

D17 Stockton Rifle Range

Application

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

D17.A Heritage

Objective

To restore, maintain, and reinterpret heritage features and areas of archaeological potential.

Development controls	
D17.1	Subdivision development is to ensure the Heritage Anti-Aircraft Battery is stabilised and remnants of the rifle range stop butt are retained for heritage interpretation.
D17.2	Subdivision development is to ensure pedestrian access, wayfinding and heritage information signage is provided within the site.
D17.3	The street network shall be generally consistent with the alignment of the existing rifle range firing mounds.
D17.4	Subdivision development shall ensure the coastal forest to the north of the existing rifle range footprint is retained to protect areas of archaeological potential.
D17.5	The first subdivision development is to consider the recommendations of the Aboriginal Cultural Heritage and Archaeological Assessment Report – Residential Development Planning Proposal – Stockton Rifle Range, Stockton (Umwelt 2017).

D17.B Ecology

Objective

To enhance the coastal dune ecology of the site within the broader Stockton Peninsula ecological context.

Development controls	
D17.6 ⁵	Landscaping provided with development shall be limited to endemic species for public and private landscaping.
D17.7	Residential lots shall be setback from the Stockton Beach dunes by a minimum of 50m as shown on Figure DAK.
D17.8	Subdivision development shall ensure the Stockton Beach dunes area is revegetated to stabilise the dune and to provide north-south ecological continuity along the dune edge.

Development controls

D17.96 **Subdivision development** is to ensure that the public open space required by D17.185 provides for a faunal movement corridor between coastal forests to the north and south of the site and should be designed to ensure the effective movement of:

- Koala; and
- Squirrel glider

Within corridors:

- Where possible, mature trees should be retained.
- Trees, or clumps of vegetation, should be spaced no greater than 30 metres apart.
- New planting must be locally endemic native species.
- A strip of vegetation is to be provided within the central portion of the public open space area with a minimum width of 40m. Within this section, trees or clumps of vegetation, should be spaced no greater than 30m apart.

D17.C Street layout, access and circulation

Objective

To ensure the **local street** network is interconnected and facilitates movement, accessibility and pedestrian comfort.

Development controls

D17.40 **Subdivision development** is to provide a street layout that is generally consistent with Figure DAK.

D17.41 The **subdivision** of a lot that proposes a road layout that prevents the effective connectivity of the wider street network will not be supported.

D17.42 **Subdivision development** is to provide a shared path layout that is consistent with Figure DAK.

D17.43 **Subdivision development** is to provide footpaths along all local streets.

D17.44 **Subdivision development** is to ensure the vehicle and pedestrian access to the site via Popplewell Road at Taylor Road is constructed as a ~~Local Sub-Arterial~~ **Collector Road** (as shown in Figure DAK).

D17.45 **Subdivision development** is to ensure the second vehicle and pedestrian access to the site via Popplewell Road is constructed as a ~~Local Sub-Arterial~~ **Local Street** (as shown in Figure DAK).

D17.46 **Subdivision development** 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 DAK.

D17.47 The first **subdivision development** is to include:

- Signalisation of the Vardon Road and Nelson Bay Road intersection; and
- Upgrades to Vardon Road and Popplewell Road to facilitate a ~~Local Sub-Arterial~~ **Collector** bus route.

D17.D Public open space

Objective

To identify, acquire, and protect a central part of the site as a local public park.

To identify and protect a central part of the site as a local public park and faunal movement corridor.

Development controls

D17.18 15	Subdivision development is to provide public open space of a minimum area of 1.5 hectares in the centre of the site, as shown in Figure DAK.
D17.19 16	Subdivision development is to ensure that the crime prevention through environmental design (CPTED) principles are implemented during the design of paths that are not adjacent to a road. This must include the provision of pedestrian lighting, clear sight lines, and universally accessible design features to promote safety and accessibility.

D17.E Landscape

Objective

To provide landscaping that is appropriate for the coastal bushland context, and that integrates with housing development.

Development controls

D17.20 17	All local streets within the subdivision development shall feature informal endemic street tree plantings.
D17.21 18	Access to the adjacent land to the north and east must be limited by physical barriers to limit ecological impacts. These measure can include the installation of bollards or koala sensitive fencing appropriate barriers or fencing .
D17.22 19	Landscaping is provided as follows: <ul style="list-style-type: none"> • If the lot has an area of at least 200m² but not more than 300m² - 10% of the area of the lot • If the lot has an area of at least 300m² but not more than 450m² - 15% of the area of the lot • A principle landscaped area, measuring at least 1.5m wide and at least 3m long, must be provided as part of the development.

D17.F Solar Access

Objective

To ensure that reasonable access to sunlight is maintained for occupants of new dwellings.

Precinct specific controls

D17.20	Subdivision development within the Flexible Housing Precinct (Figure DAJ) is to include lot size and dimensions for north and south facing lots that ensure future dwellings can obtain adequate solar access to private open space areas. The lot size and dimensions are to be informed by solar diagrams with indicative building massing.
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Precinct specific controls	
D17.21	A minimum of 2 hours of sunlight must be available between 9am and 3pm on June 21, to at least 50% of the private open space for development located within the Flexible Housing Precinct (Figure DAJ).
D17.22	A minimum of 50% of private open space of adjoining dwellings must remain unaffected by any shadow for a minimum of 2 hours between 9am-3pm on June 21 for a development located within the Flexible Housing Precinct (Figure DAJ).

D17.FG Setbacks, bulk and scale

Objective

To facilitate a diversity of housing within the development area.

Development controls	
D17.23	A residential lot that has an area less than 500m ² is capable of supporting a rectangular building footprint of 8m x 12m provide a minimum lot width of 8m. Note: lots greater than 500m ² are defined in C1.2.
Precinct specific controls	
D17.24	The following setbacks must be provided for development on lots less than 300m ² that are located within the flexible housing precinct (Figure DAK): <ul style="list-style-type: none"> • Zero setback to side (only 1 side if no rear land access) • 2m to any road frontage • 5.5 to garage from the road frontage • 4m to rear (ground & upper floor) – no rear access • Zero setback to rear if land has rear access • 16m² private open space, minimum 4mx4m • Minimum 2m to any road frontage • Minimum 0.9m to side for ground level • 0m to one side only (ground and upper storeys) • Minimum 1.5m to side for upper storeys • Minimum 4m to rear for ground level • Minimum 6m to rear for upper storeys • Minimum 5.5m to garage from the road frontage • 16m² private open space, minimum dimensions of 4mx4m
D17.25	The following setbacks must be provided for development within the central park precinct (Figure DAK): <ul style="list-style-type: none"> • 2m to primary road frontage
D17.25	Rear setbacks for north and south facing lots less than 300m ² within the Flexible Housing Precinct (Figure DAK) are to be informed by solar diagrams and must ensure adequate solar access is available to the site and adjoining properties.

Figure DAJ: Stockton Rifle Range Land Application Map

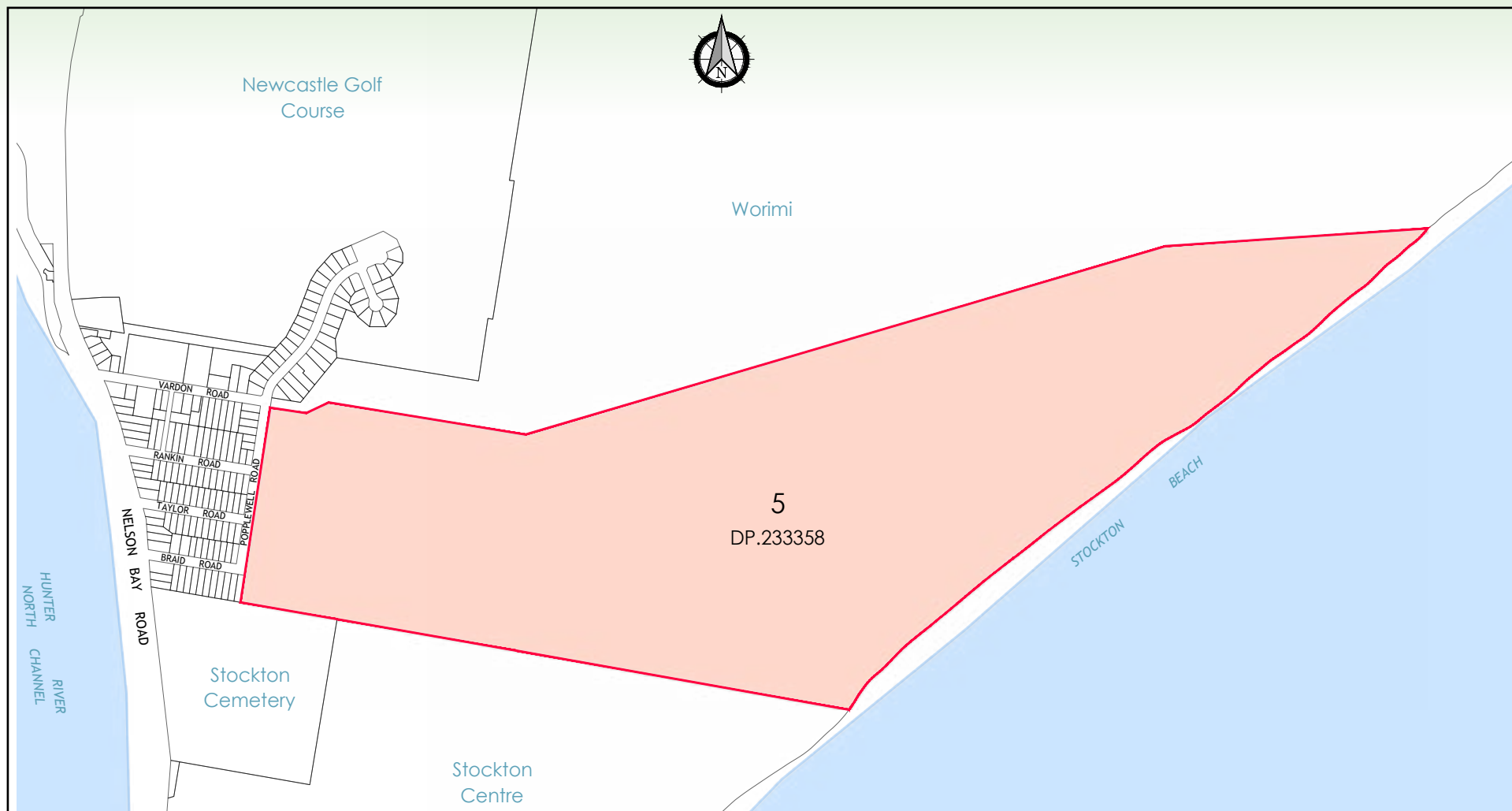


Figure DAK: Flexible Housing Precinct

