

Trinity Point Marina & Mixed Use Development Section 75 Submission [Modification 5]

Landscape Analysis & Design Principles





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1 Project Context - The Site



Figure 1a.
Existing conditions

1 Project Context - The Design



1 Project Context

Trinity Point is an idyllic setting located on the western shores of Lake Macquarie. A small land peninsular with panoramic views across the lake looking to the north around to around to the southwest, this is a beautiful spot.

1. Overview

The Trinity Point site has been previously approved for the development of a mixed use land and water based destination incorporating a marina, function centre, restaurant, associated uses, tourist and residential accommodation under a Part 3A concept approval process.

Johnson Property Group has recently commissioned Squillace Architects to review and amend the approved Trinity Point Concept Plan to refine and further develop the design as part of a Section 75W amendment to enhance their vision for the site. Site planning principles have been covered in detail in the presentation prepared by Squillace Architects.

This landscape specific document has been prepared as a landscape response to the proposed amended project design and shall complement the information provided in the architects submission by providing more specific landscape design principles and details.

The results and recommendations of other consultants studies and assessments have been incorporated into this document as applicable to the landscape design at a concept level. This document shall highlight the differences between the previous approval and the new approval as it relates to landscape and open space.

2. Existing Landscape Character

The site is located on the western edge of Lake Macquarie with an eastern boundary interface at the lake foreshore land. The foreshore areas in the southern section of Lake Macquarie are generally less densely developed than the northern areas and retain much of the natural environmental character of the lake.

The site has been extensively cleared over previous years with exotic pasture grass cover covering much of the site. Some remnant trees are scattered around including some large old Eucalypts. The foreshore land not forming part of the site however retains a significant extent of endemic vegetation, primarily trees with some understory shrubs, grasses, sedges and ground covers.

The site has a pleasant relaxing influence due to the relatively remote location, the areas of surrounding natural environment and expansive open views across the water. Recent and ongoing development of land for residential subdivision adjoins the western site boundary. The natural character of the site setting will remain due to the extensive surrounding lake edge character and expansive water views including undisturbed areas.

The low lying northern tip of this site adjoins Bardens Bay whilst also forming part of the small wetland inlet to the west [un-named bay], a more environmentally sensitive foreshore area including protected Salt marsh and Endangered Ecological Communities of Casuarina woodland. There is an area where part the north eastern foreshore is relatively

sparse and this is the proposed location for the more active marina and hospitality uses.

The new revised submission improves the interface with this area as a separate pedestrian pathway has been better defined, and less impact is made on the existing vegetation.

The southern part of the site rises slowly gaining around seven metres in elevation. The elevated southern site area is more visually and physically dislocated from the lake due to more dense foreshore vegetation and vertical rock faces at the waters edge. Several cultural plantings of Fig trees survive and shall remain undisturbed. The adjoining Council owned foreshore land to the south contains the remains of the former sea baths and the historical plantings of Norfolk Island Pines.

1 Project Context

3. European History

A site with an interesting cultural heritage, Trinity Point, known previously only as 'Kendall Grange' and 'Bluff Point' was originally purchased by William Charles Brown in 1879 later passing onto Bill Bailey, a playwright and one of the most famous actors, directors and producers.

Later the site was significant for the variety of uses it has been put to over the years including a place of religious devotion for the sick, and a facility for the care of intellectually disabled boys.

The name of the original house on the site was Kendal, or Kendall Grange, the name adopted by the Boys Home starting in the 1980's.

During the early period of settlement early garden landscape and tree plantings were undertaken. The remnant trees and landscape features from the early 1900 period is known as the Gorrick Bailey landscaping and can be seen on site today along with the sundial and grotto. These elements are to be retained and protected and integrated into the landscape design for the site.

The Heritage interpretation Policy for the site provided a number of recommendations that have been integrated into the site concept planning. The principles are consistent with the previous approval. Only the suggested locations have been adjusted to suit the new amended submission.

RECOMMENDATIONS ADOPTED IN LANDSCAPE DESIGN

- *Retain cultural plantings at Bluff Point, avoid impact on root zones.*
- *Monitor earthworks in part of the site associated with the former Bailey Residence.*
- *Ensure built heritage items in the adjoining public foreshore are not impacted by works. Provide links to these areas.*
- *Provide interpretative information along public walkways and at site specific locations to inform the public and visitors of the cultural history. These can be integrated into the built works rather than simply installed signage.*



Figure 2.
Examples of remnant cultural plantings found on and adjoining the site.

1 Project Context

4. Indigenous History

The occupation of the site by the Awabakal people has been identified through physical remnants found on site and supported by the oral histories of the Awabakal descendents.

A Cultural Heritage Management Plan {CHMP} and a Heritage Interpretation Policy [HIP] has been developed by insite Heritage to provide guiding policies and principles for this site.

As well as archaeological investigation and monitoring during construction the HIP recommends incorporation of interpretation of the heritage and cultural values within the site design planning. The location of these devices has been proposed to form part of the public foreshore walkway network. The type and information provided for the interpretative devices shall be determined in conjunction with the Aboriginal Community. The HIP makes a number of recommendations regarding themes for informing of Aboriginal cultural heritage:

- Archaeological sites recorded at Trinity point
- Archaeological excavation findings
- Cultural Aboriginal information provided by the Aboriginal stakeholders.

The principles are consistent with the previous approval. Only the suggested locations have been adjusted to suit the new layout.

RECOMMENDATIONS ADOPTED IN LANDSCAPE DESIGN

- *Identify suitable locations for the incorporation of Cultural and Indigenous history.*
- *Locations to be located along public walkways and included in each stage of development.*
- *Information, references and signage- artifacts to be included in the reference information.*
- *Where possible integrate the information into the permanent infrastructure elements rather than simply stand alone signage.*



Figure 3.
Examples of heritage information, communication signage, artifacts and images of a similar style as suggested.

1 Project Context

5. Existing Vegetation & Environmental Constraints

ADJOINING FORESHORE LAND

The previously approved Part 3A concept recognised the protection and preservation of the remnant vegetation within the Council owned foreshore land. The foreshore land is generally a 20 metre wide perimeter to the eastern and northern boundaries of the development site but then widens to the south-eastern perimeter of the site to include a wider area of land including sloping more elevated area. It also varies to the western perimeter of the site around the un-named bay.

Due to the extensive historical modification of the site vegetation due to habitation much of the foreshore land has lost its native under storey plantings and the exotic kikuyu grass has established as the predominant ground cover. Vegetation management planning is identified within the approved concept.

Environmental assessments have mapped the existing Endangered Ecological Community [EEC] Casuarina woodland and Federally listed salt marsh area adjoining the sites northern and western boundary where the access and carpark to the marina is proposed. The design of the marina carpark in this area has been adjusted to avoid impacts on the vegetation, additionally the required shared public access has been proposed as an elevated boardwalk and links through the site to minimise adverse impact on this area.

The previous Part 3A approval included an easement through the existing EEC community to permit the construction of a boat lift facility. This new design proposal has deleted the need for the clearing of the vegetation for this easement therefore retaining more of the significant vegetation community at this point.

ELEVATED SOUTHERN SITE AREA

The more elevated southern part of the site area, formerly known as 'The Bluff' was the location for the former buildings associated with the 'Little Company of Mary' and future Special School for Boys'. Whilst none of those buildings exist today some of the cultural tree plantings are located on this part of the site and provide an excellent natural resource to be retained and protected. No development is planned in this area and any pathways or external landscape shall be clear and integrate with the tree protection zones for these trees.

Within the remainder of the development site a few scattered remnant *Eucalyptus tereticornis* [Forest Red Gum] trees exist. These trees will be removed in accordance with the existing approval. Mature age trees of large size are highly sensitive to change and difficult to retain.

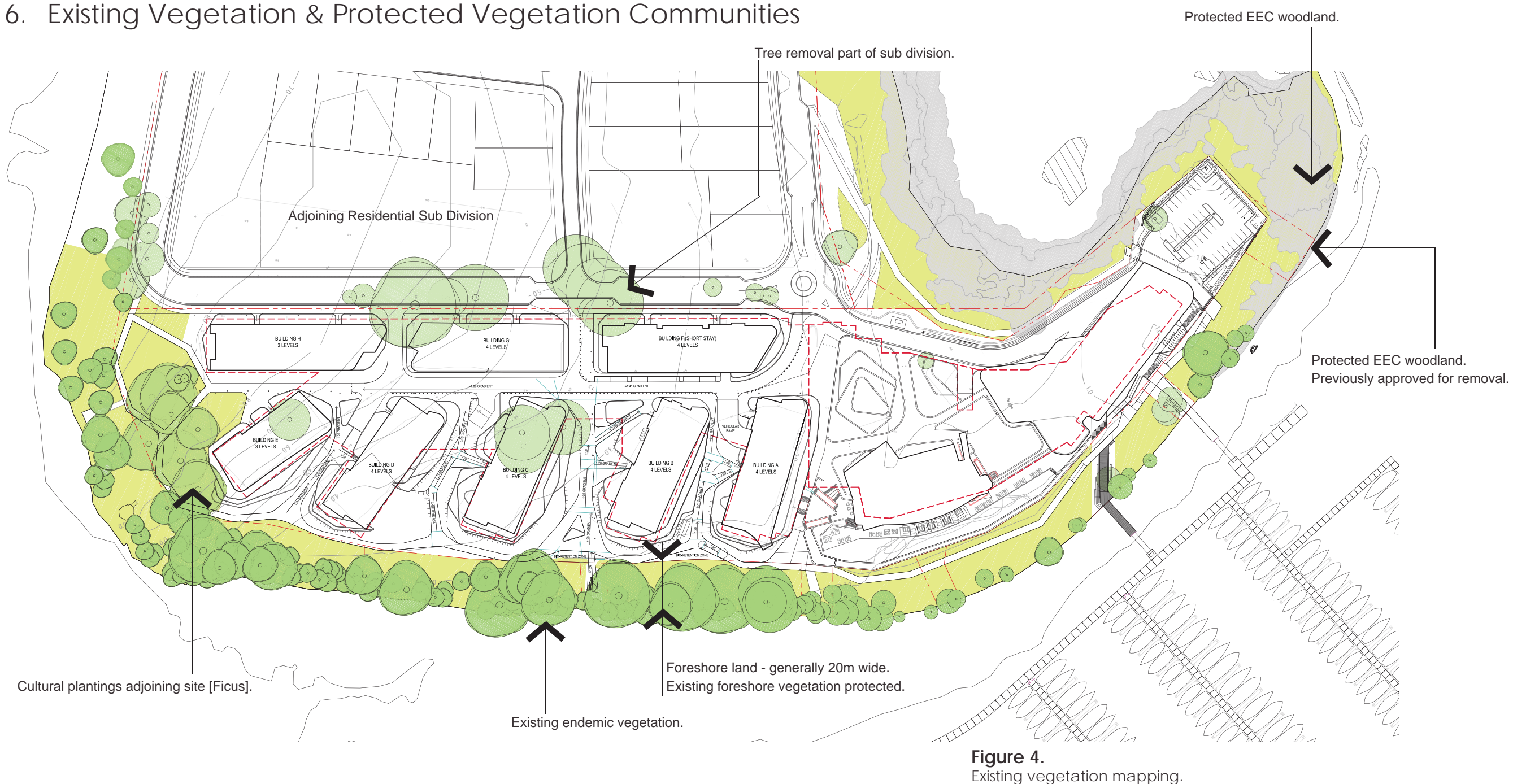
LANDSCAPE DESIGN PRINCIPLES

- *Respect and protect existing foreshore vegetation.*
- *Develop a landscape style based on a native landscape theme to harmonise with the local landscape character.*
- *Select a stylised planting palette that enhances the strong architectural forms.*
- *Maintain views corridors through the development where space between building permits to provide the visual connection to the lake.*

2 Landscape Principles

The development of a landscape strategy responds to the site, works within the given constraints, identifies opportunities and offers design outcomes to achieve the project vision.

6. Existing Vegetation & Protected Vegetation Communities



2 Landscape Principles

7. PUBLIC NETWORK & SITE ACCESS

The commitment to provide public access around and through the Trinity Point Marina and Mixed Use Development site has been maintained and improved in the proposed amended concept to ensure a high level of amenity for pedestrians.

Pedestrian access shall be facilitated through a combination of site and foreshore land access to provide the best level of amenity for pedestrians. This amended proposal now provides clearly defined shared pathways and within this amended submission, separating these shared pathways from built forms to ensure that the public is not alienated and feels that these shared pathways are freely accessible.

The shared pathway around the western side of the Marina precinct has been separated from the access road and has an improved layout allowing better interface with the foreshore and development access points. This western shared pathway links to the future bus stop along Trinity Drive, provides linking access to the tourist and hospitality precinct forecourt and provides the opportunity to extend along the western foreshore land.

The shared pathway network is outlined in Figure 10. The specific shared pathway components are:

- Continuous perimeter shared pathway. 2.5m wide to northern areas. Generally on grade to avoid any earthworks or modifications of foreshore levels.
- Some selected areas of the perimeter shared pathway to the north western boundary [noted as [1] have been located on both private-public land and include a raised eco-deck to create a separated pathway, interact with the foreshore area and minimise earthworks, disturbance to existing trees rather than force pedestrians on site past the front of the hotel area.
- Wide clearly defined public shared access open space extends east west as an extension of Trinity Drive to permit public access through the site to the foreshore. This shared access way interacts with the pool, cafe restaurant area to encourage use of the facility. This is an improved access opportunity from the previous design as this access corridor is now purely allocated to pedestrians and deleted the need for motor vehicles to use this corridor. Additionally this corridor interfaces with the landscaped forecourt garden area and directly links to the cafe, restaurant, pool terraces to the east, creating better public access and the perception of public area.

- Secondary public access has been provided through the tourist - residential apartment area to further facilitate pedestrian movement.

- A public footpath has been provided along the west of the site aligned with the public road linking to other pathways, this is consistent with the previous approval.

- The intersection at the corner of Trinity Drive includes a roundabout for an improved entry point forecourt area as well as providing access to the Hotel. This differs from the approved plans in that the design creates a larger open pedestrian focused area with decorative pavement surfaces, a large open forecourt-roof garden visible from the road and view corridors across this space to the foreshore in a number of locations.

2 Landscape Principles

8. Previously Part 3A approved site layout.



Figure 5.
Previously approved site development plan.

2 Landscape Principles

9. Marina, Tourist-Hospitality & Residential Apartment Zones

Marina, Tourist and Hospitality Related
Facilities Marina Facilities
[Primarily Tourist Apartments and some dual use
tourist residential at upper levels].
Dual Use Tourist - Residential Apartments



Figure 6.
Tourist marina and hospitality Zones.

2 Landscape Principles

10. Pedestrian Network & Site Access

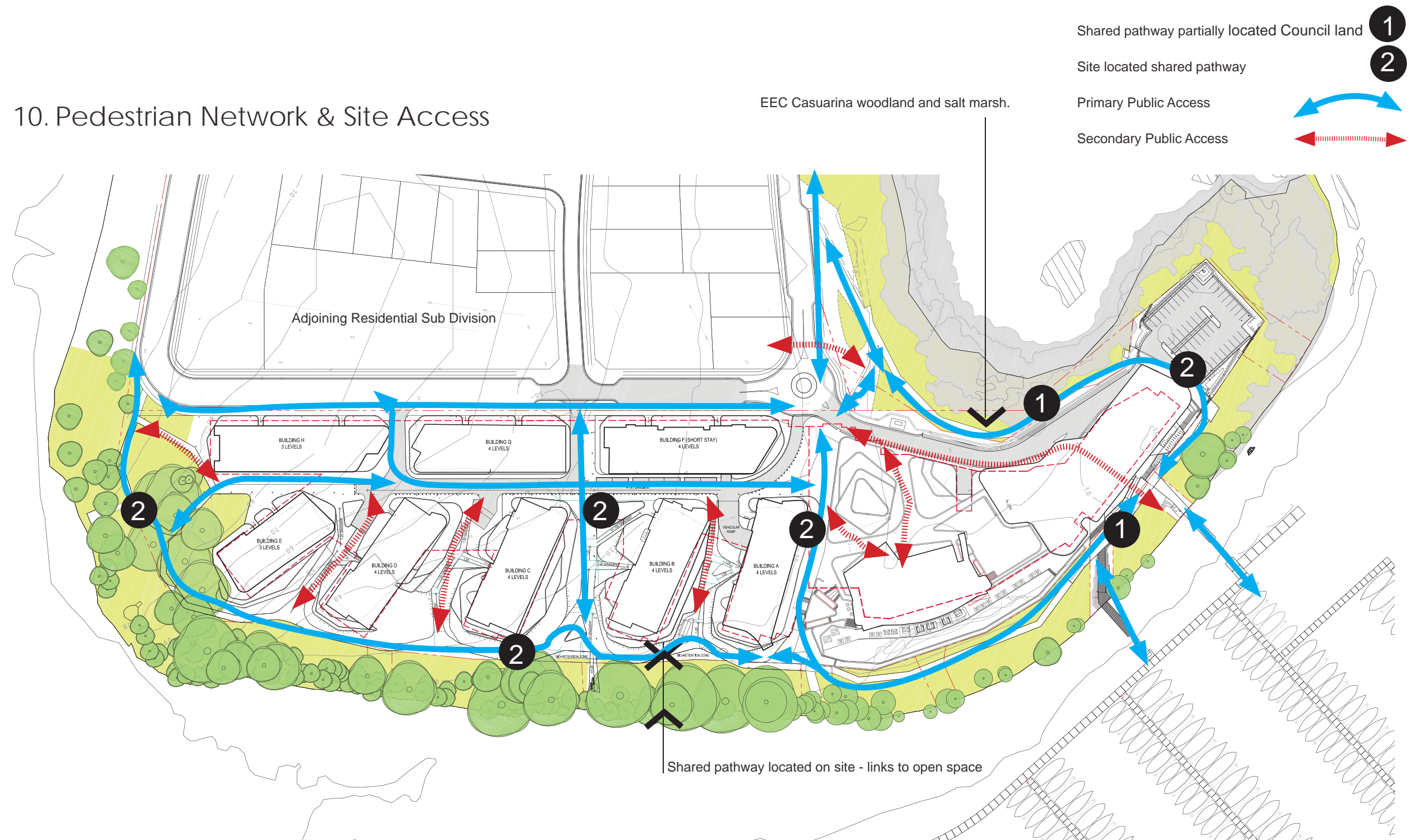


Figure 7.
Pedestrian network & site access.