to grow significantly. A greater diversity of outreach and locally available aged services will be needed in the future.

4.1.9 Public and active transport

Public transport in the local area is provided by bus and ferry services. A 10 minute ferry service operates between Queen Street Wharf in Newcastle and the Stockton peninsular. The service operates three times an hour in peak hours and one to two times an hour at other times.

The Department of Transport NSW buses service the Stockton area, with bus routes averaging 40 to 50 minutes to get to and from Newcastle CBD as the bus route is through the peninsula along Fullerton Street and across Nelson Bay Road Bridge. Bus times are varied, but generally area available every 30 minutes to an hour.

A school bus services Fullerton Cove, Seaside (with a bus stop inside the development), Fern Bay Public School, St Peters' Primary School and Stockton Public School. This bus is also used for students from St Peters to travel to and from OOSH care at Stockton Public School. The nearest bus stops at the entrance to Fort Wallace and the entrance to the adjacent Stockton Centre.

It is also understood that regional coaches operating between Newcastle and Port Stephens regularly stop on Nelson Bay Road opposite Vardon Road for passengers to use the public toilets there. Passengers also regularly cross to the take away food shop on the other side of the road.

A shared pathway connects the southern end of the Stockton peninsular to the southern end of Fern Bay. The path runs along the western side of Fullerton Street, crossing at the roundabout intersection with Nelson Bay Road and continuing north on the eastern side of Nelson Bay Road past the Stockton Centre, through the cemetery and terminating in Fullerton Street, Fern Bay. Further north, a footpath of variable width and quality continues to the bus stop at Bayway

Village. A short section of footpath lines the houses on the western side of Nelson Bay Road at Fern Bay, but does not extend to the seniors living developments further north. There is currently only one pedestrian crossing (outside Stockton Centre) along this north-south road that connects the three suburbs. One pedestrian island is located in the southern sections of Fullerton Road in Stockton and one where the shared pathway crosses Fullerton Road. As a result, access to both western bus stops and much of the shared pathway involves crossing busy roads. In recent years a student was fatality injured crossing Nelson Bay Road.

4.1.10 Emergency Services

The Stockton Fire and Rescue is a retained station that is usually staffed during business hours and is otherwise supported by retained crew in the community. No obvious changes in the number of fire or rescue calls have been observed in recent years and it is likely that it will be adequate to meet the needs of the growing community.

Stockton Ambulance is staffed 24 hours, 7 days a week, with one day time and one night time shift each day. There has been increases in demand state wide with an ageing population, and this is also true of the Stockton-Fern Bay area.

The Stockton Police Station is staffed for up to four shifts per week, with service outside these times provided by the Waratah station. Local staff indicate that incidences in the area have increased in keeping with trends in other areas (but not really a reflection on the growing population) and do not note any specific concerns or hot spots, although incidents are more common in Stockton, than in the northern areas.

4.1.11 Internet and technology

NBN fibre to the node is currently being installed in the local area with connection imminent. Availability of quality broadband will enhance the ability of local service providers and businesses to operate efficiently and enhance connectivity for residents.

Consultation indicates that there are several areas, primarily in Fern Bay and Fullerton Cove where there is no, or very patchy mobile reception, including areas of the Rifle Range.

4.1.12 Fresh food and retail

A small commercial centre is located along Mitchell Street in Stockton. The centre includes a small format grocery store, bakery, butcher, pharmacy, two banks (credit unions), newsagent and a number of other specialist shops and services. However, the main shopping outlets close to the area include the Newcastle CBD or the Mayfield shopping centre. A number of local residents also shop at Medowie. A take away shop in Fern Bay on Nelson Bay Road is the only public commercial facility in Fern Bay. Consultation has also indicated that it is common for elderly residents on restricted drivers licenses to shop at Kooragang (3.5 km from Stockton bridge) where a supermarket is adjacent to a petrol station which defines the spatial limit of their restricted licenses. Consultation has indicated that many residents of Fern Bay and Fullerton Cove consider a supermarket is needed in the area. Stockton residents have also indicated the need for a larger format supermarket that is more cost competitive.

A commercial development approved for development in Seaside includes a neighbourhood shop which is likely to serve the basic daily needs of local residents. It also understood that there is commercial interest in rezoning some land along Nelson Bay Road for a supermarket and commercial area, although no such zoning has been approved to date.

5. Consultation

5.1 Approach

Consultations to inform the SIA were through face-to-face meetings and phone calls with key stakeholders. Consultation has focussed on the overall provision and capacity of existing social infrastructure, and existing or expected social issues relevant to the proposal and the future population. -

GHD has consulted with;

- Newcastle City Council and Port Stephens Council
- Defence Families Association
- NSW Department of Education
- Stockton Public School and St Peters Primary School
- Fern Bay Fullerton Cove Progress Association
- Stockton Library
- Facility managers of seniors developments (Palm Lakes Resort, The Cove, Bayway Village, Westcott Aged Care)
- Stockton Police, Fire and Ambulances services
- Local service providers, including medical centres, childcare, preschool and OOSH providers in Stockton and Fern Bay

5.2 Consultation outcomes

The outcomes of all discussions were recorded by GHD and have been reviewed to identify key themes and issues outlined below.

Themes	Issue
Population change and development	<p>A diverse community with varied access to services and varied socio-economic status</p> <p>extensive new development in seniors living in the local area, with potential expansions in the future</p> <p>Seaside, a new development aimed towards a younger demographic is resulting in new families or couples re-locating to the area</p>
Social infrastructure	<p>demand for childcare facilities and sportsgrounds/community centres to facilitate the needs of new families with younger children</p> <p>baby boom in the regional area of primary school aged children, highlighting the need for both pre-schools, primary schools and high schools</p> <p>The Port Stephens mobile library van goes to the Fern Bay community hall, but cannot go to Seaside development due to the size of the van and the narrow roads</p> <p>The Fern Bay Community Hall is planned to be rebuilt and there are no other public buildings for community use.</p>
Access and mobility	<p>Nelson Bay Road acts as a barrier to community cohesion as it is not safe to cross, and there are not adequate paths to connect the developments</p>

Themes	Issue
	community would like a shared cycle-way and footpath (to also support motorised scooters) to extend along Fern Bay and to the Ferry, to improve access to amenities and alleviate parking pressures, which could promote social engagement
Social issues	trend of social exclusion/isolation created through the developments; with both a larger child aged and elderly demographic, an inadequate number of facilities to service both age groups and physical urban forms (i.e. roads) creating a barrier between these populations

The outcomes of the consultation have been considered in the assessment of potential social impacts and the recommended mitigation measures (section 6).

6. Social impact assessment

This section considers the potential social impacts and opportunities that may result from residential development (as informed by the concept master plan) of the Fort Wallace, should the site planning proposal be approved. The assessment addresses the potential for residential development rather than the master plan itself in the context of the potential of the site to support a socially sustainable community. As such, it does not consider in detail any elements of the master plan, but rather the vision and nature of development it would facilitate.

6.1 Accommodation and housing

Rezoning of the Fort Wallace site would facilitate increased housing supply in Stockton, contributing to the Hunter Regional Plan 2036. Residential development of the site would also respond to the directions for revitalising existing communities, creating compact settlements, promoting housing diversity, and conserving buildings, structures and relationships of heritage significance applicable in the *Hunter Regional Plan 2016* and the *Draft Plan for Growing Hunter City*,

The development, whilst not providing affordable housing as such, will provide 52 dwellings for Defence families within an accessible distance of their place of work. The delivery of housing for Defence personnel would support social diversity, housing diversity and affordability for these key workers in the region.

The concept master plan supports diverse housing options with dwellings sizes ranging from one to four bedrooms and including typologies that integrate potential fonzie or granny flats. This is particularly relevant for Fullerton Cove and Stockton with higher proportions of single parent families and seniors within their community. As indicated in Table 8 the master plan envisages a higher proportion of dwellings with fewer bedrooms that would suit these varied household types. This is especially important for local housing diversity given that consultation indicates the Seaside development includes predominantly larger dwellings (4 bedrooms and larger) and that many of the smaller dwellings currently in the local area are within private seniors communities.

Table 9 Dwelling size

	Stockton	Fern Bay	Fullerton Cover	Regional Area	Concept master plan
One Bedroom	5%	7%	8%	5%	20%
Two Bedrooms	27%	35%	14%	24%	10%
Three Bedrooms	48%	37%	42%	45%	67%
Four + Bedrooms	18%	19%	36%	24%	3%
Average number of bedrooms	2.8	2.7	3.1	3.0	

6.2 Population change and impacts on social infrastructure

Rezoning of the Fort Wallace site would facilitate it's residential development bringing in a new population to the peninsula. As outlined in section 3.8, development of the order demonstrated in the concept master plan is likely to yield of 103 dwellings and a population of 288. It is likely that around half of new residences will be occupied by Defence households and the other half will be private owners and renters, likely attracting both younger couples and families and empty

nesters, due to the diverse housing typologies envisaged. The demographic structure of such a population is expected to vary somewhat in from the 2011 population, as illustrated in section 3.1.

6.2.1 Community centres and spaces

Community centres

As indicated in section 4.1.1 there are no public community centres in Stockton, with privately held halls and clubs providing spaces for community gatherings. The Fern Bay Hall is an old facility and a development application for its replacement and amalgamation with the tennis club is in progress.

There is an existing need for an additional public community centre or space in the local area. As there are no existing public cultural, youth or seniors spaces in the local area, new community spaces should be multipurpose with the capacity to provide spaces for these user groups and the services and programs they require. This need for community space would be further reinforced with the additional population of around 288 people in Fort Wallace. The magnitude of increase in population for Fort Wallace is not expected to significantly alter the demand already identified.

6.2.2 Libraries

Whilst the potential new population of Fort Wallace would add to the demand for currently under met services, this is not a significant increase, with minor impact on the determination of need for this infrastructure. Using the People Places (State Library of NSW, 2012) population benchmark, the additional Fort Wallace population would increase the proposed needs for space only marginally, by 19m².

6.2.3 Child care

Residential development of the Fort Wallace site would likely generate in the order of 4 long day care places, 4 preschool places and 5 OOSH care places for new residents. The potential relocation of the Defence preschool to Medowie may result in some DHA families using this facility. This number of places is very small in the context of overall demand in the local area, as discussed in section 4.1.4. To support a socially sustainable community at Fort Wallace, there will be a need for existing service gaps to be addressed and have capacity for further population growth. Much of this future provision is expected to be delivered by the private or not for profit sector.

6.2.4 Recreation facilities

There is existing need for further sports courts in the Fern Bay area, which, if built, would likely be used by Fort Wallace residents.

Rezoning of the Fort Wallace site for residential development would create access to additional passive recreation space and an informal sport lawn in the community park precinct. The creation of a heritage precinct and connection of the site via dune boardwalks to the north and south will also provide a local and regional recreational attraction.

As noted above, the growing local area has an existing shortage of sports courts, and the moderate population growth facilitated by the proposed rezoning would add to this demand.

6.2.5 Education

Residential development of the Fort Wallace site would likely generate in the order of 33 primary school aged and 27 secondary school aged students. Fort Wallace would fall within the

catchment of Stockton Public School (270 students on a 1.85 ha site). As noted in section 4.1.6, capacity of the school is unclear although the school administration considered it to be currently operating close to capacity⁶. By comparison, the nearby Fern Bay Public School has only 60 students on a 1.01 ha site with one permanent classroom. The school has significant potential for growth and if school catchment boundaries were modified, Fort Wallace students could be accommodated there (with expansion of classrooms and staff). It is around 2km from Fort Wallace to Fern Bay Public School and 3km to Stockton Public School. Consultation with the Fern Bay Fullerton Cove Progress Association suggests that a majority of residents of Fort Wallace would preferentially send their children to Fern Bay Public School due to the convenience (especially for DHA residents) or being located along parental travel routes (predominantly travelling norther rather than south to the ferry).

Capacity at St Peters Primary School is being rapidly taken up by students of the expanding Seaside development. It is expected though, the current capacity and future expansion would be sufficient to accommodate students of a development at Fort Wallace. The 2011 census indicates 18.4 percent of primary students attend Catholic schools and 73.2 percent attend government schools. 2011 census data also indicates that the proportion of students attending Catholic schools increases in high school, with 34.3 percent of students in the local area at Catholic schools and 60.3 percent at government schools. With the planned development of a new Catholic high school in Medowie, it is likely this school will attract some students from the local area.

Overall, it is considered that local primary schools have the capacity (potentially with some expansion) to accommodate new residents at Fort Wallace, and that schools planning should consider the relative catchments for this new population and the best use of Department of Education facilities.

Should rezoning of the site be approved, it is recommended that Council advise the Department of Education of this change to consider in their planning, with the expectation that Fern Bay Public School be expanded and catchments reviewed.

6.2.6 Youth services

There are no youth services or facilities based in the local area. There is a need for a public indoor facility that can host services and activities for young people and also provide a venue to gather and socialise informally. This could be a new multipurpose community centre, as a specific youth centre is not justified at the local level, nor recommended. A multipurpose space would need to be located in close proximity to other services and attractions and easily accessible by public transport.

Adaptive reuse of heritage buildings in Fort Wallace could provide a venue for such a facility, within the core of the community and recreation precinct in the concept master plan.

6.2.7 Aged services

Many of the facilities and programs available to seniors in the local area are provided in the seniors developments, exclusively for their residents. The implications of this inequality in access to services affects social cohesion and connectedness between older residents in different parts of the local area. Older residents of the Fort Wallace site would have access to limited aged services in the local area.

⁶ NSW Department of Education, Stockton Public School Land Range Forecast

6.3 Access and mobility

Proximity of residential areas to local infrastructure and services and other destinations of interest are key to their viability. Access and connectivity is a key issue in the local area with spatial separation between Stockton and Fern Bay/Fullerton Cove, and many of the seniors and residential developments in Fern Bay and Fullerton Cove in discreet, independent and often private pockets that discourage or prevent connectivity between communities and limit access. Fort Wallace is located between but distinct from the two residential centres, so the quality of connections linking it to these other areas will be key to overcoming this spatial separation.

Residents in the local area indicate a strong reliance on private vehicles, (as does the regional area). The Stockton ferry service was used by 6.6 percent of commuters in 2011 and enhancing access to the ferry service, and consequently the bus services from the site to the wharf, could be pursued, in terms of increasing bus services and improving access to active travel routes for the site. There is an existing bus stop at the Fort Wallace entrance which would facilitate access for most future residents within a 400m walking catchment of the stop, with services to Stockton in the south and Newcastle and Port Stephens destinations heading north. Another bus stop with pedestrian crossing is located at the Stockton Centre and would provide the safest access. Any future planning for the site should explore options for pedestrian access from the site directly to the Stockton Centre bus stop.

The concept master plan also suggests that the site could provide for some local destinations with the potential adaptive reuse of the three heritage buildings. Walkable streets with footpaths and active travel networks within the site would facilitate this local mobility and attract and facilitate public access into and within the site, especially the heritage areas, community park and to the boardwalks, which could potentially be part of a longer coastal walk connecting to Stockton and Fern Bay.

Improving active travel connectivity will be integral for the site, with the need for a means for safer crossing of Fullerton Road (for access to the shared path and bus stop) and for a footpath or shared path on the eastern side of Fullerton Road. A further key consideration is the potential redevelopment of the Stockton Centre. The concept master plan includes the potential for future connections between the sites, ensuring not to sterilize such opportunities, and hence permit accessibility between the sites internally and avoid creating two isolated residential pockets.

The concept master plan envisages a community that is inviting and open, attracting the local community and visitors to its preserved and restored heritage features, providing public access to the beach and the potential destinations mentioned above, such as a café or community use building.

Consultation indicates that mobile phone connectivity is unreliable on the peninsular. Future site planning would need to ensure reliable mobile phone reception is available across the site.

Residential development of Fort Wallace, as per the concept master plan will also facilitate public access to a formerly restricted area, creating a local attraction and celebrating existing local heritage, both Defence and Indigenous.

6.4 Community cohesion and connectedness

A sense of connectedness is an important contributory factor to achieving significant positive impacts on health, well-being, and mental health for both individuals and groups of people. Communities with strong social capital and sense of identity have improved levels of passive surveillance, stronger informal assets that can be relied upon by members and more inclusive social networks, which celebrate diversity.

A challenge facing potential development of the Fort Wallace site is the development of a sense of community and belonging, both internally for residents within the development and for those

residents within the broader community. For new residents, this sense of community and belonging can be developed in many ways including:

- Getting to know neighbours.
- Being aware of and using local services.
- Being aware of and involved in local sports or common interest groups.
- Creating new social networks.
- Connecting with people with similar backgrounds.
- Being involved in the decision making process in the local area.

This challenge is exacerbated in the local area by the existing social and spatial separation between Stockton and Fern Bay and between the various discreet developments within Fern Bay and Fullerton Cove. Geographically, residential development of the site would stem some of the spatial divide, located between the two main residential areas. Proposed as an open and inclusive developed, the concept master plan envisages a the heritage precinct and community park to become both local and visitor attractions.

For Defence families social connections and community cohesion is of great importance. As a frequently mobile population, they are often remote from friends and family, and rely on each other for social and support networks. The community centre at Williamstown RAAF base will be an important facility for Defence families to meet and development social networks within the Defence community and also learn about the local and regional area. The community park and heritage precinct proposed in the concept master plan will also provide important social congregation points in the community for people from both within and outside the development to meet and socialise. However, as noted in section 6.2.1 there is an existing need for a local public community centre or space to provide an accessible and affordable place for people to come together. Such a space could also support the delivery of varied programs and services.

The adaptive reuse of heritage buildings at Fort Wallace could provide for use of this sort, however ownership and administration of the buildings would need to be determined with local Councils or community groups. To date there is no indication of an organisation that would be interested in managing these buildings. It is likely that the redeveloped Fern Bay Community Hall could meet some of this need, however it is not a multipurpose centre and is thus limited somewhat in its potential uses.

Ensuring development of a welcoming and inclusive community delivers sustainable social outcomes for both individuals and the community. Effective and efficient activation of the communal spaces within the site and use of facilities outside site for activities that are inclusive of the surrounding community would contribute to positive social outcomes and are recommended to be delivered for residents upon development of the site.

It is recommended that a Community Development and Welcome Program be prepared and resourced for the site by any developer of the site. The program would assist new residents with a particular focus on making new residents feel welcome and part of the community, on activating community spaces within the development, and more inclusive activities that engage the broader local community. The program would enhance and complement existing programs and natural social connections such as through schools, sports clubs, seniors groups and playgroups. The program could potentially be delivered in partnership with a non-profit/community-based organisation. Such a partnership has the benefit of supporting community/non-profit groups; connecting to community networks; utilising grant funding/sponsorship where available and potentially long-term sustainability of the program.

6.5 Health and wellbeing

Access to social and economic resources is essential to support healthy lifestyles through all stages of life. Access to health services, education, child and older peoples care, efficient public transport, to passive and active recreation areas and programs, to fresh food and daily needs, and to public and social spaces is needed to make places liveable and socially sustainable.

Fort Wallace, whilst located outside a desirable walking catchment to most services and facilities, will have many of the daily needs of it's community available within 3km. With existing and proposed active travel infrastructure, these would be accessible by bike, bus or car. In addition to the social infrastructure needs identified in section 6.2, promoting the use of active travel modes to new residents for these local trips would enhance their uptake and set in place new travel habits. A community development and welcome program (as discussed in section 6.4) should include an objective as promoting this mode uptake. It should also promote the accessibility of Newcastle by ferry for both commuting and recreational access. Further, the social connections that the program would seek to develop under the plan would deliver social and health benefits across diverse age groups in the new and existing community.

Current access to fresh food is limited in the local area (a small format supermarket and local butcher), with consultation indicating that many people shop outside the local area at major supermarkets. With significant commercial interest in the development of a major supermarket in Fern Bay, it is likely that this will result in coming years and would adequately service the local area.

The Health Foundation is a key driver in Australia of planning for healthy communities. Their 2016 Master Checklist for Healthy Active Living by Design, identifies a number of considerations of relevance to planning for healthy populations at the level of rezoning for residential development. These considerations have been used to consider the health impact of the rezoning of Fort Wallace. The checklist is a tool to help development encourage and support physical activity and health outcomes including healthy eating. The key considerations with regard to the development are considered in Table 10. In general, at this stage of site planning, the concept master plan supports or enables future development in compliance with many of the principles of Healthy Active Design. Those aspects not consistent with the principles have also been identified in other sections of this SIA.

Table 10 – Healthy Active by Design Review

Principle Consideration	Assessment	Recommendation
Destinations: Access – are they within a safe and easy 400m-800m catchment	Facilities internal to the site are accessible, however other local services and destinations are more than 3km from the site	Ensure safe access to active travel links to Fern Bay and Stockton (section 6.3)
Access – do paths and cycleways connect surrounding communities	Dune boardwalk will create a safe linkage.	Safer crossing of Fullerton Road or access to Stockton centre bus stop, or additional shared path (section 6.3)
Open space: Access: at least one space within 400m-800m walk	Yes	

Principle Consideration	Assessment	Recommendation
Sense of place: Have heritage and cultural features been acknowledged, integrated and protected?	Yes	Interpretation and information about the Indigenous history and significance of the area is included in master planning.
Community facilities: are they located for passive surveillance	Yes. Main heritage reuse building is adjacent to community park	

6.6 Cultural values and beliefs

Cultural values provide significant meanings and reference points for individuals and groups. The celebration and protection of cultural values is a key element in building strong and resilient communities. The Newcastle 2030 Community Strategic Plan highlighted the strong cultural life evident in Newcastle and surrounding areas. It recognises Newcastle's role as a regional city and identifies the need to revitalise the area through strengthened retail, public transport, education and public precincts, while maintaining heritage values.

The concept master plan supports retaining vegetation and maintaining the dunes, envisages public access to the beach and supporting Aboriginal heritage values, as well as protecting the historical significance of the site's military past.

Consultation with local Aboriginal groups concluded that the Stockton Peninsula, including the site, is considered to have very high Aboriginal cultural value to the Worimi people due to a nearby burial site. Fort Wallace has heritage and historic significance due to its former defence use and the structures remaining on the site associated with those uses.

It is recommended, if the Fort Wallace rezoning is approved, that further development of the master plan should be undertaken in consultation with the Worimi Local Aboriginal Land Council and other Aboriginal elders within the area.

6.7 Local economy and employment

Renewal of currently unused areas through residential expansion will generate increased demand for services and businesses in the local area, further supporting the demand for a growth in retail and social services in the local community. Development of the Fort Wallace site to accommodate Defence families is also important for the ongoing sustainable operation of the Williamstown RAAF base, being able to provide quality accommodation close to their personnel's place of work. As identified in the *Draft Plan for Growing Hunter City*, Stockton, as part of the Norther Gateway is an important residential area proximal to employment areas in the city, the port and airport. The planning proposal would therefore complement existing employment lands.

The heritage precinct proposed in the concept master plan also supports the Newcastle Local Planning Strategy by creating a potential new tourist attraction within a sympathetically designed new residential area.

6.8 Crime and safety

Consideration for crime and public safety relate to:

- The safety of new residents in the existing environment.

- How the development will alter the built environment and create or reduce public safety.
- How new residents themselves alter community safety in the area.

Crime in the local area is largely comparable to that in Newcastle, however there are higher levels of domestic and sexual assault. The rezoning of Fort Wallace is not expected to impact the incidence of such crimes, however any future residential development on the site should include awareness raising programs for issues associated with this violence and of support services for victims of it as part of a developer led community development and welcome program.

The concept master plan would create a community with high levels of passive surveillance and aim to create accessible and visible shared open spaces. Should rezoning be approved for the sites, further planning for the site would incorporate Crime Prevention Through Environmental Design (CPTED) principles to maximise community safety. This will be an important consideration in the planning and activation of the heritage precinct.

A Community Development Program could also activate public spaces within the development, create a sense of safety and security for community members (both within and surrounding the proposed development) and as a result enhance passive surveillance. The importance of vibrant, active, inclusive and safe communities is reinforced in the Newcastle Community Strategic Plan, Safe City Plan and Social Strategy.

6.9 Summary of social impacts

Table 11 below provides a summary of the social impacts, benefits and needs relevant to the potential development of the Fort Wallace sites in a manner suggested by the concept master plan, and recommendations in response to these identified issues.

Table 11 Summary of social impacts

Potential impact/risk/opportunity	Impact type	Social Considerations for future development
Accommodation and housing		
Increased housing supply and diversity in Northern Gateway, including smaller format dwellings and varied numbers of bedrooms	Positive	
Delivery of affordable and accessible housing for Defence personnel	Positive	
Population change		
Development will attract households at more diverse life stages and household types	Positive	
Social infrastructure		
Existing unmet need for community space and library services will be increased slightly by a population at Fort Wallace	Need	Short term increases to Stockton Library hours and increased frequency of Port Stephens mobile library service

Potential impact/risk/opportunity	Impact type	Social Considerations for future development
Absence of cultural or youth spaces in the local area which is spatially isolated	Need	New multipurpose facility to meet diverse community needs (community/youth/cultural/ seniors, library)
Existing unmet need for preschool and OOSH services , especially in Fern Bay	Need	Port Stephens Council to facilitate private sector delivery of preschool and OOSH services in the local area, and explore options for sports courts and fields in Fern Bay
Existing need for sports courts and playing fields in Fern Bay	Need	
Limited capacity of Stockton primary schools to accommodate population growth, but significant room for growth/expansion in Fern Bay Public School.	Need	Regional Councils liaise with Department of Education to determine appropriate school catchments for Fort Wallace
Fort Wallace would deliver a local public playground, open space, dune boardwalks and heritage precinct – both a local and tourist attraction	Positive	
Access and mobility		
Zoning would support public recreational access to the site heritage and natural areas, including a coastal dune boardwalk to run along the peninsular	Positive	
Access from Fort Wallace to external active travel networks (bus stops and shared pathway) are not convenient and would discourage use by residents and visitors		<p>Future site planning include pedestrian access to the Stockton Centre bus stop and pedestrian crossing</p> <p>Regional Councils consider pedestrian and cycle crossing options for Fullerton Road and/or shared pathway east of Fullerton Road</p>
Limited mobile phone coverage in the area	Negative	Any site developer ensure adequate mobile phone reception throughout the site
Community cohesion and connectedness		
Existing communities of the local area are socially fragmented and lack public spaces to connect making inclusion of new residents difficult. This is particularly relevant for teenagers in Defence families and seniors	Negative	<p>Regional Councils consider a multipurpose community centre</p> <p>A community development and welcome program be pursued by any site developer</p>

Potential impact/risk/opportunity	Impact type	Social Considerations for future development
who do not have access to facilities in the private communities		DHA explore options for heritage reuse buildings to operate as Mens Sheds
Health and wellbeing		
Enhance uptake of active travel for local journeys, especially with the site being located between two existing centres	Opportunity	Active travel promotion be a component of a Community Development and Welcome program for any new development at Fort Wallace
Local economy and employment		
Residential development in an area that supports existing employment lands, especially for Defence staff at Williamstown Base	Benefit	
Growing population to increase demand for services in the area which may assist in prompting private sector delivery	Benefit	
Crime and safety		
Site design should minimise crime risks and maximise resident and visitor safety	Risk	Undertake a CPTED assessment for any future master plan Implement Community Development and Welcome Plan to address existing crime issues and increase passive surveillance

7. Conclusion and recommendations

The social impact assessment has not identified any social considerations that would preclude the development of the site for residential development.

The proposed rezoning of Fort Wallace would facilitate the delivery of increased housing and housing diversity for people at a range of life stages. The concept master plan envisages the delivery of 103 dwellings, with around half of these occupied by Defence households. The site would likely accommodate in the order of 263 residents, would effect renewal of currently unutilised land within a designated future housing growth area and facilitate access to local heritage areas and items and public access to natural areas. It would also support the ongoing needs for quality, proximal housing for Defence families working in the region and particularly at the Williamstown RAAF base.

The site is within a local area undergoing considerable development and recent population growth and with existing unmet needs for social infrastructure. Additional social infrastructure (in terms of facilities, services and programs) would be required to support the development of a sustainable, healthy and inclusive community. The recommendations within this SIA and summarised below have been developed to inform future planning that would be required to support socially sustainable residential development under the proposed planning changes.

Area of Change	Proposed mitigation or enhancement measure
Social infrastructure	<ul style="list-style-type: none"> • Short term increases to Stockton Library hours and increased frequency of Port Stephens mobile library service • New multipurpose facility to meet diverse community needs (community/youth/cultural/ seniors, library) • Port Stephens Council to facilitate private sector delivery of preschool and OOSH services in the local area, and explore options for sports courts and fields in Fern Bay • Regional Councils liaise with Department of Education to determine appropriate school catchments for Fort Wallace
Access and mobility	<p>Future site planning include pedestrian access to the Stockton Centre bus stop and pedestrian crossing</p> <ul style="list-style-type: none"> • Regional Councils consider pedestrian and cycle crossing options for Fullerton Road and/or shared pathway east of Fullerton Road • Any site developer ensure adequate mobile phone reception throughout the site
Community cohesion and connectedness	<p>Regional Councils consider a multipurpose community centre</p> <p>A community development and welcome program be pursued by any site developer</p> <ul style="list-style-type: none"> • DHA explore options for heritage reuse buildings to operate as Mens Sheds
Health and wellbeing	<p>Active travel promotion be a component of a Community Development and Welcome program for any new development at Fort Wallace</p>

Area of Change	Proposed mitigation or enhancement measure
Crime and safety	<p>Undertake a CPTED assessment for any future master plan</p> <p>Implement Community Development and Welcome Plan to address existing crime issues and increase passive surveillance</p>

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Appendices

Appendix A - Demographic summary

Basic Community Profile File Name (incl File Extension .xls or .xlsx)	FernBay.xls			Stockton.xls			FullertonCove.xls			Regional Area		
	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct
Population:												
Total Persons	1625	100.0%	0.7%	4195	100.0%	1.9%	300	100.0%	0.1%	213342	100.0%	49.3%
Age groups:												
0 to 4 years	106	6.5%	0.8%	180	4.3%	1.3%	9	3.0%	0.1%	13132	6.2%	49.4%
5 to 11 years	95	5.8%	0.5%	277	6.6%	1.6%	17	5.7%	0.1%	17437	8.2%	49.4%
12 to 17 years	59	3.6%	0.4%	250	6.2%	1.7%	17	5.7%	0.1%	14922	7.0%	49.4%
18 to 24 years	67	4.1%	0.3%	327	7.8%	1.5%	20	6.7%	0.1%	22031	10.3%	49.5%
25 to 34 years	163	10.0%	0.6%	379	9.0%	1.3%	21	7.0%	0.1%	28243	13.2%	49.5%
35 to 49 years	245	15.1%	0.6%	663	21.0%	2.0%	61	20.3%	0.1%	42506	19.9%	49.3%
50 to 59 years	193	11.9%	0.7%	775	18.5%	2.7%	61	20.3%	0.2%	27264	12.8%	49.1%
60 to 69 years	349	21.5%	1.5%	534	12.7%	2.3%	55	18.3%	0.2%	22583	10.6%	49.0%
70 to 84 years	312	19.2%	1.5%	432	10.3%	2.1%	33	11.0%	0.2%	19976	9.4%	49.0%
85 and over years	35	2.2%	0.6%	148	3.5%	2.7%	0	0.0%	0.0%	5947	2.5%	49.1%
Under 18 years	260	16.0%	0.6%	717	17.1%	1.5%	43	14.3%	0.1%	45491	21.3%	49.4%
15 years and over	1395	85.8%	0.8%	3626	86.4%	2.0%	297	89.0%	0.1%	175405	82.2%	49.3%
Median Age (years)	54			47			50			40		
Culture Diversity:												
Indigenous persons	40	2.5%	0.6%	148	3.5%	2.3%	11	3.7%	0.2%	6251	2.9%	49.2%
Persons born in Non Main English Speaking countries	0	0.0%	0.0%	0	0.0%	0.0%	0	0.0%	0.0%	0	0.0%	0.0%
Language spoken at home other than English	41	2.5%		100	2.4%		11	3.7%		14237	6.7%	
Speaks English Only	1512	93.0%		3862	92.1%		265	88.3%		189373	88.8%	
Speaks other language and speaks English very well or well	30	1.8%		43	1.0%		9	3.0%		8592	4.0%	
Household Characteristics:												
Family households	472	64.5%	0.8%	994	66.8%	1.8%	83	82.2%	0.1%	54852	66.5%	49.3%
Lone person household	250	34.2%	1.0%	442	29.7%	1.9%	18	17.8%	0.1%	23156	28.1%	49.2%
Group household	10	1.4%	0.2%	52	3.5%	1.2%	0	0.0%	0.0%	4418	5.4%	49.7%
Average household size (number of persons)	2.1			2.3			2.8			5		
Family Characteristics:												
Total families	478		0.8%	1,014		1.8%	83		0.1%	55062		49.3%
Couple family with children	130	28.5%	0.6%	382	37.7%	1.7%	20	34.9%	0.1%	22445	40.2%	49.4%
Couple with children under 15 years	99	20.7%		232	22.9%		15	18.1%		15466	27.7%	
Couple with children over 15 years	37	7.7%		150	14.8%		14	16.9%		8979	12.5%	
Couple family without children	270	56.5%	1.2%	379	37.4%	1.6%	42	50.6%	0.2%	22430	40.2%	49.2%
One parent family	67	14.0%	0.6%	235	23.2%	2.3%	12	14.5%	0.1%	10003	17.9%	49.2%
One parent with children under 15 years	26	38.8%	0.5%	110	46.8%	2.1%	7	58.3%	0.1%	5187	51.9%	49.3%
One parent with children over 15 years	41	61.2%	0.8%	125	53.2%	2.5%	5	41.7%	0.1%	4816	48.1%	49.1%
Other family	5	1.0%	0.5%	18	1.8%	1.8%	0	0.0%	0.0%	984	1.8%	49.4%

Basic Community Profile: File Name (incl File Extension: .xls or .xlsx)	FernBay.xls			Stockton.xls			FullertonCove.xls			Regional Area		
	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct
Other characteristics:												
Need for assistance	154	9.5%	1.2%	714	17.0%	5.4%	15	5.0%	0.1%	12295	5.8%	48.3%
Dwellings:												
Separate House	732	95.8%	1.1%	1,277	75.1%	2.0%	88	69.3%	0.1%	82738	67.8%	49.2%
Semi-detached, terrace house, townhouse	0	0.0%	0.0%	98	5.8%	1.0%	7	5.5%	0.1%	9655	10.4%	49.7%
Flat, unit or apartment	0	0.0%	0.0%	105	6.2%	1.1%	0	0.0%	0.0%	9218	10.0%	49.7%
Other dwellings	0	0.0%	0.0%	0	0.4%	0.8%	7	5.5%	1.0%	716	0.8%	49.8%
Not stated	0	0.0%	0.0%	3	0.2%	2.9%	0	0.0%	0.0%	90	0.1%	49.3%
Total occupied private dwellings	732	95.8%		1489	87.6%		102	80.3%		82428	89.0%	
Unoccupied private dwellings	32	4.2%	0.3%	211	12.4%	2.0%	25	19.7%	0.2%	10172	11.0%	49.3%
Tenure Type:												
Fully owned	476	67.0%	1.7%	537	37.2%	1.9%	49	50.0%	0.2%	27076	34.0%	49.0%
Owned with a mortgage	145	20.4%	0.5%	416	28.8%	1.6%	42	42.0%	0.2%	26085	32.8%	49.4%
Rented (Total):	89	12.5%	0.3%	490	34.0%	1.8%	7	7.1%	0.0%	28433	33.2%	49.5%
Real estate agent	27	30.3%	0.2%	251	51.2%	1.7%	0	0.0%	0.0%	14283	54.0%	49.5%
State or territory housing authority	0	0.0%	0.0%	136	27.8%	3.0%	0	0.0%	0.0%	4354	10.5%	49.2%
Person not in same household	12	13.5%		87	17.8%		4	57.1%		5582	21.1%	
Housing co-operative/community/church group	0	0.0%		3	0.6%		0	0.0%		609	2.3%	
Other landlord type	43	48.3%		10	2.0%		0	0.0%		1181	4.5%	
Landlord type not stated	7	7.9%		3	0.8%		3	42.9%		424	1.6%	
Other Tenure Type	3	3.4%	0.5%	16	3.3%	2.4%	0	0.0%	0.0%	643	2.4%	49.3%
Not stated	16	20.2%	0.6%	31	6.3%	1.4%	3	42.9%	0.1%	2190	8.3%	49.4%
Individual Income:												
Median Individual Income (\$/weekly)												
	398			508			442			531		
Negative/Nil Income	58	4.2%		160	4.4%		14	5.3%		10903	6.3%	
\$1-\$199	82	5.9%		221	6.1%		16	6.1%		12806	7.3%	
\$200-\$299	208	21.4%		357	9.9%		38	14.5%		20748	11.8%	
\$300-\$399	213	15.3%		547	15.1%		39	14.9%		21040	12.0%	
\$400-\$599	208	15.0%		770	21.3%		31	11.8%		22172	12.6%	
\$600-\$799	110	7.9%		340	9.4%		28	10.7%		17878	10.2%	
\$800-\$999	70	5.0%		236	6.5%		21	8.0%		13657	7.6%	
\$1,000-\$1,249	69	5.0%		224	6.2%		12	4.6%		13308	7.6%	
\$1,250-\$1,499	48	3.5%		173	4.8%		9	3.4%		9377	5.3%	
\$1,500-\$1,999	74	5.3%		204	5.6%		16	6.1%		11612	6.6%	
\$2,000 or more	54	3.9%		160	4.4%		9	3.4%		9012	5.1%	
Individual income not stated	106	7.6%		230	6.4%		20	11.1%		12771	7.3%	

Basic Community Profile File Name (incl File Extension .xls or .xlsx)	FernBay.xls			Stockton.xls			FullertonCove.xls			Regional Area		
	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct
Household Income:												
Median Household Income (\$/weekly)	690			1,072			1,062			2164		
Negative/Nil Income	6	0.9%		17	1.2%		0	0.0%		824	1.1%	
\$1-\$199	11	1.6%		25	1.8%		4	4.3%		1124	1.5%	
\$200-\$299	31	4.5%		42	3.0%		4	4.3%		2740	3.6%	
\$300-\$399	108	15.5%		130	9.4%		5	5.3%		6826	8.9%	
\$400-\$599	140	20.1%		166	12.0%		12	12.8%		8626	11.3%	
\$600-\$799	91	13.1%		149	10.8%		13	13.8%		7427	9.7%	
\$800-\$999	56	8.1%		114	8.2%		8	8.5%		6514	8.5%	
\$1,000-\$1,249	38	5.5%		109	7.9%		8	8.5%		6387	8.4%	
\$1,250-\$1,499	20	3.7%		95	6.9%		11	11.7%		5700	7.5%	
\$1,500-\$1,999	45	6.5%		147	10.6%		7	7.4%		9111	11.9%	
\$2,000-\$2,499	35	5.0%		129	9.3%		10	10.6%		6531	8.6%	
\$2,500-\$2,999	40	5.8%		102	7.4%		6	6.4%		5613	7.3%	
\$3,000-\$3,499	25	3.6%		55	4.0%		0	0.0%		3365	4.4%	
\$3,500-\$3,999	9	1.3%		31	2.2%		0	0.0%		1306	1.8%	
\$4,000 or more	8	1.2%		28	2.0%		6	6.4%		1921	2.5%	
All incomes not stated	26	3.7%		46	3.3%		0	0.0%		2253	2.9%	
Labour Force:												
Labour force participation	554	39.7%	0.5%	1,760	48.7%	1.7%	142	53.2%	0.1%	102919	58.7%	49.4%
Total employed	515	93.0%		1,665	94.3%		132	93.0%		96866	94.1%	
Employed full-time	329	63.9%		1,023	61.4%		84	63.6%		58887	60.8%	
Employed part-time	154	29.9%		531	31.9%		40	30.3%		31879	32.9%	
Unemployed persons	39	7.0%	0.6%	101	5.7%	1.6%	10	7.0%	0.2%	6050	5.9%	49.4%
Not in labour force	764	54.8%		1,684	46.4%		100	37.5%		63264	36.1%	
Occupation:												
Managers	74	14.4%	0.7%	145	8.7%	1.4%	16	12.0%	0.2%	9895	10.2%	49.4%
Professionals	92	17.9%	0.4%	293	17.6%	1.3%	18	13.5%	0.1%	21820	22.5%	49.5%
Technicians and trades	75	14.6%	0.5%	299	17.9%	2.0%	24	18.0%	0.2%	14616	15.1%	49.3%
Community and personal service	60	11.7%	0.6%	195	11.7%	1.8%	18	13.5%	0.2%	10376	10.7%	49.4%
Clerical and administrative	66	12.9%	0.5%	235	14.1%	1.7%	15	11.3%	0.1%	13507	13.9%	49.4%
Sales	30	5.8%	0.3%	143	8.6%	1.4%	4	3.0%	0.0%	9735	10.0%	49.5%
Machinery operators and drivers	35	6.8%	0.5%	126	7.6%	1.9%	18	13.5%	0.3%	6310	6.5%	49.3%
Labourers	66	12.9%	0.7%	196	11.8%	2.1%	10	12.0%	0.2%	9172	9.5%	49.3%
Not Stated	15	2.9%	1.0%	34	2.0%	2.3%	4	3.0%	0.3%	1429	1.5%	49.1%

Basic Community Profile File Name (incl File Extension .xls or .xlsx):	FernBay.xls			Stockton.xls			FullertonCove.xls			Regional Area		
	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct
Key Industry:												
Agriculture, forestry & fishing	0	0.0%	0.0%	12	0.7%	2.2%	3	2.3%	0.6%	529	0.5%	49.3%
Mining	11	2.1%	0.7%	50	3.0%	3.0%	0	4.5%	0.4%	1596	1.6%	49.0%
Manufacturing	54	10.5%	0.6%	195	11.7%	2.0%	22	16.5%	0.2%	9274	9.6%	49.3%
Electricity, gas, water & waste services	7	1.4%	0.5%	25	1.5%	1.7%	3	2.3%	0.2%	1416	1.5%	49.4%
Construction	44	8.6%	0.6%	139	8.3%	2.0%	16	12.0%	0.2%	5908	7.1%	49.3%
Wholesale trade	16	3.1%	0.6%	54	3.2%	1.9%	0	0.0%	0.0%	2722	2.8%	49.4%
Retail trade	38	7.4%	0.4%	117	7.0%	1.1%	15	11.3%	0.1%	10420	10.8%	49.6%
Accommodation & food services	27	5.3%	0.3%	135	8.1%	1.7%	3	2.3%	0.0%	7808	8.1%	49.5%
Transport, postal & warehousing	21	4.1%	0.5%	87	5.2%	2.0%	10	7.5%	0.2%	4306	4.4%	49.3%
Information media & telecommunications	6	1.2%	0.5%	19	1.1%	1.7%	0	0.0%	0.0%	1074	1.1%	49.4%
Financial & insurance services	5	1.0%	0.2%	35	2.1%	1.2%	0	0.0%	0.0%	2851	2.9%	49.7%
Rental, hiring & real estate services	4	0.8%	0.3%	23	1.4%	1.4%	0	0.0%	0.0%	1560	1.6%	49.6%
Professional, scientific & technical services	36	7.0%	0.5%	104	6.2%	1.6%	3	2.3%	0.0%	6446	6.7%	49.5%
Administrative & support services	28	5.5%	0.9%	44	2.6%	1.5%	0	0.0%	0.0%	2914	3.0%	49.4%
Public administration & safety	80	15.6%	1.0%	125	7.5%	1.6%	3	2.3%	0.0%	7600	7.8%	49.3%
Education & training	25	4.9%	0.3%	109	6.5%	1.3%	13	9.8%	0.2%	8312	8.6%	49.6%
Health care & social assistance	81	15.8%	0.6%	274	16.4%	1.9%	19	14.3%	0.1%	14210	14.7%	49.4%
Arts & recreation services	12	2.3%	0.9%	22	1.3%	1.6%	3	2.3%	0.2%	1341	1.4%	49.3%
Other services	12	2.3%	0.3%	65	3.9%	1.7%	10	7.5%	0.3%	3736	3.9%	49.4%
Not Stated	6	1.2%	0.3%	32	1.9%	1.7%	4	3.0%	0.2%	1843	1.9%	49.4%
Educational attainment:												
Completion of Year 12 (or equivalent)	326	23.4%	0.4%	990	27.3%	1.4%	60	22.5%	0.1%	71436	40.7%	49.5%
Without post-school qualifications	697	50.0%	0.9%	1782	40.1%	2.3%	116	43.4%	0.1%	76541	43.6%	49.2%
Educational institution attending												
Total	318			966			82			64375		
Pre-school attending												
Pre-school	27	25.5%		42	23.3%		6	66.7%		3851	29.3%	
Infants/Primary education attending:												
Government	52	62.7%		206	76.6%		13	72.2%		11723	72.7%	
Catholic	17	20.5%		46	17.1%		5	27.8%		2813	17.4%	
Other Non Government	14	16.9%		17	6.3%		0	0.0%		1585	9.8%	
Total	83	87.4%		269	97.1%		18	105.9%		16121	92.5%	

Basic Community Profile File Name (incl File Extension .xls or .xlsx)	FernBay.xls			Stockton.xls			FullertonCove.xls			Regional Area		
	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct
Secondary education attending:												
Government	24	55.8%		132	60.8%		11	64.7%		8186	67.4%	
Catholic	13	30.2%		76	35.0%		6	35.3%		2176	17.9%	
Other Non Government	6	14.0%		9	4.1%		0	0.0%		1791	14.7%	
Total	43	72.9%		217	83.5%		17	100.0%		12153	81.4%	
Technical or Further Educational Institution(a):												
Full-time student:										0		
Aged 15-24 years	0	0.0%		20	23.3%		0	#DIV/0!		824	16.4%	
Aged 25 years and over	0	0.0%		12	14.0%		0	#DIV/0!		589	11.7%	
Part-time student:										0		
Aged 15-24 years	0	0.0%		33	38.4%		0	#DIV/0!		1436	28.5%	
Aged 25 years and over	22	100.0%		21	24.4%		0	#DIV/0!		2124	42.2%	
Full/Part-time student status not stated	0	0.0%		0	0.0%		0	#DIV/0!		58	1.2%	
Total	22	1.6%		86	2.4%		0	0.0%		5031	2.9%	
University or other Tertiary Institution attending:												
Full-time student:										0		
Aged 15-24 years	10	33.3%		30	30.6%		5	55.6%		6310	51.2%	
Aged 25 years and over	3	10.0%		13	13.3%		0	0.0%		2288	18.6%	
Part-time student:										0		
Aged 15-24 years	3	10.0%		12	12.2%		0	0.0%		836	6.8%	
Aged 25 years and over	14	46.7%		43	43.9%		4	44.4%		2842	23.1%	
Full/Part-time student status not stated	0	0.0%		0	0.0%		0	0.0%		42	0.3%	
Total	30	2.2%		98	2.7%		9	3.4%		12318	7.0%	
Other type of educational institution attending:												
Full-time student	0	0.0%		4	22.2%		4	100.0%		292	24.8%	
Part-time student	4	100.0%		14	77.8%		0	0.0%		862	73.3%	
Full/Part-time student status not stated	0	0.0%		0	0.0%		0	0.0%		22	1.9%	
Total	4	0.3%		18	0.5%		4	1.5%		1176	0.7%	
Type of educational institution not stated	109	7.8%		236	6.5%		28	10.5%		13725	7.8%	
Mobility:												
Lived at same address 1 year ago	1,267	78.0%		3,430	81.8%		230	76.7%		167716	78.6%	
Lived at same address 5 years ago	747	46.0%	0.7%	2,476	59.0%	2.2%	173	57.7%	0.2%	109668	51.4%	49.2%
Transport:												
Households without a motor vehicle	62	8.8%	0.7%	216	15.1%	2.6%	0	0.0%	0.0%	8028	10.1%	49.1%
One motor vehicle	362	51.5%	1.1%	578	40.4%	1.8%	28	29.2%	0.1%	31561	39.6%	49.2%
Two motor vehicles	211	30.0%	0.7%	452	31.6%	1.5%	30	31.3%	0.1%	28845	36.2%	49.4%
Three motor vehicles	48	6.8%	0.6%	135	9.4%	1.7%	24	25.0%	0.3%	7853	9.9%	49.3%
Four or more motor vehicles	20	2.8%	0.6%	50	3.5%	1.5%	14	14.6%	0.4%	3338	4.2%	49.4%

Basic Community Profile File Name (incl File Extension .xls or .xlsx):	FernBay.xls			Stockton.xls			FullertonCove.xls			Regional Area		
	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct	No	% Within File	% Of Precinct
Journey to work (by one method only):												
Train	0	0.0%	0.0%	15	1.1%	1.6%	3	2.5%	0.3%	923	1.1%	49.5%
Bus	12	2.7%	0.5%	41	2.9%	1.9%	0	0.0%	0.0%	2148	2.6%	49.4%
Ferry	10	2.3%	4.2%	94	6.6%	39.5%	0	0.0%	0.0%	134	0.2%	36.0%
Tram (includes light rail)	0	0.0%	0.0%	0	0.0%	0.0%	0	0.0%	0.0%	3	0.0%	50.0%
Taxi	0	0.0%	0.0%	0	0.0%	0.0%	0	0.0%	0.0%	174	0.2%	50.0%
Car, as driver	355	80.3%	0.5%	994	70.0%	1.5%	89	73.6%	0.1%	64432	77.2%	49.4%
Car, as passenger	33	7.5%	0.6%	81	5.7%	1.4%	3	2.5%	0.1%	5527	6.6%	49.5%
Truck	5	1.1%	0.6%	14	1.0%	1.6%	3	2.5%	0.3%	863	1.0%	49.4%
Motorbike/scooter	8	1.8%	1.0%	11	0.8%	1.3%	0	0.0%	0.0%	798	1.0%	49.4%
Bicycle	0	0.0%	0.0%	27	1.9%	1.9%	0	0.0%	0.0%	1406	1.7%	49.5%
Other	3	0.7%	0.7%	15	1.1%	3.6%	3	2.5%	0.7%	396	0.5%	48.7%
Walked only	4	0.9%	0.1%	70	4.9%	2.0%	7	5.8%	0.2%	3482	4.2%	49.4%
Worked at home	12	2.7%	0.4%	58	4.1%	1.8%	13	10.7%	0.4%	3129	3.8%	49.3%

Source: Australian Bureau of Statistics, 2011.

Appendix B - Local Social Infrastructure

Name	Address	Size /capacity
Community Centre		
Fern Bay Community Hall	Fern Bay Reserve, Vardon Rd	Around 160m ² Plans in progress for rebuilding One main hall, Kitchen, tables and chairs, disabled toilets.
Senior Citizens Centre	76 Mitchell St, 2295 - Stockton NSW	Not able to contact
Childcare – long day care		
Mission Australia Early Learning Stockton	2 Barrie Crescent, Stockton NSW 2295	
Childcare – preschool		
Stockton Public School Preschool	10 Clyde Street, Stockton 2295	40 children in two groups
Childcare - OOSH		
Stockton School Kids Fun Club Association	1 Monmouth St, Stockton NSW 2295	30 Placements Serves– St Peters Primary and Stockton Public School
Wemoosh – Mayfield west	Gregson Avenue, Mayfield West	Currently in negotiation to have 30 students in Fern Bay Hall once the construction finishes
Open space		
Stockton Beach		
Stockton Off-leash Dog Area		
Pitt Street Reserve and the nearby skate park	Pitt Street, Stockton	Skate Park.
Stockton Swimming Centre	Pitt Street, Stockton	50m outdoor pool.
Griffith Park (future district playground and street skate park)	Hunter Street, Stockton	

Name	Address	Size /capacity
Ballast Ground	Hunter Street, Stockton	Dog off-leash park
Hunter Street Reserve	Hunter Street, Stockton	
Breen Park	Dunbar St, Stockton	
Rawson Park	Mitchell Street	
Corroba Park	Meredith Street	
Lynn Oval (cricket ground)	Mitchell Street	Cricket ground.
North Stockton boat ramp (currently being upgraded)	Booth St, Stockton	
Fern Bay Reserve and playground	Vardon Rd, Fern Bay	Playground facilities.
Playgrounds		
Pitt Street Reserve	Pitt Street, Stockton	
Hunter Street Reserve	3 Hunter Street	
Griffith Park	5 Hunter Street,	
Ballast Ground	Lot 74 Hunter Street,	
Breen Park	79 Dunbar Street	
Corroba Park	2 Meredith Street	
Sports grounds		
Corroba Oval	Meredith Street	Used for soccer, little athletics and cricket; also has a basketball court.
Lynn Oval	Mitchell Street	Used for both cricket and rugby league.
Outdoor sports courts/fields		
Corroba Oval	Meredith Street	1 basketball court
Dalby Oval Courts	Mitchell Street	Five tennis courts 2 netball courts
Golf Course		
Newcastle Golf Club	Vardon Rd,	18 hole green.
Library		

Name	Address	Size /capacity
Port Stephens mobile library	Fern Bay Reserve, Vardon Rd. Next to school	Once a fortnight
Stockton Library		Opens three days a week
Health Facilities		
Stockton Surgery	78 Mitchell Street, Stockton	2-3 part time doctors and 2 par time nurses
Dr Hamid M A	18 Mitchell Street, Stockton	1 full time GP
Fern Bay Medical Centre	Palm Lake Resort, 1117 Nelson Bay Road, Fern Bay	1 full time doctor, 1 part time nurse
Early childhood health center		
Aged housing		
Westcott Aged Care	128 Fullerton Street, Stockton, NSW, 2295.	128 permanent care bed facility,. 20 community care packages, a day therapy centre and 8 independent living units. Also provides respite care
The Cove	The Cove Village; 15 Fullerton Cove Rd, Fullerton Cove NSW 2318	Currently 200 dwellings, Approximately 380 residents. Over 55's gated and private community..
Bayway Village – over 50s relocatable homes park		532 properties. Gated private community with modest communal facilities. Primarily over 50s, but also have around 10 younger families.
Palm Lakes Resort	1117 Nelson Bay Road, Fern Bay, NSW, 2295	247 villas, approximately 380-400 residents. Over 50's lifestyle resort with extensive facilities. Private- gated. Public medical centre on site.
Aged services		
Meals on Wheels Stockton	74 Mitchell St, Stockton NSW 2295	Service 52 clients, 3 days a week; usage has increased over the past few years
Education		
Fern Bay Primary School	Vardon Rd, Fern Bay	34 enrolments in 2016 and 60 in 2017

Name	Address	Size /capacity
Stockton Public School	Clyde St, Stockton .	267 enrolments, which it considers close to capacity
Newcastle High School	Parkway Ave, Hamilton South	
St Peters Primary School	Dunbar St, Stockton	St Peters Primary School currently has 136 enrolments and expects 150 in 2018.
Emergency Services		
Stockton Fire Station	Hereford St, Stockton	
Stockton Police Station	Douglas St, Stockton	
Stockton Ambulance Station	Hereford St, Stockton	

Appendix C - Age Structure Profile

Basic Community Profile	Bayway BCP_1123213.xls						Seaside BCP_1123215.xls						OldFernBayPL BCP_1123212.xls						Fullerton Cove BCP_1123214.xls						Fern Bay Fullerton Cove						n
n	2011 ^a		Estimated growth since 2011 ^a		2017 ^a		2011 ^a		Estimated growth since 2011 ^a		2017 ^a		2011 ^a		Estimated growth since 2011 ^a		2017 ^a		2011 ^a		Estimated growth since 2011 ^a		2017 ^a		2011 ^a		2017 ^a		Percentage change ^a		
n	No ^a	% ^a	n		No ^a	% ^a	No ^a	% ^a	n		No ^a	% ^a	n	No ^a	% ^a	n		No ^a	% ^a	n		No ^a	% ^a	n	No ^a	% ^a	No ^a	% ^a	n		
number of dwellings ^a	430 ^a	n	81 ^a		521 ^a	n	145 ^a	n	456 ^a		601 ^a	n	211 ^a	n	253 ^a		464 ^a	490 ^a	102 ^a	n	154 ^a		256 ^a	319 ^a	888 ^a	n	n	n	n		
Population ^a	n	n	n		n	n	n	n	n		n	n	n	n	n		n	n	n	n		n	n	n	n	n	n	n	n		
Total Persons ^a	741 ^a	n	145.6 ^a		833.6 ^a	n	365 ^a	n	1276.8 ^a		1641.8 ^a	n	520 ^a	n	404.8 ^a		923.8 ^a	n	300 ^a	n	246.4 ^a		546.4 ^a	n	1926 ^a	n	3945.6 ^a	n	n		
Age groups ^a	n	n	n		n	n	n	n	n		n	n	n	n	n		n	n	n	n		n	n	n	n	n	n	n	n		
0 to 4 years ^a	4 ^a	0.5% ^a	n		4 ^a	0.5% ^a	59 ^a	16.2% ^a	206 ^a		265 ^a	16.2% ^a	37 ^a	7.1% ^a	n		37 ^a	4.0% ^a	9 ^a	3.0% ^a	n		9 ^a	1.6% ^a	109 ^a	5.7% ^a	315 ^a	8.0% ^a	2.3% ^a		
5 to 11 years ^a	14 ^a	1.9% ^a	n		14 ^a	1.7% ^a	39 ^a	10.7% ^a	136 ^a		175 ^a	10.7% ^a	53 ^a	10.2% ^a	n		53 ^a	5.7% ^a	17 ^a	5.7% ^a	n		17 ^a	3.1% ^a	123 ^a	6.4% ^a	259 ^a	6.6% ^a	0.2% ^a		
12 to 17 years ^a	6 ^a	0.8% ^a	n		6 ^a	0.7% ^a	11 ^a	3.0% ^a	38 ^a		49 ^a	3.0% ^a	34 ^a	6.5% ^a	n		34 ^a	3.7% ^a	17 ^a	5.7% ^a	n		17 ^a	3.1% ^a	68 ^a	3.5% ^a	106 ^a	2.7% ^a	-0.8% ^a		
18 to 24 years ^a	20 ^a	2.7% ^a	n		20 ^a	2.4% ^a	18 ^a	4.9% ^a	63 ^a		81 ^a	4.9% ^a	32 ^a	6.2% ^a	n		32 ^a	3.5% ^a	26 ^a	8.7% ^a	n		26 ^a	4.8% ^a	96 ^a	5.0% ^a	159 ^a	4.0% ^a	-1.0% ^a		
25 to 34 years ^a	15 ^a	2.0% ^a	n		15 ^a	1.8% ^a	88 ^a	24.1% ^a	308 ^a		396 ^a	24.1% ^a	60 ^a	11.5% ^a	n		60 ^a	6.5% ^a	21 ^a	7.0% ^a	n		21 ^a	3.8% ^a	184 ^a	9.6% ^a	492 ^a	12.5% ^a	2.9% ^a		
35 to 49 years ^a	57 ^a	7.7% ^a	n		57 ^a	6.6% ^a	102 ^a	27.9% ^a	357 ^a		459 ^a	27.9% ^a	93 ^a	17.9% ^a	n		93 ^a	10.1% ^a	62 ^a	20.7% ^a	n		62 ^a	11.3% ^a	314 ^a	16.3% ^a	671 ^a	17.0% ^a	0.7% ^a		
50 to 59 years ^a	94 ^a	12.7% ^a		29.12 ^a	123 ^a	14.8% ^a	38 ^a	10.4% ^a	133 ^a		171 ^a	10.4% ^a	65 ^a	12.5% ^a	81 ^a	146 ^a	15.8% ^a	61 ^a	20.3% ^a	49 ^a		110 ^a	20.2% ^a	258 ^a	13.4% ^a	550 ^a	13.9% ^a	0.6% ^a			
60 to 69 years ^a	259 ^a	35.0% ^a		58.24 ^a	317 ^a	38.1% ^a	3 ^a	0.8% ^a	10 ^a		13 ^a	0.8% ^a	80 ^a	15.4% ^a	162 ^a	242 ^a	26.2% ^a	54 ^a	18.0% ^a	99 ^a		153 ^a	27.9% ^a	396 ^a	20.6% ^a	725 ^a	18.4% ^a	-2.2% ^a			
70 to 84 years ^a	250 ^a	33.7% ^a		53.872 ^a	304 ^a	36.5% ^a	7 ^a	1.9% ^a	24 ^a		31 ^a	1.9% ^a	54 ^a	10.4% ^a	150 ^a	204 ^a	22.1% ^a	33 ^a	11.0% ^a	91 ^a		124 ^a	22.7% ^a	344 ^a	17.9% ^a	663 ^a	16.8% ^a	-1.0% ^a			
85 and over years ^a	22 ^a	3.0% ^a		4.368 ^a	26 ^a	3.2% ^a	0 ^a	0.0% ^a	0 ^a		0 ^a	0.0% ^a	11 ^a	2.1% ^a	12 ^a	23 ^a	2.5% ^a	0 ^a	0.0% ^a	7 ^a		7 ^a	1.4% ^a	33 ^a	1.7% ^a	57 ^a	1.4% ^a	-0.3% ^a			
Median Age (years) ^a	66 ^a	n	n		n	n	33 ^a	n	n		n	n	43 ^a	n	n	n	n	50 ^a	n	n		n	n	51 ^a	n	n	n	n	n		
Average household size (number of persons) ^a	1.6 ^a	n	n		n	n	2.8 ^a	n	n		n	n	2.5 ^a	n	n	n	n	2.8 ^a	n	n		n	n	2.3 ^a	n	n	n	n	n		
n	^a assumes a HH size of 1.6 and an age distribution of 20 percent 50-59 years, 40 percent 60-69 years, 37 percent 70-84 years, 3 percent 85 years and over ^a																		n	n	n		n	n	n	n	n				
n	Based on data from Port Stephens Council for completed approved dwellings since 2011. Estimates made at the SA1 level. Estimates for Seaside used average household size and age structure from 2011 census. ^a																		n	n	n		n	n	n	n	n				

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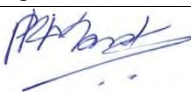
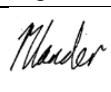
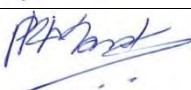
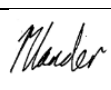
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		Name	Signature	Name	Signature	Date
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Appendix L of Planning Proposal

Servicing Report

Fort Wallace

Property:
Fullerton St, Stockton

Applicant:
Defence Housing Australia

Date:
October 2017

Working Beyond Expectations

Document Control Sheet

Issue No.	Amendment	Date	Prepared By	Checked By
A	Draft	30/09/2016	AW	LG
B	Final	2/12/2016	AW	LG
C	Final	27/10/2017	LG	LG

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

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APPENDIX A

SITE SERVICES PLAN AND DBYD INFORMATION

APPENDIX B

CORRESPONDENCE FROM HUNTER WATER CORPORATION

LIST OF FIGURES

Figure 1: Site Plan.

1.0 INTRODUCTION

ADW Johnson has been engaged by DHA to form part of a consultant team to seek a rezoning of the DHA owned land in Stockton, formally known as Fort Wallace. The purpose of this report is to address the utility servicing requirements for the proposed development and the suitability of the surrounding utility infrastructure to support the proposed rezoning.

2.0 SUBJECT SITE

The site which is the subject of this report is Lot 100/DP1152115, Fullerton Street, Stockton NSW 2295. The total lot area is approximately 10 Hectares, with the existing building foot prints being utilised for the redevelopment. The proposed development consists of 102 community titled residential lots. The planning proposal is for the rezoning of the Fort Wallace site from SP2 (Infrastructure) to Part E3 (Environmental Management), Part R2 (Low Density Residential), and Part RE2 (Private Recreation).



Figure 1: Site Plan.

3.0 METHODOLOGY

Dial before you dig searches were carried out on the site to ascertain the general arrangement of the utility services in the surrounding areas. Further consultation has been made with Hunter Water Corporation to determine the capacity currently in their sewer and water assets to adequately service the proposed development. The Dial before you dig information is attached in Appendix A. Whilst the Hunter Water Corporation advice is attached in Appendix B.

4.0 POTABLE WATER SUPPLY

On inspection of the dial before you dig plans it can be seen that there are three hunter water mains in Fullerton Street. It is expected that the 100 mm diameter water main in the eastern side of Fullerton Street will have sufficient capacity to service the proposed redevelopment of Fort Wallace. A plan supplied by Hunter Water is attached to Appendix A showing the location of the water mains.

Advice received from HWC indicates that there is currently sufficient capacity available in the surrounding water mains. It is noted that during the design phase security of supply will need to be addressed in accordance with Hunter Water's design guidelines.

5.0 SEWER

Approximately 400 metres to the south of the site is Stockton 4 Waste Water Pump Station (WWPS), as there is plenty of grade on the site it is expected that wastewater will be able to drain to this WWPS.

Unfortunately there is insufficient pumping and emergency storage capacity within this station to accept flows to cater for the proposed development of the Fort Wallace site. It will be necessary to complete an assessment and upgrade of the Stockton 4 WWPS. The upgrading of the WWPS will need to be funded by the developer.

To the south of the proposed development is the former site of Stockton Wastewater Treatment Works (WWTW). Hunter Water have provided the following advice;

- The site is currently not used for any wastewater treatment purposes,
- Hunter Water has no future plans to use the site for wastewater treatment purposes. Therefore there is no need for a 400m buffer zone to residential land use,
- Hunter Water may utilise the site for operational purposes in the future. We confirm that these future operations will not involve the treatment of wastewater.

Hunter Water servicing advice and correspondence is attached in Appendix B.

6.0 ELECTRICITY

Fullerton Street currently has an overhead High Voltage transfer main running from north to South. This High Voltage Main services the surrounding areas and continues down to Stockton. It is envisaged that a High Voltage connection will be made from this transfer

main to service the proposed development.

There are currently several pole mounted substations in the near vicinity to the Fort Wallace site accordingly input will be required from an electrical engineer to confirm the number of substations required to service the proposed development.

7.0 TELECOMMUNICATIONS

The current NBN roll out plan does not include Stockton and Fern Bay at this stage.

Of note, there is significant Telstra infrastructure in the immediate vicinity of the Fort Wallace Site. It will be likely that with consultation with Telstra, servicing of the site will be achievable.

Further consultation with NBN will be required to determine if there are any opportunities to extend the NBN network to the site in the future.

8.0 GAS

A dial before you dig plan from Jemena shows that there are no domestic gas services in the neighbouring area, there are though two large 150 mm and 110 mm mains nearby.

Consultation with Jemena should be sought to clarify whether Jemena will supply any proposed development with gas. It is expected that for commercial reasons Jemena would extend their infrastructure to the site.

9.0 CONCLUSION

In summary, the proposed redevelopment of the Fort Wallace Site will be adequately serviced by the surrounding infrastructure and as such there are no constraints to the proposed rezoning due to the provision of services.

Appendix A

SITE SERVICES PLAN AND DBYD INFORMATION



- W W EXISTING WATERMAIN
- S S EXISTING SEWERMAIN
- RM RM EXISTING SEWER RISING MAIN
- GAS GAS EXISTING GASMAIN
- O/H O/H EXISTING OVERHEAD POWER

ver.	date	comment	drawn	pm	level information	scale (A3 original size)
A	30.09.16	INITIAL ISSUE	JN	AW	DATUM: N/A CONTOUR INTERVAL: N/A	0 50 100 125m SCALE: 1:2500 (FULL)

drawing title:

FORT WALLACE
EXISTING SERVICES
PLAN

LOT 5 D.P.233358

location: POPPLEWELL ROAD, FERN
BAY

council: PORT STEPHENS

dwg ref: 239478(20)-ESK-001_A

client:



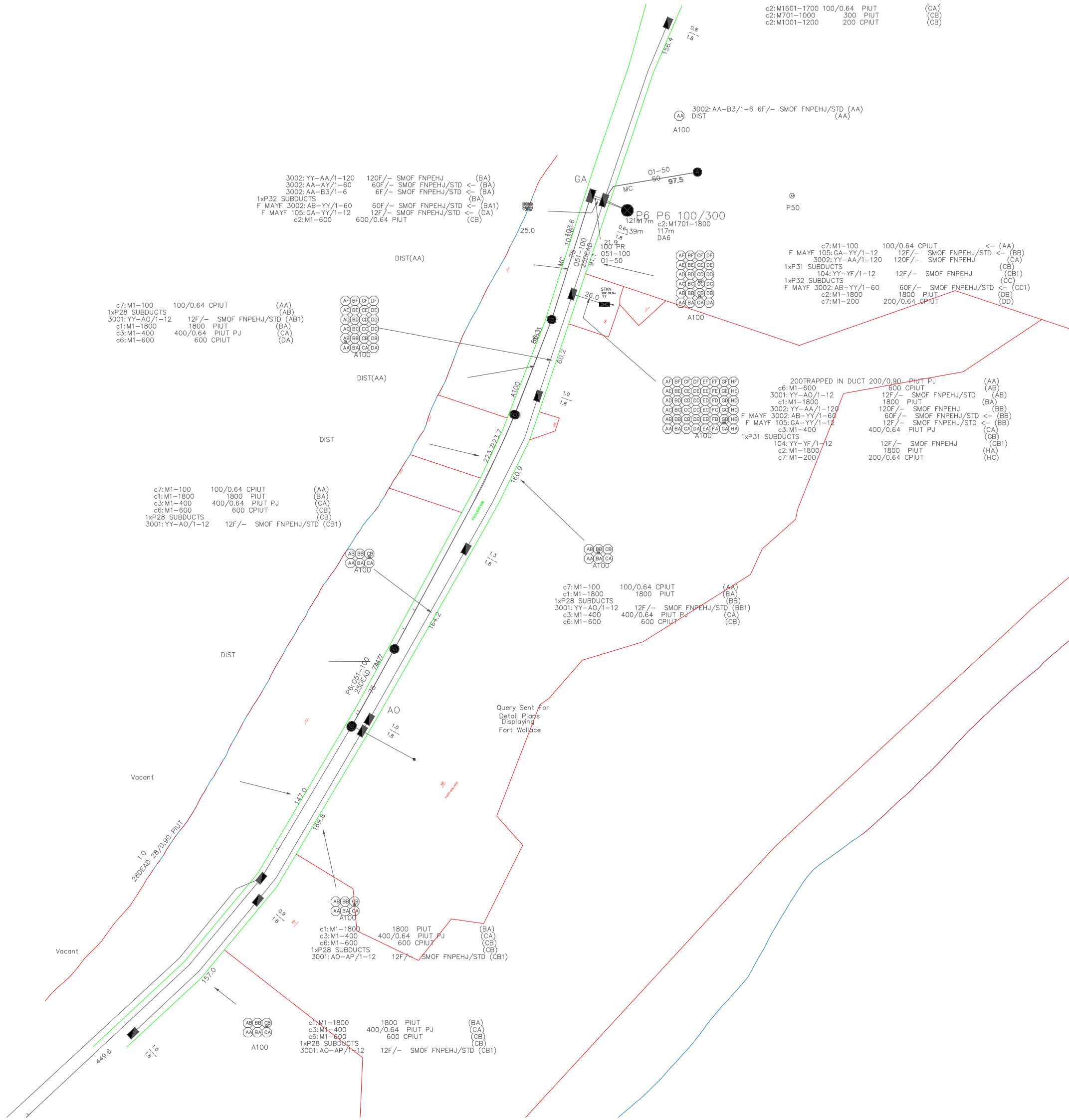
Defence Housing Australia



central coast office ph: (02) 4305 4300

hunter office ph: (02) 4978 5100

www.adwjohnson.com.au



c2:M1601-1700 100/0.64 PIUT (CA)
c2:M701-1000 300 PIUT (CB)
c2:M1001-1200 200 CPIUT (CB)

3002:YY-AA/1-120 120F/- SMOF FNPEHJ (BA)
3002:AA-AY/1-60 60F/- SMOF FNPEHJ/STD <- (BA)
3002:AA-B3/1-6 6F/- SMOF FNPEHJ/STD <- (BA)
1xP32 SUBDUCTS (BA)
F MAYF 3002:AB-YY/1-60 60F/- SMOF FNPEHJ/STD <- (BA1)
F MAYF 105:GA-YY/1-12 12F/- SMOF FNPEHJ/STD <- (CA)
c2:M1-600 600/0.64 PIUT (CB)

c7:M1-100 100/0.64 CPIUT (AA)
1xP28 SUBDUCTS (AB)
3001:YY-AO/1-12 12F/- SMOF FNPEHJ/STD (AB1)
c1:M1-1800 1800 PIUT (BA)
c3:M1-400 400/0.64 PIUT PJ (CA)
c6:M1-600 600 CPIUT (DA)

AF BF CF DF
AE BE CE DE
AD BD CD DD
AC BC CC CC
AB BB CB DB
AA BA CA DA
A100

c7:M1-100 100/0.64 CPIUT <- (AA)
F MAYF 105:GA-YY/1-12 12F/- SMOF FNPEHJ/STD <- (BB)
3002:YY-AA/1-120 120F/- SMOF FNPEHJ (CA)
1xP31 SUBDUCTS (CB)
104:YY-YF/1-12 12F/- SMOF FNPEHJ (CB1)
1xP32 SUBDUCTS (CC)
F MAYF 3002:AB-YY/1-60 60F/- SMOF FNPEHJ/STD <- (CC1)
c2:M1-1800 1800 PIUT (DB)
c7:M1-200 200/0.64 CPIUT (DD)

AF BF CF DF
AE BE CE DE
AD BD CD DD
AC BC CC CC
AB BB CB DB
AA BA CA DA
A100

200TRAPPED IN DUCT 200/0.90 PIUT PJ (AA)
c6:M1-600 600 CPIUT (AB)
3001:YY-AO/1-12 12F/- SMOF FNPEHJ/STD (AB)
c1:M1-1800 1800 PIUT (BA)
3002:YY-AA/1-120 120F/- SMOF FNPEHJ (BB)
F MAYF 3002:AB-YY/1-60 60F/- SMOF FNPEHJ/STD <- (BB)
F MAYF 105:GA-YY/1-12 12F/- SMOF FNPEHJ/STD <- (BB)
c3:M1-400 400/0.64 PIUT PJ (CA)
1xP31 SUBDUCTS (CB)
104:YY-YF/1-12 12F/- SMOF FNPEHJ (CB1)
c2:M1-1800 1800 PIUT (HA)
c7:M1-200 200/0.64 CPIUT (HC)

AF BF CF DF EF GF HF
AE BE CE DE EE FE GE HE
AD BD CD DD ED FD GD HD
AC BC CC CC EC FC GC HC
AB BB CB DB EB FB GB HB
AA BA CA DA EA FA GA HA
A100

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c1:M1-1800 1800 PIUT (BA)
c3:M1-400 400/0.64 PIUT PJ (CA)
c6:M1-600 600 CPIUT (CB)
1xP28 SUBDUCTS (CB1)
3001:YY-AO/1-12 12F/- SMOF FNPEHJ/STD (CB1)

AB BB CB
AA BA CA
A100

AB BB CB
AA BA CA
A100

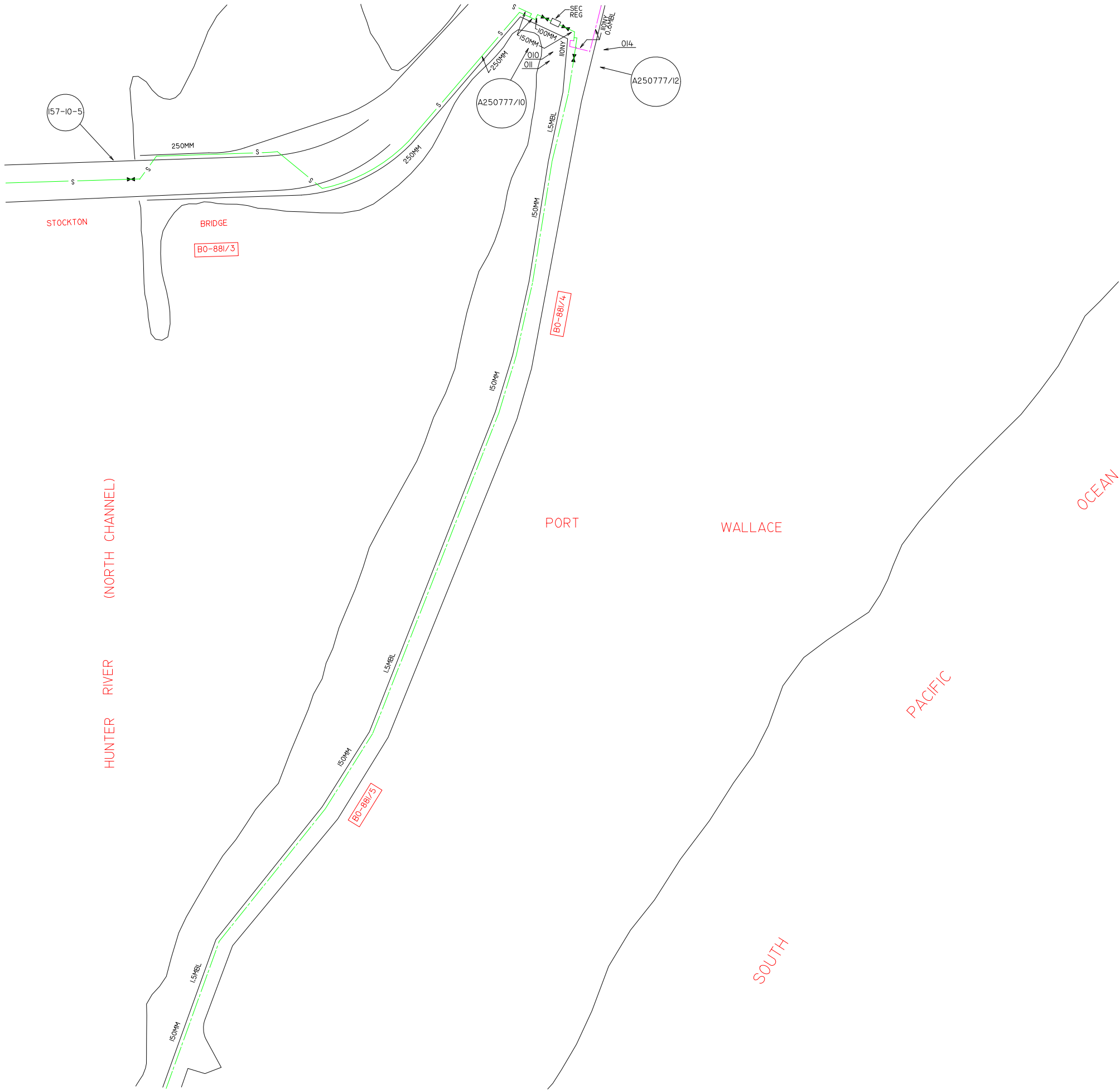
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c6:M1-600 600 CPIUT (CB)

c1:M1-1800 1800 PIUT (BA)
c3:M1-400 400/0.64 PIUT PJ (CA)
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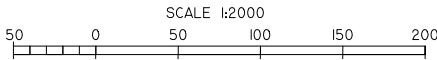
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AA BA CA
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c3:M1-400 400/0.64 PIUT PJ (CA)
c6:M1-600 600 CPIUT (CB)
1xP28 SUBDUCTS (CB1)
3001:AO-AP/1-12 12F/- SMOF FNPEHJ/STD (CB1)

AB BB CB
AA BA CA
A100



FULLERTON COVE
7B



THIS MAP UPDATED ON 13/05/09
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
DATE ALTERED:..... BY:.....

FC4C	FC4D	-
FC7A	FC7B	-
FC7C	FC7D	-

ADJOINING MAPS

248	PORT STEPHENS
NETWORK AREA	MUNICIPALITY AREA

Jemena

KEY

MAX ALLOWABLE OPERATING PRESSURE		
T	TRUNK PIPELINE	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
400	NETWORK MAIN	400 kPa
300	NETWORK MAIN	300 kPa
210	NETWORK MAIN	210 kPa
100	NETWORK MAIN	100 kPa
30	NETWORK MAIN	30 kPa
7	NETWORK MAIN	7 kPa
2	NETWORK MAIN	2 kPa
PR II-2 3	STEEL MAIN PROJECT NUMBER	
P	PRESSURE MONITORING STATION	
Valve symbol	VALVE	
Regulator symbol	SYSTEM PRESSURE REGULATOR	
S	SIPHON	
123	NETWORK NODE	
123S	NETWORK VALVE NODE	
123V	VALVE NUMBER	
6NB	6 INCH CAST IRON MAIN	
150MM	150MM STEEL MAIN	
110MM PE/NY	110MM POLYETHYLENE/NYLON MAIN	
6NB 50MM NY	50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN	
1.2MBL	DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE	
1957	YEAR LAID	
- + + + -	MUNICIPALITY BOUNDARY	
Network boundary line	NETWORK BOUNDARY	
123	HOUSE NUMBER	



HUNTER WATER CORPORATION

A.B.N. 46 228 513 446

DIAL BEFORE YOU DIG
SERVICES PLAN - WATER

Enquiries: 1300 657 657

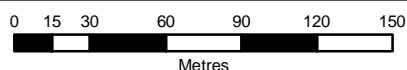
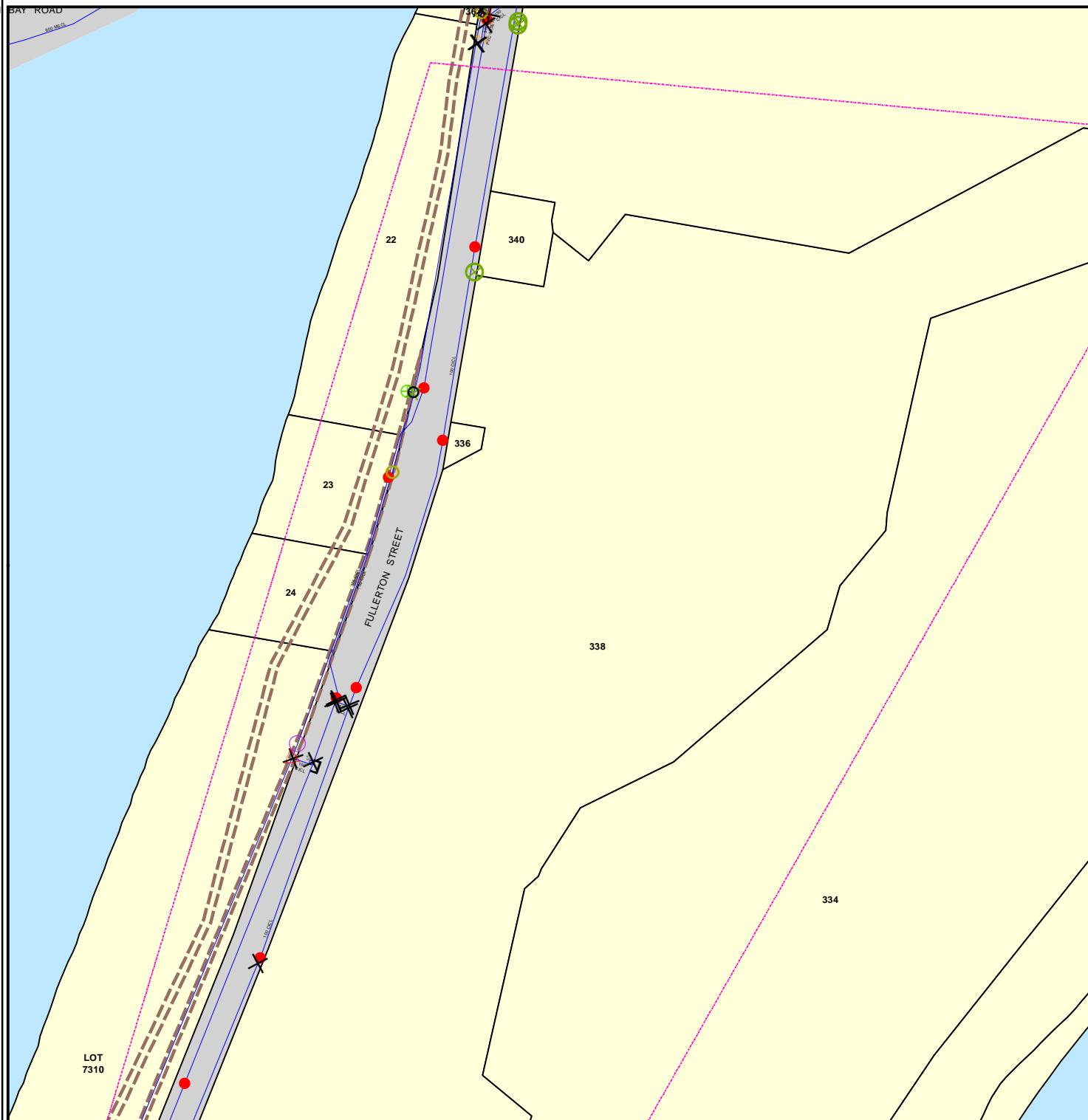


APPLICANT: *Mr Andrew Williams*

NOTIFICATION NO.: 11279174

SEQUENCE NO.: 55856632

DATE OF ISSUE: 22/09/2016



SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
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IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SERVICE LOCATIONS ARE APPROXIMATE.

HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.

PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE

AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.

REFER TO ATTACHED ADVICE SHEET FOR FURTHER WARNINGS.



HUNTER WATER CORPORATION

A.B.N. 46 228 513 446

DIAL BEFORE YOU DIG SERVICES PLAN - SEWER

Enquiries: 1300 657 657

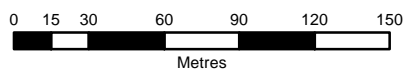
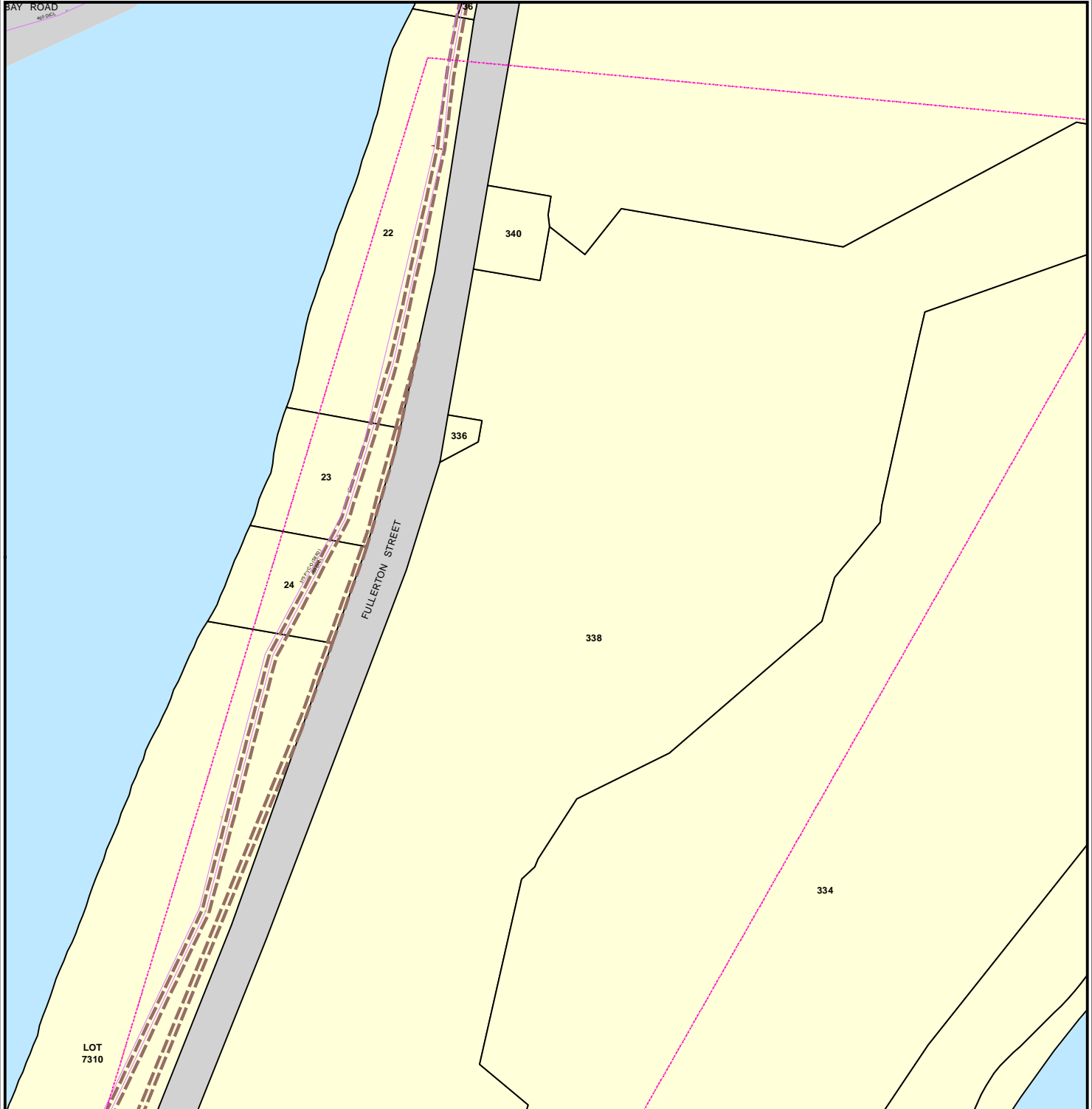


APPLICANT: *Mr Andrew Williams*

NOTIFICATION NO.: 11279174

SEQUENCE NO.: 55856632

DATE OF ISSUE: 22/09/2016



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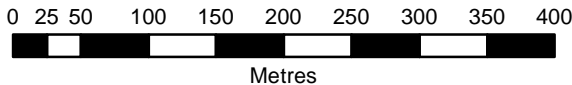
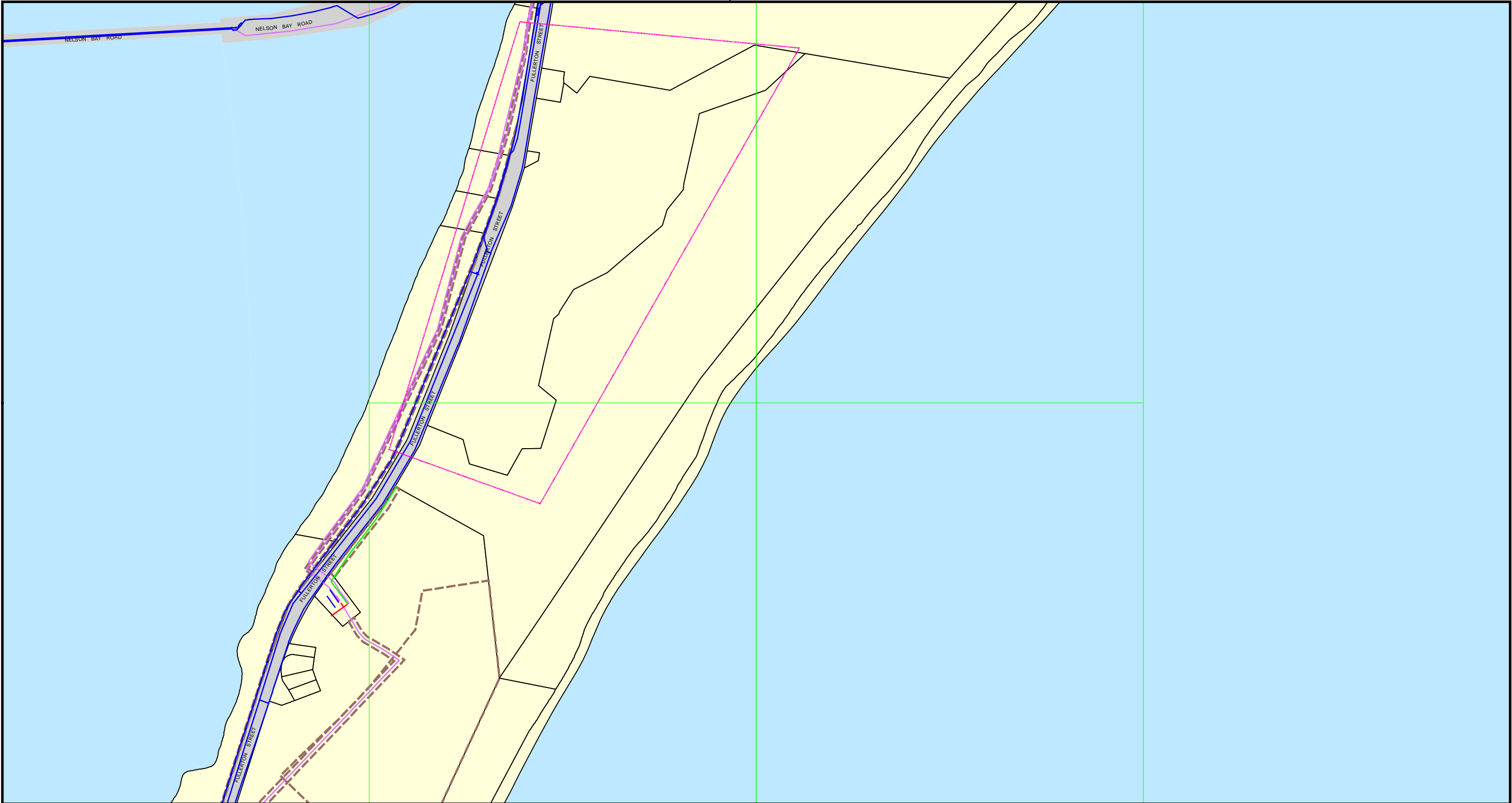
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ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.
REFER TO ATTACHED ADVICE SHEET FOR FURTHER WARNINGS.



HUNTER WATER CORPORATION
A.B.N. 46 228 513 446
DIAL BEFORE YOU DIG
SERVICES PLAN - OVERVIEW
Enquiries: 1300 657 657



APPLICANT: Mr Andrew Williams
SEQUENCE NO.: 55856632
NOTIFICATION NO.: 11279174
DATE OF ISSUE: 22/09/2016



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Appendix B

CORRESPONDENCE FROM HUNTER WATER CORPORATION



Hunter Water Corporation
ABN 46 228 513 446

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300
1300 657 657 (T)
(02) 4979 9625 (F)
enquiries@hunterwater.com.au
hunterwater.com.au

20 SEP 2016
BT

23 September 2016

Our Ref: 2016-1041/3.004

Defence Housing Australia
C/- ADW Johnson Pty Ltd
7/335 Hillsborough Road
Warners Bay NSW 2282

Attention: Mr Lincoln Gibbs

Dear Lincoln

PRELIMINARY SERVICING ADVICE FOR PROPOSED DEVELOPMENT
Lots 100, 101 DP 1152115 & Lot 5 DP 233358 338 Fullerton Street Stockton & 5 Popplewell Road Fern Bay

Thank you for your request for Hunter Water's preliminary servicing advice for the provision of water and sewer services to the proposed development of the proposed 1 into 244 Community Title lot subdivision at Lots 100, 101 DP 1152115, 5 Popplewell Road, Fern Bay and 1 into 105 Community Title lot subdivision at Lot 5 DP 233358 338 Fullerton Street Stockton.

General information on water and sewer issues relevant to the proposal is included in this correspondence. This information is based on Hunter Water's knowledge of its system performance and other potential development in the area at the present time.

Preliminary servicing advice is not a commitment by Hunter Water and may be subject to significant change prior to the development proceeding. General information on the provision of Hunter Water funded and delivered infrastructure may also be provided. This advice may also change substantially due to a range of factors. In particular, you should note that water and sewer systems are dynamic by nature and, as such, capacity availability and system performance varies over time. As a consequence, the advice provided herein regarding servicing availability is indicative only. A detailed analysis of available capacity will be undertaken upon lodgement of an application for a Notice of Formal Requirements.

If you proceed with a development application you will need to lodge a further application with Hunter Water to then determine the formal requirements that shall apply. Hunter Water will then issue a **Notice of Formal Requirements**. You will need to comply with each of the requirements in this Notice for the issue of a Section 50 Compliance Certificate for the specific development.

Hunter Water anticipates that the development will place an additional demand of approximately 349 Equivalent Tenements (ET) on the water supply and wastewater transportation systems and has reviewed system capacity and performance on this basis. As a result, Hunter Water's preliminary servicing advice is as follows:

244 Community Title lots, 5 Popplewell Road, Fern Bay

Water

The site of the proposed subdivision is located in the Newcastle Water Supply System, and is supplied from the North Lambton 1 Reservoir. The property has a frontage to a 100mm Cast Iron Cement Lined (CICL) water main along Popplewell Road, (please refer to Figure 1 attached).

It is noted that security of supply will need to be provided for this development in accordance with Hunter Water's design guidelines.

There is currently sufficient capacity available in these mains to serve the proposed development, however, capacity availability and system performance varies over time. A detailed analysis will be undertaken upon lodgement of an application for a **Notice of Formal Requirements**.

Wastewater Transportation

The development is located within the Fern Bay 1 Waste Water Pump Station (WWPS) catchment which is within the Shortland Waste Water Treatment Works Catchment. There is currently sufficient capacity within the Fern Bay 1 WWPS to serve the proposed development however connection of the development will exhaust the available capacity. Please note that allocation of capacity is subject to a development having determination of a Section 50 application and having a valid development consent issued by the relevant consent authority.

It appears that flows from parts of the development may need to be pumped to access the existing sewer infrastructure, (please refer to Figure 2 attached).

In order to allow connection of this development, a local developer funded servicing strategy should be prepared to investigate the infrastructure required to service this development and any augmentations to Hunter Water's existing wastewater network. It is suggested that the servicing strategy investigate how the development will gravitate wastewater to the existing network - or if a new WWPS is required.

105 Community Title lot subdivision 338 Fullerton Street Stockton

Water

The site of the proposed subdivision is located in the Newcastle Water Supply System, and is supplied from the North Lambton 1 Reservoir. The property has frontage to a 100mm Cast Iron Cement Lined (CICL) water main along Fullerton Street to which connection is permitted, (please refer to Figure 3 attached).

It is noted that security of supply will need to be provided for developments that exceed 100 lots in accordance with Hunter Water's design guidelines.

There is currently sufficient capacity available in these mains to serve the proposed development, however, as noted elsewhere in this correspondence, capacity availability and system performance varies over time. A detailed analysis will be undertaken upon lodgement of an application for a **Notice of Formal Requirements**

Wastewater Transportation

The development lot is located in the Stockton 4 WWPS catchment, (please refer to Figure 4 attached). There is insufficient pumping and emergency storage capacity within this station to accept flows to cater for this development. Furthermore a sewermain extension will be required to connect the property to the Stockton 4 WWPS.

It will be necessary to complete a developer funded sewer servicing strategy to ascertain the optimal means to connect to Hunter Water's sewer system. The strategy should address, but not be limited to, the following matters:

- Adjacent development areas;
- Existing asset constraints;
- Pump and emergency storage upgrades to Stockton 4 WWPS
- Development staging and timing; and
- Alternative connection points.

Wastewater Treatment

The proposed development falls within the Sortland Wastewater Treatment Works (WWTW) catchment which has sufficient capacity for the proposed developments.

Financial Contribution

Dependent on the connection points and utilisation of infrastructure, it may be necessary to pay a reimbursement towards capacity uptake in infrastructure assets constructed by other developers. Hunter Water administers reimbursements for a maximum period of 15 years following hand over to Hunter Water.

It is not possible to calculate reimbursement values at this time due to the tentative nature of information, connection points etc, and accordingly such calculations are usually deferred until definitive information is available.

Environmental Assessment

Please note that a Review of Environmental Factors will be required for any works external to a particular development site, or where the service design includes infrastructure or activities that may have environmental impacts that would not have been specifically addressed in the consent authorities assessment and determination of the proposed development. Examples may be the construction of new or augmented water and sewer pump stations, sewer vents, trunk mains, reservoirs, development in a Wastewater Treatment Plant buffer zone, or development in a water reserve. Furthermore, a Controlled Activity Approval will be required from the NSW Office of Water for any excavation within 40m of a water body or should groundwater be present.

Prior to commencement of environmental assessment please contact the Hunter Water Developer Services Group to confirm the scope and need for such an assessment. It is recommended to meet and agree these matters prior to the developer engaging the services of a design or environmental consultant. In addition, please refer to the Hunter Water Review of Environmental Factors Guidance Notes, located in the Building & Development section of the Hunter Water website. The document provides the minimum requirements and an example template for the preparation of a REF.

Should you require further clarification or assistance please do not hesitate to contact me on 4979 9476.

Yours Sincerely



Paul McKoy
Developer Services Engineer

Attachments: **Figure 1** - Water Supply Connection Point - 5 Popplewell Road
Figure 2 - Sewer Infrastructure - 5 Popplewell Road
Figure 3 - Water Supply Connection Point - 338 Fullerton Street
Figure 4 - Sewer Infrastructure - 338 Fullerton Street

Figure 1 - Water Supply Connection Point - 5 Popplewell Road



Figure 2 - Sewer Infrastructure - 5 Popplewell Road



Figure 3 - Water Supply Connection Point - 338 Fullerton Street



Figure 4 - Sewer Infrastructure – 338 Fullerton Street





Stakeholder and Community Engagement Outcomes Report

Fort Wallace and Rifle Range

Client:

Defence Housing Australia

Date:

15 December 2016

FINAL

Contact:**Julie Sutton, Merewether, NSW**

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ABN 56 003 853 101

Prepared by	Julie Sutton
Reviewed by	Jenny Vozoff
Date	15 December 2016
Document name	20161212_DHA_RR_FW_Outcomes Report
Version	2

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

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
C	Community Newsletters
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

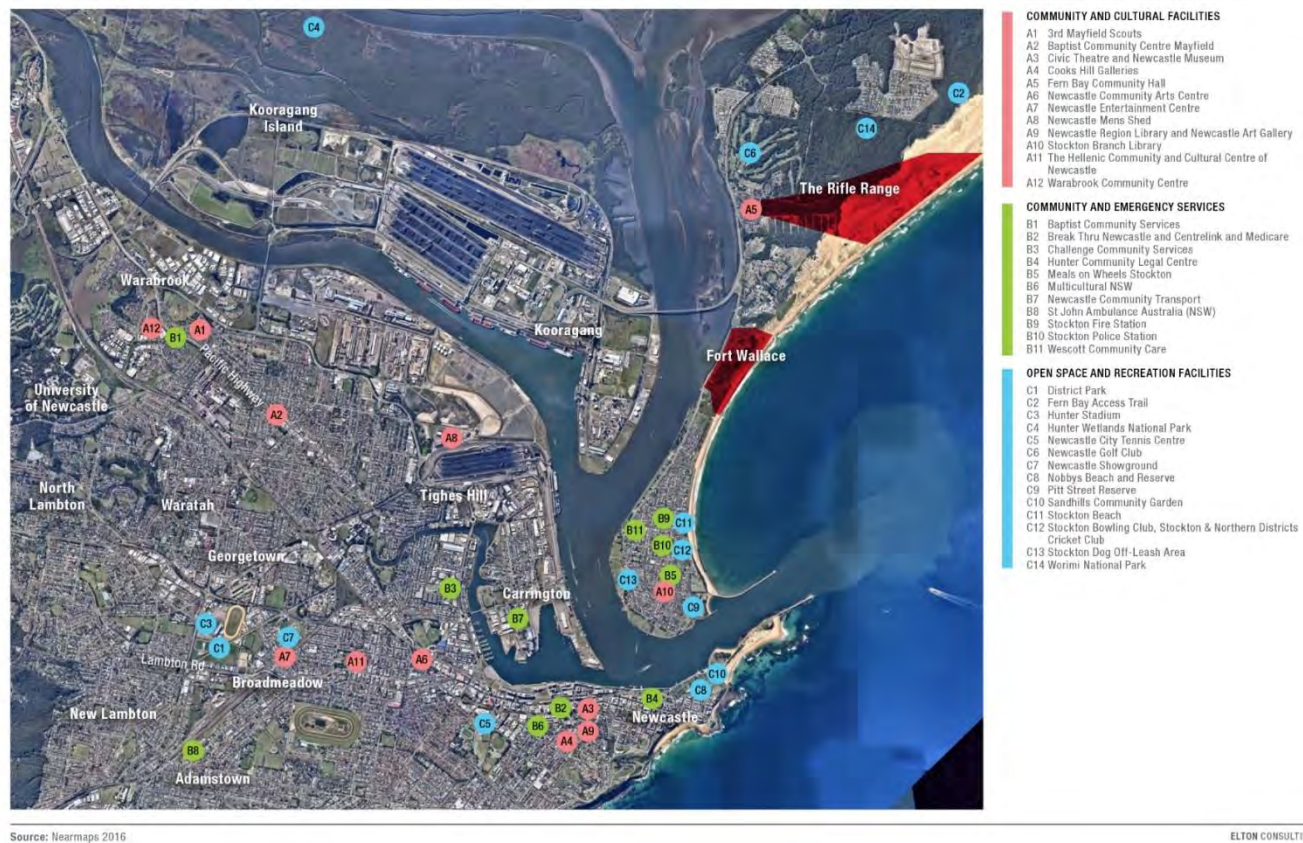
Department of Defence was the highest employer of Fern Bay residents stated in the 2011 Census at ten percent (10%) of respondents.

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).

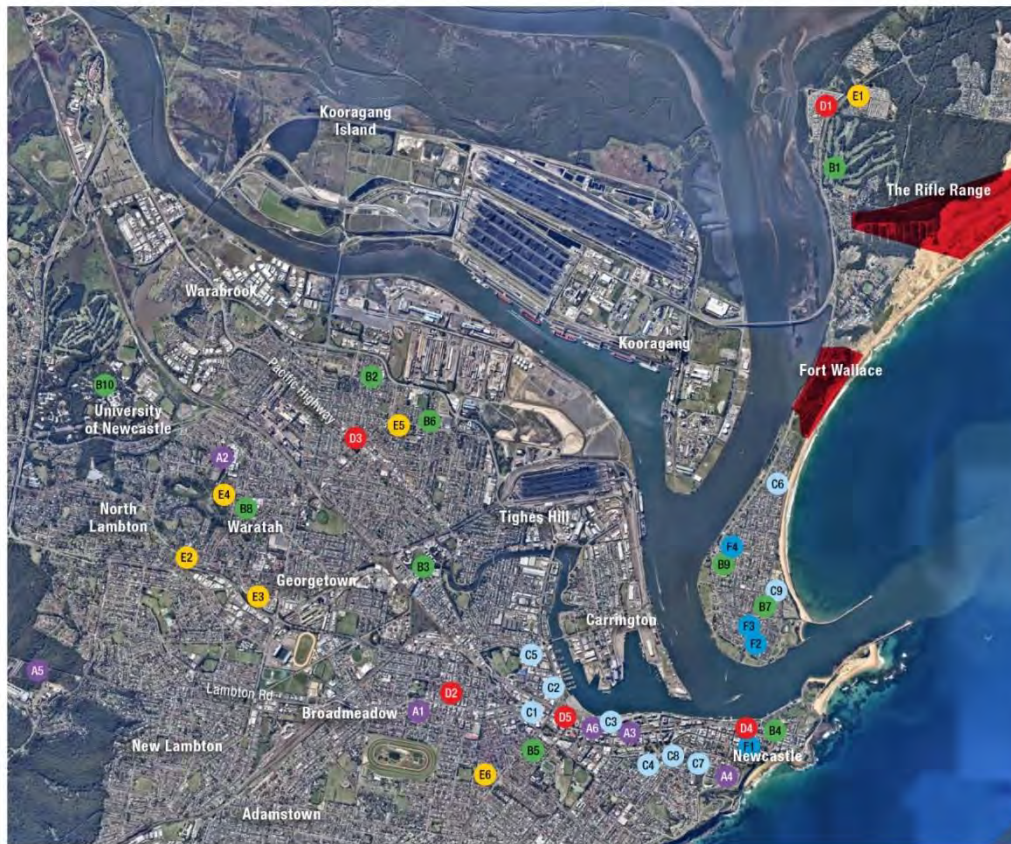
Locals typically use the petrol station on Koorangang Island. 'Rosies' petrol station was burnt down and has not been rebuilt.

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 Amansa 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.

STAGE 2 – Development Applications

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

Public exhibition of the DAs.

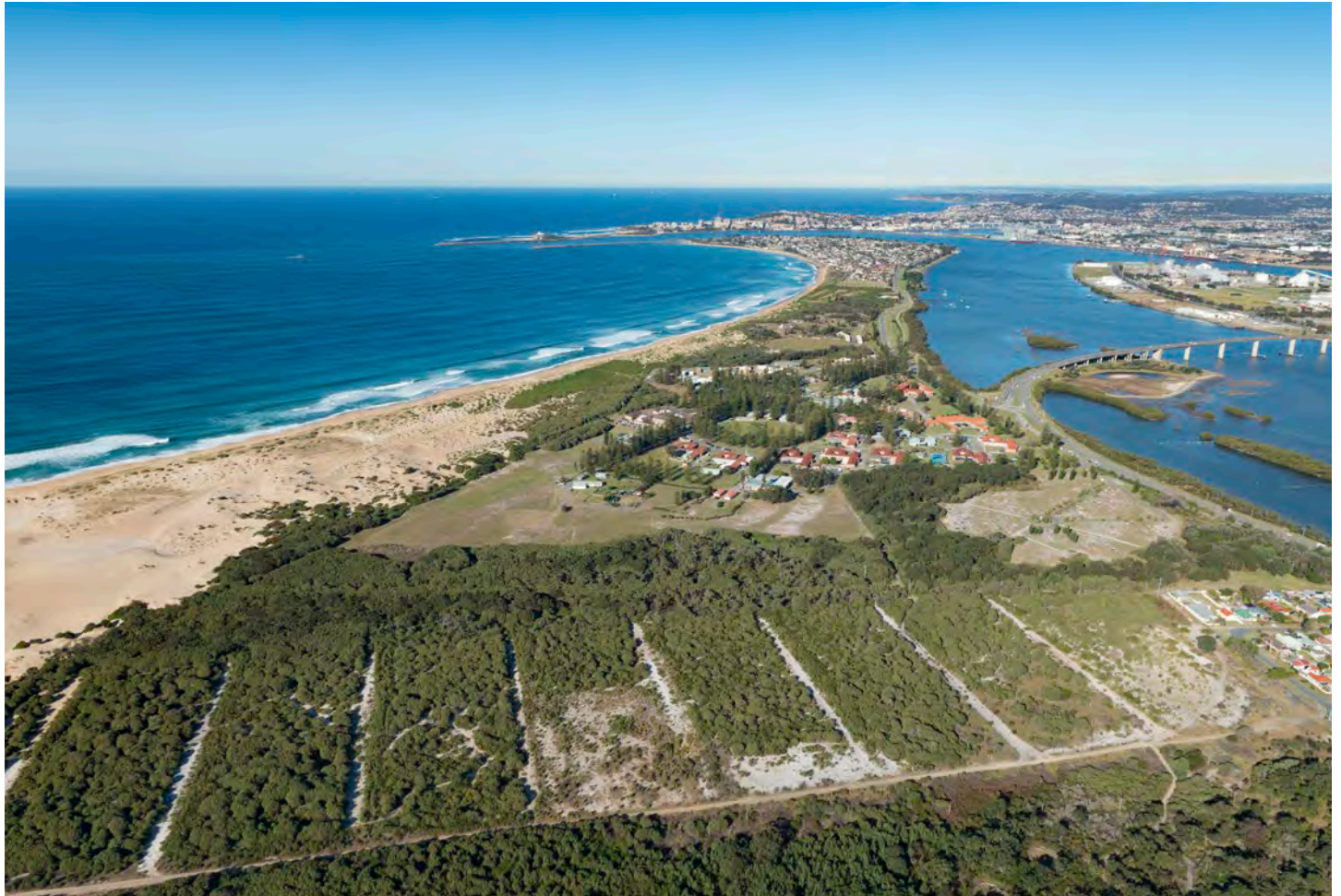
Development Application assessed by Councils and other agencies (as required) and approved, if appropriate.

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>



1800 959 797



dhadevelopments@elton.com.au

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

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.

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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.

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.

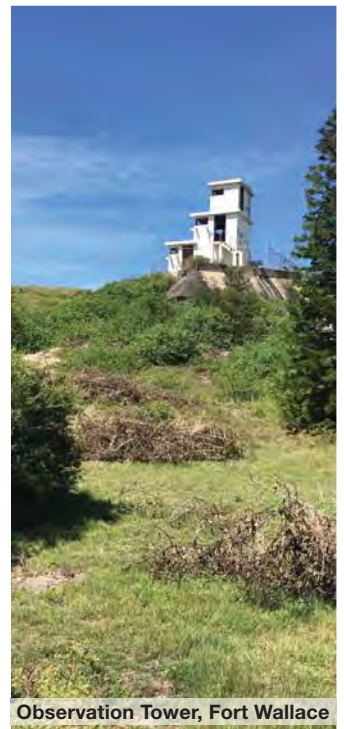
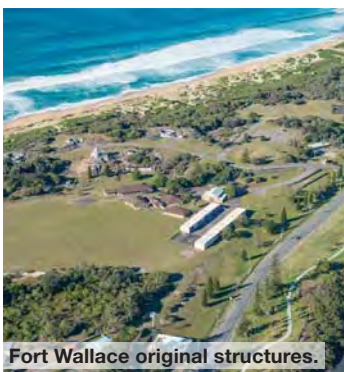
The majority of proposed dwellings will be located within the centre of the site, set back from coastal hazards and utilising the flatter areas. The site offers many viewpoints to the Pacific Ocean, Newcastle CBD, Stockton Beach, Nobbys Head, Hunter River and the broader Hunter region.

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.

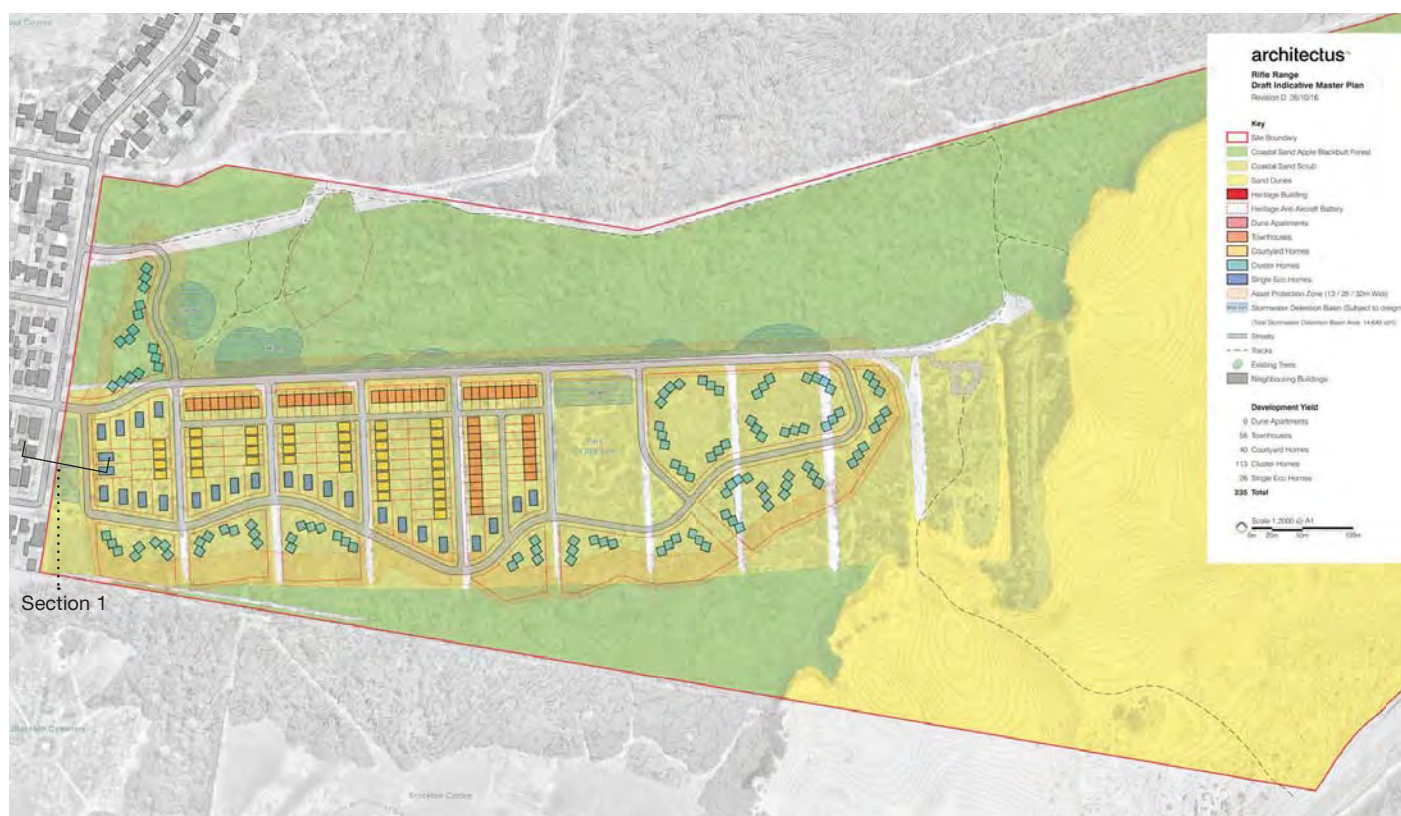


Indicative masterplan Rifle Range

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

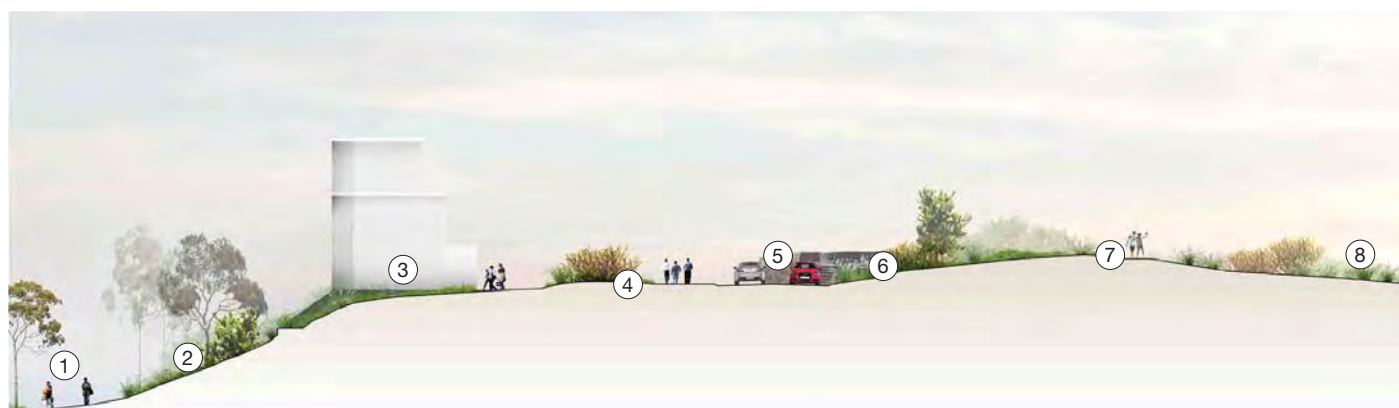
Indicative Masterplan Fort Wallace

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.



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

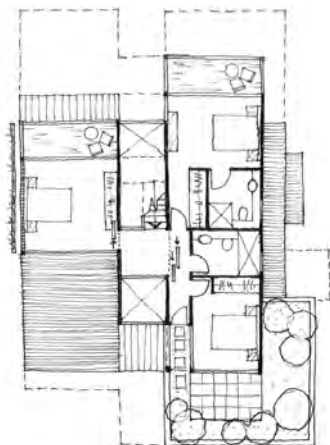
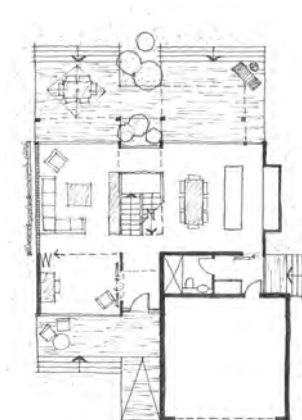
Coastal cluster homes as the name suggests, cluster homes into groups of two, three and four. These homes are carefully designed to increase the sense of the homes' connection to the surrounding landscape.

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.

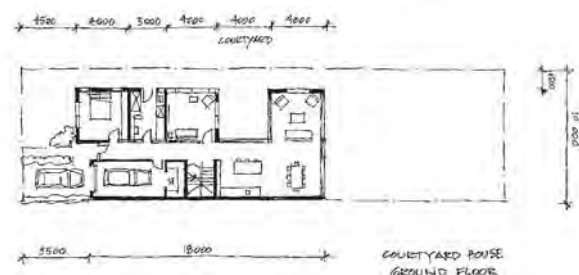
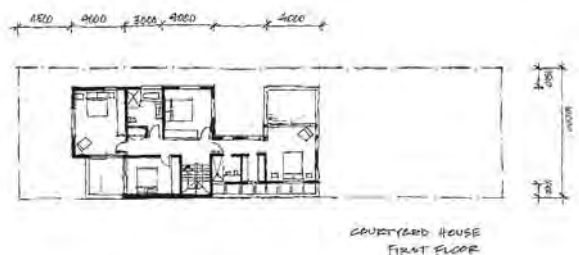
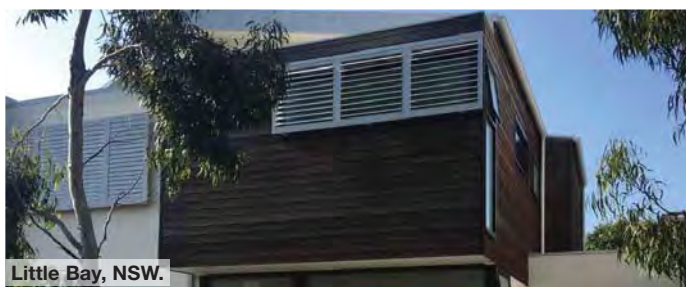


Housing types

Courtyard homes

Courtyard homes are large family homes, including four bedrooms, three bathrooms, open plan living space, a single garage and an ample rear garden. Dwellings are built to the boundary on one side and set back 1.5 metres on the other. This allows for a side pathway to access the rear garden and improves natural light and ventilation for the dwelling. Lot size is expected to be 380m².

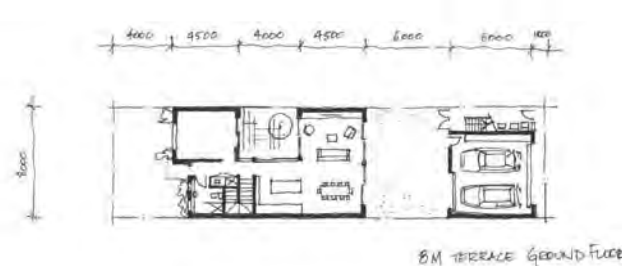
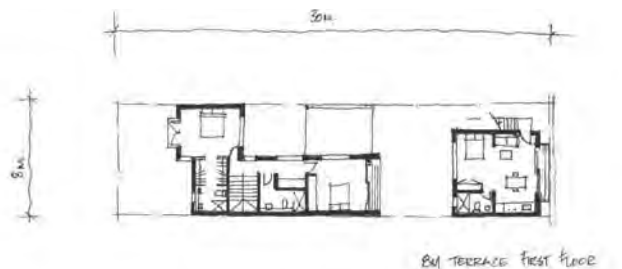
External materials used on the courtyard homes will include corrugated metal sheet, timber panel cladding and rendered masonry.



Townhouses with fonzie flat

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

A fonzie flat is a quirky name for self-contained studio apartment, located at the rear of the townhouse above the garage. By placing an apartment over the rear garage, safety and security is improved through passive surveillance over the laneway.



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



1800 959 797



dhadevelopments@elton.com.au