

TABLED DOCUMENT

ITEM NO. 1

- 2) DRAFT PORT STEPHENS DEVELOPMENT CONTROL  
PLAN 2014 (AMENDMENT NO. 10)  
STOCKTON RIFLE RANGE

ORDINARY COUNCIL MEETING  
23 JULY 2019



**PORT STEPHENS**  
C O U N C I L

# D

## SPECIFIC AREAS

# D Specific Areas

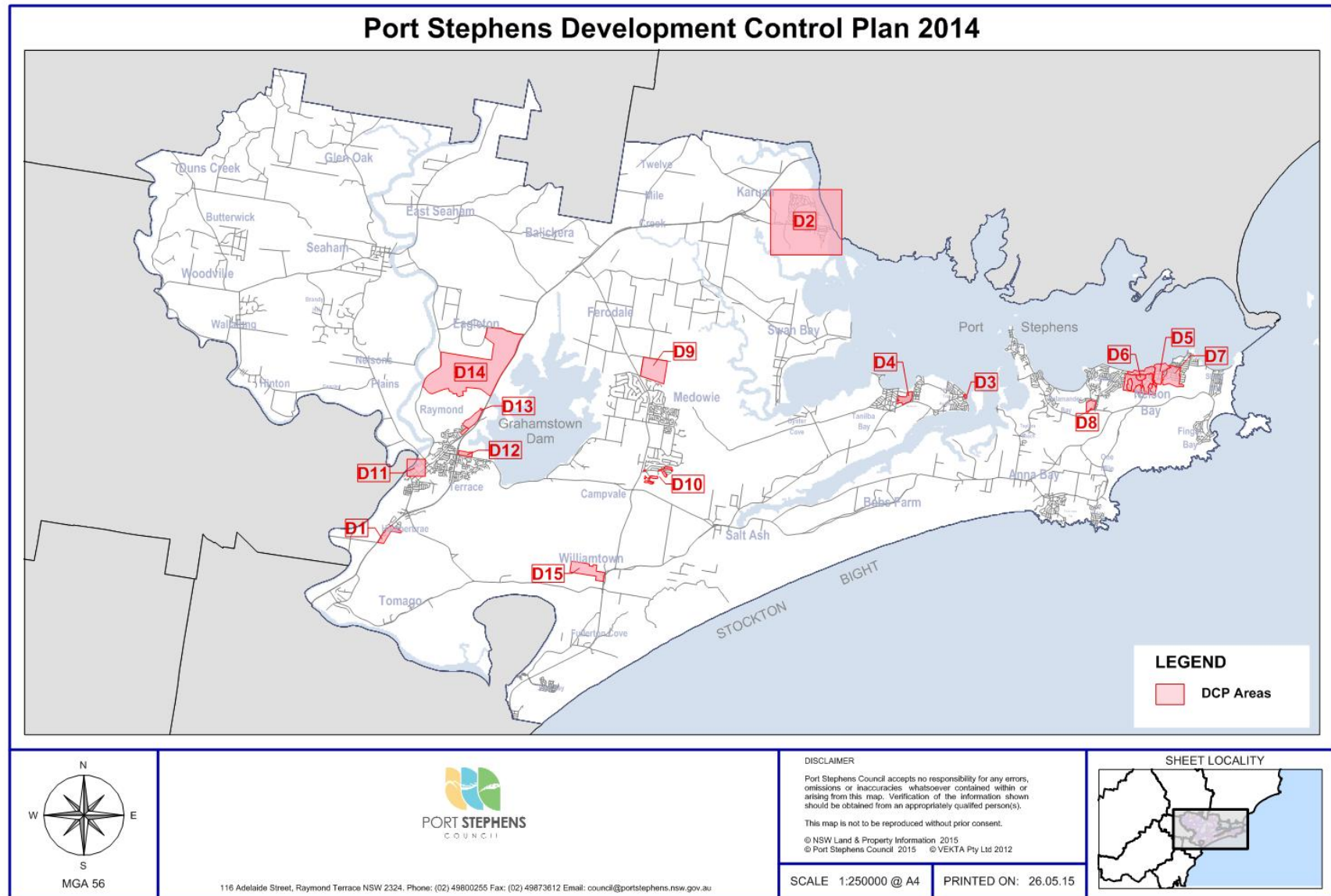
The Parts listed in the table below apply to **development** proposed within the relevant Land Application Map.

D Specific Areas			
No	Part	This Part applies to development that:	Page
D1	Heatherbrae Industrial	<ul style="list-style-type: none"> <li>situated within Heatherbrae Industrial</li> </ul>	D- 100
D2	Karuah	<ul style="list-style-type: none"> <li>situated within Karuah</li> </ul>	D- 104
D3	Lemon Tree Passage	<ul style="list-style-type: none"> <li>situated within Lemon Tree Passage</li> </ul>	D- 108
D4	Koala Bay - Tanilba Bay	<ul style="list-style-type: none"> <li>situated within Koala Bay –Tanilba Bay</li> </ul>	D- 112
D5	Nelson Bay Centre	<ul style="list-style-type: none"> <li>situated within Nelson Bay Centre</li> </ul>	D- 115
D6	Nelson Bay West	<ul style="list-style-type: none"> <li>situated within Nelson Bay West</li> </ul>	D- 121
D7	Seabreeze Estate – Nelson Bay	<ul style="list-style-type: none"> <li>situated within Seabreeze Estate – Nelson Bay</li> </ul>	D- 125
D8	Salamander Bay Shopping Centre – Nelson Bay	<ul style="list-style-type: none"> <li>situated within Salamander Bay – Nelson Bay</li> </ul>	D- 128
D9	North Medowie - Medowie	<ul style="list-style-type: none"> <li>situated within North Medowie</li> </ul>	D- 130
D10	Pacific Dunes - Medowie	<ul style="list-style-type: none"> <li>situated within Pacific Dunes - Medowie</li> </ul>	D- 135
D11	Raymond Terrace Centre	<ul style="list-style-type: none"> <li>situated within Raymond Terrace Centre</li> </ul>	D- 142
D12	Richardson Rd – Raymond Terrace	<ul style="list-style-type: none"> <li>situated within Richardson Rd – Raymond Terrace</li> </ul>	D- 149
D13	Rees James Rd – Raymond Terrace	<ul style="list-style-type: none"> <li>situated within Rees James Rd – Raymond Terrace</li> </ul>	D- 153
D14	Kings Hill – Raymond Terrace	<ul style="list-style-type: none"> <li>situated within Kings Hill – Raymond Terrace</li> </ul>	D- 151
D15	William Defence and Airport Related Employment Zone	<ul style="list-style-type: none"> <li>situated within Williamtown Defence and Airport Related Employment Zone (<b>DAREZ</b>)</li> </ul>	D- 166
D16	Stockton Rifle Range	<ul style="list-style-type: none"> <li>situated within Stockton Rifle Range</li> </ul>	D- XXX

# D

## SPECIFIC AREAS

**Figure DA:**  
D Specific  
Areas - Land  
Application  
Map



# D16

## STOCKTON RIFLE RANGE

# D16 Stockton Rifle Range

Application		
This part applies to the land identified in Figure DAI Stockton Rifle Range Land Application Map		

### Objective

D16.A	<b>Heritage</b>	To restore, maintain, and reinterpret heritage features and areas of archaeological potential.
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### Requirement

D16.1	Heritage Items	<b>Subdivision development</b> is to ensure the Heritage Anti-Aircraft Battery is stabilised and remnants of the rifle range stop butt are retained for heritage interpretation.
D16.2		<b>Subdivision development</b> is to ensure pedestrian access, wayfinding and heritage information signage is provided within the site and should be in keeping with Figure DAJ.
D16.3	Rifle Range History	The street network shall be consistent with the alignment of the existing rifle range firing mounds as shown in Figure DAJ.
D16.4	Archaeology	<b>Subdivision development</b> shall ensure the coastal forest to the north of the existing rifle range footprint is retained to protect areas of archaeological potential.
D16.5		<b>Subdivision development</b> is provide a suitable vegetation <b>buffer</b> to the east of Popplewell Road to protect areas of archaeological potential.

### Objective

D16.B	<b>Ecology</b>	To enhance the coastal dune ecology of the site within the broader Stockton Peninsula ecological context.
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### Requirements

D16.6	Ecological Integration	Landscaping provided with <b>development</b> shall be limited to endemic species for public and private landscaping.
D16.7		<b>Development</b> shall ensure existing <b>native vegetation</b> is retained and regenerated where possible.
D16.8	Ecological Links	<b>Development</b> shall be setback from the Stockton Beach dunes by a minimum of 50m as shown in Figure DAJ.
D16.9		<b>Subdivision development</b> shall ensure the Stockton Beach dunes area is revegetated to stabilise the dune and to provide north-south ecological continuity along the dune edge.
D16.10		<b>Subdivision development</b> is to ensure the <b>public open space</b> required by D16.19 provides for ecological continuity between coastal forests to the north and south of the site, as shown in Figure DAJ.

# D16

## STOCKTON RIFLE RANGE

Objective		
D16.C	<b>Street Layout, Access, and Circulation</b>	To ensure the <b>local street</b> network is interconnected and facilitates movement, accessibility and pedestrian comfort.
Requirement		
D16.11	Street Layout	<b>Subdivision development</b> is to provide a street layout that is generally consistent with Figure DAJ.
D16.12	Pedestrian Network	<b>Subdivision development</b> is to provide a <b>shared path</b> layout that is consistent with Figure DAJ.
D16.13		<b>Subdivision development</b> is to provide footpaths are provided along all <b>local streets</b> where buildings have front or side addresses to the street.
D16.14		<b>Subdivision development</b> is to ensure the lot layout maintains provision for a future north-south pedestrian connection alongside the Stockton Beach sand dunes.
D16.15		<b>Subdivision development</b> is to provide access to pedestrian tracks in the coastal forest to the north and south of the site are provided.
D16.16	Access	<b>Subdivision development</b> is to ensure primary vehicle and pedestrian access to the site is via Popplewell Road at Taylor Road, as shown in Figure DAJ.
D16.17		<b>Subdivision development</b> is to ensure secondary vehicle and pedestrian access to the site is via an additional location on Popplewell Road.
D16.18		<b>Subdivision development</b> is to ensure the street grid maintains provision for a future street connection to the Stockton Centre site to the south, as shown in Figure DAJ.
Objective		
D16.D	<b>Public Open Space</b>	To identify, acquire, and protect a central part of the site as a local public park.
Requirement		
D16.19	Public Park	<b>Subdivision development</b> is to provide <b>public open space</b> of a minimum area of 1.5 hectares and use as a <b>district park</b> in the centre of the site, as shown in Figure DAJ <b>Note:</b> The park shall feature a landscape connection to the forested areas to the north and south as per D16.10.
D16.20	Access	<b>Subdivision development</b> is to provide pedestrian access from a public car park located on the site to the Stockton Beach sand dunes, as shown in Figure DAJ.
D16.21		<b>Subdivision development</b> is to provide footpaths, signage, and activity nodes, as agreed to by Council, to encourage walking access to local attractions.
D16.22		<b>Subdivision development</b> is to provide pedestrian and vehicle lighting, clear sight lines, and universally accessible design features are provided to promote safety and accessibility.

# D16

## STOCKTON RIFLE RANGE

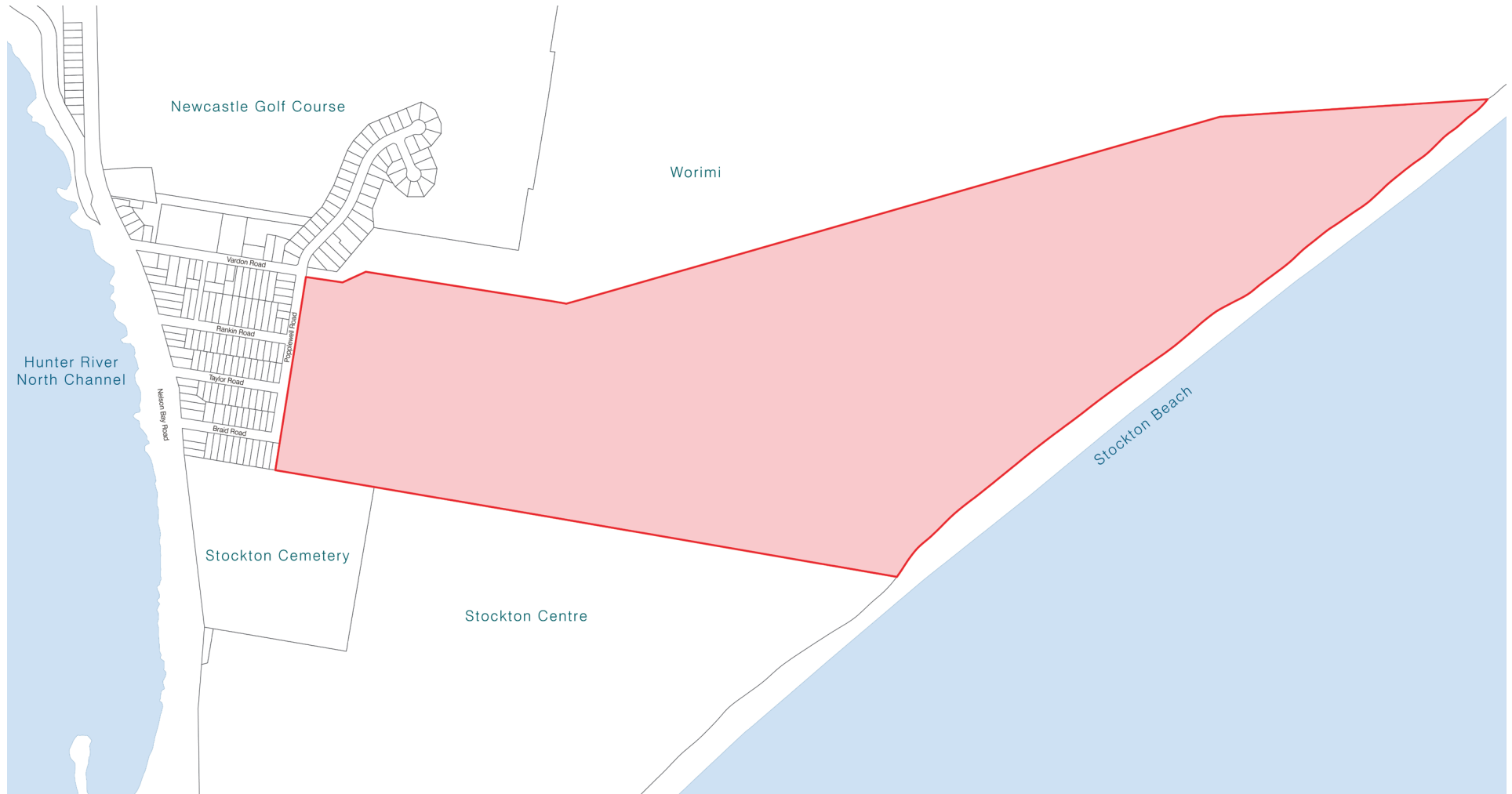
Objective		
D16.E	<b>Landscape</b>	To provide landscaping that is appropriate for the coastal bushland context, and that integrates with housing development.
Requirement		
D16.23	Landscape Interfaces and Links	<b>Subdivision development</b> is to provide a landscaped interface is to be provided along the western edge of the site addressing Popplewell Road.
D16.24		<b>Subdivision development</b> is to provide the street running east-west from Popplewell Road to the Stockton Beach dune edge shall feature significant street tree and landscape treatments to reinforce the primary significance of this street.
D16.25		<b>Subdivision development</b> is to provide all <b>local streets</b> shall feature informal native street tree plantings.
D16.26		<b>Subdivision development</b> is to provide one street tree per allotment is to be planted in alignment with side allotment boundaries so as to not impede future access to the allotment.
D16.27		<b>Subdivision development</b> is to provide consideration is to be given to the management and maintenance of the retained bushland within the site considering the connection between the proposed development and its forested context.
D16.28		<b>Subdivision development</b> is to provide robust local materials that relate to the site's coastal setting and provide durability.
D16.29	Private Landscaping	<b>Development</b> is to provide front and rear yards that are naturally landscaped and planted predominately with local native species, shrubs and trees.
D16.30		<b>Development</b> ensures that <b>impervious surfaces</b> are limited.
D16.31		<b>Development for residential accommodation</b> purposes shall plant at least one tree in the front and rear yard to complement the street tree required by D16.26. These trees must reach a mature height of over 8m.
Objective		
D16.F	<b>Views</b>	To ensure that significant views are maintained and celebrated.
Requirement		
D16.32	Significant Views	<b>Subdivision development</b> is to ensure the views over the site from Popplewell Road to the Stockton Beach and from Stockton Beach dunes to the Hunter River are maintained along road reserves
D16.33		<b>Development</b> in excess of 7m is to ensure the views over the site from Popplewell Road to the Stockton Beach and from Stockton Beach dunes to the Hunter River are maintained
D16.34		<b>Development</b> is to ensure views towards the Coastal Forest are retained at the end of every <b>local street</b> .

# D16

## STOCKTON RIFLE RANGE

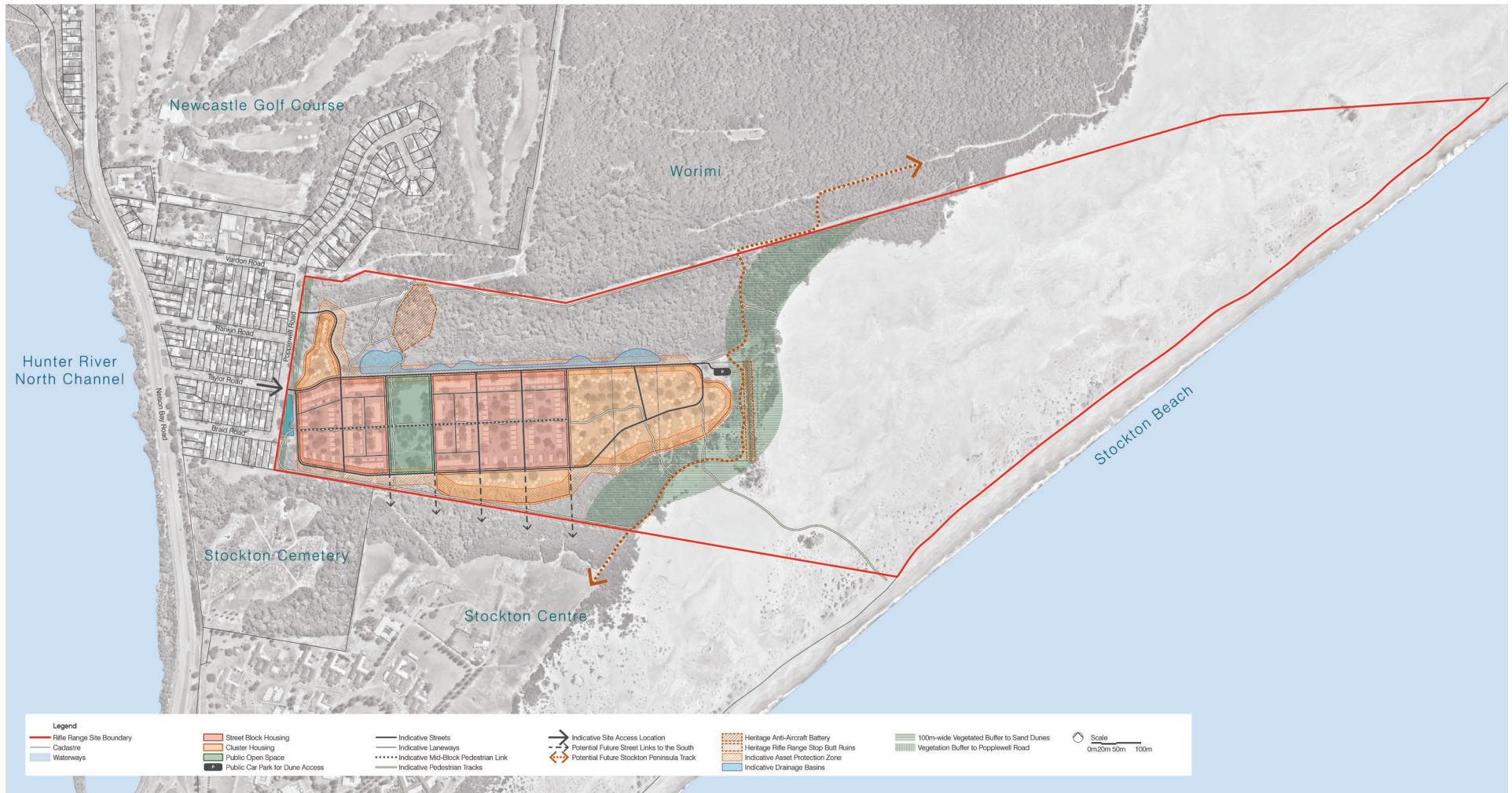
Objective		
D16.G	<b>Built Form and Character</b>	To facilitate <b>development</b> that is sensitive to the natural coastal landscape.
Requirement		
D16.35	Dwelling Footings	<b>Development</b> shall be designed to minimise impact upon the site. Slab-on-grade, <b>cut</b> and <b>fill earthworks</b> , and basement excavation is to be avoided where possible.
D16.36	Setbacks and Articulation	<b>Development</b> for <b>residential accommodation</b> purposes is to provide primary frontage to the primary perimeter road and main north-south intersecting roads.
D16.37		<b>Development</b> for <b>residential accommodation</b> shall provide access to garages and car parking areas from a secondary road (i.e. rear lane) where the associated dwelling provides primary public frontage to the primary perimeter road or a main north-south intersecting road.
D16.38		<b>Development</b> on allotments with an area less than 500m <sup>2</sup> provide a minimum <b>ground level (finished)</b> setback from the <b>front property line</b> of 2m
D16.39		<b>Development</b> on allotments with an area less than 500m <sup>2</sup> provide a minimum upper storey setback from the <b>front property line</b> of 3m
D16.40		<b>Development</b> on allotments with an area less than 500m <sup>2</sup> provide a minimum <b>side boundary</b> setback of 0m
D16.41		<b>Development</b> on allotments with an area less than 500m <sup>2</sup> provide a minimum rear boundary setback of 0m.
D16.42		<b>Development</b> on allotments with an area greater than 500m <sup>2</sup> provide all boundary setbacks in accordance with Part C4 this Plan
D16.43		<b>Development</b> shall provide an articulated façade design through the use of entry features, pergolas, balconies, and verandahs.
D16.44		Materials and Colours
D16.45	<b>Development</b> shall provide a colour scheme that complements the surrounding landscape. Feature colours may be used in restrained instances within a buildings' street-front elevation.	
D16.46	Fencing	All fencing within the front setback is to be a minimum 30% transparent. Opaque fence materials are not to be used within the front setback.
D16.47		The maximum height of any fence within the front setback is 1.2m.

**Figure DAI:** Stockton Rifle Range Land Application Map





**Figure DAJ:** Stockton Rifle Range Locality Controls Map





**Figure DAK:** Stockton Rifle Range Indicative Master Plan

