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1 INTRODUCTION

The purpose of this Area Plan is to provide development objectives and controls promoting flood and sea level rise resilient, low-density residential housing on part of the former Swansea Bowling Club site. These objectives and controls are in addition to the general provisions contained in Lake Macquarie Development Control Plan (LMDCP):

- Part 3 - Development in Residential Zones
- Part 8 - Subdivision Development

Where conflict arises between this section and others parts of the LMDCP, the controls in this Area Plan take precedence.

Note: The development objectives and controls contained in this Area Plan are considered interim planning provisions until a flood and sea level rise adaptation plan and flood evacuation plan has been prepared for the locality of Swansea. The outcomes of these plans will inform future land use zoning and Area Plan provisions applying to the site. If appropriate, further consideration will be given to facilitating more intensive development of the site by amending land use zoning and Area Plan provisions accordingly.

1.1 EXTENT OF AREA PLAN

This Area Plan applies to the land shown in Figure 1.



Figure 1 - Extent of Area Plan

1.2 EXISTING CHARACTER

The site contains part of the former Swansea Bowling Club, which operated between the 1950s and 2013, and several surrounding properties. The land is located between 1m and 1.7m AHD and is flood prone and vulnerable to projected sea level rise.

Note: For details of the flood and sea level rise impacts affecting the land, refer to Planning Proposal RZ/1/2014.

2 DESIRED FUTURE CHARACTER

The desired future character for the site is flood and sea level rise resilient, low-density residential housing generally consistent with the character and density of existing residential housing surrounding the site. Due to the site being flood prone and vulnerable to projected sea level rise, more intensive development including subdivision of the land for dual occupancy development and small lot housing is not supported by Council.

3 DEVELOPMENT CONTROLS

3.1 SUBDIVISION AND DEVELOPMENT

Objectives

- a. To promote a subdivision layout that enables flood and sea level rise resilient, low-density residential housing.
- b. To promote a subdivision layout that is generally consistent with the existing subdivision pattern in the area.
- c. To ensure that development is undertaken in a coordinated manner.

Controls

1. An application submitted for subdivision must include a site master plan outlining:
 - i. the proposed subdivision design (including any proposed earthworks) for all of the land shown in figure 1 that is within the area plan boundary, and a
 - ii. building envelope plan identifying the proposed location of future residential dwelling houses including street, front and side setbacks.
2. Subdivision of land below 3m AHD is permitted if the subdivision does not create lots for residential dwelling houses less than 550m² in area (including for strata subdivision).

Note: This control does not apply to any other parts of Swansea.

3. Subdivision of land below 3m AHD is not permitted for dual occupancy development or for development identified in clause 4.1A of Lake Macquarie Local Environmental Plan 2014.

3.2 HOUSING DESIGN

Objectives

- a. To ensure compliance with Lake Flooding and Tidal Inundation (incorporating sea level rise) development controls in LMDCP 2014.
- b. To promote passive surveillance of the public recreation reserve located at 32 Albert Street, Swansea.

Controls

1. Development must be in accordance with Section 2.9 Lake Flooding and Tidal Inundation (incorporating sea level rise) in Part 3 of LMDCP 2014.

Note: This includes compliance with minimum floor height provisions. Where non-compliance with minimum floor height provisions are proposed, preparation of a Flood Safety Audit and Management Plan is required, which includes meeting performance requirements in the *Development Guidelines for Resilient Housing for Lake Macquarie*.

2. Residential dwelling houses located adjacent to the public recreation reserve at 32 Albert Street, Swansea, must be designed with windows of habitable rooms overlooking the reserve.