Lake Macquarie Development Control Plan 2014 - Revision 22

Part 12 – Precinct Area Plans

Adopted by Council 10 February 2020
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- Mount Hutton
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- Dora Creek Township Flood Prone Land
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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.

![Figure 1 - Thompson Road Area Plan Boundary](image)

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
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.