# Article information:

Rifle Range, Fern Bay | Defence Housing Australia
<https://www.dha.gov.au/development/residential/rifle-range-fern-bay>

# Article summary:

1. The former Rifle Range in Fern Bay, NSW will be developed into a coastal community connected to the natural environment and heritage.

2. The proposed development includes approximately 232 land lots, a central park, and scenic walkways to nearby bushland and Stockton beach.

3. DHA will retain some lots to build homes for Defence, while surplus land will be sold to the public.

# Article rating:

Appears moderately imbalanced: The article provides some useful information, but is missing several important points or pieces of evidence that would be required to present the discussed topics in a balanced and reliable way. You are encouraged to seek a more balanced perspective on the presented issues by exploring the provided research topics and looking at different information sources.

# Article analysis:

The article titled "Rifle Range, Fern Bay | Defence Housing Australia" provides information about the proposed development of the former Rifle Range in Fern Bay, New South Wales. The article highlights that the development aims to create a sustainable and environmentally sensitive coastal community connected to the natural surroundings.

One potential bias in the article is its source, Defence Housing Australia (DHA). As a developer involved in the project, DHA may have a vested interest in promoting the benefits of the development and downplaying any potential negative impacts. This bias could influence the way information is presented and potentially lead to one-sided reporting.

The article mentions that Port Stephens Council rezoned the Rifle Range site to Medium Density Residential (R3) in May 2022. However, it does not provide any information on public consultations or community input during this process. This omission raises questions about whether local residents had an opportunity to voice their concerns or provide feedback on the rezoning decision.

Furthermore, while the article mentions that DHA is preparing Development Applications for the site, it does not provide any details about what these applications entail or how they address potential environmental or heritage concerns. Without this information, it is difficult to assess whether DHA's proposed concept truly aligns with sustainable and sensitive development practices.

The article also states that surplus land will be sold to the public but does not mention anything about affordability or housing options for low-income individuals or families. This omission raises concerns about whether the development will contribute to addressing housing affordability issues in the area.

Additionally, there is no mention of any potential risks associated with developing a coastal community adjacent to Stockton Beach Sand Dunes. These dunes are known for their ecological significance and vulnerability to erosion and other environmental impacts. The absence of discussion on these risks suggests a lack of consideration for potential negative consequences.

Overall, while the article provides some basic information about the proposed development at Rifle Range, Fern Bay, it lacks depth and fails to address important considerations and potential biases. It would benefit from a more balanced presentation of information, including addressing potential risks and providing evidence for the claims made by DHA.

# Topics for further research:

* Public consultations and community input on rezoning decisions for the Rifle Range site in Fern Bay
* New South Wales.
* Environmental and heritage concerns addressed in the Development Applications for the proposed development at Rifle Range
* Fern Bay.
* Affordable housing options and housing affordability initiatives in the proposed development at Rifle Range
* Fern Bay.
* Risks and potential negative consequences of developing a coastal community adjacent to Stockton Beach Sand Dunes.
* Ecological significance and vulnerability of Stockton Beach Sand Dunes to erosion and other environmental impacts.
* Independent assessments or studies on the sustainability and environmental sensitivity of the proposed development at Rifle Range
* Fern Bay.

# Report location:

<https://www.fullpicture.app/item/0c2b9fc6dd9d0771013ab32a28218828>