

An aerial photograph of Lake Macquarie, Australia, showing a residential area on the left and a marina with numerous sailboats on the right. The image is overlaid with a semi-transparent blue filter. The text is centered on the page.

# Lake Macquarie Development Control Plan 2014

## Part 12 – Precinct Area Plans

## Contents of Part 12 – Precinct Area Plans:

- Lawson Road (*Repealed*)
- North Buttaba Hills Estate (*Repealed*)
- Thompson Road Speers Point
- Martinsville
- East Munibung Hill
- Mount Hutton
- North Morisset
- Dora Creek Township Flood Prone Land
- Gimberts Road Morisset
- Coorumbung Road Dora Creek
- Belmont South Foreshore (*Repealed*)
- North Cooranbong
- Lake Macquarie Coastline
- Highland Avenue Cooranbong
- Cockle Creek (formerly Pasmenco)
- North Wallarah Peninsula
- Wyee West
- Munibung Hill Speers Point Quarry
- Edgeworth Area 1 Area Plan
- Ada Street Cardiff Area Plan
- Buttaba Hills South Area Plan
- Marks Point Belmont South Area Plan
- Edgeworth Area 2 Area Plan
- Lake Road Swansea Area Plan
- Edgeworth Area 3 Area Plan
- Windale Area Plan
- Killingworth Paper Subdivision Area Plan
- Ramsgate Estate, Wyee Point

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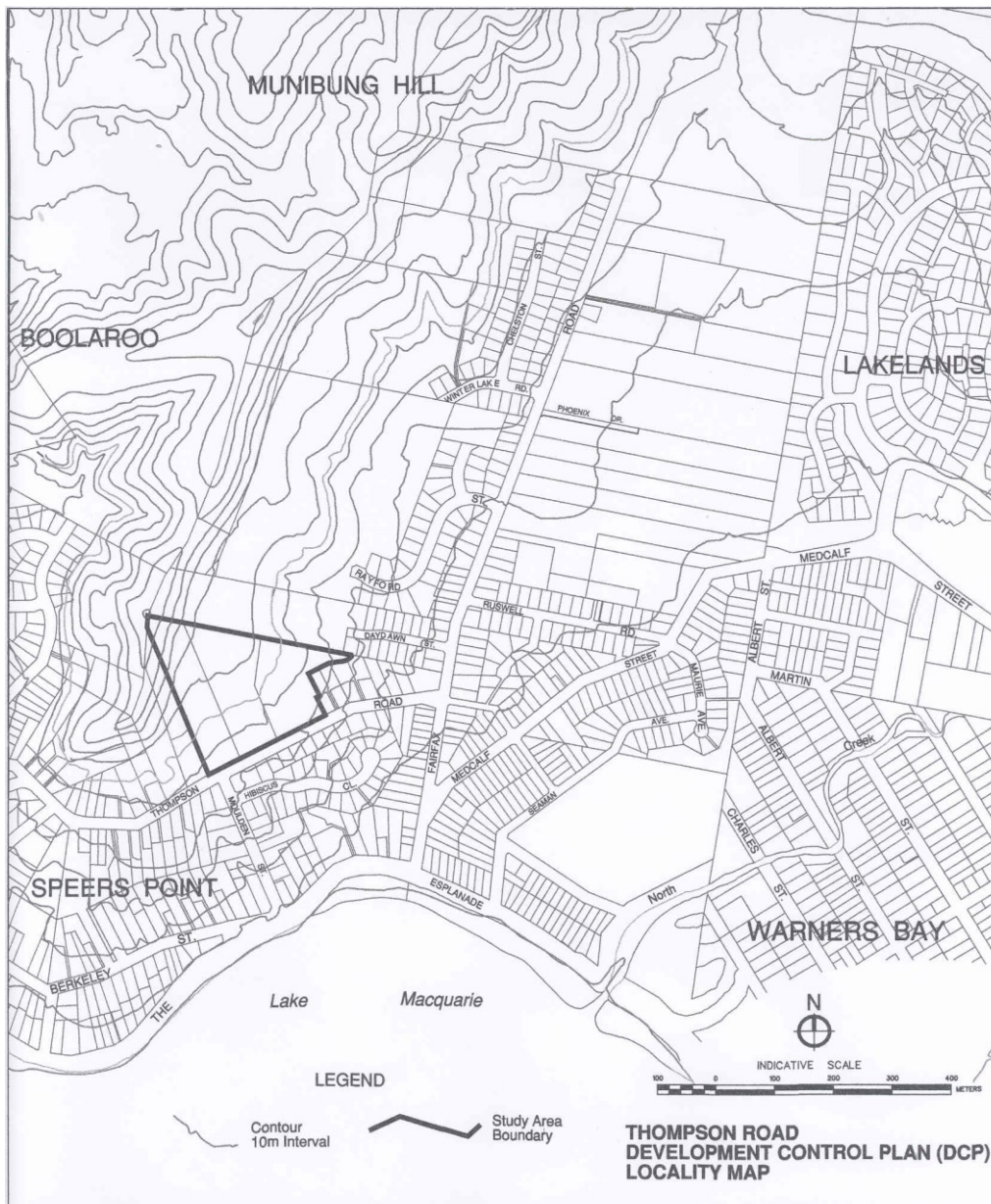
## 1 INTRODUCTION

This Area Plan is intended to provide guidance for development that is both appropriate and provides a positive contribution to the future of land at Thompson Road, Speers Point. It is intended to act as an integrated planning instrument managing and promoting quality development whilst ensuring the outcomes of Council processes are implemented in a clear, cohesive, and progressive manner.

This area plan provides guidance for the development of the Thompson Road Precinct of Speers Point.

### 1.1 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all the land outlined in heavy black edging as shown within Figure 1 – Thompson Road Area Plan Boundary.



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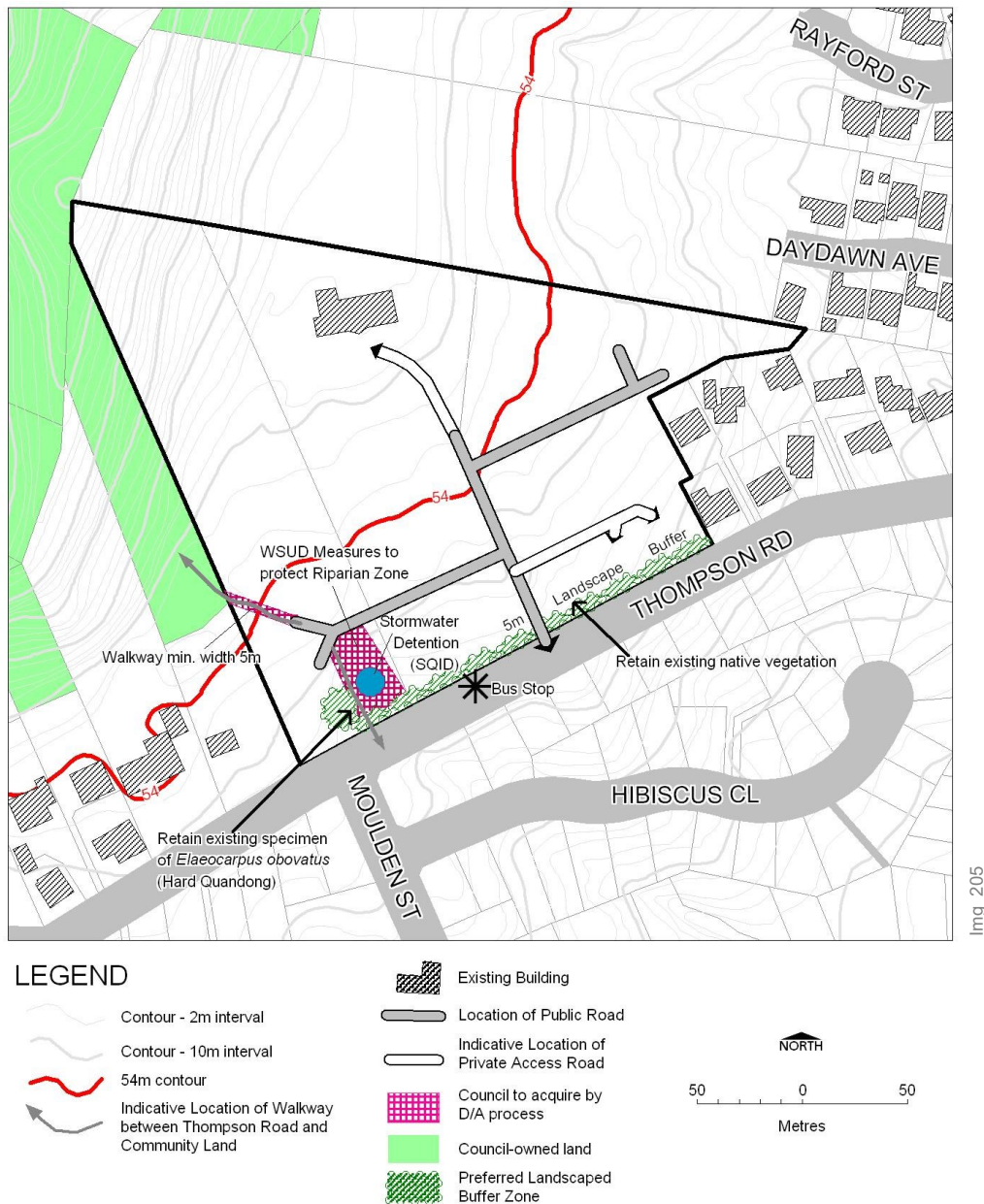
Figure 1 - Thompson Road Area Plan Boundary

### 1.2 CHARACTER STATEMENT

The surrounding areas and foothills of Munibung Hill are characterised by detached residential development amongst vegetated areas. The significant ridgeline of Munibung Hill forms a green backdrop to the subject area and to Warners Bay, especially when viewed from the foreshore of Lake Macquarie.

It is envisaged that future housing and lot sizes will respect the natural setting and will not dominate views towards Munibung Hill from the surrounding areas, including from Lake Macquarie. It is envisaged that any residential development will be of a low density and should appear no greater than two storeys and will allow for the sharing of views. The form and bulk of dwellings should be broken up in order to minimise their dominance on the landscape.

Lots will be orientated towards or side on to Thompson Road. Privacy will be achieved through landscaping treatment rather than by solid/closed fencing.



**Figure 2 - Thompson Road Structure Plan**

### 1.3 SUBDIVISION DESIGN AND LAYOUT

#### **Objectives**

- a. To ensure the subdivision the Thompson Road precinct is undertaken in a coordinated manner.

#### **Controls**

1. The subdivision layout should generally be consistent with Figure 2 - Thompson Road Structure Plan.

### 1.4 BUILDING DESIGN

#### **Objectives**

- a. To ensure that buildings within the Thompson Road Precinct do not interrupt the views to the Munibung Hill ridgelines.

#### **Controls**

2. The finished floor levels (FFL) of buildings must not exceed RL 54 AHD.