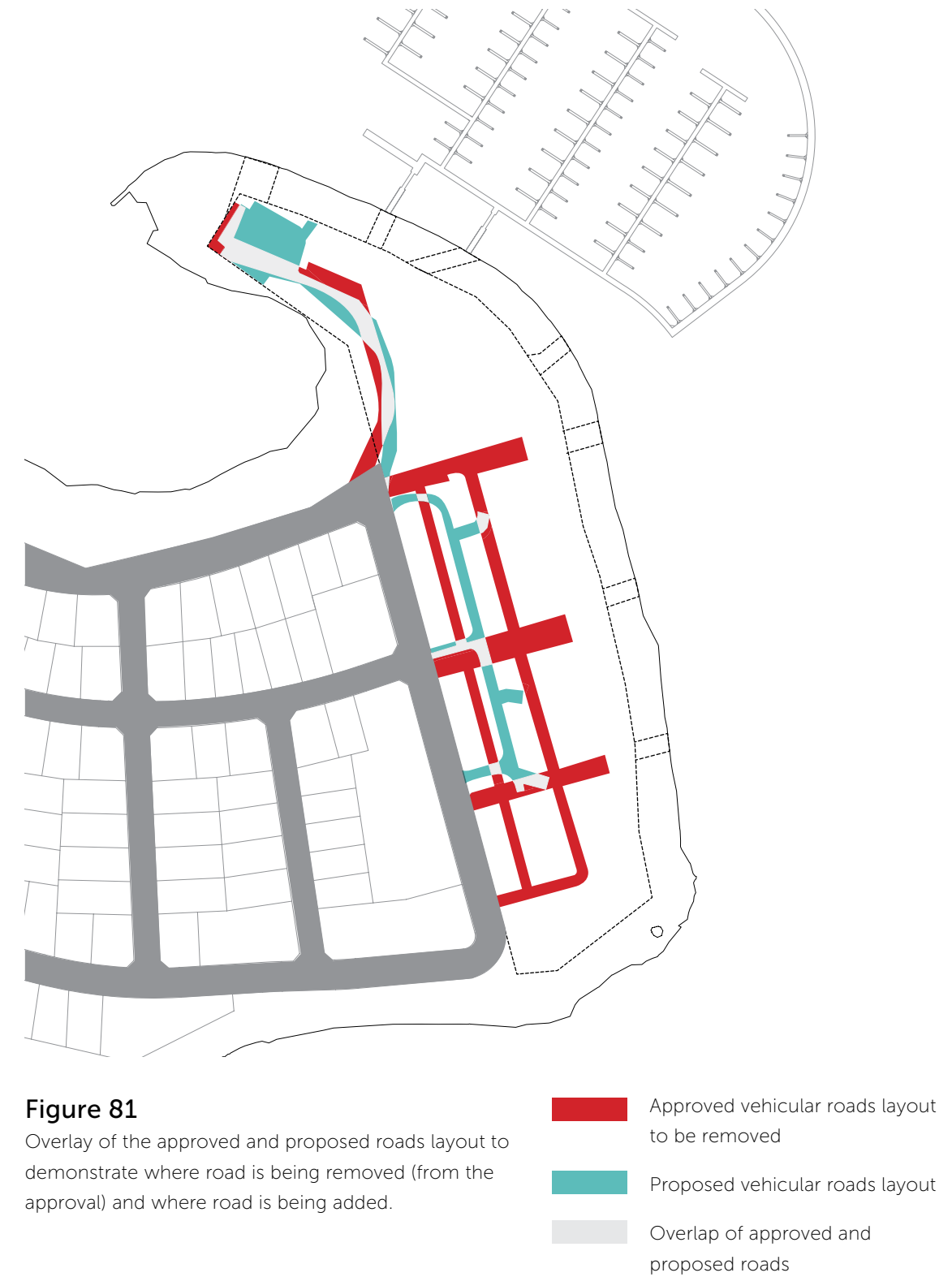
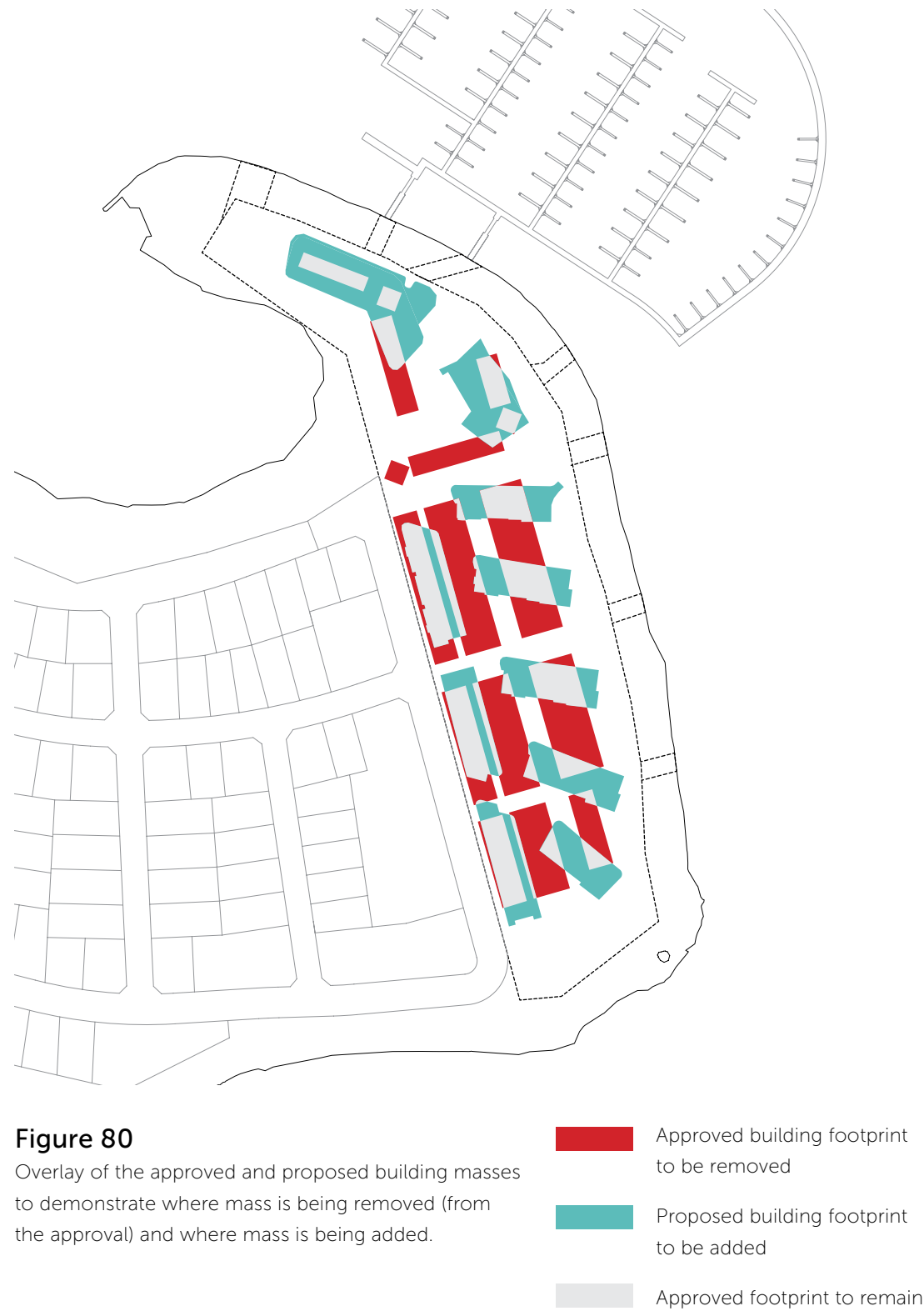
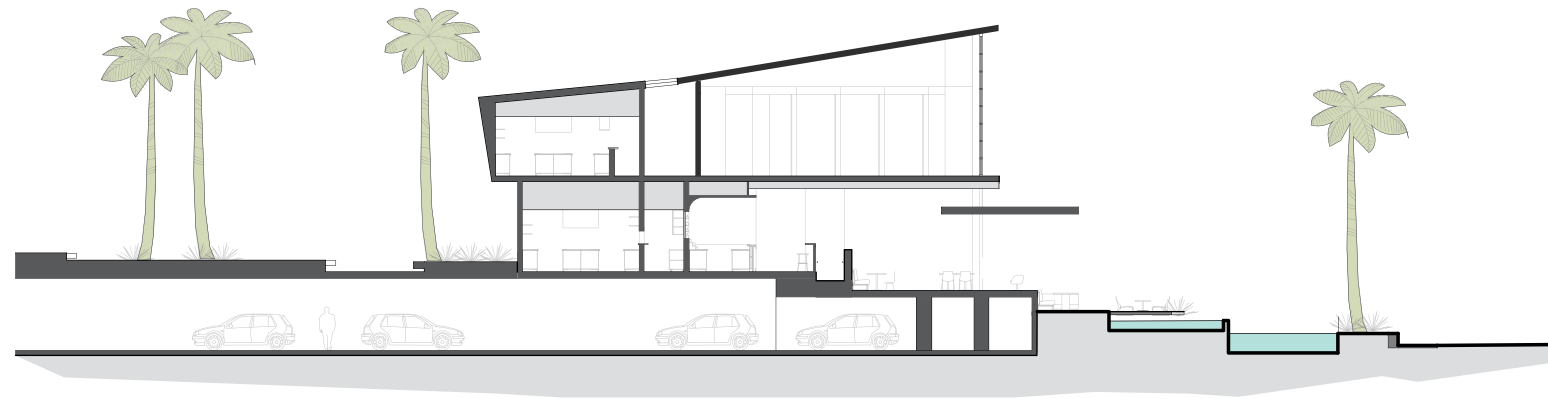


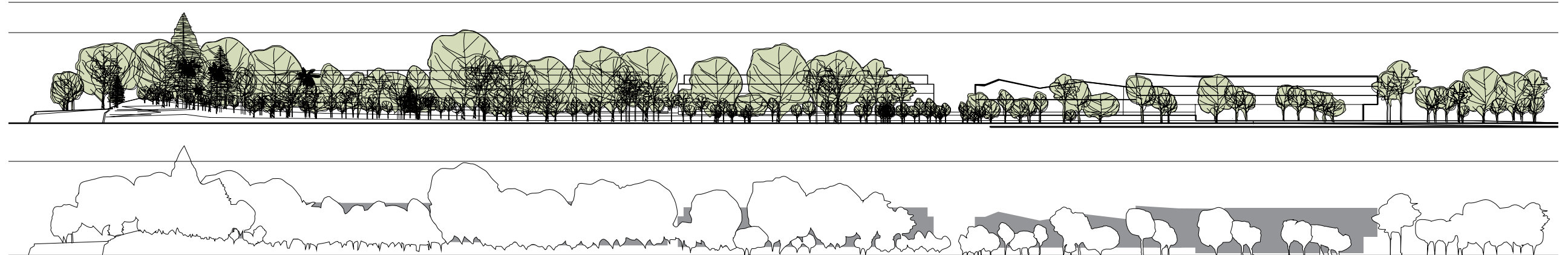
BUILT FORM



BUILT FORM

**Figure 82**

Section through restaurant, tiered landscaping and carpark showing the transition from the road to the water as a landscape instead of a built form, and emphasising how the proposal conforms to the natural topography of the site, ensures views are retained and maximised and supporting the 'building in a landscape' philosophy.

**Figure 83**

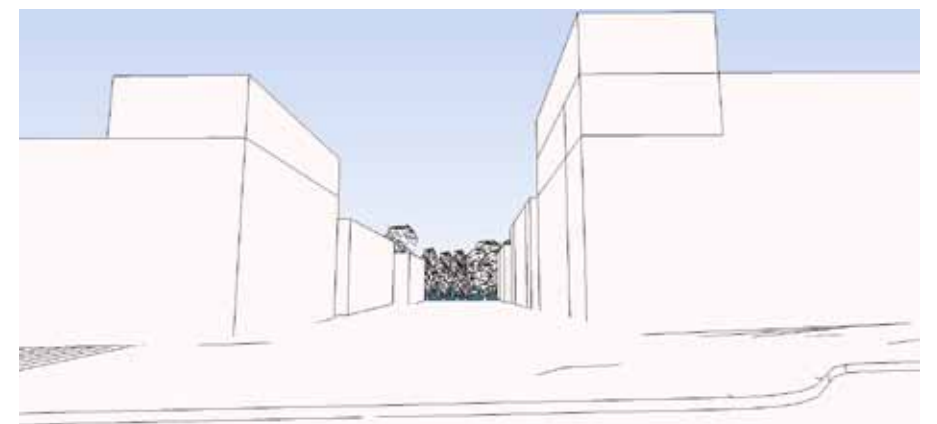
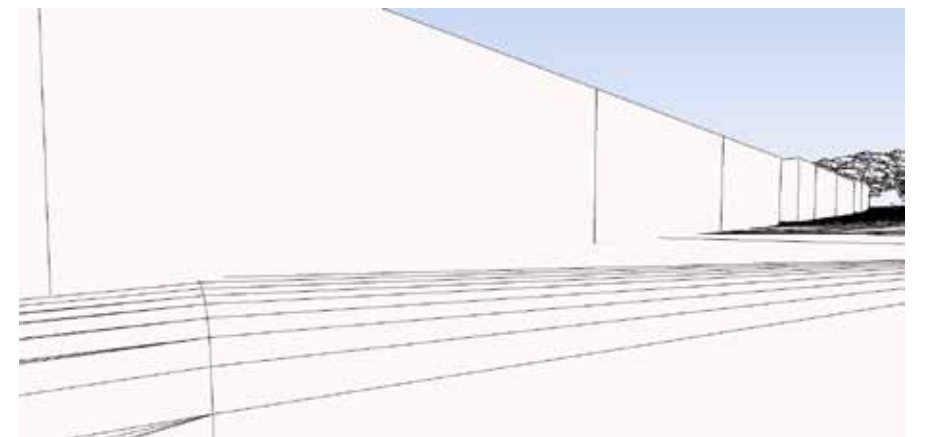
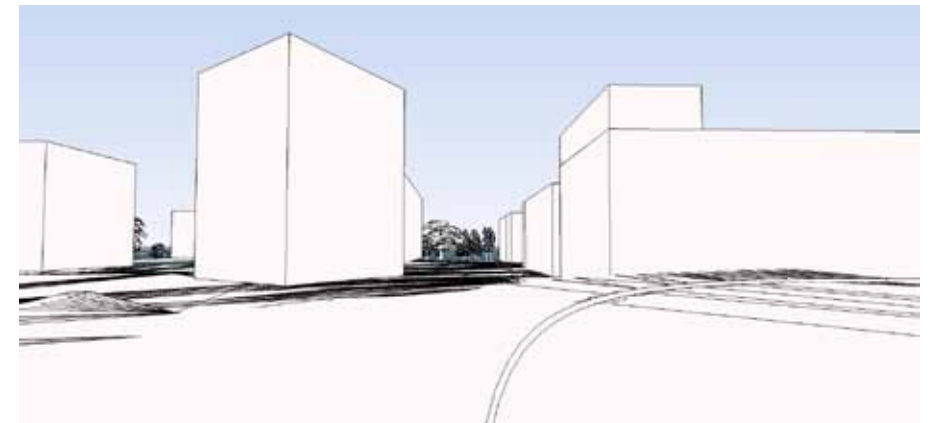
East elevation showing the proposed building height across the site will be largely obscured by the existing tree line, leaving little existing opportunities for views both to and from the site. Above is a graphic representation of the areas of the building's elevations not obscured by the tree line.

BUILT FORM

3D VIEWS

Figure 84

Comparison of select site views between the approved and proposed concept plans



Approved Concept Plan

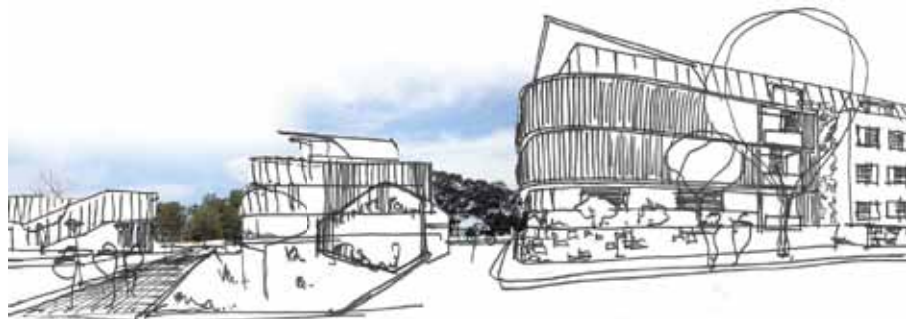
5

PROPOSED - SITE PRINCIPLE 5

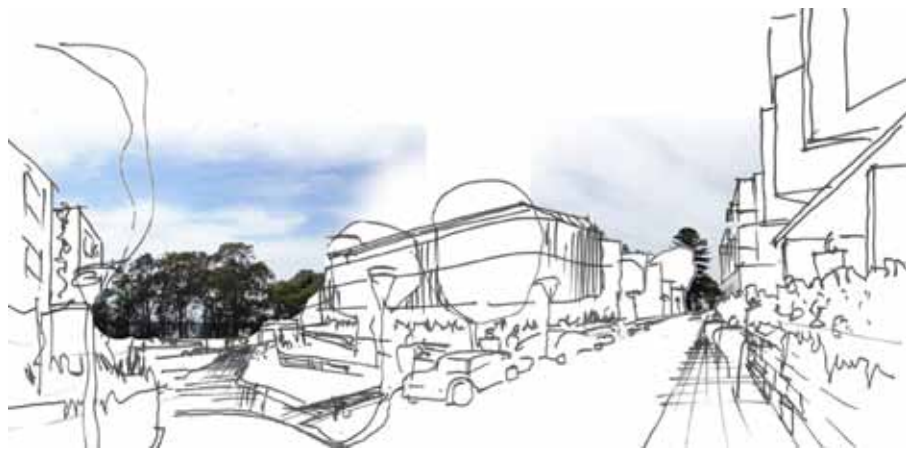
BUILT FORM

3D VIEWS

9



11a



12



Proposal - Artists Impression

Proposal - 3D model

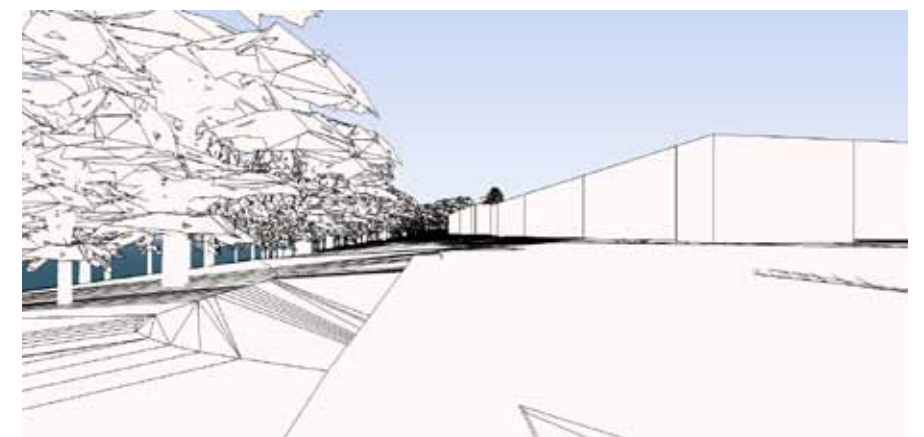
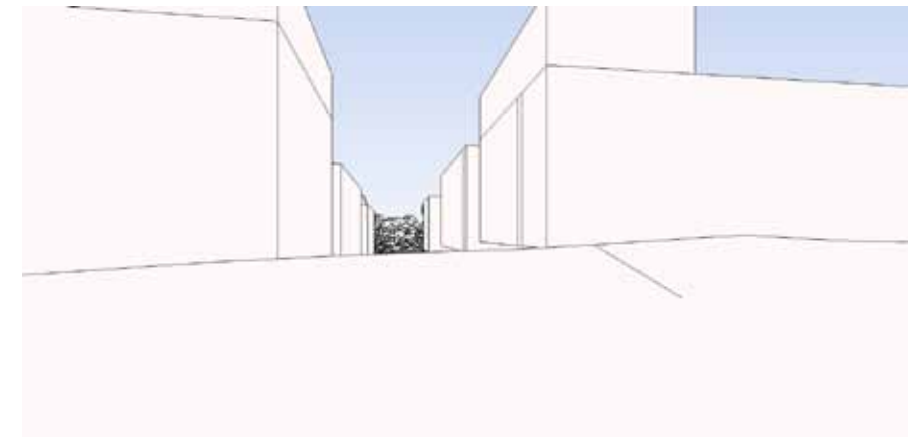


BUILT FORM

3D VIEWS

Figure 85

Comparison of select site views between the approved and proposed concept plans



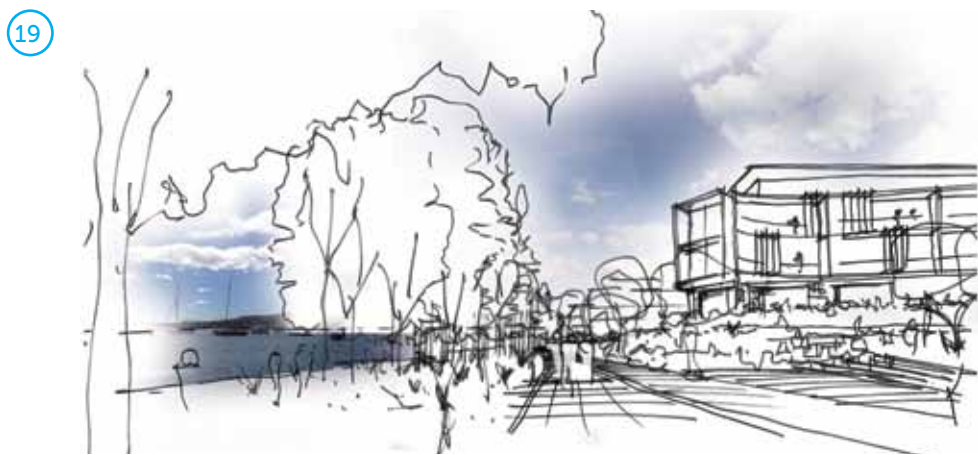
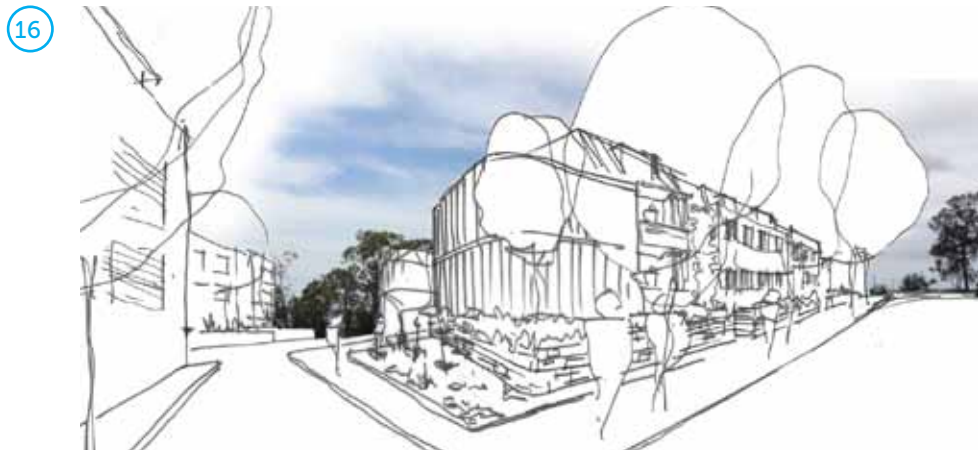
Approved Concept Plan

5

PROPOSED - SITE PRINCIPLE 5

BUILT FORM

3D VIEWS



Proposal - Artists Impression



Proposal - 3D model

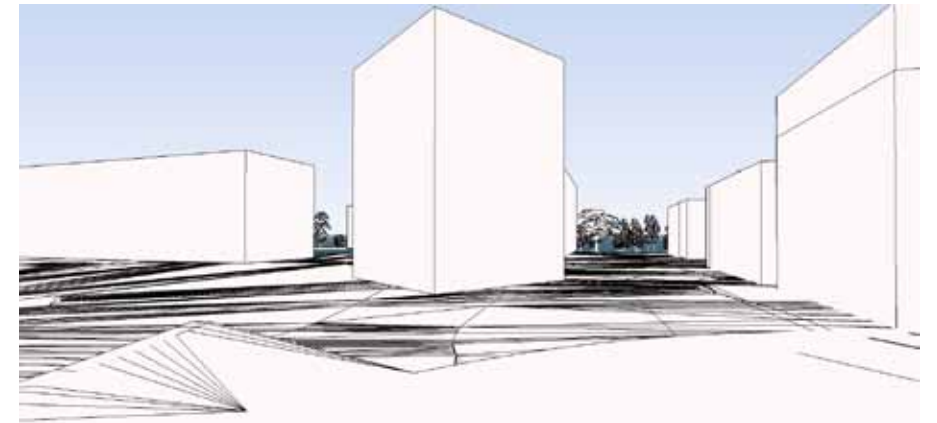


BUILT FORM

3D VIEWS

Figure 86

Comparison of select site views between the approved and proposed concept plans

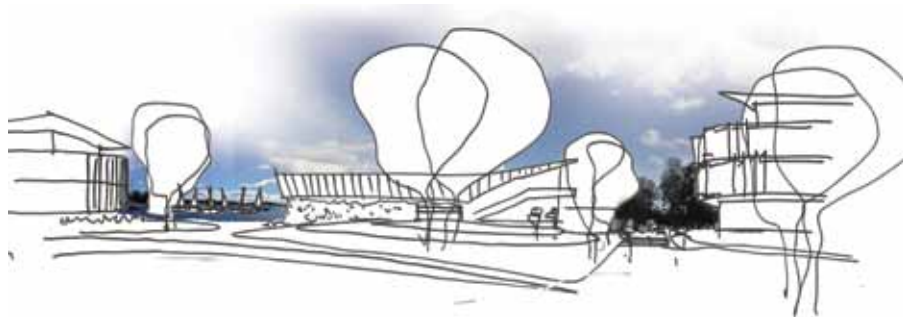


Approved Concept Plan

BUILT FORM

3D VIEWS

20



21



Proposal - Artists Impression

Proposal - 3D model



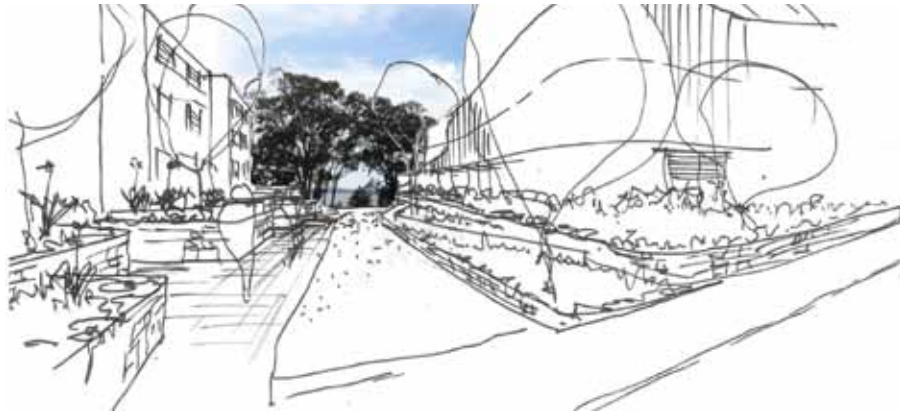
BUILT FORM

3D VIEWS

Figure 87

Site views of the proposed concept plans

10

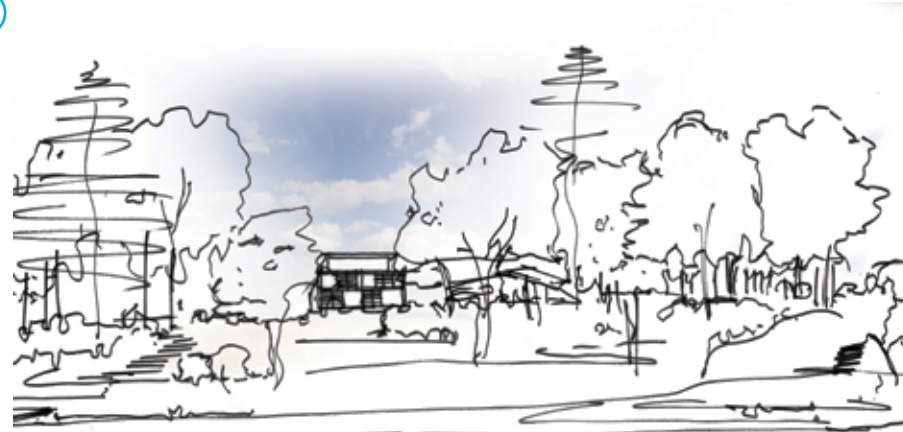


11



Proposal - Artists Impression

17



22



Proposal - Artists Impression



FSR

To provide an appropriate density of development across the site.



Objective

To provide for a Floor Space Ratio (FSR) consistent with the overall objectives and other principles for the site. To ensure that the FSR proposed is based on the site's capability identified through site analysis and consistent with the vision to create a destination with a desire to maximise public access, pedestrian linkages, vistas, setbacks, open space and landscaping opportunities.

Guidelines

The proposed FSR is to be no more than that nominated in Figure 88 which excludes the foreshore edge land zoned 6(1) Open Space.

—

Comment

The proposed FSR of 0.65:1 was established by overlaying the original proposed development concept after the appropriate heights, building arrangements, setbacks and open space was established in consideration of site constraints such as topography and tree heights and the important site features such as the cultural area of Bluff Point and in consideration of the desire to have a greater level of ground level space. The FSR was determined out of the design process rather than identified as an upfront number. The low FSR is indeed a reflection of the identified objective. The preferred project retains a similar floor space, distributed in a different way in response to changes in building setbacks, heights, form and access.

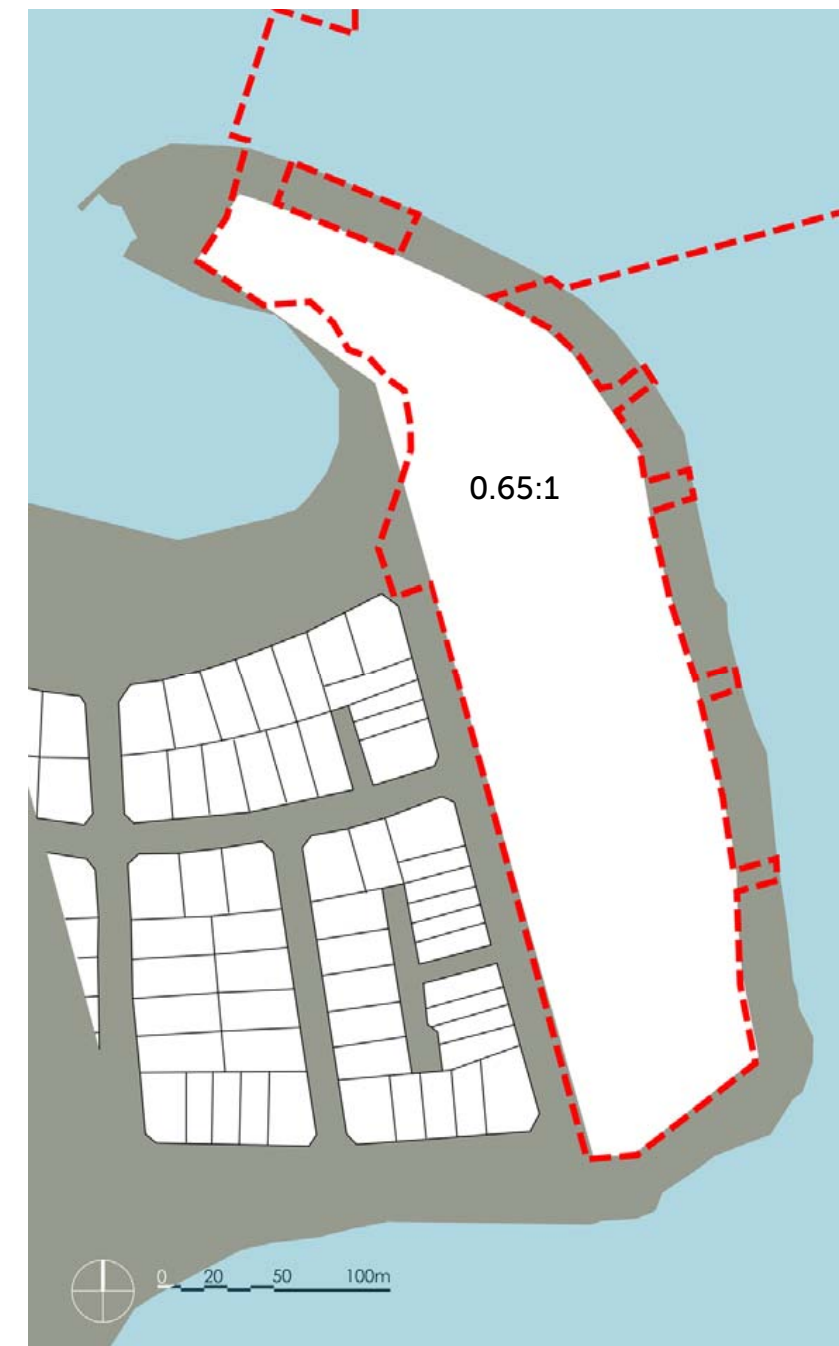


Figure 88

Approved floor space ratio.

**Figure 89**

Proposed floor space ratio.

Note: For the purposes of FSR calculation, the area of Lot 31 has been considered 'site area' as per the approved concept plan. Lot 34 has not been included in FSR calculations.

The proposed amendment seeks to increase the floor space ratio of the site from 0.65:1 to 0.8:1. This is primarily achieved by increasing the overall heights of the accommodation from 2 storeys plus a roof to 3 storeys plus a recessed fourth in part.

The number of apartments has increased from 150 in the original concept plan approval (noting that the type of short stay accommodation was not specified and hotel accommodation now forms part of the total short stay accommodation). An analysis of the area of the uses in the hospitality precinct, including the hotel and function centre, reveals that the commercial floor area between the approved and proposed concept plan is approximately the same. The average floor area of the remaining 150 apartments would have been approximately 140m² each; an area too large to create an appropriate unit mix.

The actual increase in gross floor area for this proposal across the tourist (including hotel) and residential precincts is approximately 19%.

There is no overall increase in height proposed in the tourist hospitality zone, with the proposed hotel building being 4 storeys (3 storeys including the podium plus a recessed fourth), and the restaurant and function room being 2 storeys plus the podium.

The primary function of any FSR control is to limit bulk and scale of development on the site.

In this case, the initial FSR control of 0.65:1 was derived from consideration of the site constraints such as desired setbacks, open space, retention of existing mature trees and public access through the site.

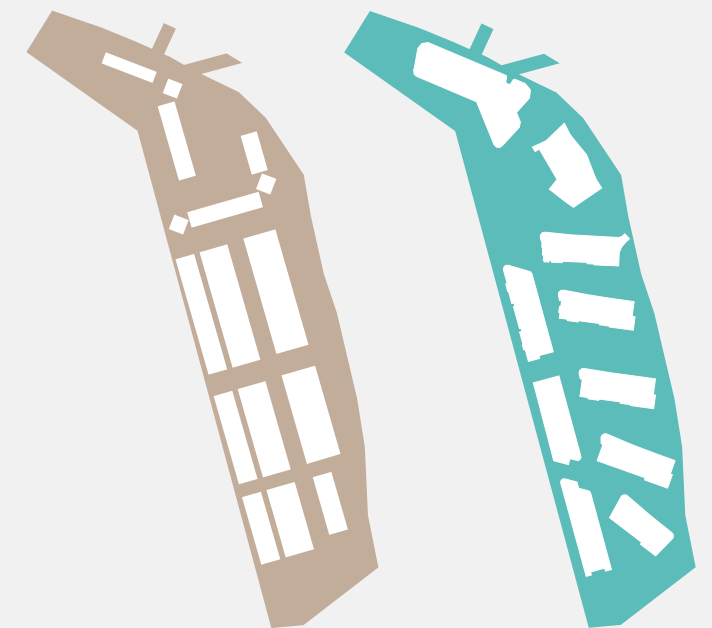
The proposed amended scheme retains all of the desired outcomes of the concept plan without unduly affecting the amenity of the site. The proposal is now envisaged as buildings within a landscape setting, leading to increased gardens and setbacks between each of the buildings. Rather than a tight urban grid of small lots separated by roadways, the accommodation zone is now proposed as apartment buildings separated from each other by gardens. These gardens allow views across the site from east to west, linking Trinity Point Drive to the mature trees located along the lake front.

Setbacks between the accommodation buildings have increased from the concept approval while all buildings primarily sit below the

tree line of the existing trees along the foreshore.

In the tourist hospitality zone, buildings have been relocated towards the water to open up vistas across the site from the south west corner nodal point, from where any visitor first approaches the site. Rather than a view of buildings, this view is now across a landscaped garden, with buildings sitting beyond this and essentially located within the garden.

Viewed from the water, the proposal continues to satisfy all of the desired outcomes of the concept approval, with the buildings primarily sitting below the existing tree line along the eastern, northern and southern edges of the site. The extensive open space at the southern end of the site above Bluff Point will remain as proposed, with public access to the cultural heritage and the existing mature cultural landscape trees to remain.

**Figure 90**

Comparison of building footprints illustrating the proposed increase in open space, view corridors and amenity.

Summary

- Accommodation units increased from 150 up to 315 accommodation units, with a maximum of 50% permanent residential accommodation.
- There is only a 4% increase in bedroom numbers due to a greater range in development mix which is more appropriate.
- The increase in number of accommodation units is not proportionate to the increase in building area or population density demonstrated by the minimal increase in overall bedroom numbers.
- The overall GFA has only increased by 19%, of which approximately 25% of this increase has arisen from more detailed planning for non-accommodation uses.
- Tourist/Residential accommodation has only increased by 16% in comparison to the approved concept plan area.
- The proposal redistributes accommodation floor area by reducing the building footprint by 19%.
- Increases publicly accessible open space by 10%
- Substantially increases the soft landscaping by 33%.

SITE AREA - Residential (m ²)	23,081
SITE AREA - Tourist & Hospitality (m ²)	13,519
SITE AREA - TOTAL (m ²)	36,600

	Approved Concept Plan	Proposed Concept Plan	Difference	% Of Site Area
Building Footprint (m²)				
Residential	11158	7981	-28%	22%
Tourist & Hospitality	2329	3010	23%	8%
Total Footprint	13487	10991	-19%	30%
Open Space (m²)				
Open Space - Residential		15 100		
Open Space - Tourist & Hospitality		10509		
Open space - Total	23113	25 609	10%	70%
Soft Landscaping	7174	10694	33%	29%
Deep Soil - Residential		6 842		
Deep Soil - Tourist & Hospitality		436		
Deep soil - Total	6566	7278	10%	20%
GFA (m²)				
Tourist & Hospitality Facilities				
Restaurant	340	676	50%	
Café	229	91	-60%	
Function Centre	535	594	10%	
Pre Function Centre		329		
Marina operations and lounge	300	150	-50%	
Marina workshop	included in marina			
Retail	711	324	-54%	
Beauty Salon	included in retail	29		
Business Centre	included in retail	63		
Gym / Health Centre	included in retail	125		
Indoor Pool & Hydrotherapy		505		
Spa		323		
Total	2115	3209	34%	
Other		319		
Total	2115	3528	40%	
Tourist/Residential Accommodation				
Tourist Total	2000	2744	27%	
Building A		3028		
Building B		2815		
Building C		2873		
Building D		2886		
Building E		2001		
Building F		3464		
Building G		3290		
Building H		2854		
Residential Total	19675	23210	15%	
Total	21675	25954	16%	
Total GFA	23790	29482	19%	
FSR	0.65:1	0.8:1	19%	
Unit Distribution				
No. of Hotel Rooms	0	65-85		
No. of accommodation units	150	220-250		
Avg Area per unit (m ²)	145	99	-32%	
Accommodation unit mix	3-4 bed	1 bed - 20% 2 bed - 60% 3 bed - 20%		
No. of beds*	525	545	4%	
	* No. of beds based on average area of units 145sqm which provides 3.5 bedroom units		** No. of beds based on total of 235 apartments using varied unit mix and 75 hotel rooms	

BUILDING MATERIALS & COLOURS

Provide materials and colours that respond to the surrounding environment and that create interest and patterns.

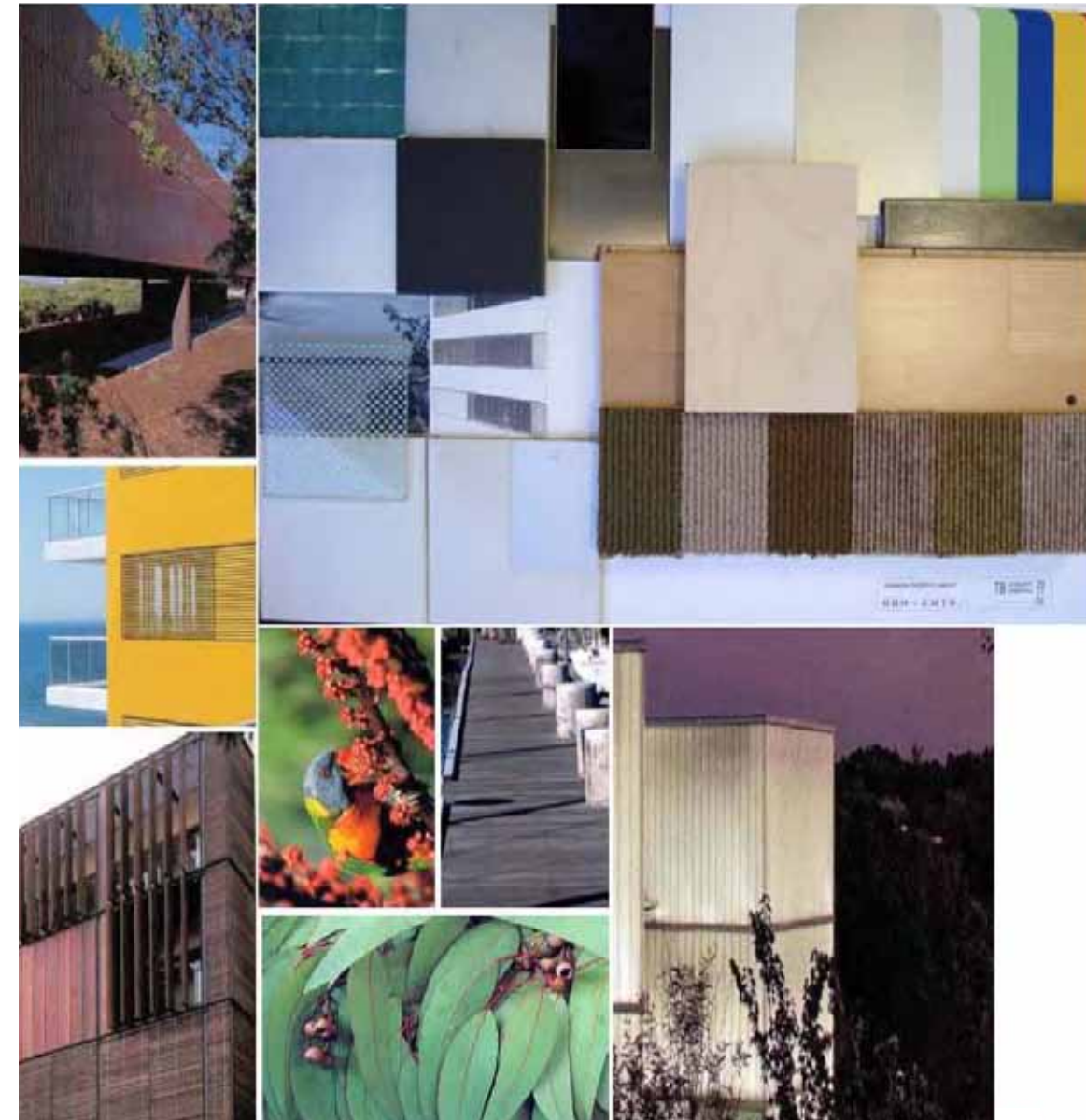


Objective

To achieve a high standard of visual appearance that will be aesthetically pleasing to future occupants and visitors but that reflects the existing nature of the area. The objective is to use colours and materials that will contribute to the Trinity Point experience.

Guidelines

- Materials celebrated within the iconic building forms should include glass, steel, timber and copper, be distinctive and contribute to the buildings' role as 'markers' within the site, locality and lake. Each of the proposed iconic buildings incorporating a different element. Essential to the design intent, the northern most iconic building form is to be presented and finished in glass (with reflectivity measures addressed).
- Materials of other buildings on site will include distinctive accent features of steel, glass, weathered timber, metal and aluminium – with surfaces exhibiting natural patinas as they weather – amongst the primary material of trowelled texture finish and granostone or similar.
- Build form colours to be generally natural, with bold accent colours drawing on colours in nature – reds, greens, yellows, blues of parrots, soft yellow of blossoms, reds of bottlebrush, eucalypt leaf green, browns and earth tones.



BUILDING MATERIALS & COLOURS

The concept plan called for materials that respond to the surrounding environment and creates visual interest. The proposed amended scheme continues these aims.

Proposed materials will be a selection of recessive materials and colours including sandstone, zinc, timber, render, and fixed and operable screens that assist in sun shading as well as reducing the buildings into a series of smaller forms.

Rather than monolithic blocks, all buildings are proposed as articulated vertically and horizontally, with a base contrasting to the levels above. In most cases a recessive upper most level clad in recessive colours helps to reduce their visual impact when viewed from the lake and from the land.

Drawing inspiration from the stone stratification of Bluff Point, the accommodation buildings are conceived as a series of horizontal layers; a stone base reading as a continuation of the landscaped terraces of the surrounding gardens. The mid levels above this are articulated into smaller elements with recessive screens while the upper levels form recessive roof elements.

Materials of the tourist hospitality zone exhibit a similar logic with the more prominent upper levels of the function room and the hotel proposed in recessive colours. Again, these floor levels will contrast to the floors below in order to articulate the facades of individual buildings.

Each tourist and residential apartment building will differ slightly so as to create a transition from the northern, more active part of the site to the more passive and sensitive south.

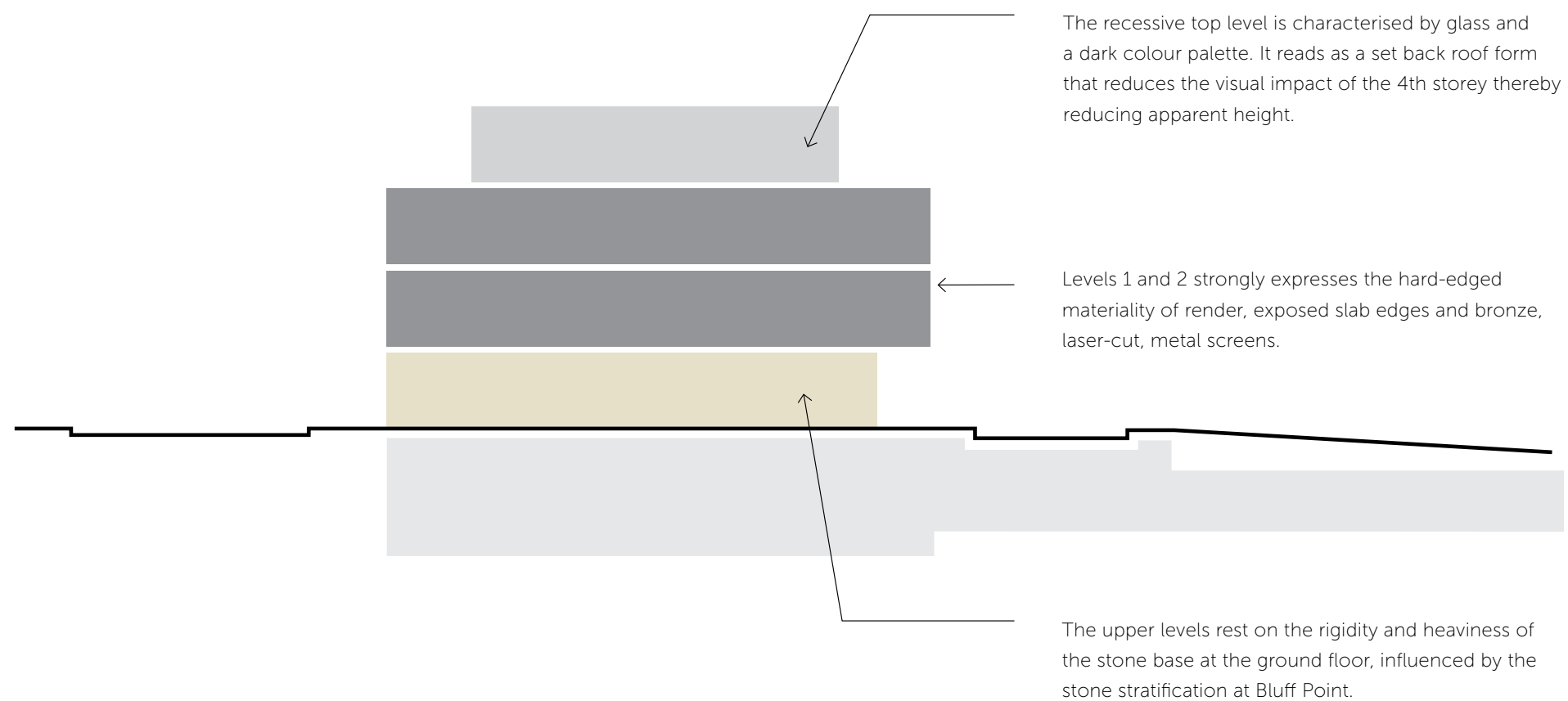
Commercial



Residential

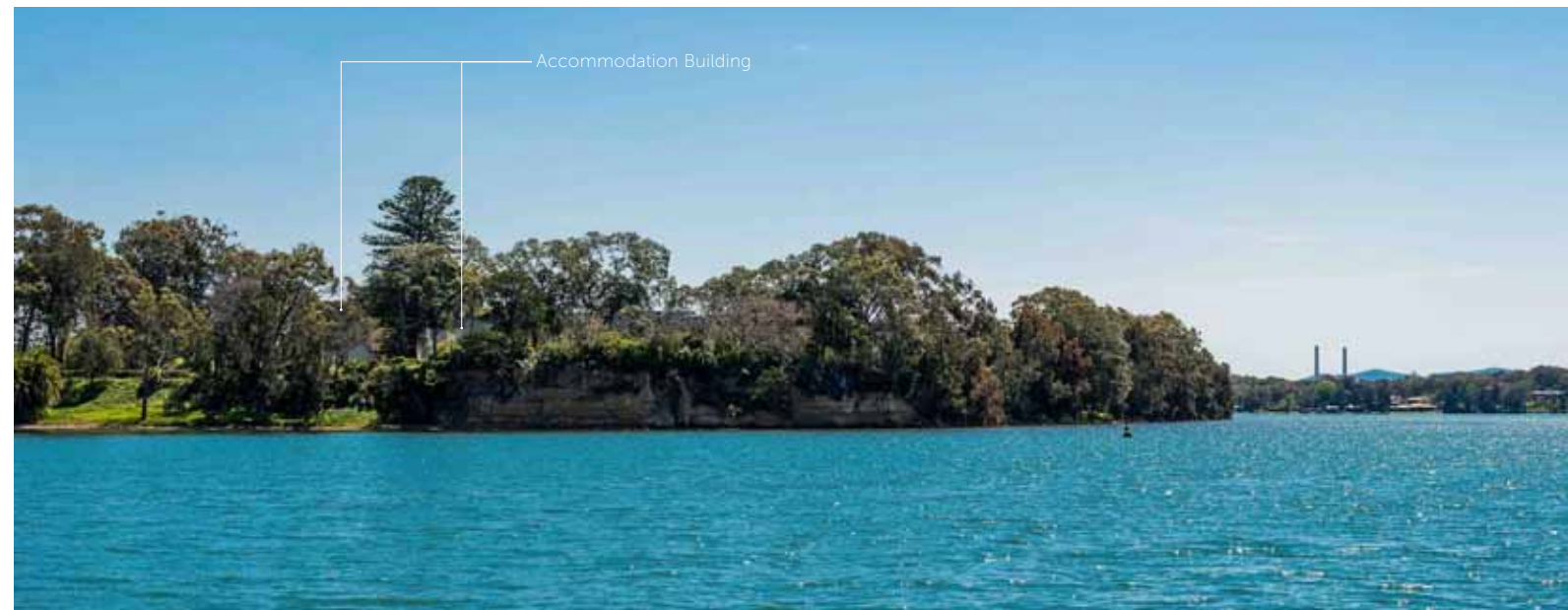


BUILDING MATERIALS & COLOURS

**Figure 91**

Simplified section through typical accommodation building showing the use and influences of materials.

BUILDING MATERIALS & COLOURS

**Figure 92**

South elevation photomontage looking toward Bluff Point and the accommodation precinct showing a largely obscured view of any built form by the tall and dominant existing tree line.

Figure 93

Northeast elevation photomontage showing materials schemes across the tourist hospitality precinct and into the accommodation precinct to the south. The selected palette has been chosen to recede the buildings into the landscape.



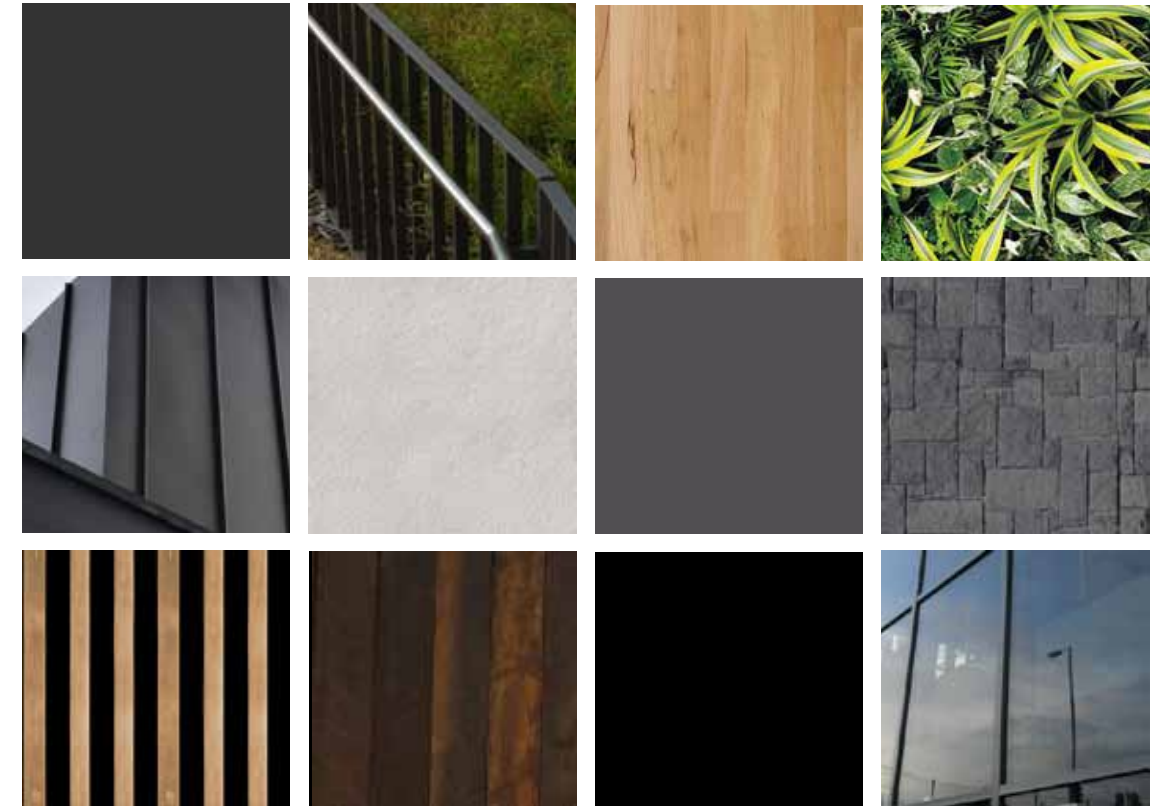
The accommodation precinct is largely concealed by the existing treeline prompting the use of a lighter, passive and more recessive architectural language. Glass, darker finishes and increased setbacks to the top floor help to reduce its apparent mass.

The tourist hospitality precinct is largely exposed to the views and functions as the active zone of the site. The material palette here is thus darker in order to recede the architecture into the treeline as to not emphasise its presence in the landscape.

BUILDING MATERIALS & COLOURS

**Figure 94**

Proposed external colour schedule to restaurant and function room.



BUILDING MATERIALS & COLOURS

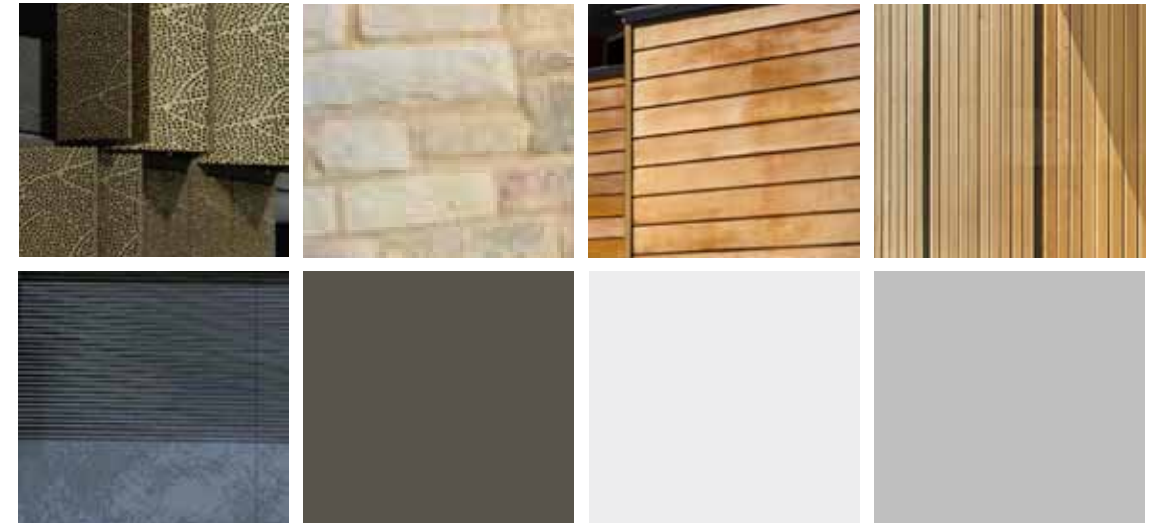


Figure 95

Proposed external colour schedule to hotel.



BUILDING MATERIALS & COLOURS

**Figure 96**

Proposed external colour schedule to residential accommodation.

VEGETATION

To provide for reinstatement and rehabilitation of vegetation to mitigate against any proposed removal of endangered ecological communities as a result of the Concept plan proposal.



Objective

To acknowledge that it is appropriate to demonstrate no nett loss of biodiversity against an improve or maintain outcome where any clearing of endangered ecological communities is proposed.

Guidelines

A small portion of disturbed *Casuarina glauca* Open Forest (Swamp Oak Floodplain Forest) (0.04ha) will be required to be removed for essential marina infrastructure (boat lift) where it crosses the 6(1) zoned land. This vegetation is an endangered ecological community (EEC). The boat lift has been located in an area where the shrub layer and groundcover typically associated with the EEC is absent, replaced by exotic pasture grass species.

To achieve the vegetation objective, the following measures are to be incorporated into requirements for the project:

- Reinstatement of 0.05ha (500m²) of SOFF
- Additional assisted rehabilitation within the north-eastern portion of the unnamed bay situated at the north of the study area.
- Substantial additional areas of the public reserve in front of the workshop areas shall be reinstated with *Casurina Glauca* Open Forest.

- Where practical in terms of maintaining views in the public reserve in front of the Village Piazza shall be re-instated with *Casurina Glauca* Open Forest.

Comment

Refer to Figure 86. There is a high degree of success expected for the reinstatement of the SOFF given the apparent concurrent topographic, hydrological and situation of the selected area. This reinstatement and assisted rehabilitation is in addition to any previous commitments that have applied in the study area, which have been focused around the southern edge of the unnamed bay.

- Conduct weed control throughout the vegetation in the remaining 6(1) zoned lands adjacent to the concept plan site. This will encourage natural regeneration within these communities (which are also endangered ecological communities).
- Include further infill plantings of native groundcover, shrubs and trees throughout the vegetation in the remaining 6(1) zoned lands.

Comment

This work is to be carried out by a qualified bushland regenerator working under guidelines set out in a Vegetation Management Plan. The Vegetation Management Plan will provide detailed information on weed control, access control, rubbish control, planting, monitoring and timing of revegetation works to be conducted within the retained vegetation and the areas to be revegetated within the study area. Revegetation must be done in accordance with best practice measures,



Figure 97

Rehabilitation.



Figure 98

Approved vegetation plan.

VEGETATION

The majority of native vegetation now sits in Council reserve. The landscape strategy of the site is retain as much existing vegetation as possible across the site and provide complimentary and generous landscaping in and around the built form to create a connectivity with the surrounding topography.

The existing vegetation encircling the site is proposed to be primarily retained along the foreshore, maintaining the visual dominance of the tree line external to the site. By omitting the boat ramps from the approval, vegetation is retained that would have been lost.

Whilst no significant change is proposed to any of the existing vegetation outside the site, detailed input is being obtained as part of site planning via a Vegetation Management Plan. The ongoing monitoring of the Vegetation Management Area; with particular attention being paid to ecologically sensitive areas of the site, aims to preserve, protect and restore the existing native vegetation communities.





-  Existing trees
-  New mass planting
-  New lawn
-  Existing public open space zoned land



Figure 99

Proposed vegetation plan showing existing trees generally to be retained and the areas of new landscaping to be introduced.

LANDSCAPE

Provide a landscaped outcome that enhances the existing site conditions and proposed future development of the site.



Objective

Build on the existing landscape opportunities that are available as well as create new opportunities to provide a high level of amenity to future occupants and users of the site and that protects and augments the landscape quality of the locality. The landscape to be fully integrated with the development to create a harmonious outcome that considers the built form and the natural environment.

Design Rationale

The design seeks to provide a transition from the lake's uneven edges in the east to the urban structure in the west. This is done by having the landscape design grade from an untouched foreshore comprised exclusively of indigenous plants and natural elements through to a grid patterned domestic streetscape and lot form. Between the two extremes occurs the pathway where the public interfaces with the private, native plants blend with exotics and the free form eases into the formal. The public is encouraged to use the pathway by providing an all-weather surface that is easy and convenient to use whilst providing numerous opportunities to move into the adjoining foreshore area that is managed to keep and prolong its natural integrity.

Guidelines

The following landscape principles and strategies are to be incorporated and detailed in Future applications:

Foreshore Zone

- The proposed breakwater and marina access to be provided in a manner that ensures any desired works by public authorities within the 6(1) zoned land (such as separate pedestrian access along the lake edge within the 6(1) zone) are not precluded or compromised.
- Public access across the proposed marina travel lift area within the 6(1) zoned land being managed to ensure public safety when the travel lift is in operation with details of proposed management measures being provided with future future applications. Design of area to not preclude or compromise all pedestrian access at all other times.
- Sundial and grotto to be retained.
- Low fencing to be provided within vegetation around Bluff Point to minimize access to steep edges.
- The proposed development is not to impact on the native vegetation edging the shallow unnamed bay.
- Where agreed to by Council, landscaping may extend into the foreshore zone such as native grasses and the like.
- To be consistent with revegetation Principle 8.

Comment

The Concept Plan does not propose to design or construct additional works in the 6(1) zoned land such as separate pedestrian access along the lake edge. As identified in the Opportunities and Constraints analysis, there are numerous existing constraints that make the provision of separate pedestrian access solely within the 6(1) lands challenging – including topography, vegetation, cultural heritage – which public authorities will need to consider separate to this proposal. The

Concept Plan provides an alternative via pathway for full public use within the site (and an alternative loop connection via the village piazza), and simply seeks to not preclude the ability for Council to future investigate concepts within the 6(1) lands.

Pathway & Lineal Passive Recreation Zone

- Publicly accessible pathway (3m+ wide) in variety of finishes to extend around the southern and eastern edge of development through to the Village Piazza, between the foreshore and the edge of built form.
- Pathway to provide universal access.
- Lineal passive recreation space created between foreshore and built form, with turf and edge mass planted bands of native ground covers and low scale plantings in conjunction with stormwater swales.
- Cultural Plantings between built form and foreshore in southern part of site to be retained.

Comment

The pathway will provide for the first time on this site physical public access to the Lake view. From the Village Piazza, the pathway moves gently up the sloping ground to the important viewing point of Bluff Point. The pathway experience will build upon the already unique Lakeside character by developing a complex graphic patterned approach that will enhance the special character and nature of the experience. The pathway will move relative to the adjacent built form and provide full access for the public that enriches (public sculpture and nature) and informs (heritage, culture and environment). The path follows the Lake edge, gently rising to Bluff Point. Detailed design will include pause points, seating, ramps and rails, landscape elements and provisions for pedestrians and

cyclists to share the facility. Bike racks are provided at the Village Piazza. The pathway will vary from 3 to 6 metres in width, responding to natural features and node points along its path. Materials will generally emulate those used at Sydney Olympic Park and proposed at Caves Beachside is good quality, well detailed, enduring modern design that will develop a sense of pride and wonder at this special location.

The edges of the Village Piazza will need to form part of the site architecture (refer Principle 3). Generally excluding crossing points for the Marina foreshore, the site will have planting regenerating & stabilizing the eroding lake edge.



LANDSCAPE



The proposal essentially follows the landscaping principles of the approved Concept Plan, however the main difference is that the buildings are envisaged as elements set within a landscape, rather than an urban form with landscaping added.

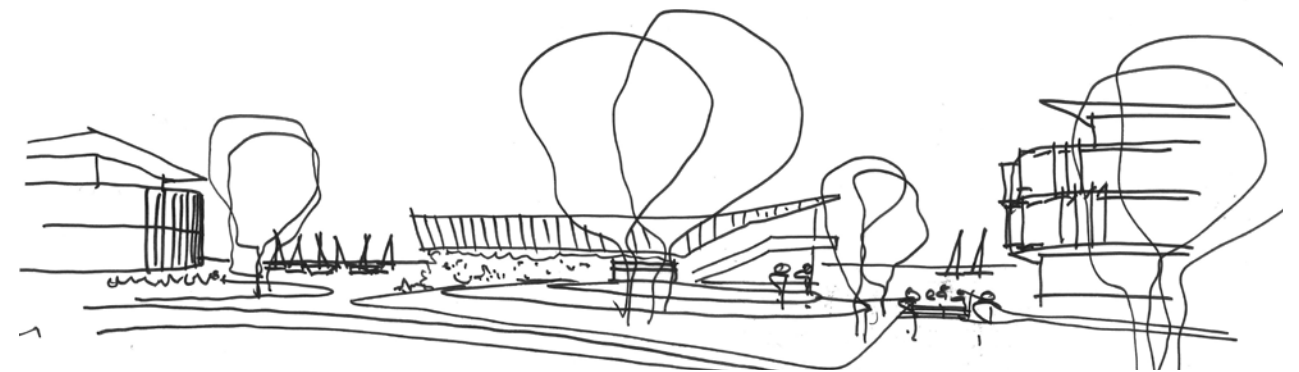
Overall the landscaping seeks to draw together the various existing landscape elements of the site, such as cultural plantings above Bluff Point, existing lake front tree plantings and new proposed plantings around and between the new buildings to create a harmonious landscape responding to the unique site.

The waterside reserve around the perimeter of the site is maintained with pedestrian access through the site linking to the reserve at key points as previously envisioned. The location of these access points has been amended to suit the revised overall site plan.

The landscaped garden replacing the Village Piazza has public access and is proposed as a combination of trees,

low planting and hard paved pedestrian pathways allowing access to the various buildings placed around it. This planting sits on a podium, with car parking located underneath, and will be tiered to allow a variety of plantings that will emphasise the concept of the buildings being located within a landscaped garden. Additionally, sufficiently deep planters will allow significant tree plantings along the pedestrian link separating the tourist hospitality and accommodation precinct.

The restaurant/function room building has been moved back from the eastern edge of the site, allowing an active waterfront zone which links up with the waterside reserve walkway. This landscape includes cabbage palms and Frangipanis within low planting, stepped paving and sand gardens to soften the transition between the active waterfront zone and the foreshore boardwalk along the east. This will link to the proposed marina and site perimeter boardwalk.



LANDSCAPE

Village Piazza

- The village piazza is a core component of the scheme, a place for social interaction, seating, public art – typifying a gathering place for all within an urban context (refer descriptions in Principles 2 – 5).
- A colonnade is proposed to accentuate the piazza edge and provide human scale and shelter.

Trinity Point Drive Streetscape

- The Concept Plan is to inform an integrated streetscape design of Trinity Point Drive (which forms the western edge to the site).
- With individual lot vehicular entries largely precluded on the eastern side (due to internal laneway access) and a continuity of street façade incorporating a grade change, the total streetscape is to incorporate carriageway, street tree planting, indented parking bays and pedestrian paths. Detail design will need to integrate the grade change edges and entries into the streetscape.
- An 'avenue' streetscape is the design intent.
- Opportunities to extend similar principles and continuity of street façade on the western edge of Trinity Point Drive are to be encouraged, separate to the Concept Plan.

East-West and North-South Internal Streetscapes

- A system of internal streetscapes are established via Principles 2 and 4. Future applications are to document these streetscapes including vehicle carriageway, pedestrian pathways, parking (where appropriate), landscape and lot access. The design intent is low-speed shared use zones (with narrow carriageway, low gutters and mix of materials).

Landscape is to reinforce the lake landscape character with diversity and interest.

- Publicly accessible pathways are to be provided as part of internal streetscapes.
- The internal laneway is a utility vehicle space, and not intended for pedestrian or landscape solutions.

Comment

East-west links at the key public streets cross the site in 15m 'streetscapes', an 8m wide link and as a perimeter to Bluff Point - accessing the north-south lakefront pathway, lake views and foreshore tree plantings. From Bluff Point (with its extensive views) to the Village Piazza, the links provide a 'place' to "get on" or "get off" the lake pathway, as such they transition from the public footpath / road of the adjoining development to the pedestrian / landscape of the Trinity Point site. A similar north-south link is provided via a 15m wide 'streetscape', establishing an additional element to the grid pattern and connecting Bluff Point to the Piazza.

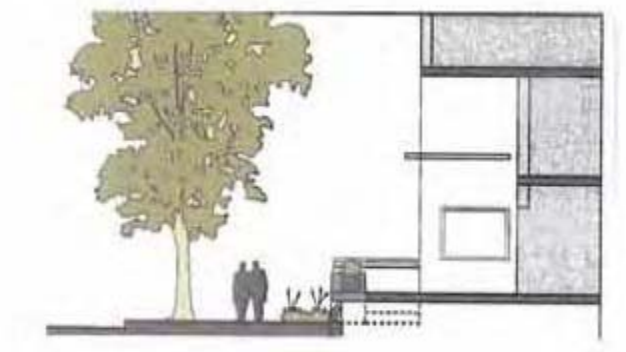
Dwellings

- Each dwelling is to have domestic landscape that integrates with its design, boundaries and interfaces. Careful design consideration is to be given to interface edges having regard to contribution to streetscape with landscape continuing to road or path edge from built edge.

Materials & Hard Landscape Across Site

- Material palette to define consistent sense of space through public domain, with 'natural' and enduring finishes.
- Provide consistent signposting / wayfinding, interpretative signage, seating, furniture, litter bins, bicycle parking, handrails and the like throughout the site.

- Lighting strategies to provide indirect subtle lighting.
- Incorporate public art strategy celebrating strong qualities of the site.
- Develop a site interpretation strategy that will assist in creating a sense of place and responsibility for environmental and indigenous and cultural heritage of the site.



LANDSCAPE

Planting along Trinity Point Drive and the new internal street of the tourist residential accommodation zone will emphasise the street edge combining formal street planting with planting at the base of the accommodation buildings.

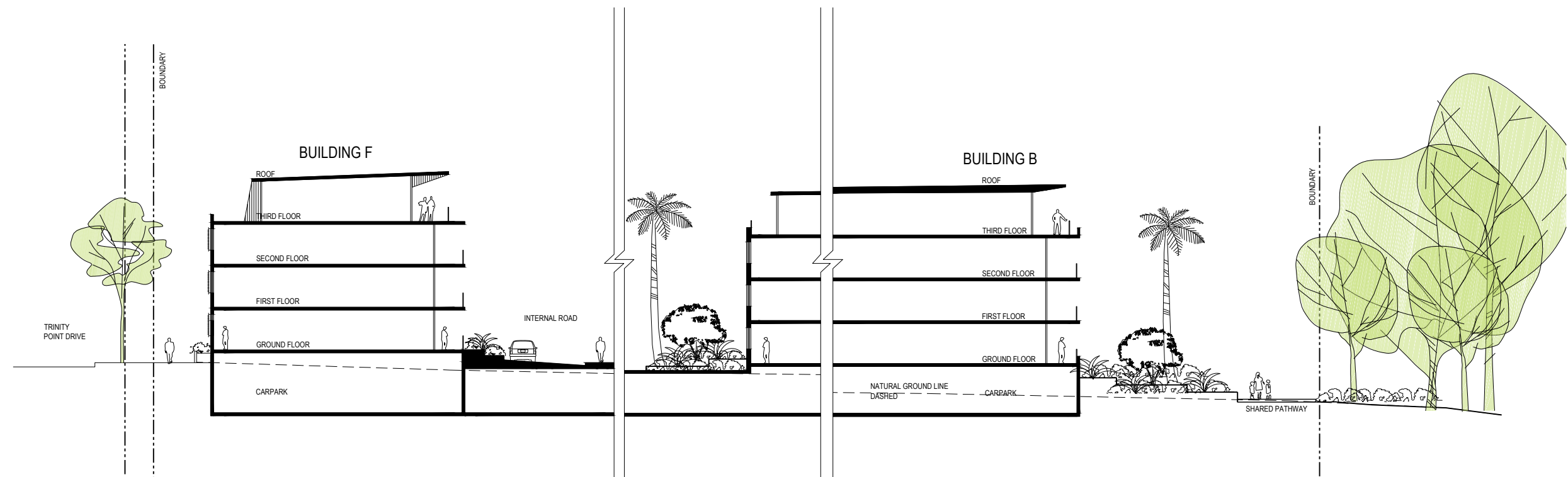
Extensive landscaping between the accommodation buildings will create east-west pedestrian links across the site between the accommodation zones and the lake front reserve.

The major east-west pedestrian link in this precinct running between the primarily short stay and long stay accommodation will comprise a predominantly deep soil zone. Other landscaped spaces between the accommodation buildings will be partly deep soil and partly planting over the basement car parking below.

Refer to the landscape report *Section 75 Submission: Landscape Analysis & Design Principles*, dated October 2014 prepared by *Terras Landscape Architects*.

Figure 100

East-west section through accommodation precinct showing the relationship between built form and landscape, between individual accommodation buildings, and between the public/private spaces where built form and the shared perimeter foreshore pathway are nearest.



LANDSCAPE

Landscape Design Concept Plan

Prepared by



4 Trinity Point Marina & Mixed Use Development

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Prepared by



Deep soil planting zones



Figure 11.
Deep soil area.

Site Deep Soil Planting Zones



LANDSCAPE

Mass Planting Open Space

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Landscape Look & Feel



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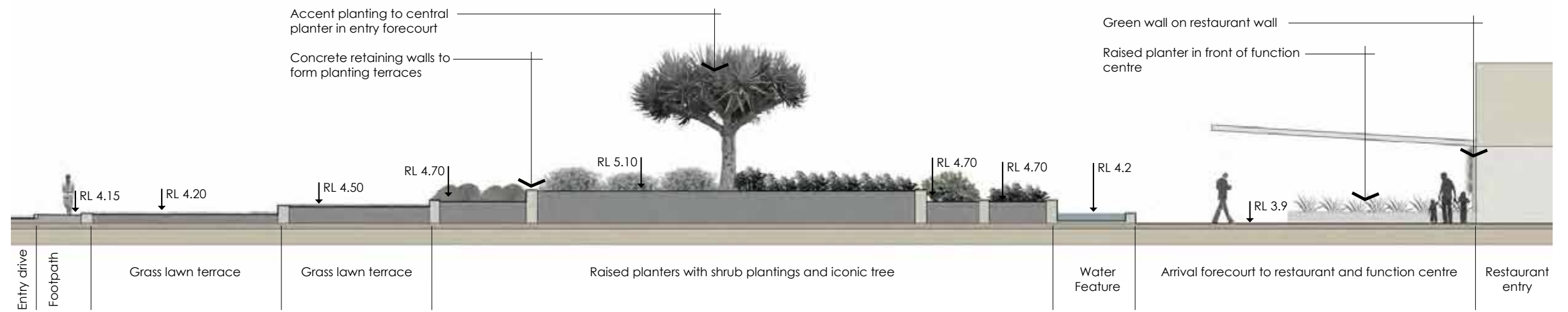


LANDSCAPE

Prepared by



Entry Forecourt Landscape Section



Pool Terrace and Foreshore Landscape Section

