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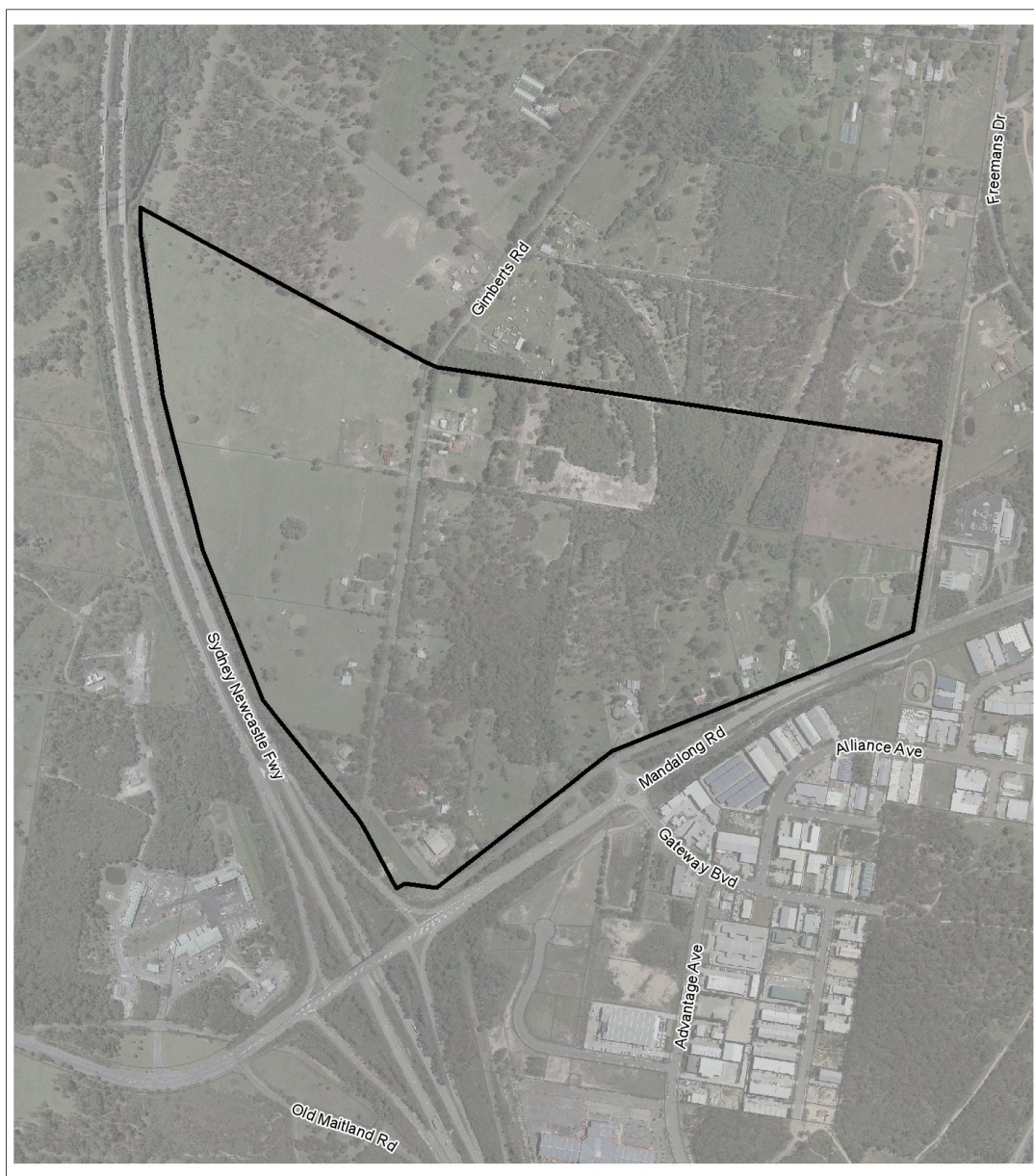
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1 INTRODUCTION

The Gimberts Road, Morisset Area Plan supplements Lake Macquarie Development Control Plan 2014 for future development of the industrial site. Ownership of the site is fragmented and this Area Plan seeks to achieve an integrated approach to the development of the Gimberts Road Industrial area.

1.1 EXTENT OF AREA PLAN

This area plan applies to all the land outlined in heavy black edging as shown in Figure 1 – Gimberts Road, Area Plan Boundary and outlined yellow in Figure 2 – Gimberts Road, Area Plan – Lot Descriptions.



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Figure 1 - Gimberts Road, Area Plan Boundary

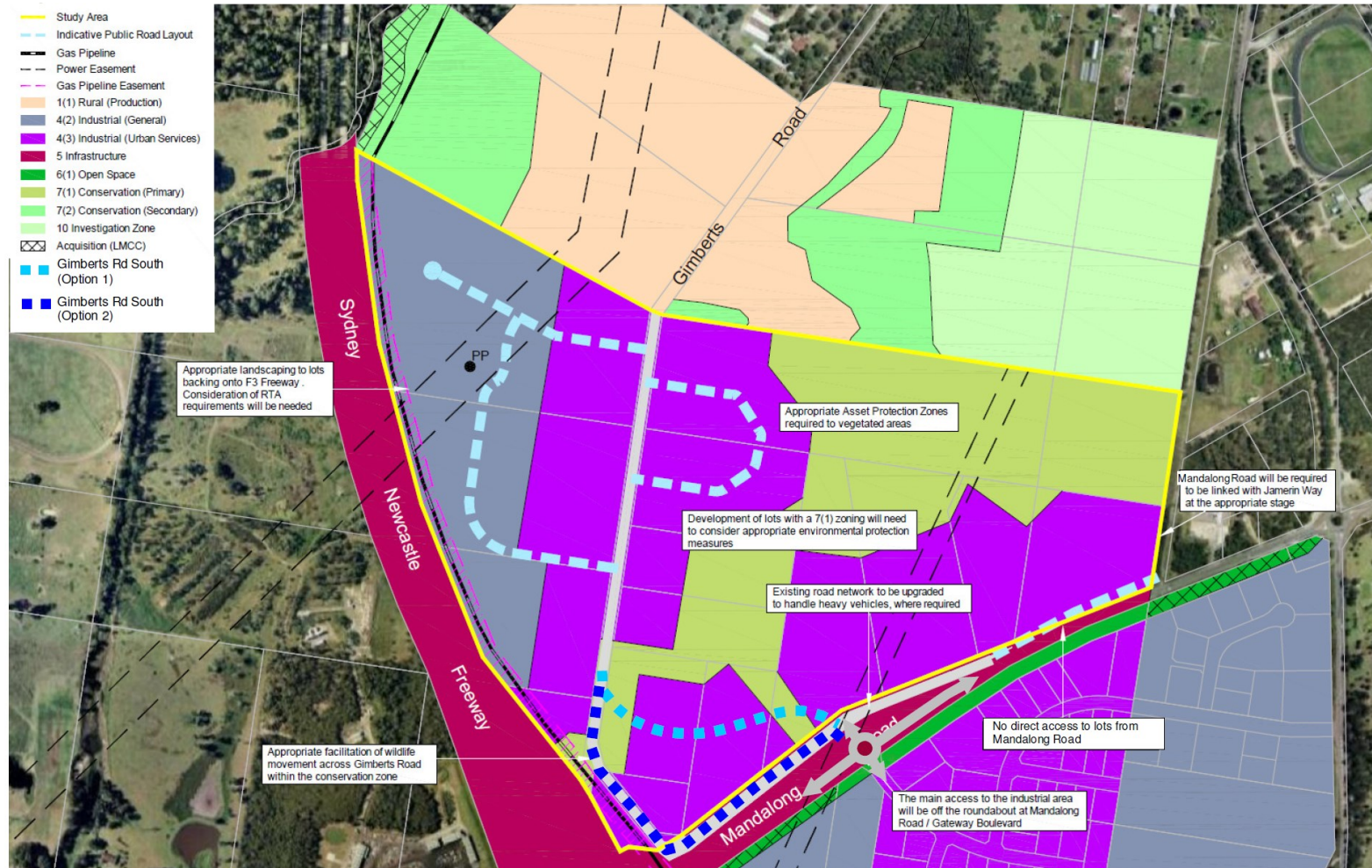


Figure 2 - Gimberts Road, Area Plan – Lot Descriptions

1.2 CHARACTER STATEMENT

The desired future character for the Gimberts Road Industrial area is a modern, well-presented business park / light industrial area that:

- features bulky goods retail development in that section of the site fronting Mandalong Road;
- contains a mix of employment-generating uses including research and development industries and large-scale commercial premises along the north-bearing section of Gimberts Road;
- contains general light industrial development in that section of the site adjacent the F3 Freeway
- caters for walking and cycling through the provision of footpaths and marked on-road cycle lanes; and,
- responds to the natural environment by retaining areas of significant native vegetation (including within road reserves) and keeping riparian corridors in their natural state.



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Figure 3 - Gimberts Road, Morisset Structure Plan

1.3 SUBDIVISION DESIGN AND LAYOUT

Objectives

- a. To ensure the subdivision and development of Gimberts Road is undertaken in a coordinated manner and is well designed.

Controls

1. The subdivision layout should generally be consistent with and address the issues identified in Figure 3 – Gimberts Road Morisset Structure Plan.

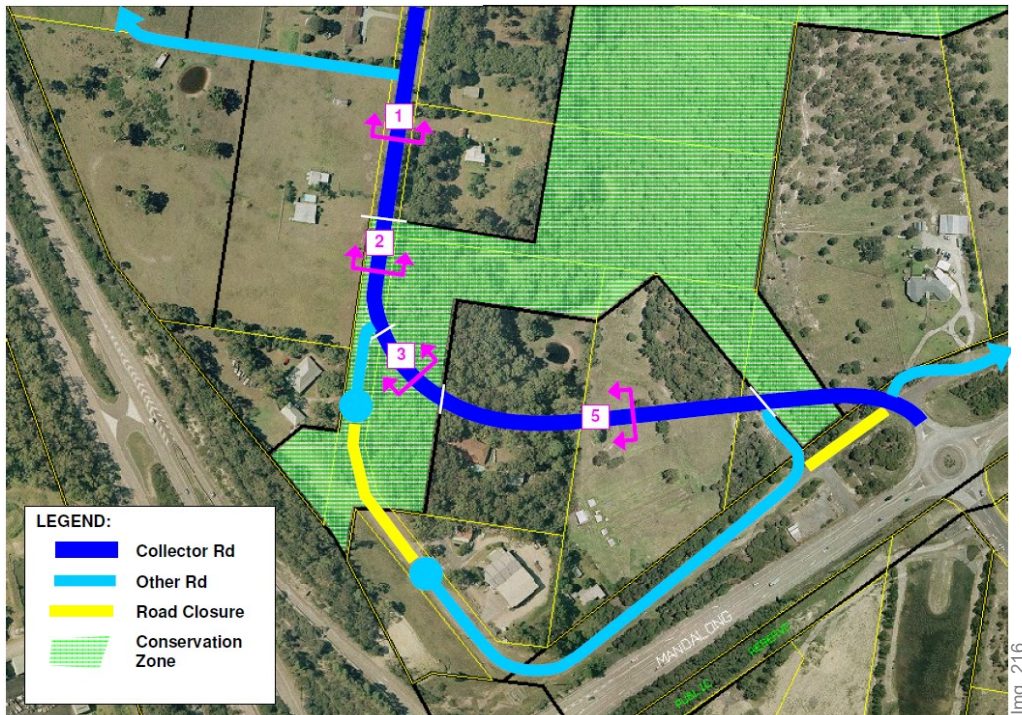
1.4 TRANSPORT AND ACCESS

Objectives

- a. To ensure a safe and efficient road layout for the Gimberts Road Industrial site that provides connectivity, safe access and ease of movement for vehicles, cyclists and pedestrians.
- b. The road system is upgraded to cater for the increased development of the Industrial site, particularly with regard to heavy vehicle access.

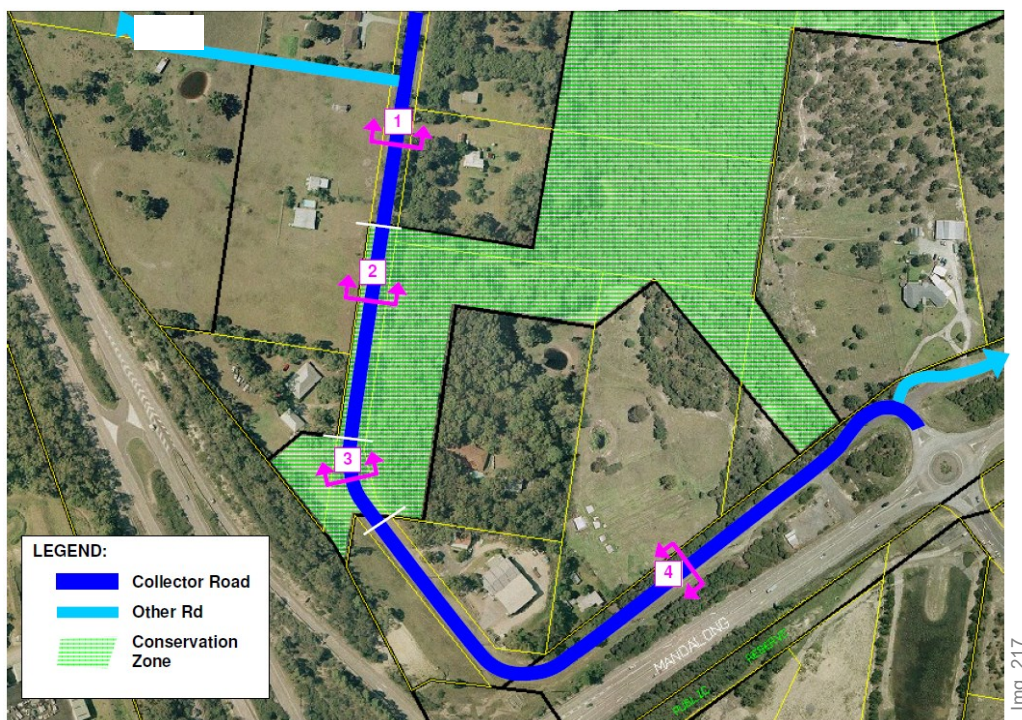
Controls

1. The street layout is generally consistent with Figure 3 – Gimberts Road Morisset Structure Plan.
2. Gimberts Road must be realigned to traverse Lot 5 DP in 10720 and Lot 1 DP in 262159 as shown in Figure 4: Option 1: Potential realignment of Gimberts Road, or Gimberts Road is upgraded along its current alignment as shown in Figure 5: Option 2: Potential realignment of Gimberts Road.
3. Gimberts Road must be upgraded between the northernmost part of the E3 Productivity Support zoned land and the Mandalong Road roundabout to cater for heavy vehicle movements. Where development is proposed on one side of a road prior to any development on the opposite side of the road, the road pavement shall be constructed to a width of at least 11 metres.
4. The intersection of Gimberts Road and Mandalong Road must be upgraded in accordance with either Figure 6: Access Arrangements from Mandalong Road (Option 1), or Figure 7: Access Arrangements from Mandalong Road (Option 2). Detailed intersection and road design is to be based on traffic modelling that estimates traffic generation from full development of the study area.
5. Where Option 2 is selected, any driveway required for access to the E3 Productivity Support zoned part of Lot 1 DP 262159 should be no wider than 6.5 metres.
6. A public footpath must be constructed along one side of Gimberts Road.
7. Footpaths must be provided on both sides of all other new roads (including any realignment of Gimberts Road).
8. The width of the road pavement of the section of Gimberts Road traversing the environmental conservation area should be a maximum of 9 metres.
9. Appropriate traffic calming measures must be included as a condition of consent for any development that would cause the environmental capacity of the northern section of Gimberts Road to be exceeded.
10. A Left out only access on to Mandalong Road must be constructed approximately 250 metres northeast of the Gateway Boulevard roundabout (subject to Roads and Marine Services (RMS) approval) in conjunction with development of Lot 2 in DP 529914 and/or Lot 37 in DP 9632.
11. Old Mandalong Road should be extended through Lot 2 in DP in 529914 and Lot 37 in DP 9632 upon development of these lots to provide access to the lots and a potential future link to Freemans Drive via Jamerin Way.



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Figure 4 - Option 1: Potential realignment of Gimberts Road



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Figure 5 - Option 2: Potential realignment of Gimberts Road

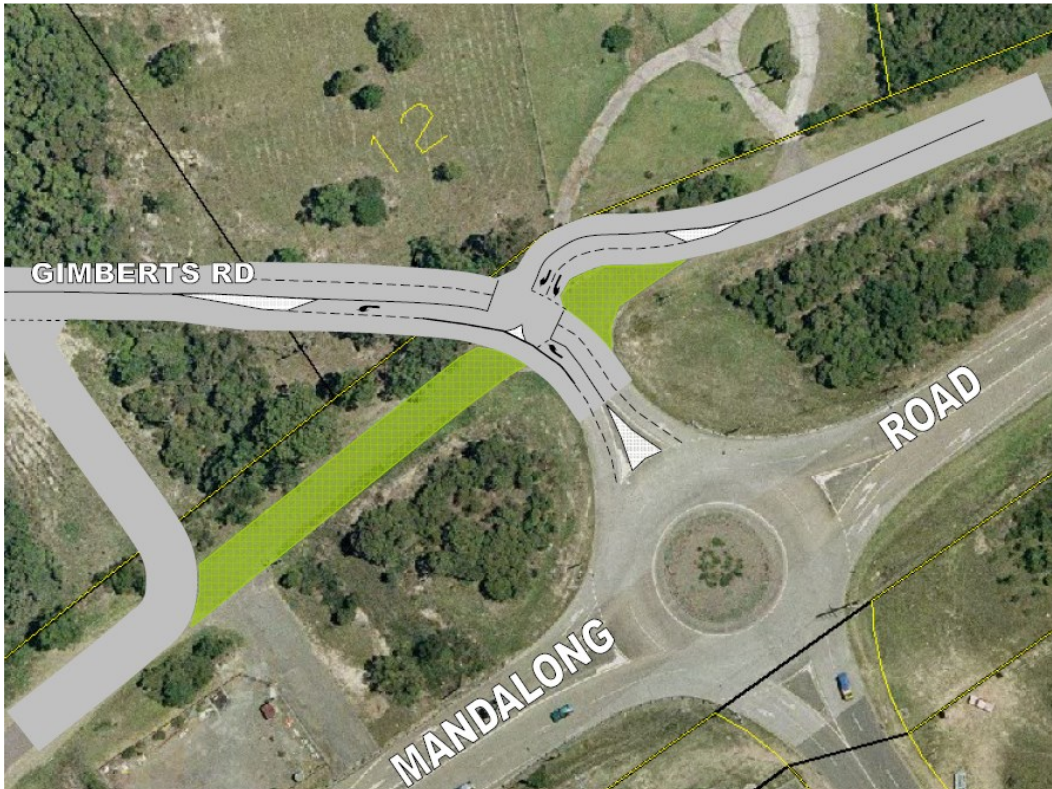


Figure 6 - Access Arrangements from Mandalong Road (Option 1)

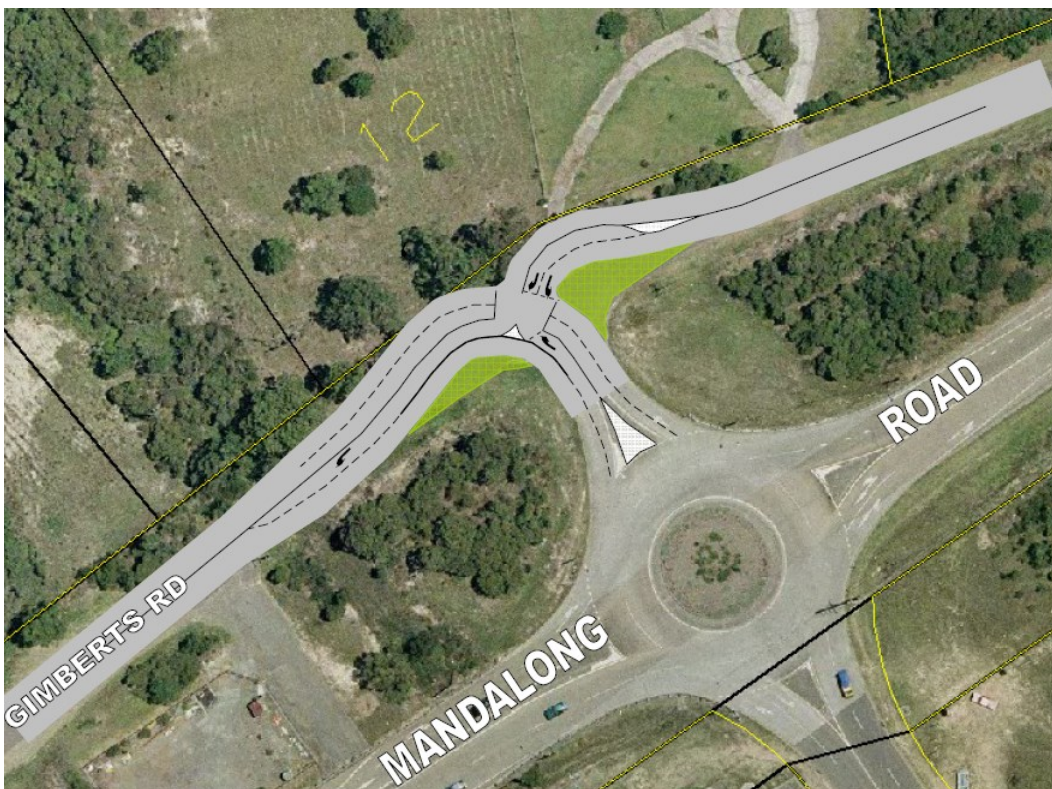


Figure 7 - Access Arrangements from Mandalong Road (Option 2)

1.5 ECOLOGICAL VALUES

Objectives

- a. To enhance, rehabilitate and manage wildlife and riparian corridors.
- b. To ensure appropriate design measures are considered to facilitate fauna crossings.

Controls

1. Land zoned Conservation (as shown on Figure 3) must be rehabilitated and developers of lots containing land C2 Environmental Conservation must enter into a legally binding agreement (such as a planning agreement prepared under the *Environmental Planning and Assessment Act 1979*) to:
 - i. Establish a mechanism (in perpetuity) to maintain the conservation values of that land and to provide ongoing funding to ensure this occurs; or
 - ii. Dedicate the land to Council at no cost, and provide developer funding and management arrangements (including a plan of management) for an appropriate period post development eg 2 – 5 years, to be determined at DA stage.
2. Development of land adjoining the Conservation zoned land shown on Figure 3 may be set back less than 15 metres (but no less than five metres) if it can be shown that the development will have a minimal impact on the adjoining land (e.g. zero runoff).

1.6 VISUAL IMPACT AND LANDSCAPING

Objectives

- a. To ensure that the site is appropriately landscaped to enhance the amenity of the area, and minimise potential visual impacts.

Controls

1. Landscaping and street tree selection must be in accordance with Figure 8 – Landscape Plan and Table 1 – Street Tree Planting Schedule.
2. Street trees must be planted along both sides of new roads.
3. Additional trees should be planted on the western side of Gimberts Road to augment existing trees and as many native trees as possible and adjacent to the Gimberts Road reserve are maintained.
4. Landscaping should limit views from the F3 Freeway and Mandalong Road into the site.
5. A visual impact assessment must be prepared for developments that are visible from the F3 Freeway and Mandalong Road.

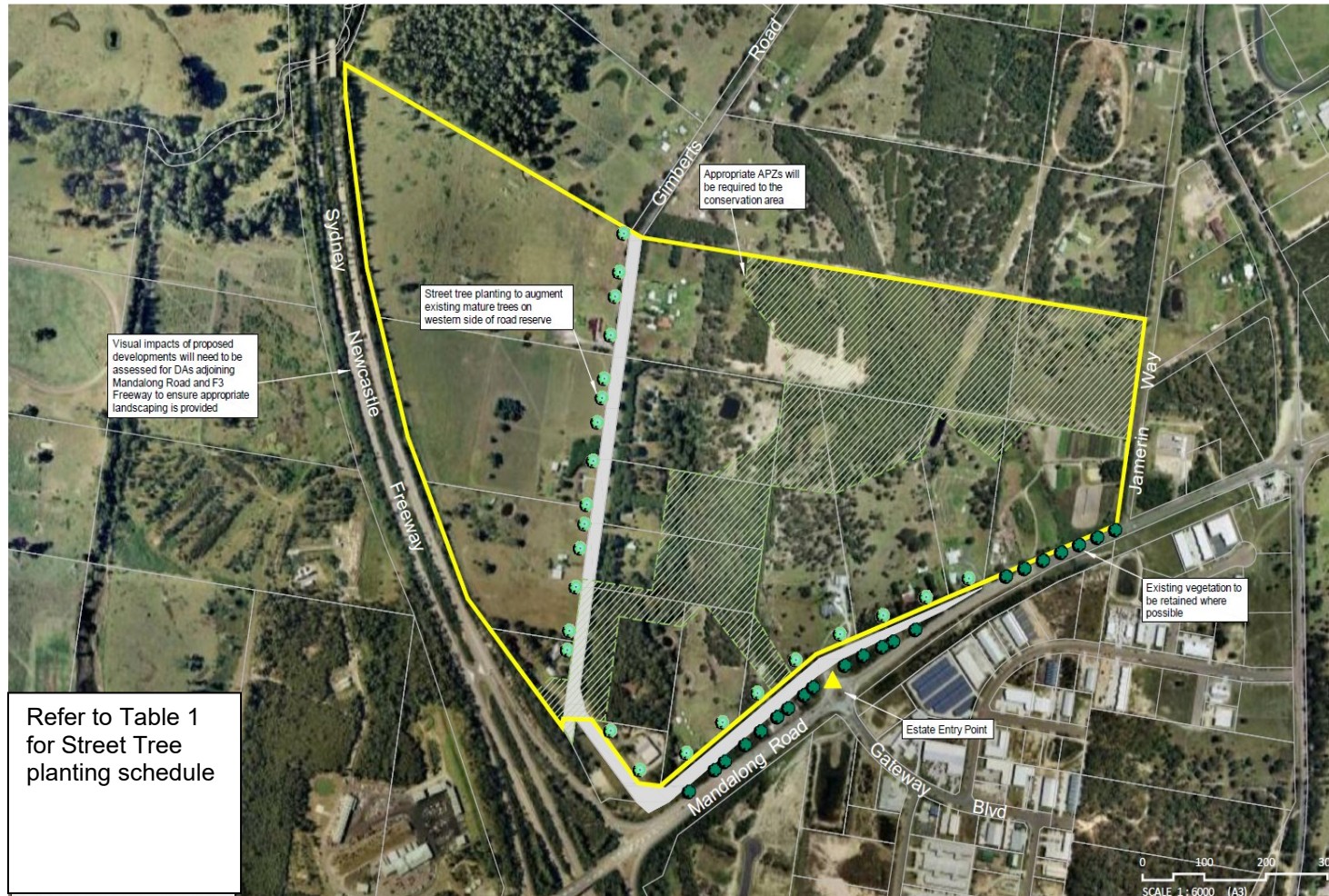


Figure 8 - Landscape Plan

Table 1 - Street Tree Planting Schedule

Species Name	Common Name	Height	Description
Mandalong Road Street Tree Planting			
<i>Eucalyptus punctata</i>	Grey Gum	35m	Tall upright tree with grey mottled bark that sheds to reveal orange- pink smooth bark
Gimberts Road Street Tree Planting			
<i>Eucalyptus robusta</i>	Swamp mahogany	25m	Medium tree with thick brown bark that turns pinkish towards the ends of the branches.
<i>Corymbia gummifera</i>	Red Bloodwood	15-30m	Tall open tree with rough brown-pink bark that excretes red sap.
Local Road Street Tree Planting			
<i>Callistemon salignus</i>	Willow Bottle Brush	6m	Cream coloured bottlebrush. Flowers in summer. New leaf growth is pink.
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	Small to medium tree with glossy green leaves. White or pink flowers in spring followed by blue berries.
<i>Glochidion ferdinandi</i>	Cheese Tree	8m	Open tree with spreading nature. Interesting fruit displayed for many months.
<i>Hymenosporum flavum</i>	Native Frangipani	8m	Small to medium tree with glossy green leaves and light brown bark. Masses of small yellow 'frangipani' type flowers during spring.
<i>Melaleuca linariifolia</i>	Narrow Leaf Paperbark	8m	Erect small tree with compact growth. New growth tipped with pink. Covered in white flowers during spring and summer.
<i>Tristaniopsis laurina</i>	Water Gum	8m	Glossy erect tree with a pale grey trunk.