

trinity point

LAKE MACQUARIE

CONCEPT PLAN MODIFICATION: CIVIL WORKS AND UTILITIES REPORT

October 2014

Document Control Sheet

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Executive Summary

Johnson Property Group (JPG) are seeking to modify an approved Concept Plan (MP06-0309) to carry out development of a marina and mixed use development for the Trinity Point site near Bluff Point, Morisset Park.

The proposed modification alters the built form from the previously approved Concept Plan. As such, amendments to the road and access arrangements and provision of utility services have been considered with respect to the objectives and principals outlined in the approved Concept Plan.

Specifically, in relation to specific services, the review found:

- **Water and Sewer.** Broadly, the proposed water and sewer strategy is consistent with the Concept Plan. Although there is slight increase in demand due to the proposed increase in accommodation this has been assessed and is considered to be generally consistent within the servicing strategy. The servicing Strategy has been endorsed by the utility provider, Hunter Water Corporation.
- **Power.** Electrical supply will be from utility provider Ausgrid.
- **Telecommunications.** Telecommunication services will be provided by the NBN as an extension to the services provided as part of the adjacent Trinity Point subdivision.
- **Gas.** Preliminary discussion has been undertaken with the utility provider Jemena, who have indicated that gas is available. Gas will be provided to the development as per the concept approval. The exact location of the connections are still to be resolved.
- **Access.** Access to the marina and tourist hospitality precinct remains from the same location on Trinity Point Drive by way of a private access roadways. A roundabout is now proposed at this location. In contrast to the approved concept plan, access to the residential apartments will no longer be from this location with two driveways to the apartment basement carpark further south along Trinity Point Drive.

Broadly, the proposed Concept Plan modification was found to be consistent with the approved concept plan. It is noted that utility services, will have a fractional increase in demand which will be catered for in the proposed infrastructure.

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1.0 Introduction

1.1 Background

Johnson Property Group (JPG) are seeking to carry out the development of a marina and mixed use development for the Trinity Point site near Bluff Point, Morisset Park (refer Figure 1 for site locality). The site is located approximately 6km from Morisset, which has been identified in the *Lower Hunter Regional Strategy* as an emerging regional centre. The site is within the Lake Macquarie City Council Local Government Area (LGA), however the original concept plan was assessed under Part 3A of the EP&A Act as a 'major project', and as such was referred to the NSW Department of Planning (NSW DoP) for assessment and approval.

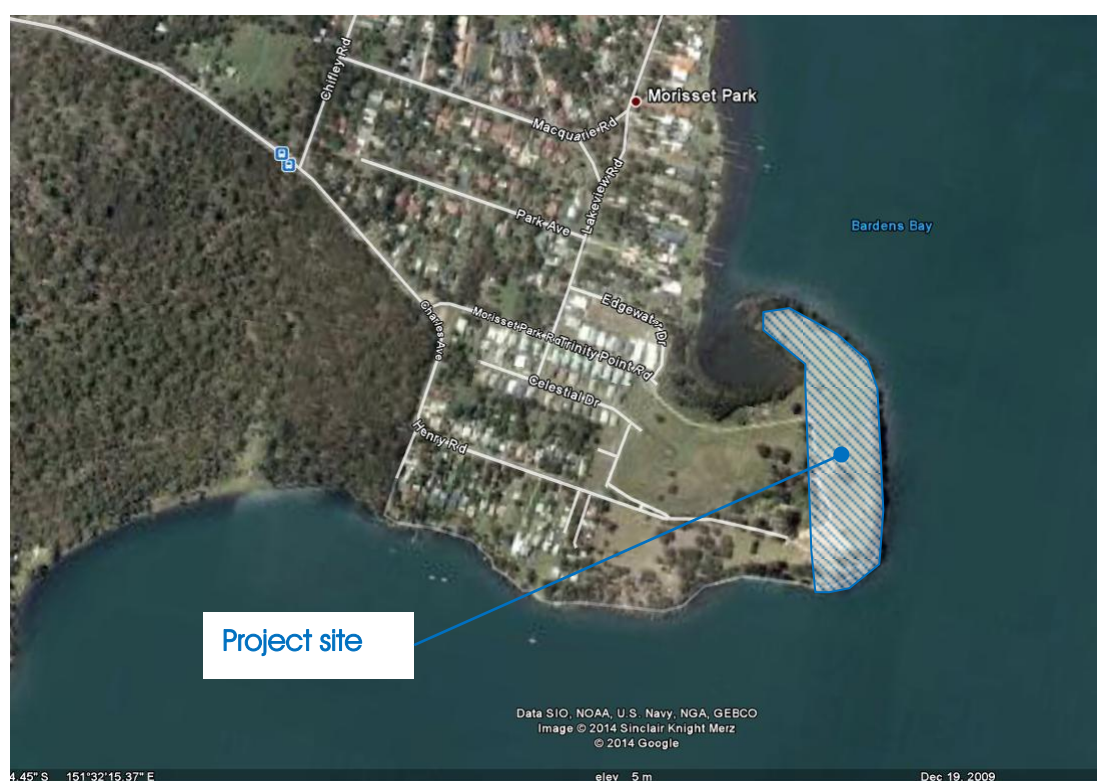


Figure 1: Locality Plan

The Concept Plan was approved by the NSW DoP in 2009. Attached to the concept plan was a preferred Project Report, in which the objectives and principles for the provision of utility services and access were established for the site (being Principals 13 and 10). There were no specific conditions relating to utility service or access in the Concept approval.

The developer, Johnson Property Group, are seeking approval to modify the concept plan, whilst progressing with Development Applications for parts of the site.

This report addresses how the site is to be serviced, specifically sewer, water, telecommunications, power and the proposed access. Stormwater has been addressed in a separate report.

This report is intended to accompany the Concept Plan modification application (75W).

1.2 Report Objectives

The objectives of this report are as follows:

- To summarise the proposed amendments to the previously approved concept plan from a servicing and civil work view.
- To summarise how the new proposal meets the intent of the concept plan.
- To detail how the new proposal meets the relevant principles and objectives as referenced in the Preferred Project Report.

2.0 Project Description

2.1 Approved Concept Plan Proposal

The approved concept plan included 188 marina berths, workshop maintenance and club facilities with residential and tourist accommodation and a café, restaurant and function centre and other uses. Following the approval several modifications have been lodged with NSW Department of Planning as follows:

- Modification 2, which is currently undergoing assessment, seeks a range of modifications to marina related matters, notably including the removal of the workshop and maintenance facilities.
- Modification 3 sought to include a Helipad, which is water based and to be subject to separate environmental assessment.
- Modification 4 sought to extend the lapse date, and has been approved.

This report accompanies Modification 5 which incorporates land based changes.

2.2 Proposed Modifications

Architectural drawings of the approved and proposed modification are shown on Figure 2 on the following page. The proposed modifications change the proposed scale and form of the mixed use development (tourism and hospitality) along with the form of the marina, and the accommodation and short stay units.



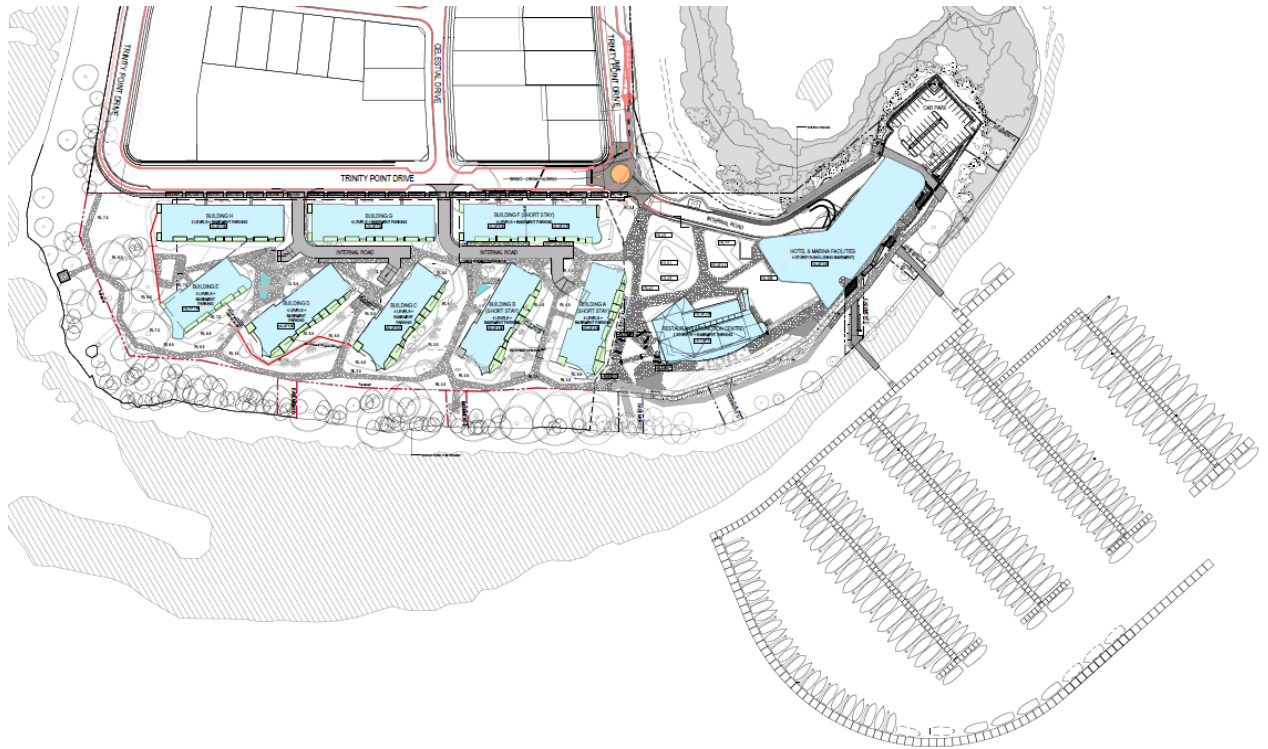


Figure 2 original and proposed modification – Source: Squillace Architects

3.0 Services and Waste management

3.1 Services and Waste management Principles in Concept Plan

The principles established in the approved preferred project report (Principle 13) include:

Objective

Comply with requirements of utility and waste collection authorities.

Guidelines

- *Utility infrastructure extended to the site including, water, sewer, electricity, telecommunications and gas is to be extended to the site.*
- *Services to be supplied throughout the development*
- *Provide adequate on site storage for waste and recycling streams commensurate with land use types and provide adequate arrangement for regular collection.*
- *Chemical and fuel storages, including storages of wastes, be designed in accordance with Information Sheets 5 and 6 DECC's Environmental Action Plan for Marinas, Boat sheds and Slipways.*
- *A Waste management plan is to be prepared to address the building construction and operational phases of the project.*

These matters are to be considered in further detail with Development Applications where relevant, and Section 3.3 of this report considers these against the proposed modification.

3.2 Servicing Strategy - General Development Area

Water

The proposed strategy for delivery of reticulated potable water to the development remains consistent to the concept plan approval. The development will connect into the Hunter Water system which will be extended from the existing system through the adjoining residential development currently under construction.

An updated Water Servicing Strategy has been prepared for the overall development of Trinity Point "*Water Servicing Strategy – Trinity Point Morisset Park, dated July 2014*", by ADW Johnson, inclusive of Marina and Mixed Use Development Site. This strategy included the proposed land use and density of development, and was approved by Hunter Water on 22nd August 2014, see **Appendix A**.

Sewer

The proposed sewer strategy is consistent with the Concept Plan, although there is a slight increase in load due to the proposed increase in apartments.

The sewer will reticulate through an extension of Hunter Water system to the site, and discharge to Morisset Park 4 Wastewater Pump Station (WWPS). As part of the

adjoining residential development works have been approved by Hunter Water to extend the sewer reticulation to the subject site boundary. These works will be undertaken with the adjoining development and a connection point will be made available for the subject site.

The servicing strategy prepared for the Trinity Point development inclusive of the subject site "*Wastewater Servicing Strategy, dated July 2007 by Patterson Britton and Partners Pty Ltd*" made allowance for a development load of 149 ET. An assessment into the proposed modification to the concept identified that the sewer load would be approximately 155ET an increase of 6 ET. This increase is considered minimal and will have no adverse impact on the approved sewer system.

An Addendum to the approved Wastewater Servicing Strategy has been undertaken to assess the capacity downstream of Morisset Park 4 WWPS to complement the existing approved strategy. This was prepared by ADW Johnson in June 2014 and subsequently approved by Hunter Water on 14 July 2014, see Appendix A. The addendum identified that works will be required to downstream pump station Morisset Park 1. These works will be required to be undertaken prior to the proposed development connecting to the Hunter Water system.

Gas.

Preliminary advice from the utility provider Jemena, has indicated that gas services are available. It is anticipated that Gas will be provided to the development as per the concept approval. The exact location of the connections will be resolved in subsequent applications.

Telecommunications.

Telecommunication services will be provided by the NBN as an extension to the services provided as part of the adjacent Trinity Point residential subdivision.

Power

Electrical supply will be from utility provider Ausgrid. Allowance has been made in the DA 1503/2014 Stage 1 marina DA for a substation adjacent the access driveway. A second substation will be required to facilitate power supply to the apartments. The location of these substations is subject to future applications to Ausgrid.

3.3 Performance against principles

The performance against the principles noted in the approved preferred project report are as follows:

Table 2. Performance against principles (Principle 13) in the preferred project report.

Principle	Comment
<i>Utility infrastructure extended to the site</i>	No changes proposed, utility infrastructure is proposed to be extended to the site.
<i>Services to be supplied throughout the development</i>	No changes proposed, services including Sewer, Water, Gas, Telecommunication and Electrical will be supplied to the development.
<i>Provide adequate on site storage for waste and recycling streams commensurate with land use types and provide adequate arrangement for regular collection.</i>	No changes proposed. Waste storage locations have been proposed for the Marina Development Application. Appropriate waste collection facilities, including recycling areas will be provided for the accommodation precinct in future Development Application Stages.
<i>Chemical and fuel storages, including storages of wastes, be designed in accordance with Information Sheets 5 and 6 DECC's Environmental Action Plan for Marinas, Boat sheds and Slipways.</i>	No changes proposed. Chemical, Fuel and wastes will be designed in accordance with Information Sheets 5 and 6 DECC's Environmental Action Plan as appropriate.
<i>A Waste management plan is to be prepared to address the building construction and operational phases of the project.</i>	No changes proposed. A waste management plan will be prepared for subsequent stages of the project.

4.0 Road Vehicular Access and Parking

4.1 Roads Vehicular Access and Parking

Objective

To ensure adequate arrangement are in place to access the site, move through the site and park based on the likely traffic volumes and parking generation and accounting also for service vehicles in order to provide for amenity and convenience of future occupants and visitors to the site.

Principles established in the approved preferred project report (Principal 10) include:

- *Main Access to the site off Morisset Park Road and along Trinity Point Drive*
- *Bus Stop to be provided and constructed as part of adjacent residential subdivision for dual purpose of general transport and tourist transport.*
- *At grade parking for village piazza area.*
- *A main loop, low speed internal road grid system is to be established, providing individual lot access and a highly connected vehicular system to the external road network.*
- *An internal laneway is to be provided to serve as vehicle access.*
- *Parking numbers to be provided on site to comply with Lake Macquarie Development Control Plan 1.*
- *A Parking Management Strategy should be prepared to manage parking on site, including during peak events.*
- *The proposed development is to make appropriate provision of service vehicles*
- *The approved road carriageway along the western site boundary is to be investigated for indented parking bay between street trees.*

4.2 Access Strategy

A roundabout is proposed at the intersection of Trinity Point Drive and the access drive to the marina and restaurant/function centre. The roundabout has been designed for both a 14.5m long rigid bus as well as a 19m articulated semi-trailer. Vehicular turning movements will be included in subsequent Development Applications.

The basement carpark for the residential apartments will no longer be accessible from the access drive. Access to these basements will be limited to two driveways further south along Trinity Point Drive.

The inclusion of the roundabout will necessitate the widening of the road reserve. The proponent will be required to dedicate a 2m wide and variable parcel of land as road reserve at the interface between the subject site and the adjoining residential subdivision to ensure an 18m wide road reserve.

4.3 Performance against principle 10

The performance against the principles noted in the approved preferred project report are as follows:

Table 3. Performance against principles in the preferred management report.

Principle	Comment
<i>Main Access to the site off Morisset Park Road and along Trinity Point Drive</i>	No proposed changes. Main access is still from Trinity Point Drive via Morisset Park Road.
<i>Bus Stop to be provided and constructed as part of adjacent residential subdivision for dual purpose of general transport and tourist transport.</i>	A bus stop is proposed within the Residential subdivision. This has been documented in Trinity Point Stage 5 works, which have recently been approved.
<i>At grade parking for village piazza area.</i>	The village piazza area is no longer proposed as part of this modification, however at grade parking is proposed adjacent to the marina (approximately 40 spaces). Parking is now proposed as basement car parking.
<i>A main loop, low speed internal road grid system is to be established, providing individual lot access and a highly connected vehicular system to the external road network.</i>	As parking is now to be provided as basement parking the loop road network, has been replaced with 2 short access ways to facilitate access to the car parking.
<i>An internal laneway is to be provided to serve as vehicle access.</i>	Vehicle access will be from Trinity Point Drive to the basement car parking via short access ways. Appropriate turning facilities will be provided at termination of access ways.
<i>Parking numbers to be provided on site to comply with Lake Macquarie Development Control Plan 1.</i>	This is addressed in a separate traffic report prepared by Seca Solutions
<i>A Parking Management Strategy should be prepared to manage parking on site, including during peak events.</i>	This will be prepared as part of future applications.

<i>The proposed development is to make appropriate provision of service vehicles</i>	The access driveway to at grade carpark and access to the accommodations precincts will make allowance for a 14.5m rigid truck to cater for deliveries and garbage collection.
<i>The approved road carriageway along the western site boundary is to be investigated for indented parking bay between street trees.</i>	Indented parking is proposed along the full length of Trinity Point Drive. The approval and construction of Trinity Point Drive is subject to separate approval.

5.0 Conclusion

The proposed Concept Plan modification does not significantly change the requirements for utility services, aside from a fractional increase in demand which will be catered for in the proposed infrastructure.

The location of internal roads have been adjusted to suit the proposed modified building layout, though are otherwise consistent with the principals noted in the approved preferred project report.

Appendix A

Hunter Water Correspondence



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22 August 20104

Ref: 2004-246/72/73

ADWJohnson Pty Ltd
PO Box 3717
Tuggerah NSW 2259

Attention: Ben Everitt

Dear Ben

RE: REVIEW OF TRINITY POINT WATER SERVICING STRATEGY REVISION A – JULY 2014

Thank you for the submission of the Trinity Point Water Servicing Strategy Revision A – July 2014. Hunter Water is satisfied from your responses that the strategy has been suitably modified to take into account the recommendations made following our most recent review.

Approval of the strategy is therefore given. Three hard copies and one electronic copy of the final strategy (in PDF format) are to be submitted. Please ensure there is a version history in the document and a clear notation on the front cover that the strategy is "final".

The approval of this strategy is valid for a maximum five year period from the date of this letter, however, Hunter Water reserves the right to require a revision to the strategy should any of the following circumstances arise:

- The development does not substantially proceed within this five year timeframe; or
- Significant changes in development profile (ie yield, timing, staging or additional development potential); or
- Significant changes in development yield within the contributing catchment(s); or
- Hunter Water Design Standards or criteria are revised impacting the loading / demand derived from the development; or
- Operation circumstances change; or
- Legislative or regulatory changes are imposed on Hunter Water.

Should any of the above circumstances arise within the five-year approval period, the strategy will require revision by the developer and approval by Hunter Water. Should the maximum 5 year period elapse it is a mandatory requirement that the strategy be reviewed by the developer and approved by Hunter Water prior to proceeding with the works related to water, wastewater or recycled water supply. This process should commence with submission of a new Development Assessment application, Preliminary Servicing application or feasibility analysis to ensure that the most current information, system modelling and performance, and design standards are used in the analysis.

Should the strategy need to be reviewed, the revised servicing strategies shall apply only to those development stages not already completed, or for which detail designs have not yet been approved. The revision of servicing strategies shall be completed by the developer and again be reviewed and approved by Hunter Water. Any costs associated with these reviews shall be borne by the developer.

Please note that approval of a strategy is not a commitment by Hunter Water to fund infrastructure, or an approval to connect the development to Hunter Water's water and sewerage systems. Furthermore, a strategy approval is not a commitment for capacity being allocated to a particular

development in existing water and sewerage systems, nor is it an approval to connect to these systems. Connection and/or capacity availability will only be confirmed by submission and determination of a Section 50 application and a valid development consent being issued by the relevant consent authority. Please also note the legal disclaimer attached at Appendix A with respect to the use of Hunter Water's Servicing Strategy Template for the development of this strategy.

Please also note that all intellectual property in a servicing strategy as submitted to Hunter Water vests in Hunter Water on submission and Hunter Water can distribute the strategy, as submitted, and as may be approved by Hunter Water, to third parties (including developer/consultants and members of the public under freedom of information laws). Hunter Water will use reasonable endeavours not to disclose private personal information or information which is commercial in confidence when providing a servicing strategy to third parties.

If you have any questions, please do not hesitate to contact me on 4979 9476.

Yours faithfully



Paul McKoy
Developer Services Engineer



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14 July 2014

Ref: 2004-246/62

Johnson Property Group P/L
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PO Box 3717
Tuggerah NSW 2259

Attention: Hugh Williams

Dear Hugh

RE: APPROVAL OF TRINITY POINT WASTEWATER SERVICING STRATEGY ADDENDUM - JUNE 2014

Thank you for your submission of the Trinity Point Waste Water Servicing Strategy Addendum – June 2014. Hunter Water is satisfied that the assessment of the capacity downstream of Morisset Park 4 Waste Water Pump Station, the subject of your submission, meets our requirements.

Approval of the addendum strategy is therefore given. Three hard copies and one electronic copy of the final strategy (in PDF format) are to be submitted. Please ensure there is a version history in the document and a clear notation on the front cover that the strategy is "final".

The approval of this strategy is valid for a maximum five year period from the date of this letter, however, Hunter Water reserves the right to require a revision to the strategy should any of the following circumstances arise:

- The development does not substantially proceed within this five year timeframe; or
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Yours faithfully



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