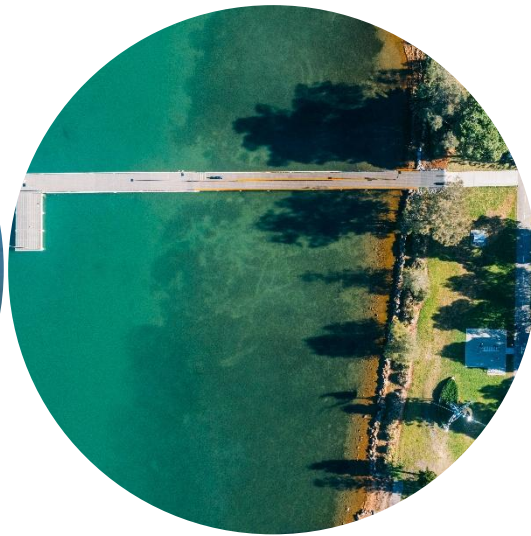


Lake Macquarie City Council



Speers Point Master Plan + POM – Discussion Paper

March 2026

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CONTENTS

1. Introduction	1
1.1 Speers Point Park Master Plan + POM	1
1.2 The project and its stages	2
1.3 Discussion paper purpose	3
1.4 Discussion paper format	3
2. Project context	4
2.1 Speers Point Park – A brief history	4
2.2 Project Context	6
2.3 Current Day use	7
3. Planning and policy context	12
3.1 Community & land use planning	12
3.2 Recreation & Sport Facility Planning	13
3.3 Tourism, Events & Economic development	13
3.4 Environment & Sustainability	14
4. Initial consultation outcomes	15
4.1 Consultation Overview	15
4.2 Emerging Themes	16
5. Emerging vision, values and directions	21
6. Future options	23
Concept Master Plan - Option A	24
Concept Master Plan - Option B	25
Concept Master Plan - Option C	26
7. Next Steps	27

Acknowledgement of Country

We remember and respect the Ancestors who cared for and nurtured this Country. It is in their footsteps that we travel these lands and waters. Lake Macquarie City Council and Locale Consulting acknowledge the Awabakal people and Elders past, present and future.



1. Introduction

1.1 SPEERS POINT PARK MASTER PLAN + POM

Speers Point Park is a much-loved and special place for many of the local community, residents of the Lake Macquarie City Council area, and those across the region. With an opportunity to build on solid foundations, there are key opportunities to plan for new community, recreational and sporting infrastructure to meet long-term needs.

The objective of the Speers Point Park Master Plan + POM (Plan of Management) process is to incorporate community and stakeholder needs into the next evolution of design and delivery of infrastructure to support this important place.

This objective will need to be achieved with high regard for the role of the space for many different and competing uses, the Park's historical context, and the unique setting on the foreshore of Lake Macquarie / Cockle Bay.

The two key project deliverables are:

- A new Master Plan to inspire and guide future infrastructure delivery, and
- A new Plan of Management to meet regulatory requirements and guide ongoing use and management of the land.

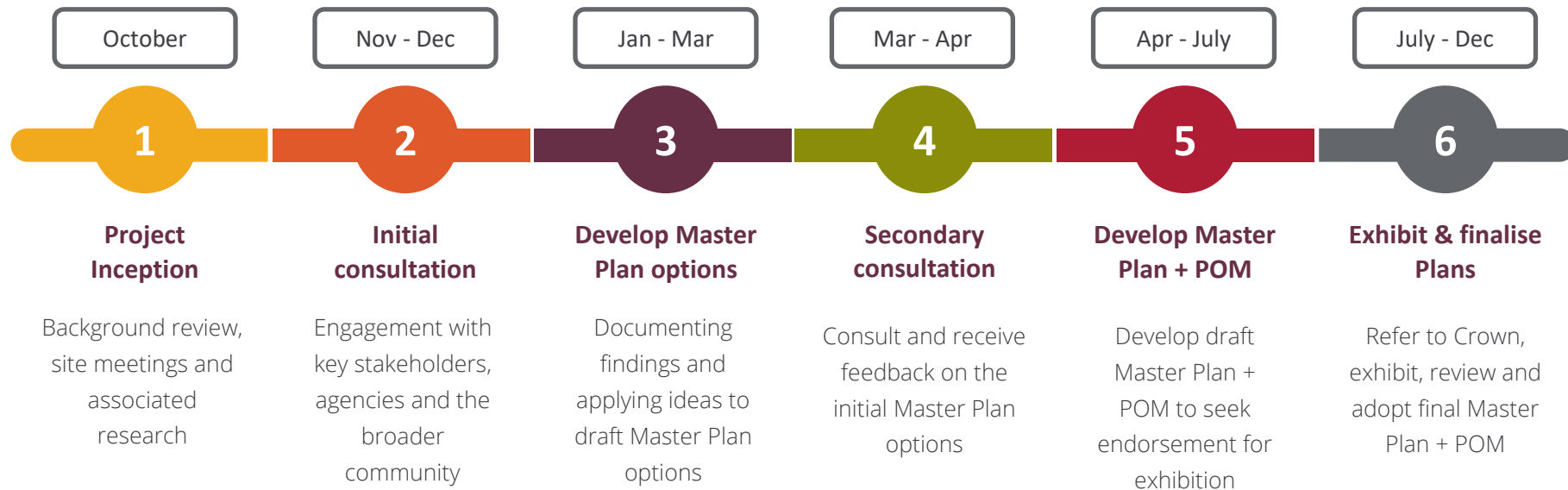
An outline of the project area in its broad context is shown opposite.



1.2 THE PROJECT AND ITS STAGES

The project is the initial stage of ongoing efforts to engage, design, approve and implement outcomes over the short, medium and long-term. This process enables a staged approach to balance the community's desires with resource availability, best practice design, and regulatory requirements.

Within this context, the Master Plan + POM project also has several steps as outlined in the below diagram. The focus of the current stage (being Stage 4) is on testing the current ideas and ensuring that the future Master Plan responds effectively to the needs of all stakeholders, from the local community to the broader needs of the region.



1.3 DISCUSSION PAPER PURPOSE

The purpose of this Discussion Paper is to provide background information and outcomes of the initial project stages, how and why aspects of the master plan options are proposed, and how these will be tested moving forward.

It is important to recognise that this is a testing phase and that the project team are open to feedback on the proposals provided. The Discussion Paper should be read in conjunction with the Speers Point Park Master Plan Options drawings.



1.4 DISCUSSION PAPER FORMAT

The format of the paper is as follows:

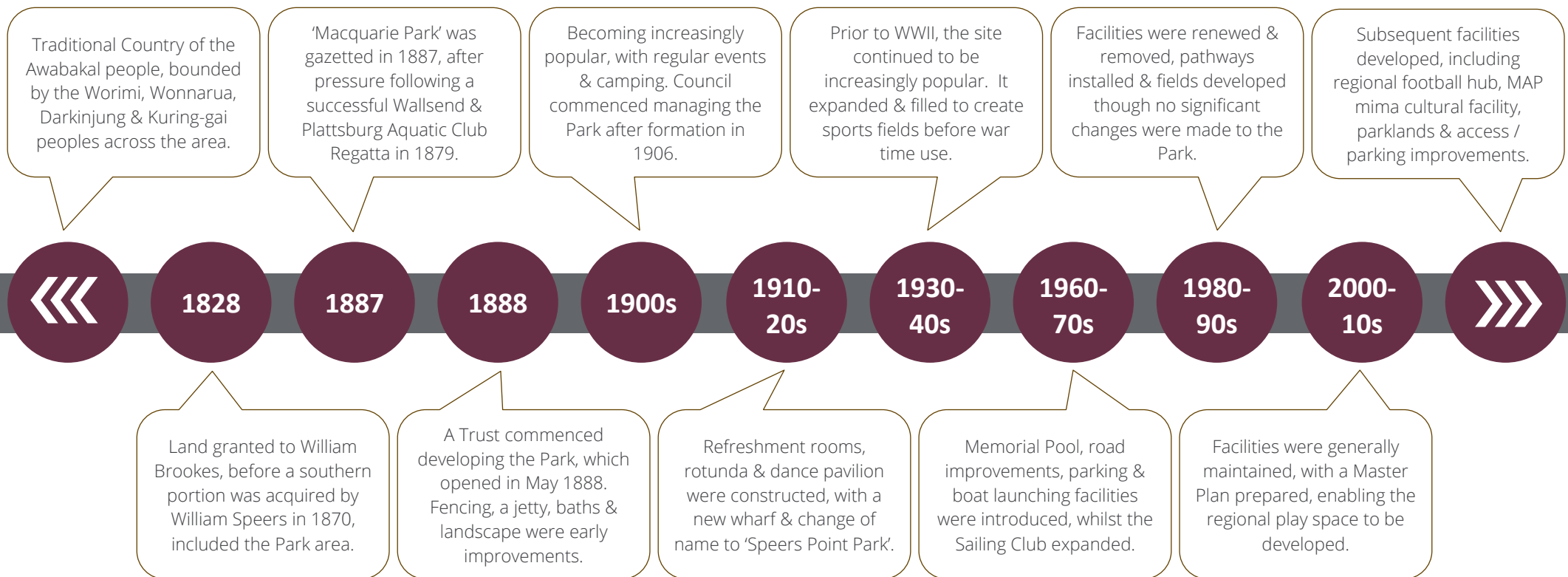
- Section 1 - Introduction: provides an overview of the project and the context of this stage of the process
- Section 2 - Project context: provides a summary of the context of Speers Point Park and the Master Plan / Plan of Management project.
- Section 3 - Planning and policy context: provides a succinct summary of the key planning documents that have specific relevance to the project
- Section 4 - Initial consultation outcomes: provides a summary of the consultation undertaken in the initial phase of work, and establishes emerging themes based on this process
- Section 5 - Emerging vision, values and directions: identifies an emerging vision for the area and the key principles that have been developed based on the initial process
- Section 6 - Future options: identifies how the themes, vision and principles are translated to the existing and future use opportunities

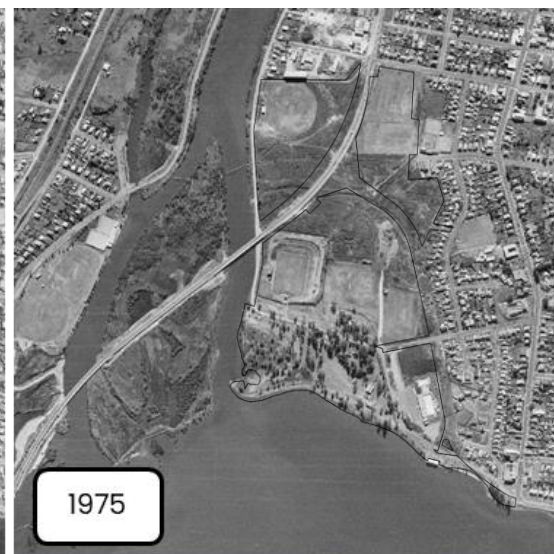
Information contained within the Discussion Paper, as well as the accompanying master plan options, will be the subject of community engagement and discussion in the lead-up to the establishment of the ultimate Master Plan and Plan of Management for the site.

2. Project context

2.1 SPEERS POINT PARK – A BRIEF HISTORY

Speers Point Park has evolved over many years. The timeline below provides a brief history, with historic aerial images showing the site from the 1950s through to the current time also provided overleaf.





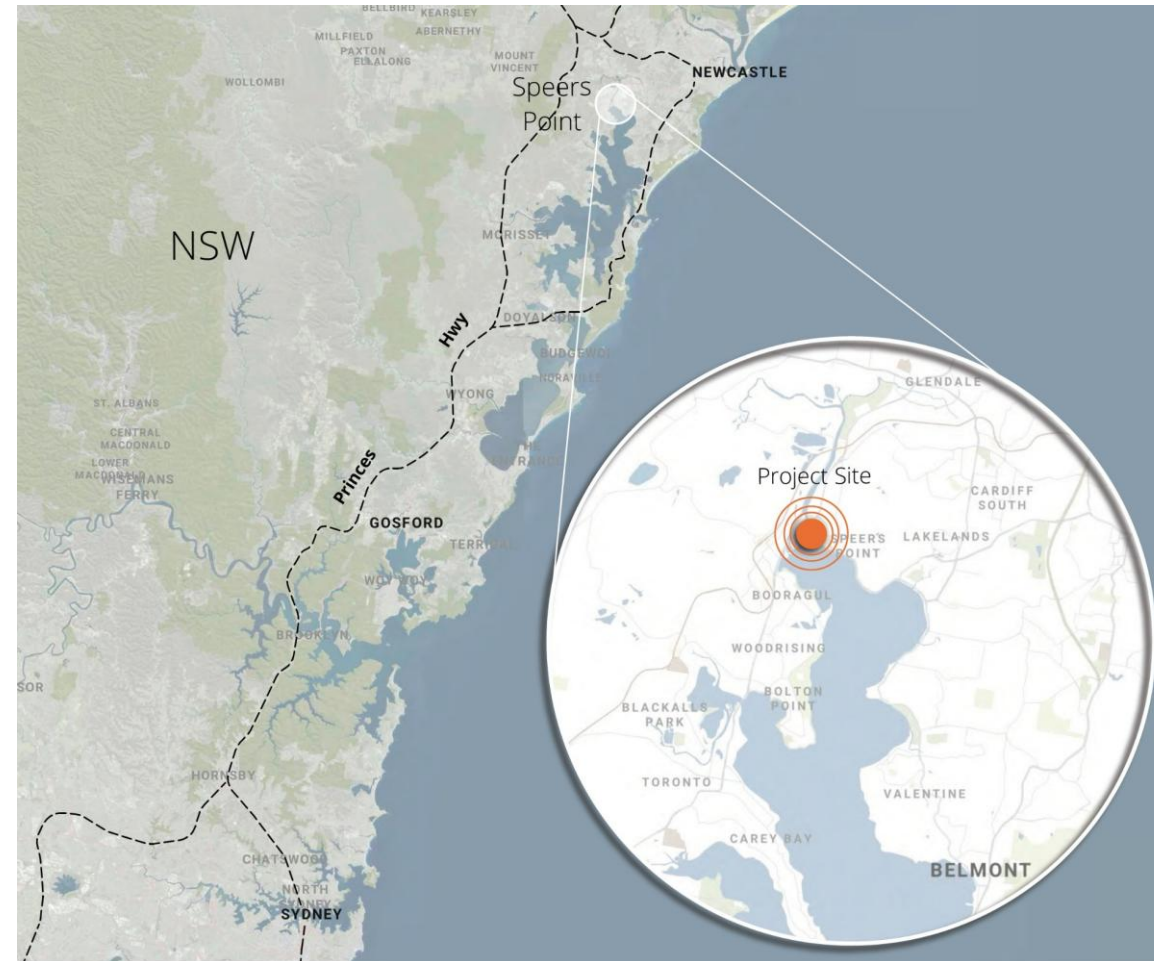
HISTORIC SITE AERIAL IMAGES

2.2 PROJECT CONTEXT

Following the development of many of the identified directions of the previous 2009 Master Plan, the current project is seeking to build on the previous success, modernise the site Master Plan, and develop a new Plan of Management to meet the recently introduced *Crown Land Management Act* requirements.

This project is consistent with and informed by a range of Council's plans and strategy documents for both the local area and the broader community. These include the Local Strategic Planning Statement, Sports Strategy, Parks & Play Strategy, and Destination Management Plan, among many others. Further detail on these documents is provided in Section 3 of this document.

The central location and regional scale of Speers Point Park means that it is important locally, across the LGA, as well as beyond. This position is already supported by existing assets and uses that are described and illustrated in the following pages.



SPEERS POINT PARK REGIONAL CONTEXT

2.3 CURRENT DAY USE

The broader Speers Point Park project area is currently used for a wide variety of activities, events and uses. In broad terms, the project area can be considered into four precinct areas:

- **Sports Precinct** (Green/aqua outline)
Includes local through to regional sporting facilities including, including New Tredinnick, Walters and Lake Macquarie playing fields, as well as the Lake Macquarie Regional Football Facility.
- **Play Precinct** (Orange outline)
Includes the Lake Macquarie Variety Playground, the largest and most diverse play space in the region. From climbing, learn to ride and quiet zones, the area has a wide variety of areas for all ages.
- **Park + Events Precinct** (Blue outline)
This area has been developed primarily for public open space. The area also accommodates cultural facilities, such as MAP mima, whilst also facilitating occasional events and activities across a spectrum of music, arts and community interests.
- **Other Areas Precinct** (Pink outline)
From boating facilities and clubs to the Swim Centre and fenced dog park, Speers Point Park's various uses continue. Heritage and memorials also provide a tangible link to our history and sacrifice.

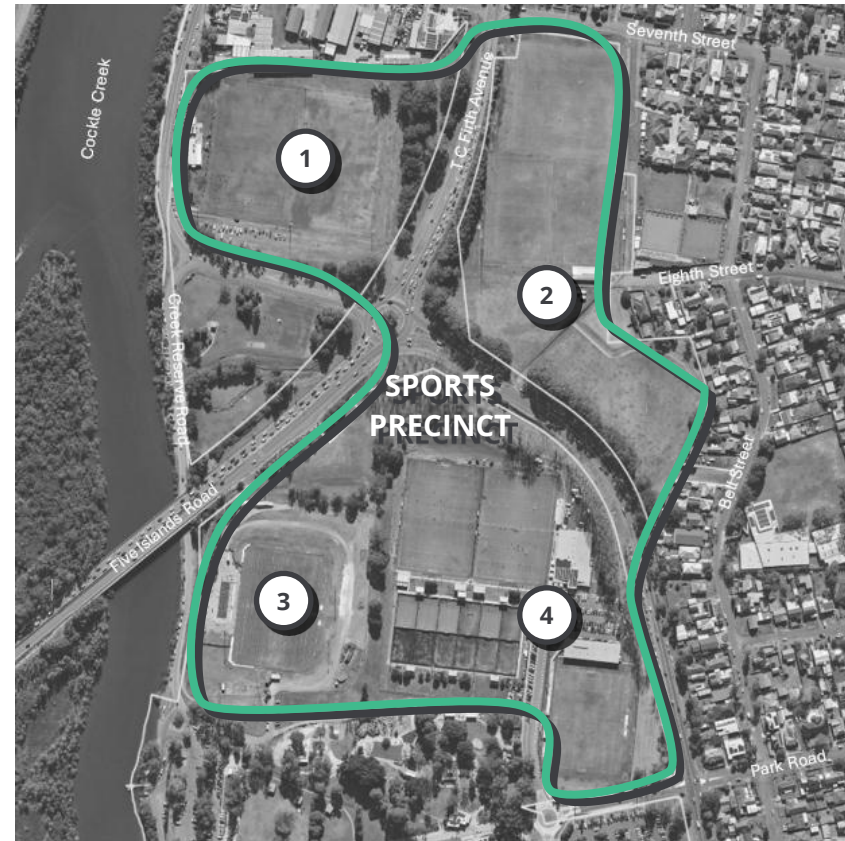
These precinct areas are shown indicatively in the adjoining map, and further described overleaf.



SPORTS PRECINCT

Multiple sports facilities are located within the Speers Point Park area. These are summarised below and shown in the adjoining plan and images:

1. **Walters Park:** 2 x full size turf rugby union/league fields, home to Lake Macquarie Rugby Union and Awabakal Rugby League. Local level facility under Council's Sports Strategy. Includes use for Oz tag and cricket during summer period.
2. **New Tredinnick & Macquarie Oval:** Turf football (soccer) fields of various size for junior and senior competition. Used by the Lake Macquarie City Football Club as a local level facility under the Sports Strategy. Includes use for cricket during the summer period.
3. **Macquarie Field:** District scale football (soccer) facility under the Sports Strategy. Home to the Lake Macquarie City Football Club. Recently upgraded with new field drainage and clubhouse.
4. **Northern NSW Football headquarters:** Includes regional operations centres for football sports across the northern NSW area. Facilities include:
 - 12 x synthetic surfaced 5-a-side mini pitches. Includes associated shelters and lighting.
 - 2 x full size synthetic and 1 x turf full size fields.



New Tredinnick Oval



Macquarie Oval



Walters Park



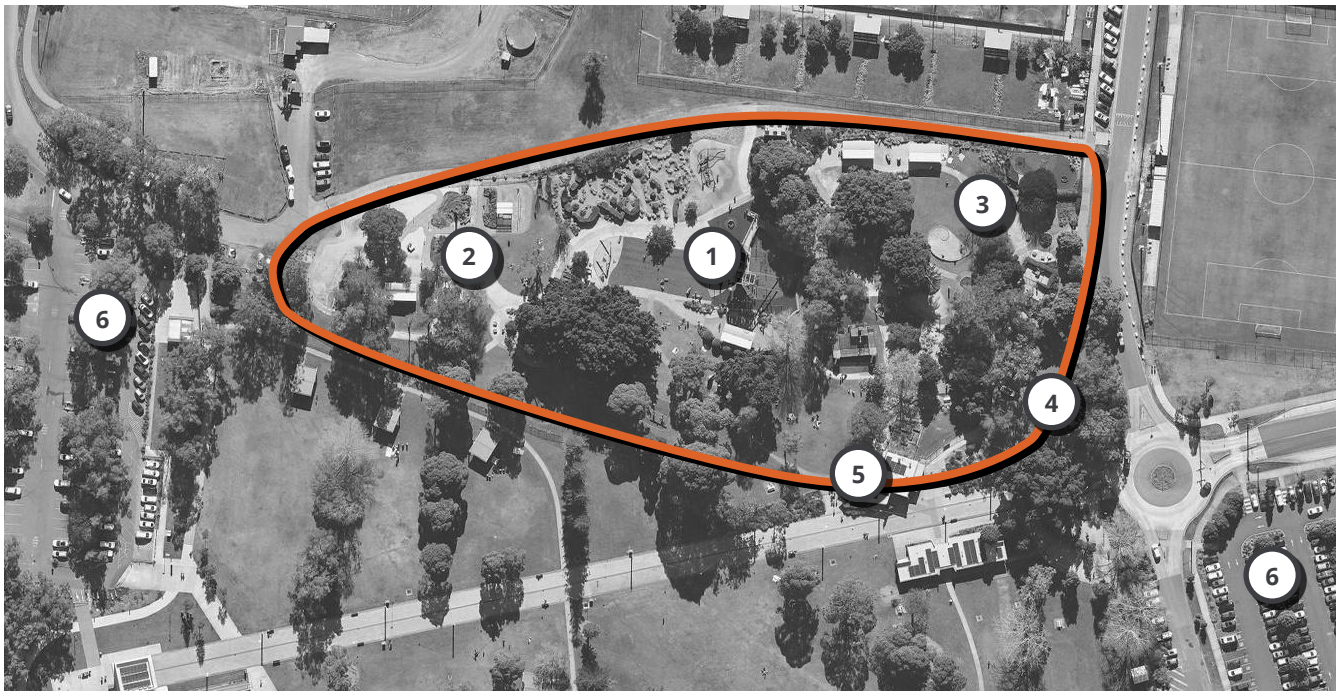
Regional Football Facility

PLAY PRECINCT

There are multiple spaces associated with the Lake Macquarie Variety Playground area. These are summarised below and shown in the adjoining plan and images:

1. **Main play element:** Including 'mining' tower climbing structure and slide.
2. **Learn to ride area:** Including surrounding picnic tables, play elements and gathering areas.

3. **Various picnic, play and quiet zone spaces:** All set within landscaped gardens away from the main play elements.
4. **Small car parking and main entry area:** Accessible from Park Road entrance.
5. **Table 1 café and kiosk:** With access from both promenade and playground spaces.
6. **Main car parking areas:** For visitors arriving by vehicle.



Main 'mining' themed play element



Integrated picnic tables/areas



Table 1 café and kiosk



Prominent fig tree at main entry

PARK + EVENTS PRECINCT

Multiple spaces and facilities are located in the Park + Events area of Speers Point Park. These are summarised below and shown in the adjoining plan and images:

1. **Large open space:** With several picnic tables and associated shelters in the north.
2. **Main open space:** Open turf park area for everyday public use, as well as catering for regular markets & occasional major events, including ticketed concerts and festivals.
3. **MAP mima building:** Including surrounding events areas and café.
4. **Event & park buildings:** Including raised stage, enclosed pavilion building (heritage listed) and large open covered picnic area.
5. **Foreshore open space:** To the south of the popular shared pathway.
6. **Main site amenities building:** Located on the southern side of the main pedestrian promenade extending to MAP mima.



MAP mima building



Main open events space



Typical foreshore picnic facilities



Event stage area + heritage pavilion

OTHER AREAS PRECINCT

This 'precinct' a range of generally specific use locations that comprise the remaining areas of Speers Point Park. These are summarised below and shown in the adjoining plan:

1. **Fenced dog off-leash area:** Incorporating agility equipment, shelter and seating, with adjoining water quality basin and maintained open space to the south.
2. **Boat ramp:** Including double ramp, pontoon and fish cleaning table, including associated boat access and parking areas.
3. **Main car park:** Main parking areas to the north, west and south of Swim Centre catering for all park and Swim Centre users.
4. **Speers Point Swim Centre:** A seasonal facility operated by Council including its 25m and 50m pools, splash pad play area and associated amenities buildings. Speer Point Park maintenance crew area to south.
5. **Speers Point Amateur Sailing Club:** Including Club building (outside Plan of Management area), with open turf rigging space and public car parking to the north.
6. **Speers Point War Memorial:** A sandstone obelisk with memorial plaques adjoining the foreshore and adjoining shared user path. Significant pine trees provide a scenic backdrop along this area.



Dog off leash area entry



Boat ramp and pontoon



Speers Point Swim Centre



Sailing Club area



War memorial

3. Planning and policy context

The Speers Point Master Plan + POM project is supported by a range of planning and policy documents that help to inform initial and ongoing project requirements. This section provides a brief snapshot of key documents that directly influence the directions of the project under four areas of:

- o Community and land use planning,
- o Recreation and sport facility planning,
- o Tourism, events and economic development, and
- o Environment and sustainability.

Together, these documents, along with the combined knowledge of internal Council staff, stakeholders, and the community, have been used to inform the development of the current Master Plan Options.

3.1 COMMUNITY & LAND USE PLANNING

The *Lake Macquarie Community Strategic Plan 2025-2035* is the community's long-term plan that identifies a range of priorities. The strategic goal of being "a city where people want to live and work and feel connected to each other" is most relevant to the project, and closely aligns with outcome 3.3, that "everyone can enjoy open, active and social spaces".



The *Lake Macquarie Local Strategic Planning Statement* identifies a hierarchy of planning areas and highlights key planning priorities. Priority six identifies the opportunity for everyone to enjoy open, active and social spaces, supporting the Local Centre of Speers Point which forms part of the broader North West Growth Area.

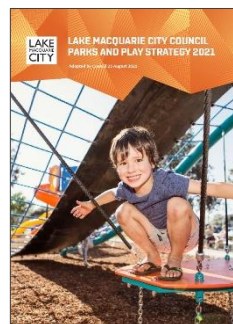
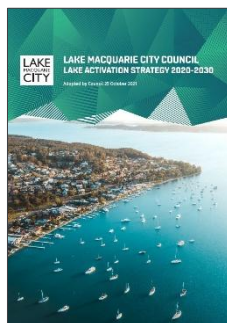


The *North West Catalyst Area Place Strategy* further highlights the importance of Speers Point Park in supporting the area, as well as key improvements to enable safe access to it. This is also supported by Recommendation 23 of the *Hunter Strategic Regional Integrated Transport Plan*, that identifies the need to "Implement upgrades to key intersections to address safety for vulnerable road users and congestion."

The *Lake Macquarie Local Environmental Plan 2014* identifies the land as predominantly being zoned RE1 – Public Recreation. Part of the land, including "shelter shed and Minenwerfer (or German mortar)", is listed as having local heritage significance under Schedule 5 (item #149).

3.2 RECREATION & SPORT FACILITY PLANNING

The **Lake Activation Strategy** identifies Speers Point Park and adjacent waterfront as a destination space, with the highest level of activation to support a range of existing and potential opportunities. It includes an action to strengthen community partnerships to activate regional foreshore sites, including through the Speers Point Sailing Club.



The importance of the area is also identified in the **Lake Macquarie Parks & Play Strategy**, which identifies Speers Point Park as the “most popular park in Lake Macquarie”. This Strategy identifies the Park as the only Major Destination Park and containing the only Regional Playspace in the LGA, being the Lake Macquarie Variety Playground.

The **Active Recreation Strategy** highlights the availability of fitness equipment and walking cycling paths at Speers Point Park, but recognises other facilities in the Glendale catchment for active infrastructure such as skate park or pump track style facilities and no additional active recreation hubs are therefore planned.

The **Lake Macquarie Aquatic Facilities Strategy** identifies the Speers Point Swim Centre to be expanded into the city-wide aquatic facility. This is intended to provide year-round operations, retained 50m outdoor pool and new indoor



facilities, including warm-water pools, a gymnasium, and aquatic play facilities.

The **Lake Macquarie Sports Strategy** includes a recommendation to develop a “precinct wide master plan for sport and recreation spaces within Speers Point”. The existing Lake Macquarie Regional Football Facility, aquatic centre, sailing club, as well as the local sporting fields in the north portion of the site, reflect this diverse sporting use.

3.3 TOURISM, EVENTS & ECONOMIC DEVELOPMENT



Council’s **Destination Management Plan** identifies the context of Speers Point Park as both a destination in itself, as well as being part of the broader within the Lake Arts Precinct that incorporates Booragul to south and Teralba to the west. The **Events and Festivals Strategic Action Plan** also highlights the Park as continuing to be positioned as major outdoor event site.

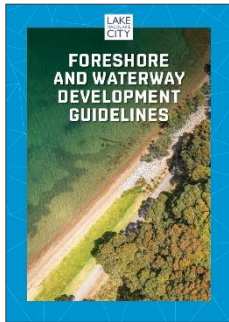
The **Lake Arts Precinct Strategic Plan** also highlights the core role of Speers Point Park and the MAP mima facility as part of the cultural fabric of the region, including its role in night-time activation.



These directions are supported by the broader **Central Coast & Lake Macquarie Regional Economic Development Strategy**. This is a NSW Government plan to guide investment and growth by leveraging regional strengths of the area, including tourism, aiming to create jobs and improve liveability.

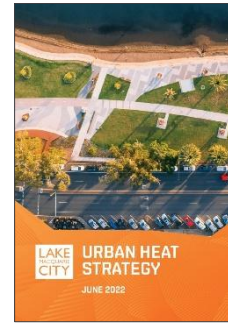
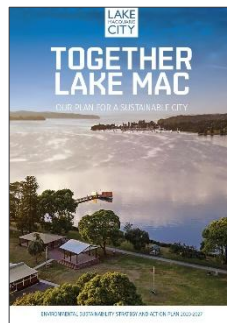
3.4 ENVIRONMENT & SUSTAINABILITY

Council has a range of strategies relating to protecting and enhancing the environment to provide safe places that balance use with natural assets. With Speers Point Park being located on the Lake Macquarie foreshore, there are particularly sensitive environmental factors to consider, including areas of Cockle Creek wetlands, seagrasses adjoining the land, riparian vegetation and historical contamination.



The **Foreshore and Waterway Development Guideline** provides important information on foreshore treatments and vegetation species for planting within riparian and foreshore areas. With activation of the foreshore and connection to the water being key desires for the area, a careful balance is needed to meet these requirements. The Park is also mapped as a coastal environment area and partially within the coastal use area, and therefore part of Council's adopted **Coastal Management Program**.

The **Environmental Sustainability Strategy and Action Plan** establishes overarching directions for Council's commitment to improving environmental outcomes. This includes protecting and enhancing the natural environment, increasing the use of renewable energy, and reducing water consumption. With some large facilities within the Park's context (e.g. swim centre), there are numerous opportunities to apply the principles of this Strategy.



Council's **Urban Heat Strategy** and **Urban Greening Strategy** guide practical actions to reduce urban heating, making the area cooler, more liveable and resilient. Speers Point Park car park was an identified as a 'heat island' in the development of the Urban Heat Strategy, and key areas of the Park have large paved spaces with little shade. The suburb of Speers Point also has high exposure and limited ability to adapt, meaning that spaces like Speers Point Park are all the more important.

The **Walking, Cycling and Better Streets Strategy** highlights the presence of Speers Point Park as part of iconic links along the lake foreshore. As a key attractor on shared path links, walking and cycling are important activities for the space, as well as being health and environmentally friendly alternatives to access by private vehicle.



4. Initial consultation outcomes

4.1 CONSULTATION OVERVIEW

Speers Point Park is a highly valued space by the local community as well as visitors to the area. In order to capture the variety of stakeholder interests and ideas, a number of initial consultation activities and review processes were undertaken that inform the next stages of the project.

These included:

- A desktop review of background documents and on-site work
- Videoconferences, telephone conversations and face to face meetings with a variety of external stakeholders and Council staff
- Provision of an electronic survey available through Council's 'Shape Lake Mac' consultation webpage
- Provision of an online comments map available through Council's 'Shape Lake Mac' consultation webpage
- Community drop-in and pop-up sessions held at Speers Point Park

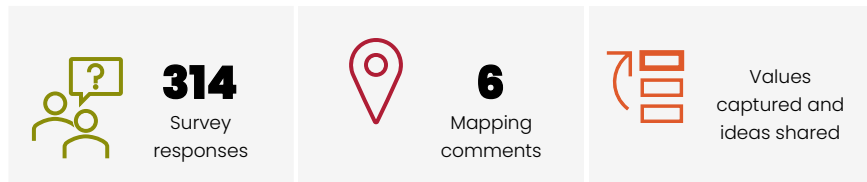
The aim of the initial consultation was to understand how the Park is utilised by various stakeholders, how the community values the space, and any barriers to current use, and what changes may be required to meet future needs of the community.

The process also sought to obtain initial ideas and directions to further progress the Master Plan and Plan of Management, initially in the form of concept plan options that are the subject of the current consultation phase.

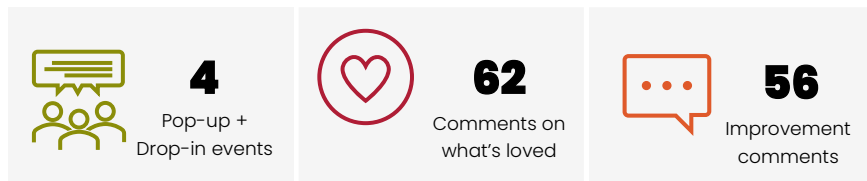
Awareness raising



Online survey & mapping tool



Pop-up & drop-in events



Stakeholder discussions



4.2 EMERGING THEMES

Four key emerging themes have been identified through the initial engagement process and in response to the known opportunities and constraints associated with the area. These four themes have been used to identify proposed future directions associated with the current stage of concept planning and ultimately to inform the site Master Plan. The four themes are:

A SCENIC SPACE



Consultation highlighted the importance of the setting of the main park area and its surrounding natural environment – particularly the Lake Macquarie foreshore. Balancing connections with the lake, provision of trees, and improving the natural environment were all key aspects of community feedback

A SPORTING HUB



With numerous highly utilised sporting facilities, Speers Point Park is a recognised hub for sports within Lake Macquarie. From local level club sports, including sailing, swimming and ball sports, through to elite football (soccer), there is a broad range of sporting user needs prevalent within the space

A PLACE FOR EVERYONE



From the iconic Variety Lake Macquarie Playground to key cultural facilities and simple pleasures such as walking and cycling along the foreshore or picnicking with family and friends, Speers Point Park meets many of the community's diverse everyday requirements.

AN EVENTS HUB



From regional-scale concerts through to popular markets and local children's parties, the large, open and accessible spaces of Speers Point Park welcome a wide range of events. Combined with the curated arts and cultural events of MAP mima, the Park is becoming an events hub for the City.

A SCENIC SPACE



Consultation outcomes highlight the importance of the setting of the main park area and its surrounding natural environment – particularly the Lake Macquarie foreshore. Balancing desires for connection with the lake, providing trees for shade and amenity, and improving the natural environment were key priorities in community feedback.

This setting has also long made the Park popular, with many long-term community members highlighting connections across multiple generations. The Park's setting reflects the community's desire to live in the Lake Macquarie area, with lake access as part of the locality's lifestyle appeal.

A challenge moving forward will be maintaining a healthy balance between the space's popularity and its scenic qualities. Growing populations in the surrounding suburbs, as well as broader regional growth, will continue to drive greater use of Speers Point Park.

Responses will need to consider a range of opportunities, such as:

- Defining spaces to protect natural backdrops, views and vistas, as well as sensitive and protected environments,
- Encouraging the use of active transportation, i.e. walking and cycling, to access the site to minimise parking areas,
- Increasing tree and other native planting whilst ensuring that spaces remain safe to use both day and night, where appropriate, and
- Providing for controlled connection to the water to avoid ad hoc access that impact on riparian environments.

Moving forward, the future planning of the Park highlights the need for deliberate interventions that are able to match increasing use. For example, with minimal changes to the existing uses, these interventions can be correspondingly subtle, such as providing small water access points or platforms that reduce unintended impacts on adjoining riparian vegetation. Should use of the site continue to grow significantly, boardwalk-style interventions may become appropriate.

In any case, retaining a natural setting and a close connection to the lake remain critical elements for future success.

Existing conditions



Future opportunities



A SPORTING HUB



With numerous highly utilised sporting facilities, Speers Point Park is a recognised hub for sports in the Lake Macquarie area. From local level club sports, including sailing, swimming and ball sports, through to elite football (soccer), there is a broad range of sporting user needs prevalent within the space.

Discussion with sporting user groups highlighted that these spaces differ in their relationships to the public open space and playground areas. In the north, Walters Park and New Tredinnick Oval are largely separated, operating independently from the main Speers Point Park area. This enables the facilities associated with the areas to grow and respond to their localised use patterns, which are increasing over time – either through the main sporting code or through shared sporting arrangements across both sites.

Further south, the Macquarie Field and Northern NSW Football sporting facilities are more integrated within the Park, with access and parking often shared more readily. Whilst these areas are operated by different organisations, both play football (soccer), and potential opportunities exist for greater integration over time.

Further south again, the Swim Centre is identified for major redevelopment, whilst the adjoining Sailing Club's building facilities are coming to the end of their useful life.

Regardless of the club or sport, engagement outcomes were consistent - the ongoing use of all these spaces will continue to grow, necessitating greater maintenance and infrastructure commitments to meet community needs. For example:

- increasing participation requires action on change rooms and more general club building facility upgrades to meet modern standards,
- impacts during adverse weather events become more critical, requiring better drainage and/or irrigation options, and
- access and egress, particularly with respect to participant safety becomes paramount.

Consistent future challenges also include the need for suitable and sufficient parking arrangements. As with most sports, use tends to be focused on evenings and weekends, often the same as other events within the Park, creating a key issue for the broader space.

Existing conditions



Future opportunities



A PLACE FOR EVERYONE



Through various times of the day, week and year, consultation revealed that Speers Point Park provides for a vast array of activities, infrastructure and spaces to meet many community needs.

First and foremost, Speers Point Park is an important local parkland for nearby communities. This fundamental role of the Park as a public open space remains at the forefront in considering any future changes to the main park space. Similarly, shared pathways, regular seating and the foreshore setting provide a highly valued opportunity to enjoy the peace and quiet, and this everyday use also remains a key priority.

The flat elevation of the space is also consistent with high levels of accessibility. From quiet zones to natural areas, the Park is popular with many informal groups, disability organisations, and general community members with special access needs.

The Park also caters to the creative with a range of opportunities to undertake activities and participate in events hosted in and around the MAP mima cultural arts facility. For the adventurous, the iconic Variety Lake Macquarie Playground is also a key attraction, with the adjoining café providing a hub of activity.

Alongside these general activities are those with more defined purposes, such as the dedicated dog off-leash area, war memorial, fishing and boating facilities and the Speers Point Swim Centre. These are often independent activities, where the community sets out to use these facilities in isolation from the broader Park space, with each have its particular needs and opportunities for improvement.

The Park comes alive with families and friends meeting across the many spaces and facilities that can become heavily utilised for picnics, informal activities and general enjoyment, particularly during summer evenings and weekends.

Many in the community were very attached to their specific interests and activities, highlighting the need for the Park to offer diverse uses whilst continuing to minimise conflicts. From improved play facilities for younger children and teenagers, to improving water access and activating foreshores, there are many ways to improve a variety of use opportunities.

Existing conditions



Future opportunities



AN EVENTS HUB



The presence and integration of events in Speers Point Park was both the source of pride and enjoyment, whilst also being a source of frustration for some in surrounding areas.

Events range from small bookings for family events, such as birthdays, community markets and arts/cultural activities at MAP mima, to

much larger events, including concerts and festivals, which can reduce public access to large parts of the Park. The use of Speers Point Park for this wide range of events is supported by Council's events and economic development strategies, as well as various operational policies.

The benefits of most events for social participation, education and general participation across the community were largely recognised through consultation. Many events are generally well supported, the site is suitable and desired by event organisers, and the extent of these uses requires an ongoing balance between free and paid events.

However, some events, particularly those of a larger scale, can create some issues. These issues, such as traffic, parking and access, are also exacerbated when held at the same time as neighbouring sporting events. This causes occasional impacts in terms of street parking, noise and anti-social behaviour when event participants are leaving.

Unfortunately, a lack of public transportation to the site and strong preferences for travel by private transport mean there is little that can be done to significantly change this situation. Nonetheless, Council continues to revise and improve its event logistics, seeking to achieve a balance between impacts and the benefits of these events.

Key directions moving forward will include the need to:

- Retain Park event spaces that are effective in their current form,
- Consider options for additional smaller-scale spaces to meet community bookings, such as bookable shelters,
- Improve the integration of MAP mima into its surroundings to facilitate its event opportunities,
- Consider water-based events/activities to enliven the foreshore, and
- Continue minimising event impacts with careful planning and event management.

Existing conditions



Future opportunities



5. Emerging vision, values and directions

Based on the initial stages of project development, an emerging vision, community values and a number of key design directions have been established to further guide the development of the Speers Point Park Master Plan and Plan of Management.

These will be further reviewed during the secondary consultation process in conjunction with project planning options.

EMERGING VISION

Speers Point Park will continue to be a key local public open space whilst continuing to evolve its wider role in providing a range of engaging activities and events, meeting local and broader needs. This will continue to be balanced with retaining the natural setting for which the Park has long been popular.

COMMUNITY VALUES

Balance uses & constraints

Including access and parking, as well as public open space vs commercial uses, whilst recognising the interface with historical contamination, natural settings and operational jurisdictions.

Build recreational capacity

From everyday passive recreation to the highest levels of active sports, ensure the site and associated club facilities are accessible for local residents, those from the broader Lake Macquarie area and beyond.

Meet broad community needs

Recognising the scale of the precinct and the opportunity to continue to include a variety of uses and events that meet a diverse range of club and community needs and events.

Protect & enhance the setting

Achieving the necessary and desired improvements without diminishing the value of the natural lakeside setting that is well-loved by many throughout the community.

DESIGN DIRECTIONS

1 Address parking and access: Including additional options for vehicle and pedestrian access into and through the site, seeking to use underutilised spaces to better respond to current and future demands.

2 Balance commercial and public open space opportunities: Including responses to desires for greater lake activation and food/beverage opportunities, whilst balancing public and commercial use, particularly around events.

3 Provide connection to the lake: Responding to desires for lake activation, consider opportunities for water-based activities, their interface with the Park and the natural assets of the area from both a physical and visual perspective.

4 Diversify play opportunities: Work to explore additional play features for younger (toddler) and older (teen) age groups, whilst retaining and improving the well-loved Variety Playground.

5 Connect MAP mima to its surrounds: Seek to reduce uncertainty about what the facility is, and how it works, by better integrating with its surrounds and communicating opportunities as a basis for greater community and small-scale commercial event opportunities.

6 Facilitate sporting groups and sporting events: Continue to develop sporting facilities in line with levels of use and broader LGA needs, whilst leveraging the presence of existing user groups.

7 Build everyday use capacity: Through smaller-scale opportunities relating to basic infrastructure needs (e.g. seating, picnics and shade), deliberate spaces (e.g. fenced 'small dog' park) and signage/interpretation improvements.

8 Address desires for a safe place: From safe use of shared paths, simple lighting and night-time activation, there are opportunities to address barriers that present as safety concerns for various users.

9 Reinforce environmental attributes: Through tree planting (for shade and habitat), riparian protection and sustainability (energy and water use).

10 Evaluate and renew key facilities: Including the ongoing appraisal of demand for parking, and key project delivery, such as renewal of the Swim Centre over the longer-term.

6. Future options

Development of master plan options has sought to consider both the extent of issues within Council's control, as well as broader opportunities. Three options have been explored, providing:

- Option A: represents minimal change or a business-as-usual approach that minimises additional uses or activities, but seeks to address some key concerns, such as access and parking,
- Option B: reflects an intermediate approach that draws on some of the key adopted directions of Council, adding to the business-as-usual approach through activation of key areas, and
- Option C: envisages more substantial change in some areas, providing additional space that addresses some key long-term desires of the broader community, including increased vehicle access through the site, foreshore activation and improved event spaces.

It is not intended that any one option would be used as the final master plan, but that complementary aspects of each that best respond to further engagement be used for the final draft plans.

Further details on each option are provided in this section, corresponding with the master plan options drawings provided in Appendix A.

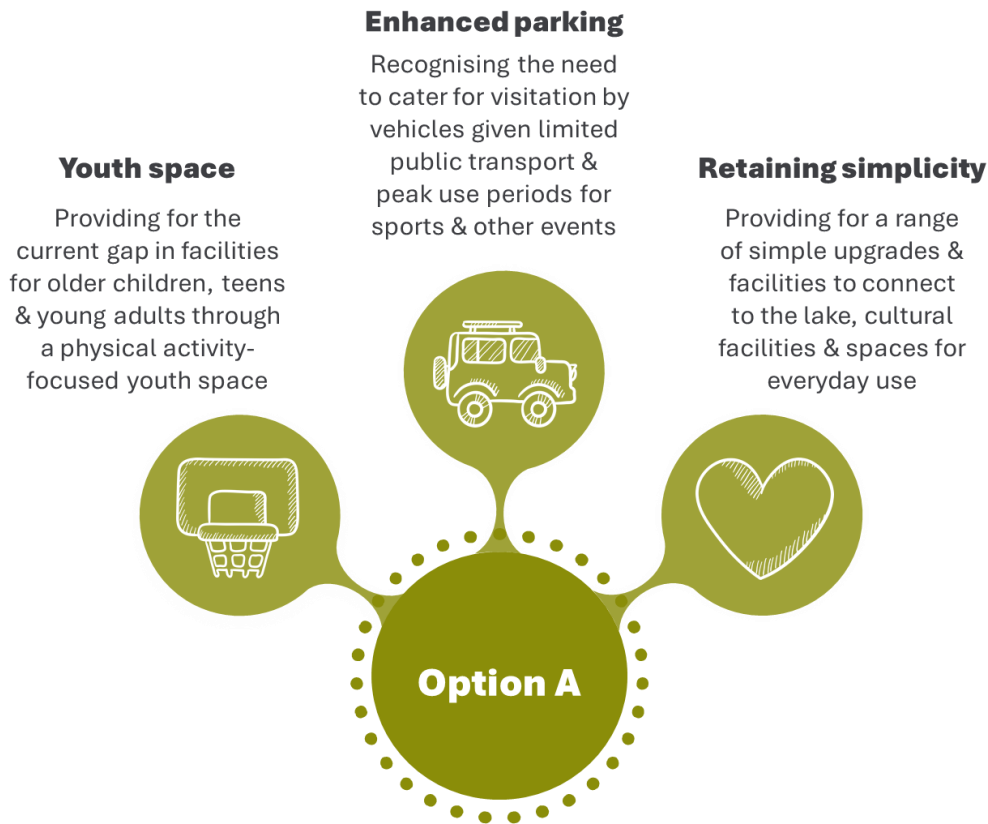


MAIN PARK OPEN SPACE AREA

CONCEPT MASTER PLAN - OPTION A

This option recognises community feedback that many people loved the existing spaces and facilities and were concerned that significant changes or increased use could be detrimental to their enjoyment.

Some of the key focus areas of this option include:



Key directions of this option include:

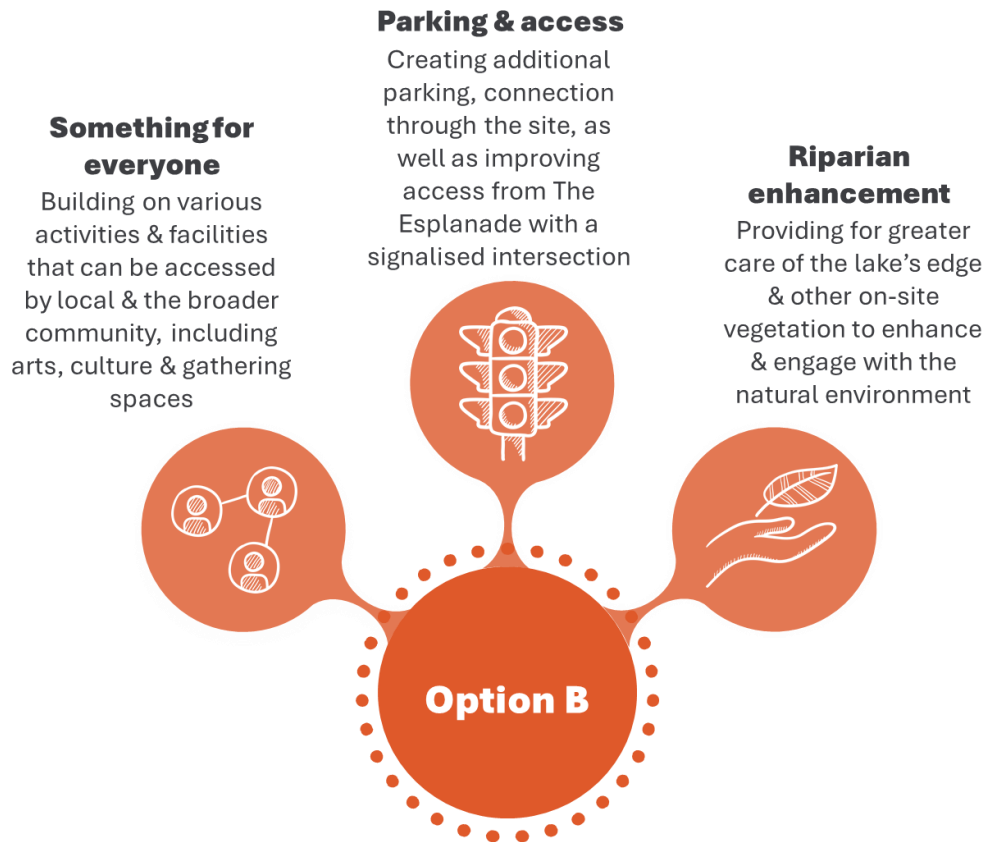
- **Optimising parking opportunities**, including the upgrade of parking areas around the Swim Centre, as well as a new parking area located between Macquarie Oval and the playground,
- New **'Youth Space'**, providing for the current gap in facilities for older children, teens and young adults through a physical activity-focused area. This would include minor modification of the western edge of the existing playground area, but no loss of play activities,
- **Improved pathways**, connecting existing spaces more directly and effectively, including extension of pathways to **water viewing points** along the foreshore, allowing for connection to the lake whilst protecting and enhancing foreshore riparian vegetation and the provision of additional shade trees,
- A small number of **additional picnic-style shelters** along the foreshore to cater for families and groups seeking small-scale gathering and celebration spaces,
- **Improving various sporting club facilities and spaces** to meet current and short-term needs, including potential Sailing Club building expansion on to Council managed land, Walters Park parking areas, and Macquarie Oval open drain and parking upgrade,
- Providing **additional lighting** along the central spine to increase night-time safety and site activation, and
- Provision of an **additional enclosed dog park** catering to small dogs, utilising the space adjoining the existing, popular dog park.

These changes will continue to meet current use activities, whilst achieving some improvements to parking and access that were key issues through consultation.

CONCEPT MASTER PLAN - OPTION B

The option looks to build on improvements identified in Option 1. It is again cognisant of the community feedback that many people loved the existing spaces and facilities, seeking to build on the suitability of these for a growing population.

In addition to the improvements identified in Option 1, further key changes envisaged by this option include:



Key directions of this option include:

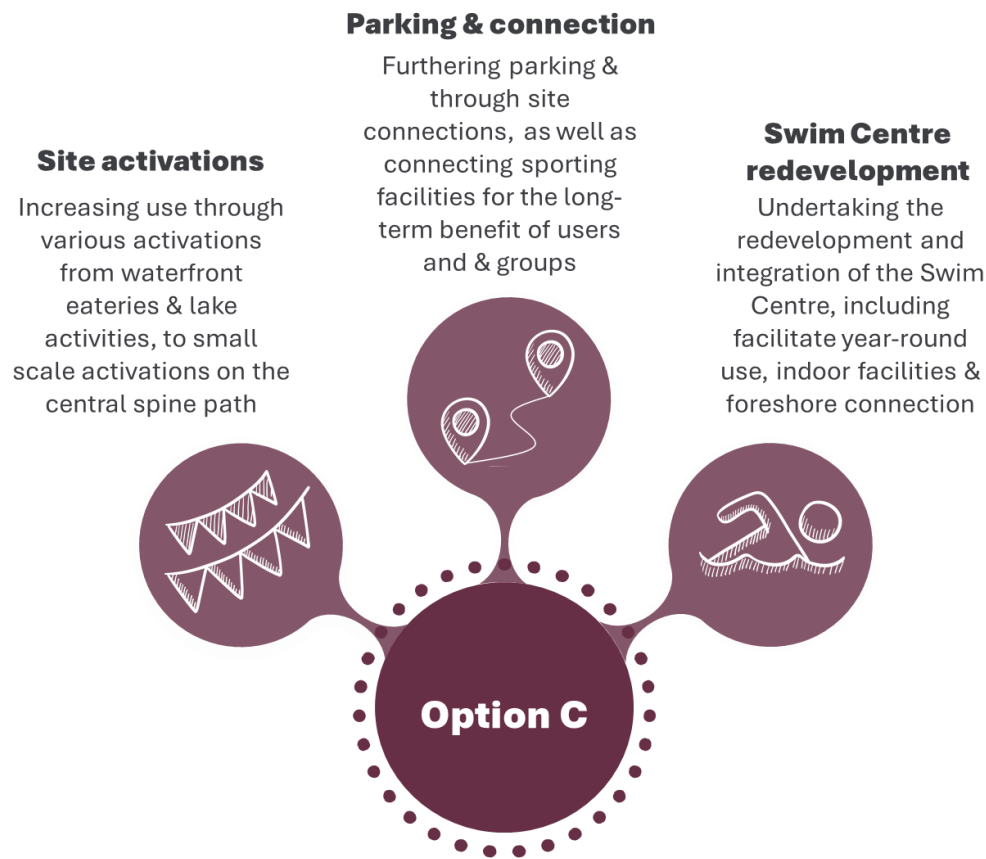
- **Expanding parking opportunities**, including additional parking between the playground and soccer pitches, clearer separation of boat ramp and general parking, as well as minor expansion of parking for other sporting areas,
- Providing a **signalised intersection at the site entry**, though noting that this will require dual lanes to the roundabout and impact on existing street parking,
- **Additional and improved pathways** that provide greater internal site connection. Includes adjusting the playground fence to increase general park spaces, but does not remove any play features,
- Using new pathways and landscaping to create a more holistic **heritage, cultural and event space** around the existing stage, shelter and pavilion,
- Enhancing the art/cultural opportunities through an **arts trail**, which connects MAP mima to the foreshore, enhancing this space as a destination, whilst moving towards connection to a broader 'Lake Art Trail' from Warners Bay,
- Providing for further **connection to the water**, including an area of foreshore boardwalk with educational signage and linking into the adjoining arts and cultural precinct,
- Exploring additional **foreshore activation** through expansion of the Sailing Club onto Council managed land, including a potential restaurant, and further picnic-style shelters along the foreshore, and
- Providing initial stages of a **Swim Centre upgrade**, with new indoor program and learn to swim pools and upgrade of existing buildings.

These changes recognise the ongoing development of Speers Point Park envisaged by various strategies. It builds on the presence of existing facilities to establish and reinforce distinct precinct areas.

CONCEPT MASTER PLAN - OPTION C

Concept Master Plan Option C is again generally looking to build on the improvements identified through Options A and B, whilst also including a range of additional activation opportunities and corresponding infrastructure to support these additional uses.

Some of the key focus areas of this option include:



Key directions of this option include:

- o Enabling **vehicle access through the site**, by connecting and expanding parking and pathways between the play space and sports fields, which also acts to activate the park from the northern side,
- o Further **activating the waterfront**, as envisaged by the Lake activation Strategy, including potential for on-water activities (e.g. summer splash park, equipment hire or transport services), expanded foreshore boardwalk, with restaurant and kiosk opportunities alongside expanded picnic facilities,
- o **Activating the spine path**, seeking day and night activity through lighting and shade options, as well as allowing small-scale commercial pods, such as equipment hire (e.g. stakes or bikes) or other stalls (e.g. ice cream, fruit, florist etc).
- o **Reimagining events infrastructure** by removing the shelter and stage areas and providing more modern facilities. This area could also include a **War Memorial** space to cater for large services.
- o More **comprehensive redevelopment of the Swim Centre**, whilst also providing greater visual connection to the broader park, as well as activation (e.g. café) at the southern end.
- o Further developing **ball sports facilities**, including opportunities for club/change room improvements or redevelopment, improved parking outcomes and improved field use options.

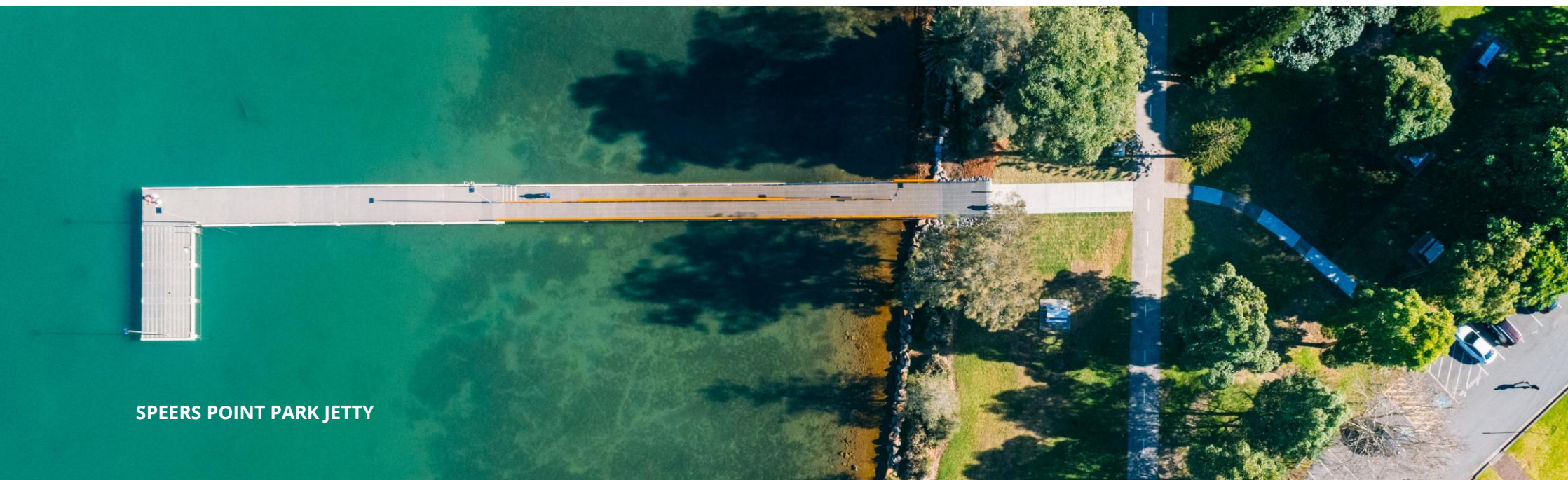
This option creates a greater emphasis for Speers Point Park as a regional destination that is envisaged by a number of Council's strategies. It provides for more things to do more often, and in so doing, increases the intensity and frequency of utilisation. This increasing use needs to be met with appropriate infrastructure, particularly in terms of parking and access arrangements to avoid impacts on surrounding neighbourhoods.

7. Next Steps

The Master Plan Options will be used to engage with the public and other key site user groups and stakeholders to test assumptions and refine thinking around future directions.

Each option is likely to include elements that appeal to various individuals and groups. The options are not fixed, and project outcomes are likely to be a combination of elements from each option.

Once a preferred direction is identified, full Master Plan and Plan of Management documents will be prepared in draft form. These will be reported to the elected Council and, following the agreement of Crown Lands (the landowner), will then be placed on public exhibition. Following consideration of submissions, the final documents are intended to be adopted by the end of 2026.



SPEERS POINT PARK JETTY

Appendix A Master Plan Options

NOTES

A. NEW TREDINNICK & MACQUARIE OVALS:

- A1: Upgrade capacity and rationalise central car park. Approx 85 bays shown.
- A2: Partial coverage of stormwater drain to assist in safety and connectivity.

B. WALTERS PARK:

- B1: Improved on-site overflow and spectator parking arrangements. Approx 110 bays.
- B2: Improve street parking arrangements along Creek Reserve Rd. Approx 40 on-street and 50 overflow bays shown.

C. CREEK RESERVE RD & FIVE ISLANDS RD INTERSECTION:

- C1: Incorporate TfNSW road intended changes including one way entry only, new shared path (modified alignment) and on-street parking (12 bays shown).

D. DOG OFF-LEASH PARK:

- D1: Fenced small dog park with suitable facilities added.

E. NORTHERN NSW FOOTBALL HEADQUARTERS

- Existing lease area retained.

F. MACQUARIE FIELD

- F1: Recently constructed clubhouse building
- F2: Internal vehicle entry altered.

G. EXTENDED PARKING

- G1: Western road extension with on-street parking (approx 90 bays shown), shared path, and entrance to playground and park.

H. VARIETY PLAYGROUND:

- Reduced footprint at western end (upgraded as youth space). Internal perimeter fence adjusted to suit new footprint and proposed park pathways and new learn to ride area integrated into retained space.

I. YOUTH SPACE

- Multipurpose youth recreation space, such as multi-sports court and shelters. Direct connection to playground, park and north parking area.

J. BOAT RAMP & CAR PARK:

- Existing access, parking and boating infrastructure retained.

K. MAP mima & SURROUNDS:

L. FORESHORE ACTIVATION

- L1: Increased local riparian vegetation and management.
- L2: Picnic shelters installed at foreshore viewpoints with connections to broader path network.

M. PARK OPEN SPACE

- M1: New and upgraded connecting paths
- M2: Event space maintained with the additional lighting added to the spine path to enhance night time activation and safety.
- M3: Improved access along edge of car park with limitations from existing trees.

N. EVENT AND PARK HERITAGE STRUCTURES

- Retained and protected.

O. JETTY AREA

- Jetty for boating access to park retained.

P. EXISTING CAR PARK AREA

- All separated parking areas upgraded and consolidated as one car park to maximise parking numbers and improve wayfinding and safety. Approx. 60 additional parking bays.

Q. SPEERS POINT SWIM CENTRE

- Existing facilities retained in the short-term.

R. ACTIVATED SHARED PATH

- R1: Shared path section relocated to foreshore side of car park for improved safety and access.
- R2: More shade trees added along shared path where existing elements and event space is not impacted.

S. AMATEUR SAILING CLUB

- S1: Includes minor building expansion onto Council managed land to allow for additional boat storage.
- S2: Open grass Sailing Club rigging area retained with new access gate from upgraded car park.

T. WAR MEMORIAL

- Retained and protected.

U. THE ESPLANADE INTERSECTION

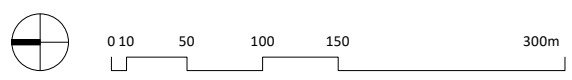
- Retained in existing configuration assuming that there is no funding or TfNSW commitment to the project.



Concept Option A



March 2026
Scale 1:3000@A3



NOTES

A. NEW TREDINNICK & MACQUARIE OVALS

- A1: Upgrade capacity and rationalise central car park. Approx 85 bays shown.
- A2: Partial coverage of stormwater drain to assist in safety and connectivity.
- A3: Additional parking areas created along Macquarie St cul-de-sac to assist with long-term demand (9 additional bays shown).

C. CREEK RESERVE RD & FIVE ISLANDS RD INTERSECTION

- C1: Incorporate TfNSW road intended changes including one way entry only, new shared path (modified alignment) and on-street parking (12 bays shown).

D. DOG OFF-LEASH PARK

- D1: Fenced small dog park with suitable facilities added.

E. NORTHERN NSW FOOTBALL HEADQUARTERS

- E1: Formalised pedestrian connection between NNSW Football and Macquarie Field.

F. MACQUARIE FIELD

- F1: Recently constructed clubhouse building
- F2: Internal vehicle entry altered.

G. EXTENDED PARKING WITH CONTROLLED VEHICLE ACCESS CONNECTION

- G1: Western road extension with on-street parking, shared path, and entrance to playground and park. Approx 90 parking bays shown.
- G2: Eastern road extension with on-street parking, shared path, and entrance to playground and sports facilities. Approx 90 parking bays shown.
- G3: Controlled vehicle link for peak use (eg: events).

H. VARIETY PLAYGROUND

- H: Reduced footprint at western end (upgraded as youth space). Internal perimeter fence adjusted to suit new footprint and proposed park pathways.

I. YOUTH SPACE

- I: Multipurpose youth recreation space, such as multi-sports court and shelters. Direct connection to playground, park and north parking area.

J. BOAT RAMP & CAR PARK

- J1: Existing parking arrangements redefined to create a separated boat access and trailer parking area to match existing quantity.
- J2: Separated general car park adjoining park and MAP mima. Approx. 25 additional parking bays.

K. MAP mima & SURROUNDS

- K1: Turf mounding defining spectator area for digital projection elements.
- K2: New arts trail / activation space between foreshore and MAP mima.

L. FORESHORE ACTIVATION

- L1: Increased local riparian vegetation and management.
- L2: Picnic shelters installed at foreshore viewpoints with connections to broader path network
- L3: Foreshore boardwalk installed with educational signage.

M. PARK OPEN SPACE

- M1: New and upgraded connecting paths
- M2: Event space maintained with the additional lighting added to the spine path to enhance night time activation and safety.
- M3: Improve wayfinding and circulation around cafe and amenities building via new paths and full outside playground access.
- M5: Pedestrian site entry simplified including pedestrianising driveway.
- M6: Existing tree avenue retained with new pathway setback from car park edge.

N. EVENT AND PARK HERITAGE STRUCTURES

- N1: Heritage, cultural and event space improved around existing assets to improve accessibility and integration. Includes upgraded interpretive information.

O. JETTY AREA

P. EXISTING CAR PARK AREA

- P: All separated parking areas upgraded and consolidated as one car park to maximise parking numbers and improve wayfinding and safety. Approx. 60 additional parking bays.

Q. SPEERS POINT SWIM CENTRE

- Q1: New indoor swim centre as per adopted strategy with existing buildings maintained and upgraded.

R. ACTIVATED SHARED PATH

- R1: Shared path section relocated to foreshore side of car park.

S. AMATEUR SAILING CLUB

- S1: Includes more substantial building expansion onto Council managed land to allow for additional boat storage and commercial (restaurant) use.
- S2: Grass Sailing Club rigging area retained with new access gate from upgraded car park.

T. WAR MEMORIAL

- T: Retained and protected.

U. THE ESPLANADE INTERSECTION

- U1: New signalised intersection, including road upgrades to ensure effective ongoing traffic movement along The Esplanade.
- U2: Pedestrian crossing removed due to safety concerns.



NOTES

- A. NEW TREDINNICK & MACQUARIE OVALS:**
 A1: Upgrade capacity and rationalise central car park. Approx 85 bays shown.
 A2: Partial coverage of stormwater drain to assist in safety and connectivity.
 A3: Additional parking areas created along Macquarie St cul-de-sac to assist with long-term demand (9 additional bays shown).
 A4: New club rooms added as required to update aging facilities and/or demand.
- B. WALTERS PARK:**
 B1: Improved on-site overflow and spectator parking arrangements. Approx 110 bays shown.
 B2: Improve street parking arrangements along Creek Reserve Rd. Approx 40 on-street and 50 overflow bays shown.
 B3: Expanded off-street car park (approx. 75 shown).
 B4: New clubhouse building with realigned fields

- C. CREEK RESERVE RD & FIVE ISLANDS RD INTERSECTION:**
 C1: Incorporate TfNSW road intended changes including one way entry only, new shared path (modified alignment) and on-street parking (12 bays shown).
- D. DOG OFF-LEASH PARK:**
 D1: Fenced small dog park with suitable facilities added.
- E. NORTHERN NSW FOOTBALL HEADQUARTERS**
 E1: Formalised pedestrian connection between NNSW Football and Macquarie Field.
- F. MACQUARIE FIELD**
 F1: Recently constructed clubhouse building
 F2: Reconfigure internal vehicle access alignment.

- G. NEW EAST-WEST ROAD CONNECTION AND PARKING:**
 New east-west road connection with on-street parking, shared path, and entries to playground and park. Approx 200 parking bays shown.
- H. VARIETY PLAYGROUND:**
 Reduced footprint at western end (upgraded as youth space). Internal perimeter fence adjusted to suit new footprint and proposed park paths.
- I. YOUTH SPACE**
 Multipurpose youth recreation space, such as multi-sports court and shelters. Direct connection to playground, park and north parking area.

- J. BOAT RAMP & CAR PARK:**
 J1: Existing parking arrangements redefined to create a separated boat access and trailer parking area to match existing quantity.
 J2: Separated general car park adjoining park and MAP mima. Approx. 25 additional parking bays.
- K. MAP mima & SURROUNDS:**
 K1: Angled seating walls defining spectator area for stage and digital projection elements.
 K2: New arts trail / activation space between foreshore and MAP mima.
- L. FORESHORE ACTIVATION**
 L1: increased local riparian vegetation and management.
 L2: Picnic shelters installed at foreshore viewpoints with connections to broader path network
 L3: Foreshore boardwalk installed with educational signage.

- M. PARK OPEN SPACE**
 M1: New and upgraded connecting paths
 M2: Event space maintained with the additional lighting added to the spine path to enhance night time activation and safety.
 M3: Improve wayfinding and circulation around cafe and amenities building via new paths and full outside playground access.
 M4: Pedestrian site entry simplified including pedestrianising driveway.
 M5: Existing tree avenue retained with new pathway setback from car park edge.
 M6: Activation pods introduced along spine to encourage activation (eg: florist, ice cream, equipment hire etc).

- N. REIMAGINED EVENT AND HERITAGE PRECINCT**
 Upgraded event space with new stage and event facilities along with upgraded fit for purpose heritage pavilion. Eastern turf area incorporated for outdoor / back of house event use. Includes accessible paths and interpretive information. Includes investigation of relocating the Cenotaph or providing an additional war monument to facilitate safe memorial events.
- O. JETTY AREA**
 O1: On-water lease license area for activation (eg: summer water play)
 O2: Commercial building (eg: kiosk, equipment hire).
 O3: Increase opportunities for use of the jetty through transport services, hire services, on-water tourism operators etc.
- P. EXISTING CAR PARK AREA**
 All separated parking areas upgraded and consolidated as one car park to maximise parking numbers and improve wayfinding and safety. Approx. 60 additional parking bays.

- Q. SPEERS POINT SWIM CENTRE**
 Q1 New indoor swim centre as per adopted strategy with existing buildings removed.
 Q2 Improve connection to park and lake through building removal.
 Q3 New admin and activation building eg: cafe.
- R. ACTIVATED SHARED PATH**
 R1: Shared path section relocated to foreshore side of car park.
 R2: Activation elements such as boardwalk and picnic shelters introduced.
- S. AMATEUR SAILING CLUB**
 S1: New building setback from foreshore to replace existing. Improved facilities and additional commercial activities (eg: restaurant).
 S2: Grass Sailing Club rigging area on lake side of building.
- T. WAR MEMORIAL**
 Retained and protected or relocated/additional memorial in area N.
- U. THE ESPLANADE**
 U1. New signalised intersection, including road upgrades to ensure effective ongoing traffic movement along The Esplanade.
 U2. Pedestrian crossing removed due to safety concerns.
 U3. Investigate options for pedestrian overpass for safe access between New Tredennick Oval, other soccer facilities and main park area.
- V. NEW MAINTENANCE DEPOT LOCATION**
 Includes secured storage and works facilities for maintenance staff relocated from Swim Centre area.



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