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### 1 INTRODUCTION

Martinsville is a rural, forested area and village set in a valley of Dora Creek, a tributary of Lake Macquarie, and is an important gateway to the Watagan National Park. Martinsville has been identified as a unique rural area requiring specific development solutions to suit its existing and desired future character

This area plan provides guidance for the development of Martinsville.

#### 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 – Martinsville Area Plan Boundary.

#### 1.2 CHARACTER STATEMENT

A majority of the area is zoned for environmental and conservation purposes reflecting the areas ecological, economic and scenic values. Portions of the valley floor have been cleared for agricultural uses while the steeper foothills remain forested, although they have been selectively logged. Vegetation on the valley floor mainly occurs in riparian areas adjacent to the current creeklines and around some historical creek channels. These support Alluvial Tall Moist Forest, which in places contains rainforest elements and is an Endangered Ecological Community. Olney State Forest is located to the south of Martinsville and the Watagan National Park to the west. The Martinsville Valley and surrounding slopes supports some of the most rich and diverse flora and fauna assemblages in the City. It is important to improve and maintain native vegetation corridors that cross the cleared valley floor to provide linkages with the vegetation communities on the sideslopes.

The main access to the village is from Martinsville Road via Cooranbong. Access is also available to the Watagan Mountains through Martinsville.

Martinsville is unique in Lake Macquarie, being a long-established rural community set in a picturesque valley with traditional rural architecture. Martinsville is a place highly valued by its residents, who are attracted by the peaceful atmosphere that co-exists with a variety of pursuits, including agriculture and tourism.

Public areas and infrastructure are an important part of the existing character, including Martinsville Reserve with its associated timber buildings and structures, sealed roads with grassed open drains and vegetated areas along roadsides that allow for horse and bicycle riding.

Martinsville should continue to be characterised by single storey, low-density dwellings and related structures demonstrating traditional rural building form. The picturesque character of the area will be maintained by vegetated road edges interspersed with farmlands and the Watagan Mountains backdrop.

Future development should maintain the visual pattern and predominant scale of existing development in Martinsville. The development of low impact rural and eco-tourism accommodation and associated uses, and the production and sale of local arts and crafts and sustainable agricultural activities, is encouraged.

Tourism development and new public buildings will maintain the existing rural and forested character of Martinsville. The use of materials that blend with the colours and textures of the natural landscape will be strongly encouraged. Landscaping should be restricted to appropriate native species.

Consideration will also be given to the provision of a separate equestrian/bicycle trail adjacent to the road edge whilst ensuring rider safety, retention of existing vegetation and erosion control.

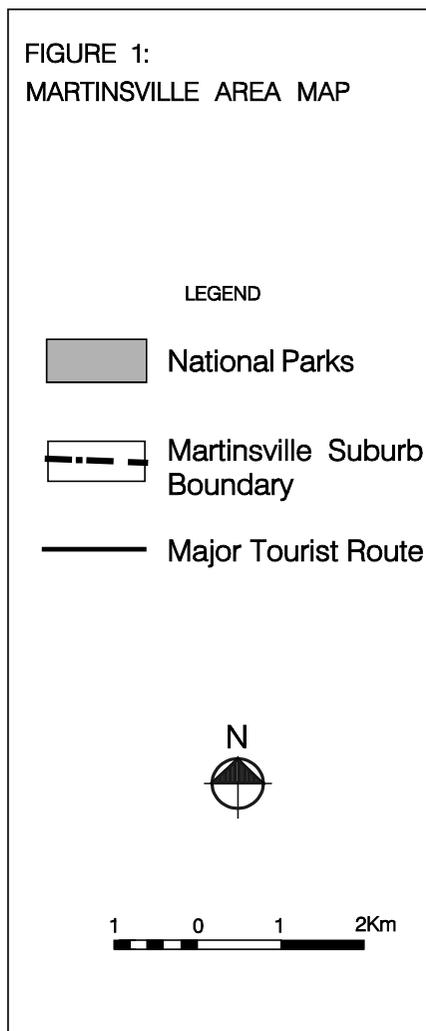
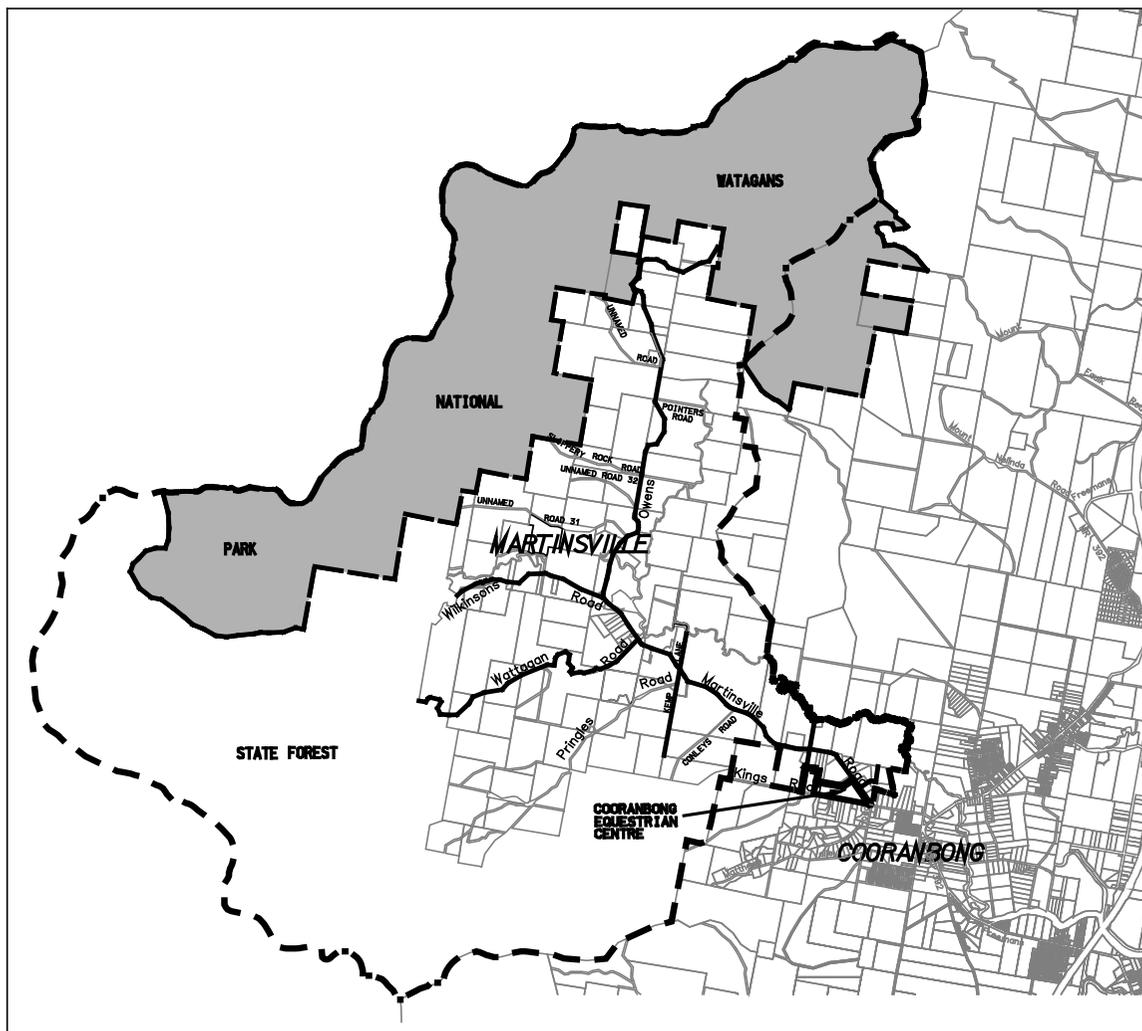


Figure 1 - Martinsville Area Plan Boundary

### 1.3 STREET SETBACK

#### **Objectives**

- a. To ensure the rural character of the Martinsville area is maintained.

#### **Controls**

1. Where there are existing neighbouring residential buildings within 50m, front setbacks should be the average of the front setbacks of the nearest four (4) neighbouring residential buildings, or
2. Where the adjoining setbacks vary by more than five (5) metres, the proposed development should be set back the same distance as one of the adjoining buildings.
3. Where there are no existing (or approved) dwellings within 50m of the lot, front setbacks should be a minimum of 30 metres from the front boundary.

### 1.4 BUILDING DESIGN

#### **Objectives**

- a. To ensure buildings are designed to maintain the environmental, scenic, and rural values of Martinsville.

#### **Controls**

1. Lightweight structures, including timber and corrugated steel, are encouraged utilising natural colours, tones, and finishes, which blend and complement the natural landscape.
2. Driveways should be located at least 20 metres from another driveway.
3. Car parking structures, and other site facilities should be located behind the main building structure.
4. Development should not protrude above the ridgeline or other prominent landscape feature.

### 1.5 RIPARIAN CORRIDORS

#### **Objectives**

- a. Native vegetation and riparian corridors in the Martinsville Valley are conserved and rehabilitated.

#### **Controls**

1. Development should be designed and constructed to protect, rehabilitate, and widen native vegetation corridors and riparian areas.
2. Degraded areas and gaps in the riparian corridor should be rehabilitated with locally indigenous native species.
3. Development must maintain existing rainforest and riparian vegetation in the Martinsville valley with the exception of temporary uses and access.
4. Development must be designed and constructed to protect, rehabilitate and widen riparian and rainforest areas in the Martinsville Valley with degraded areas and gaps being rehabilitated with native vegetation.