

## BUILT FORM

Arrange built form with regard to site opportunities and constraints, to compliment building heights, setbacks, open space pedestrian access, visual linkages and landscaping principles and to express the project as a destination.



## Objective

To provide a high level of amenity to future occupants and visitors of the site by locating building and building mass that ensures quality communal and private spaces within the development; spaces that compliment site attributes, maintain privacy, maximise views of the lake without loss of vegetation, provide for adequate solar access, daylight and natural ventilation, consider energy and water efficiency and minimise visual impact.

## Guidelines

Proposed development should be generally consistent with Principles 1–5. Images on the following pages illustrate preliminary sketches and artist visualisation of the proposed built form within the landscape. Generally:

5.40. The built form should reflect the functional uses of the buildings but should be considered in terms of their visual appearance from the lake and surrounding areas.

5.41. The proposed development envisages buildings nestled within a landscape and individual buildings separated from each other by extensive gardens and deep soil planting.

5.42. All buildings are to predominantly sit below the tree line of the extensive mature trees located along the northern, eastern and southern waterside edges of the site within the protected Council reserve.

Guidelines pertaining to each precinct are discussed separately in the following sections.

## Tourist Hospitality Precinct

5.43. The primary built form philosophy of the precinct is an open garden, which contextually places the buildings in a landscape setting more appropriate to the site. The hotel and restaurant/function room buildings are to open up the public domain, linking the interior of the site to the overall landscaping beyond and creating views to the lake. Locating the buildings to the east adjacent to the lake and the waterfront promenade promotes active pedestrian activities along the waterfront side of the site.

5.44. Proposed built form should allow vistas between the hotel and function room/restaurant buildings to the lake and landscape beyond, with these vistas cast over landscaped gardens in counterpoint to the buildings themselves.

5.45. Maximum heights in the tourist hospitality precinct are to be maintained at 4 storeys, locating the highest points toward the centre of buildings and set back from the waterfront and northern edge. This allows the building form to step down as it approaches the waterside boundary and maintains the dominance of the existing protected vegetation along the northern tip of the site.

5.46. The uppermost level of the hotel building is to form a roof element clad in recessive colours. The proposed hotel façade is to be articulated into a series of small elements reducing the mass of the building when viewed from the lake.

5.47. As one of the key architectural focal points of the precinct, the two storey restaurant/function building atop the landscaped podium should reference the topography and be oriented to the views and landscape while also addressing the foreshore. The inclusion of undulating roof forms exhibit a subtle but significant reference to the Trinity Point landscape and while is more strongly expressed in the restaurant/function building, is also incorporated into the hotel roof form.

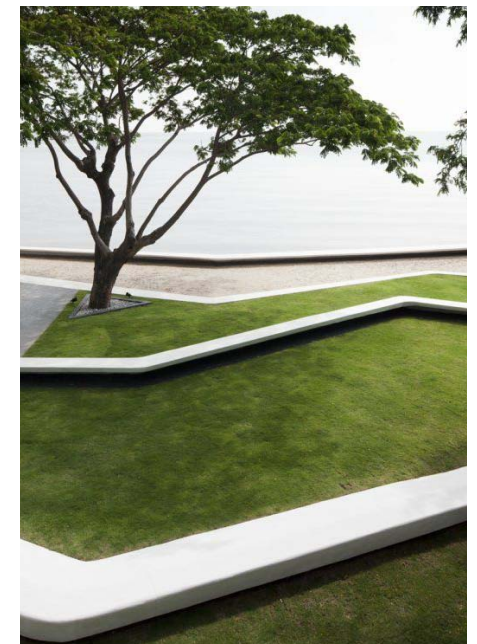
5.48. Proposed materials should be a selection of recessive materials and colours including sandstone, zinc, timber, render, with fixed and operable screens for sun shading and to assist in reducing the buildings into a series of smaller forms.

5.49. Rather than monolithic blocks, all buildings should incorporate vertical and horizontal articulation, with a base contrasting to the levels above and in most cases a recessive upper most level clad in recessive colours to reduce their visual impact when viewed from the lake as well as from the land.

5.50. Emphasise the expression of horizontal elements, creating a “base, middle and top”. The base, generally consisting of stone and glass, mostly sits below the landscaped podium. Rising above this podium are three storeys with the top-most being recessive and taking on a contemporary “mansard” typology.



Forum of Granada, Spain  
by Federico Wulff Barreiro



Baan San Kraam Sales Office, Thailand  
by Somdoon Architects

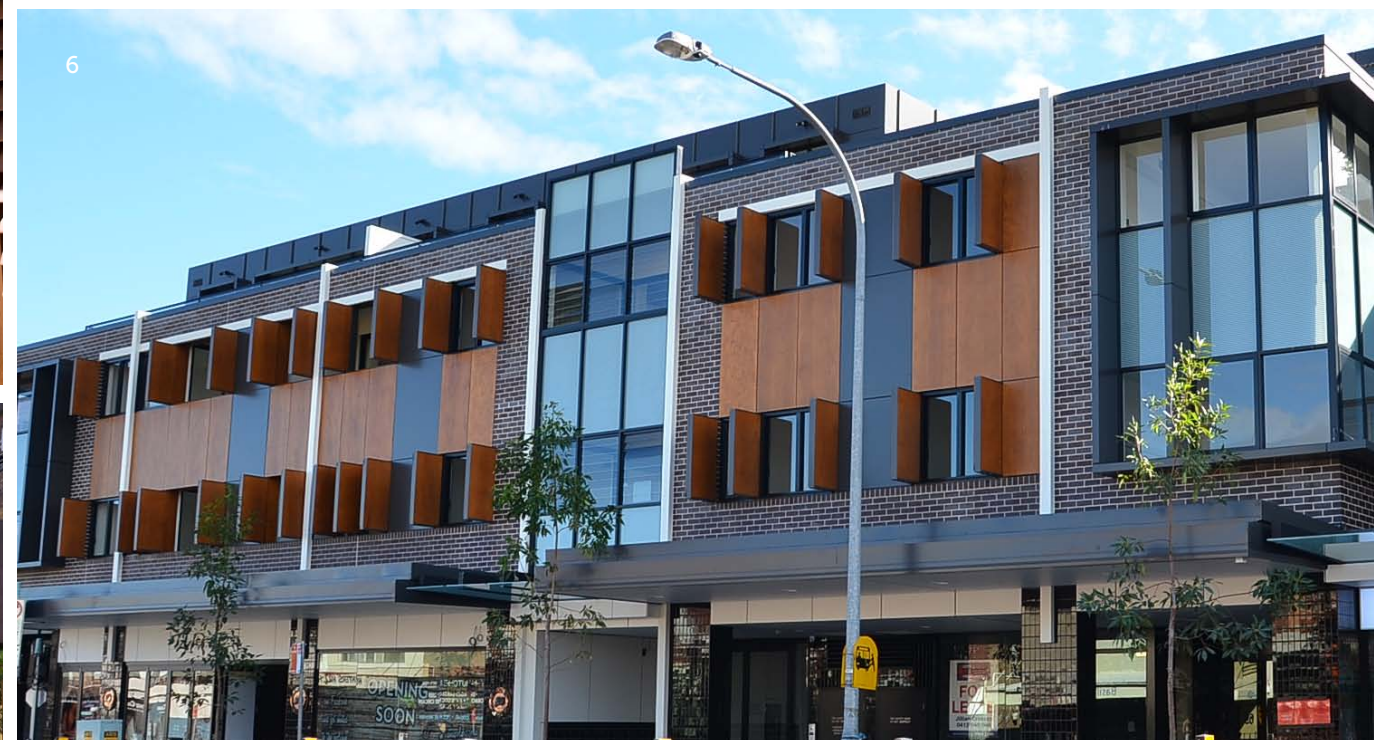
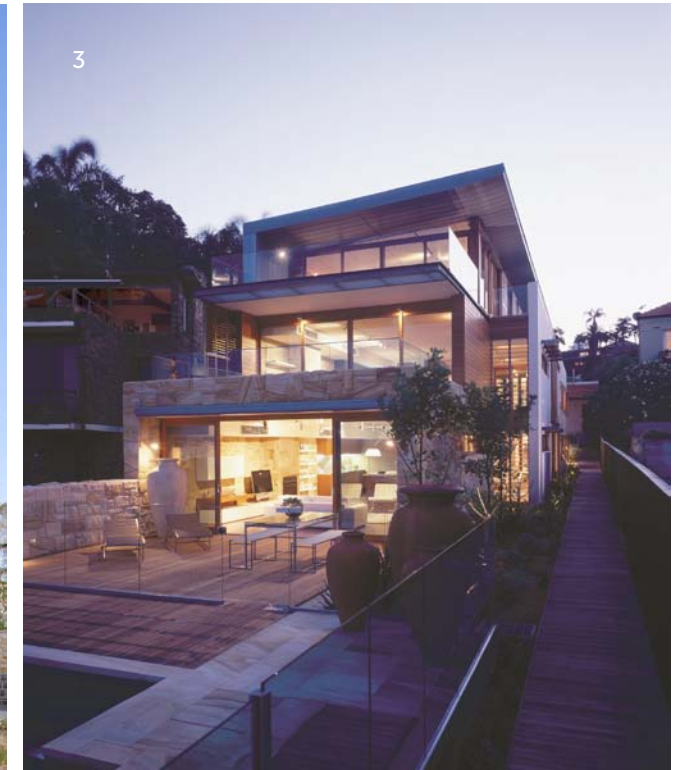
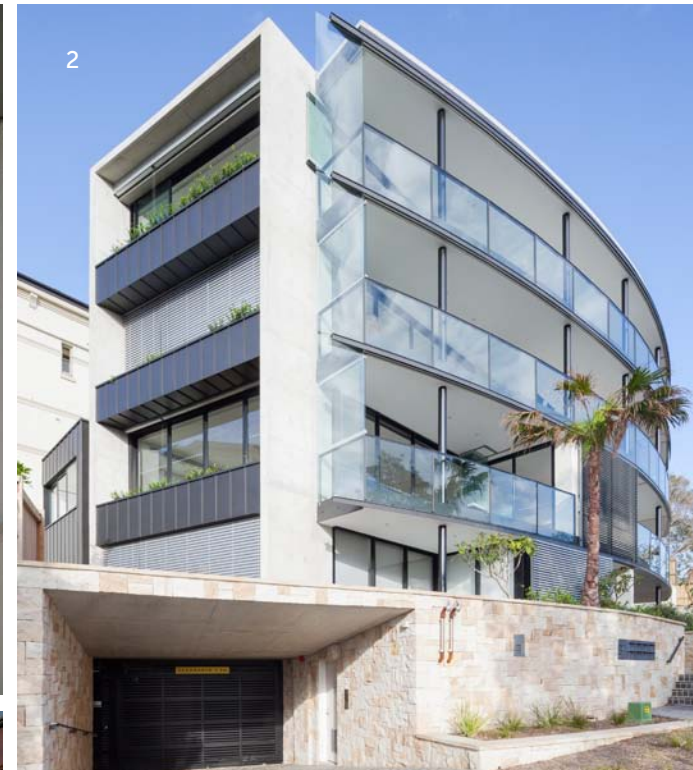


## BUILT FORM

**Figure 42**

Squillace Architects projects exhibiting a similar built form philosophy to the proposed accommodation buildings.

1. Recessed top level characterised by more glass and recessive colours.
2. Accommodation apartment levels resting on a stone base and over basement car parking.
3. A stepped built form characterised by increasing setbacks and a roof downturn on the top level.
4. Predominant use of glass in a recessed and set back top level.
5. Dominant and architecturally defined mid levels sitting on a stone ground floor base while the top level is recessed.
6. Prominent and articulated first and second accommodation levels with a minimally visible fourth storey set back from the boundary.





## BUILT FORM

### Tourist Residential Accommodation Precinct

Principle 3 outlines the revised heights for this part of the site. Built form guidelines for the tourist residential accommodation precinct include:

5.51. Envisage both a higher density of built forms and a considered response to the topography and orientation of the site. An integration of design, theme and character across these areas is critical to the success of the project.

5.52. Buildings on the east of the residential accommodation precinct are to be positioned with their long axis running generally east-west. This allows the majority of dwellings to face north while ensuring that vistas through the site to the lake are maintained. Individual buildings in a landscape setting, surrounded and separated from each other by landscaped gardens, should radiate out as they move from north to south.

5.53. Buildings along Trinity Point Drive are to be articulated using setbacks, facade elements and material choice to create a softer transition between the site and the street and link back to the more urban subdivision to the west of the site.

5.54. The accommodation buildings are to have a maximum of 4 storeys over basement parking. The upper levels are to be set back from the lower and treated with recessive colours and textures in order to minimise the apparent bulk of these buildings. Heights should decrease toward the south of the site as the land levels rise towards Bluff Point. Building heights must primarily sit below the canopy of the existing trees located outside the site in the protected public reserve, maintaining the contextual idea of buildings in a landscaped setting.

5.55. All buildings facing the foreshore shall have their facades articulated in order to break down bulk and scale. Devices such as awnings, eaves and folding and sliding screens shall be used to cast shadows over facades to reduce visual impacts and break the facade into a series of small elements with recessive colours and textures such as stone for the base. The base will link back to the landscaping between each of the buildings to reinforce the idea of buildings in a landscape setting.

5.56. All buildings facing the foreshore shall provide opportunities for the facade to accommodate for the planting of small native trees (mature height adjacent to the building in locations that will not obscure the view from any window facing the lake). These are to be planted at-grade in deep soil.

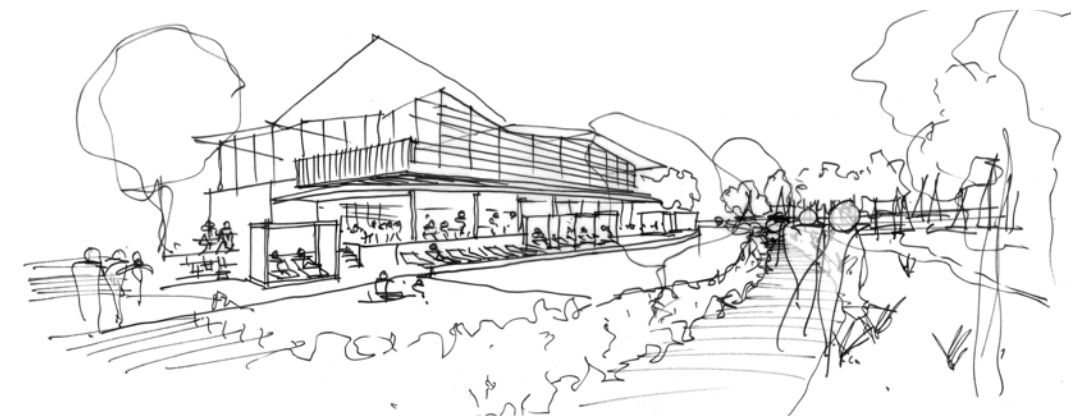
5.57. Built form on the western edge of the site along Trinity Point Drive should emphasise the street edge with facades and massing articulated to clearly separate the structures into separate forms. Vistas to the water between the buildings is to be provided.

5.58. Buildings should be articulated to break down bulk and scale where appropriate.

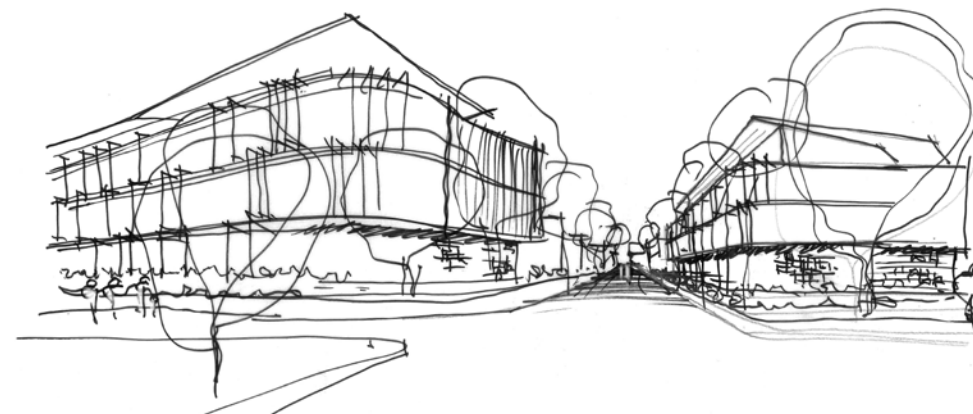
5.59. Development applications must also document and demonstrate achievement of SEPP 65 design principles (where triggered and relevant).



**Figure 43**  
View of Hotel from  
foreshore boardwalk



**Figure 44**  
View of Restaurant  
Function Centre from  
foreshore boardwalk



**Figure 45**  
View of residential  
accommodation south  
down internal accessway



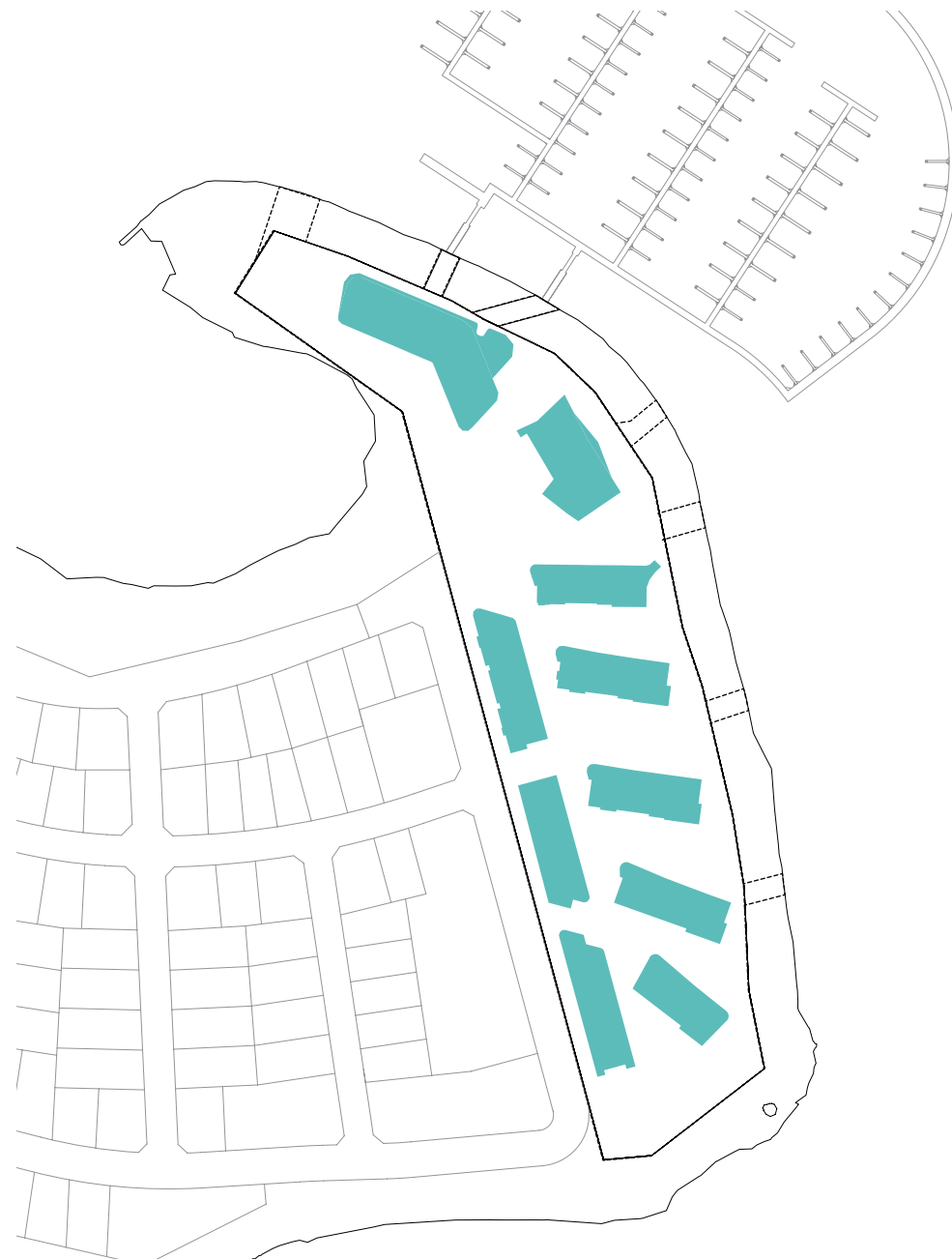
## BUILT FORM

**Figure 46**

Preliminary 3D visualisations. 1) View of restaurant/function room eastern facade showing the angled roof form above the waterfront dining and drinks area, the pool and the public foreshore boardwalk. 2) View of the restaurant/function room western facade showing the placement of the architecture within the open landscaped forecourt and the preservation of lake views either side of and through the building. 3) View of the hotel and landscaped podium showing considered articulation of the built form and the recessive fourth storey. 4) View of typical accommodation building showing variations in setback and the articulation of the facade through folding metal screens, render and timber screens.



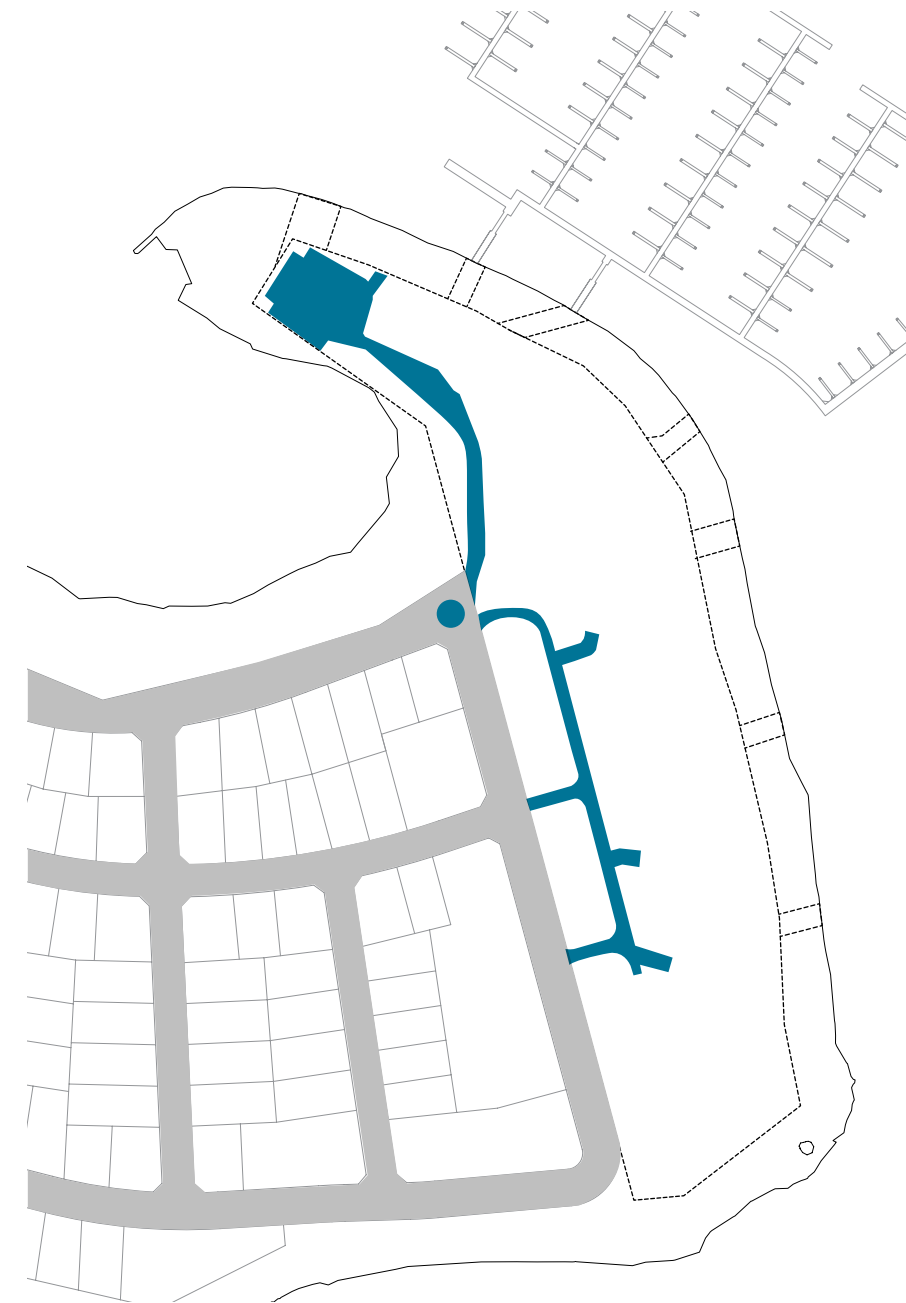
## BUILT FORM



Proposed building footprint

**Figure 47**

Proposed building footprint diagram.

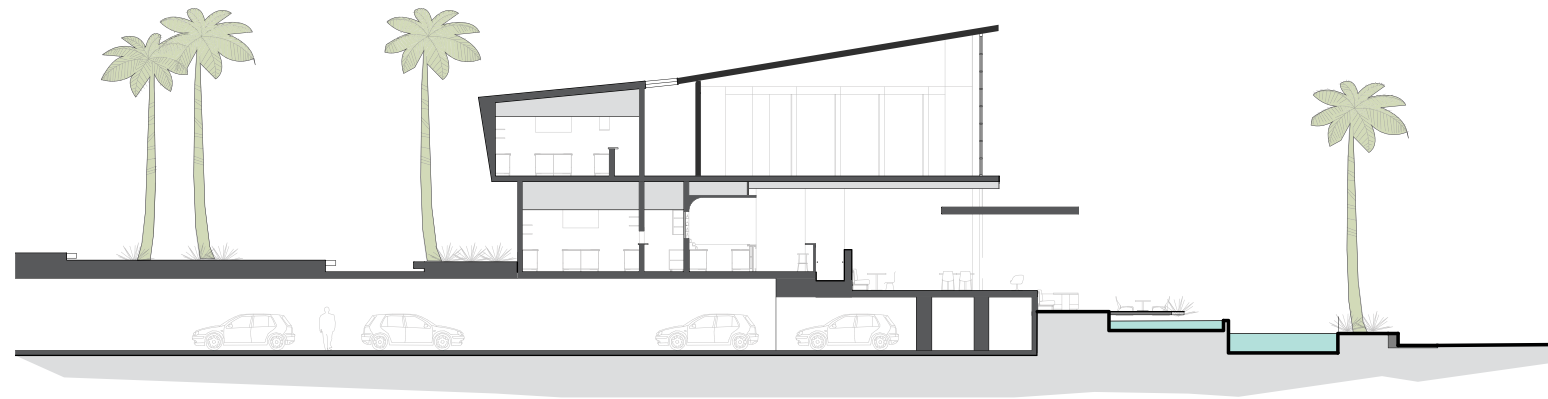


Proposed vehicular roads layout

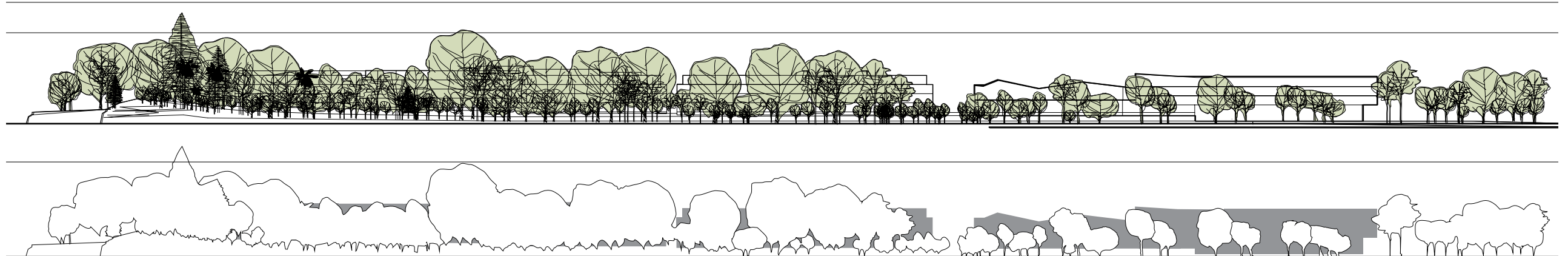
**Figure 48**

Proposed vehicular roads layout diagram.

## BUILT FORM

**Figure 49**

Section through restaurant/function building, tiered landscaping and podium underground carpark showing the transitions from Trinity Point Drive to the water as a landscape outcome instead of a built form outcome. It illustrates how the proposal conforms to the natural topography of the site, ensures views are retained and maximised and supports the 'building in a landscape' philosophy.

**Figure 50**

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.

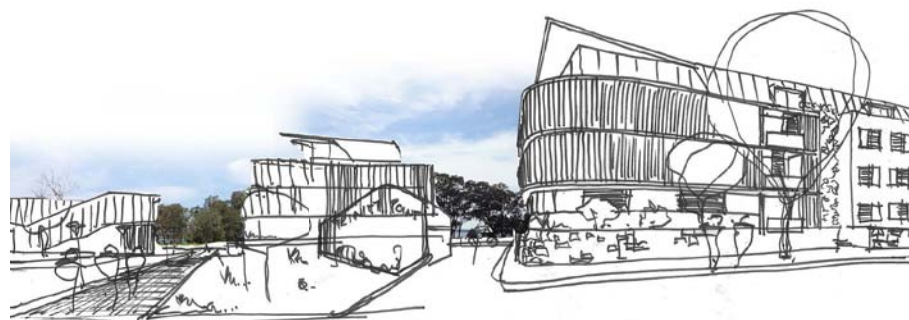
# 5

PROPOSED - SITE PRINCIPLE 5

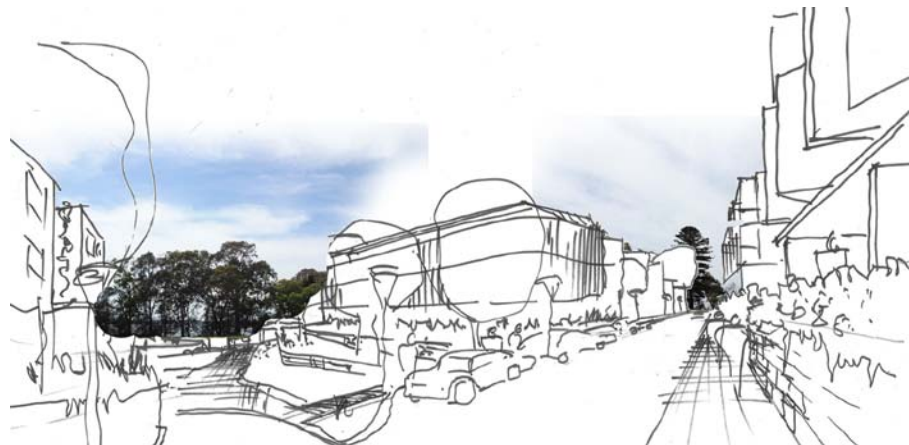
## BUILT FORM

### 3D VIEWS

9



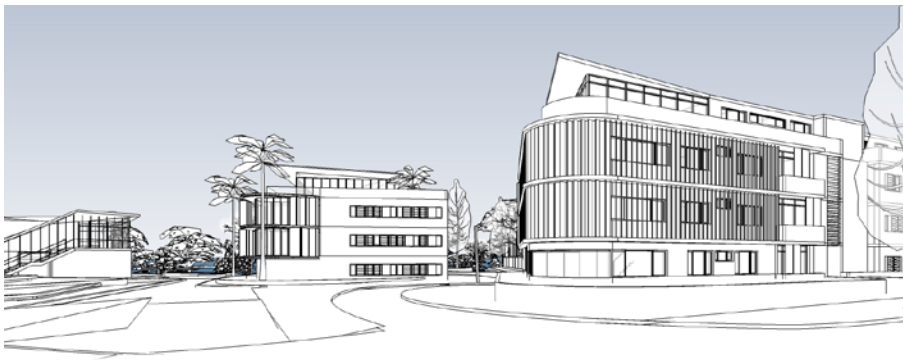
11a



12



Proposal - Artists Impression



Proposal - 3D model



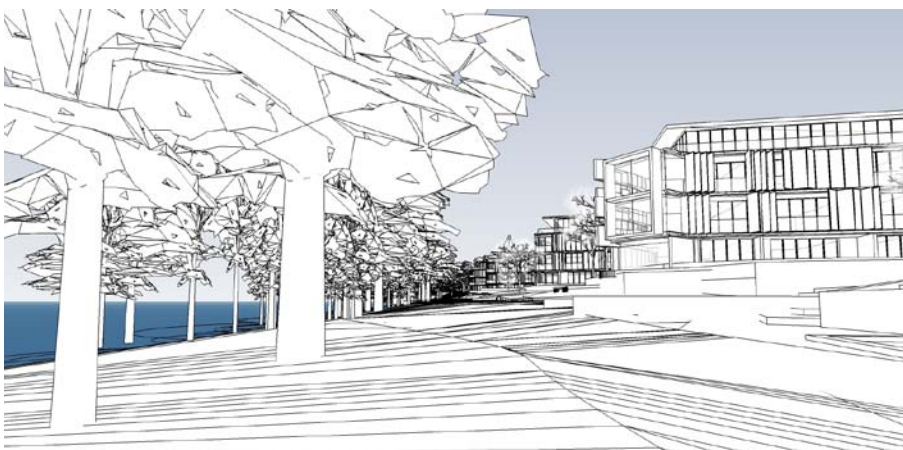
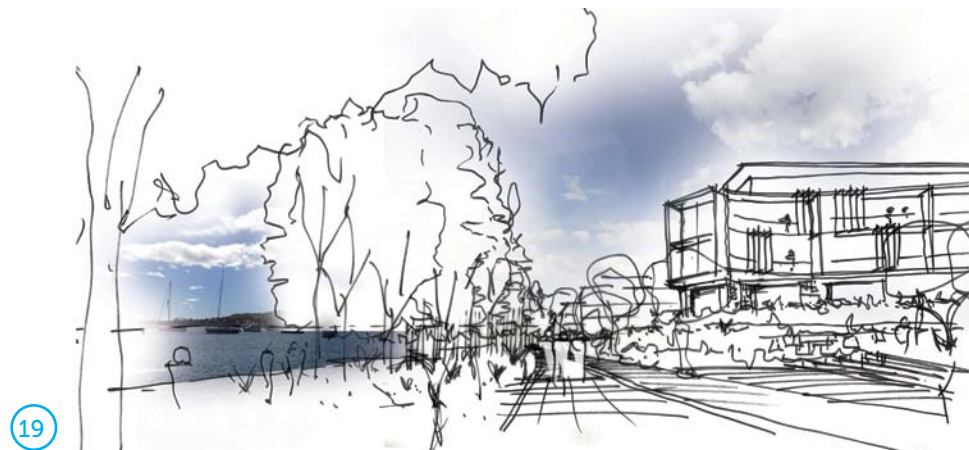
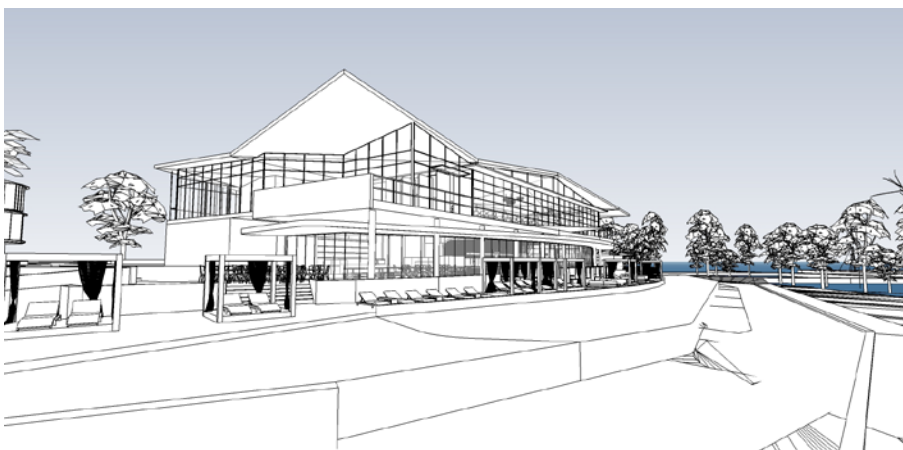
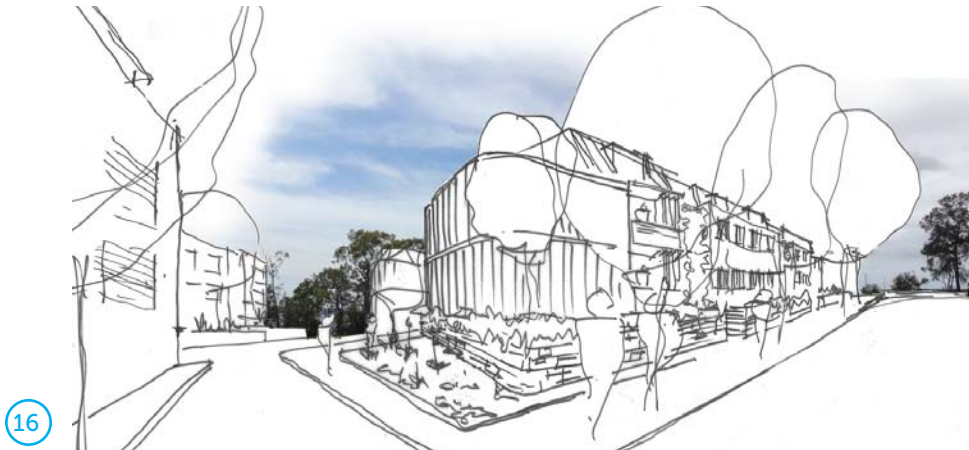


5

PROPOSED - SITE PRINCIPLE 5

BUILT FORM

3D VIEWS



Proposal - Artists Impression

Proposal - 3D model

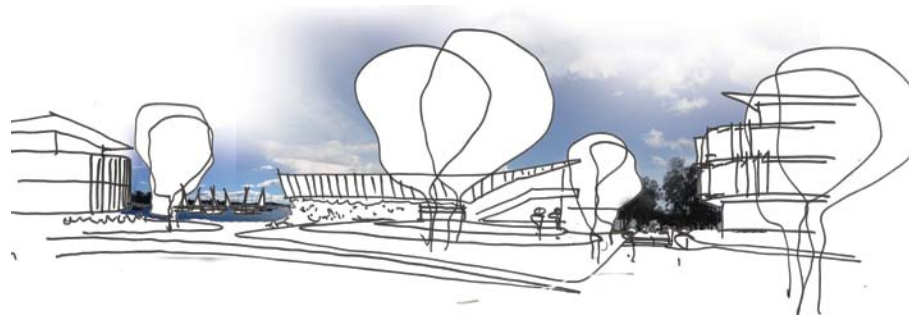


5

PROPOSED - SITE PRINCIPLE 5

BUILT FORM

3D VIEWS



20



21



Proposal - Artists Impression

Proposal - 3D model

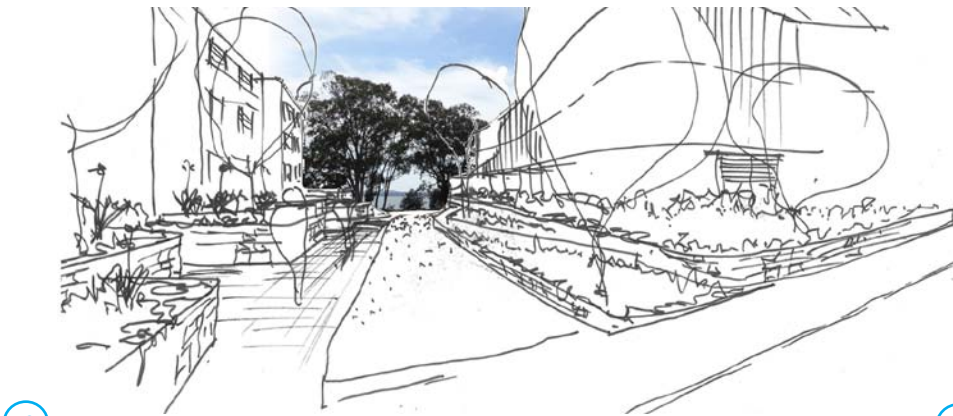


5

PROPOSED - SITE PRINCIPLE 5

BUILT FORM

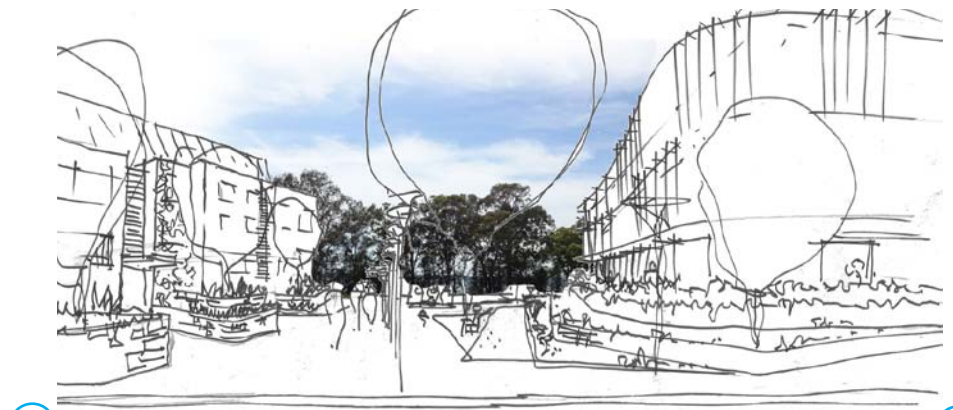
3D VIEWS



10



17



11



22

Proposal - Artists Impression

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

6.1. The proposed FSR of 0.8:1 was established through the design review process and the combination of building heights, building footprints, setbacks and open space has been established, in consideration also of site context, constraints and opportunities such as topography and tree heights, the adjoining public road system and housing and the important site features such as the cultural area of Bluff Point and the perimeter lake edge, and in consideration of the desire to provide high amenity vistas and public access through the site. The FSR was determined out of the design process rather than identified as an up front number.



**Figure 51**

Proposed floor space ratio.

## BUILDING MATERIALS &amp; 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

- 7.1. Buildings should incorporate materials that respond to the surrounding environment as well as create visual interest.
- 7.2. Proposed materials will be a selection of recessive materials and colours including sandstone, zinc, timber, render, with fixed and operable screens for sun shading and to assist in reducing the buildings into a series of smaller forms.
- 7.3. Rather than monolithic blocks, all buildings are proposed as both vertically and horizontally articulated, with a base contrasting to the levels above and in most cases a recessive upper most level clad in recessive colours to reduce their visual impact when viewed from the lake as well as from the land.
- 7.4. Drawing inspiration from the stone stratification of Bluff Point, the buildings are conceived as a series of horizontal layers, with 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 and the upper levels are recessive roof elements.
- 7.5. Materials of the tourist hospitality precinct 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.

## Tourist Hospitality



## Accommodation



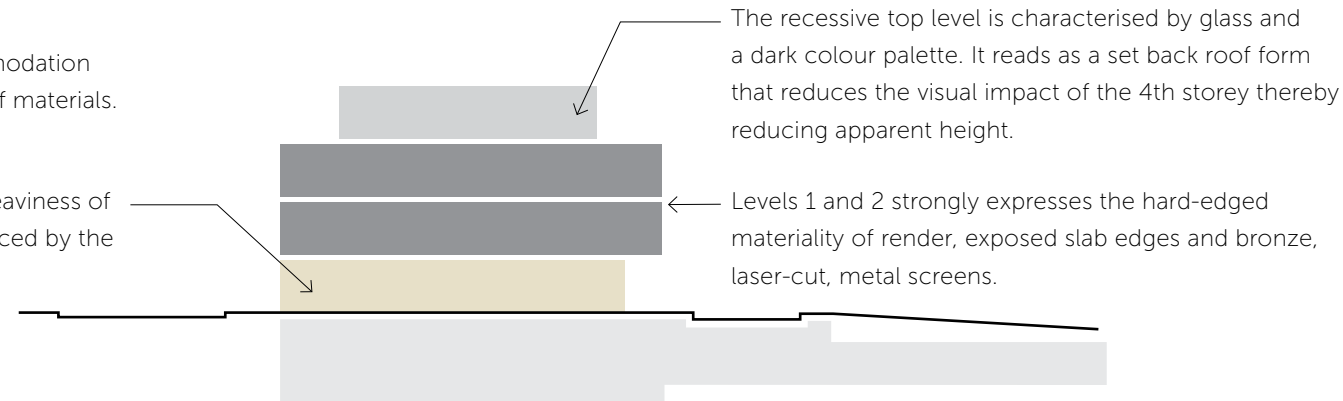


## BUILDING MATERIALS &amp; COLOURS

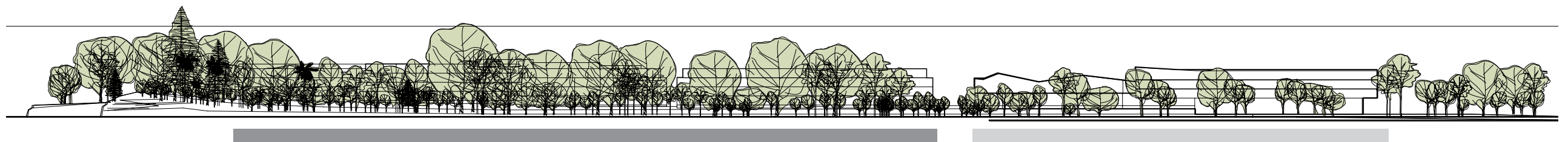
**Figure 52**

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

The upper levels rest on the rigidity and heaviness of the stone base at the ground floor, influenced by the stone stratification at Bluff Point.

**Figure 53**

Northeast elevation photomontage showing proposed materiality of the hotel, restaurant and accommodation buildings and the recessive palette in receding the top levels among the existing tree line.

**Figure 54**

East elevation showing darker materials schemes to the restaurant/function room and hotel where they are more exposed, and lighter materials to the accommodation buildings where they are obscured by the tree line.

The accommodation precinct is largely concealed by the existing tree line 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 tree line as to not exemplify its presence in the landscape.

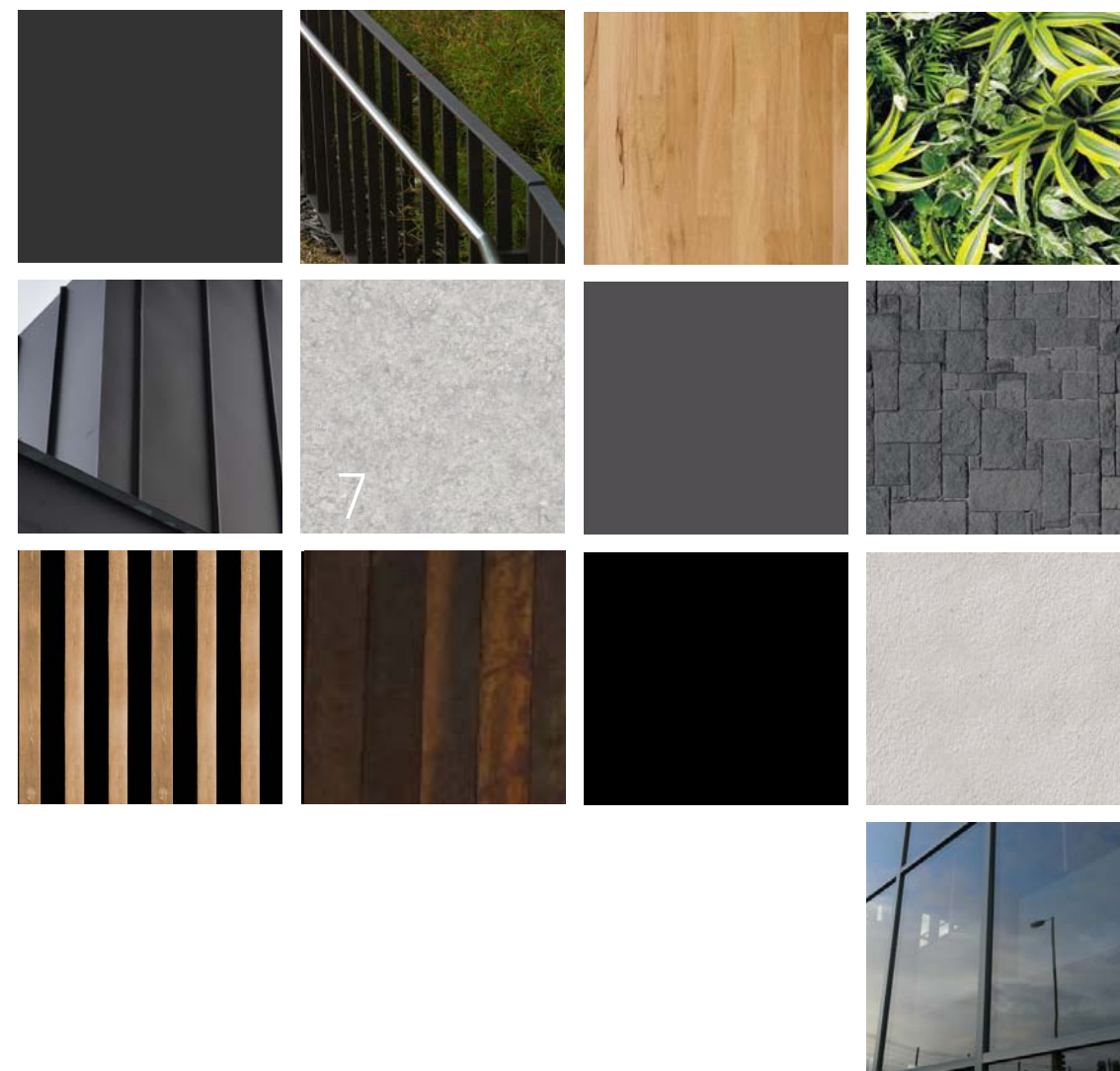


## BUILDING MATERIALS & COLOURS



**Figure 55**

Proposed external colour schedule for the restaurant and function building.

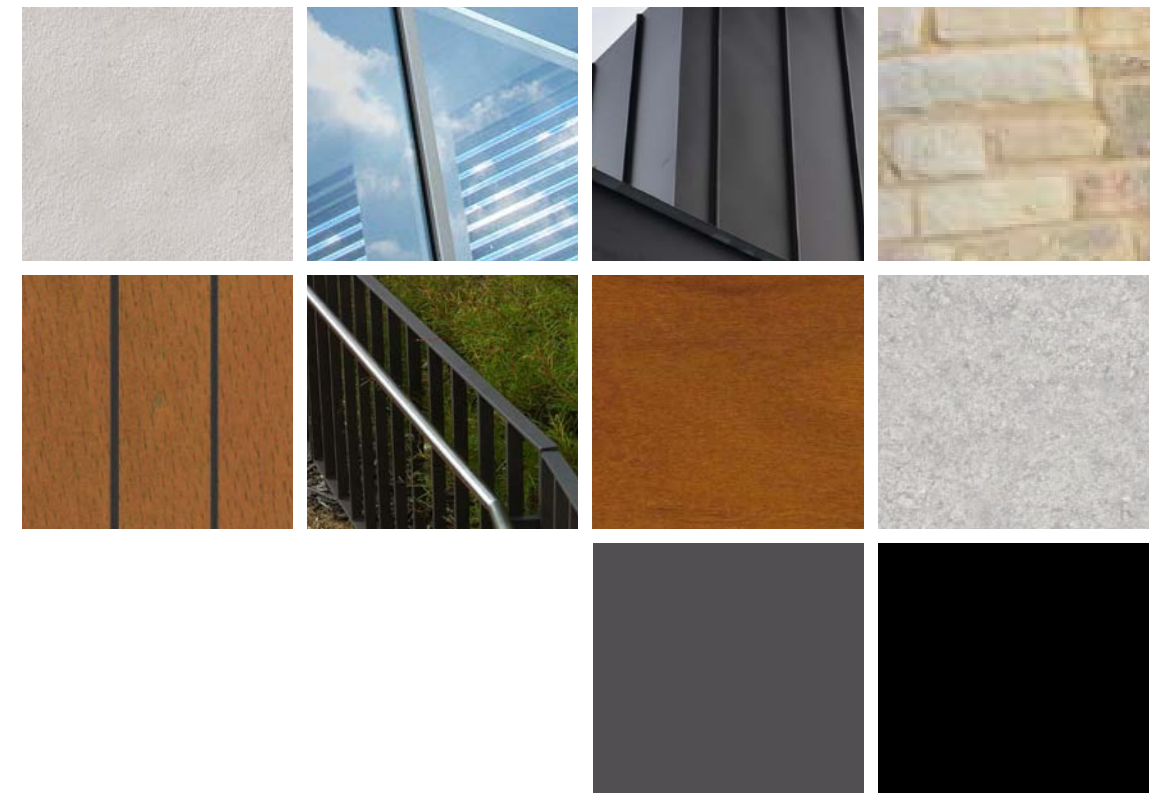




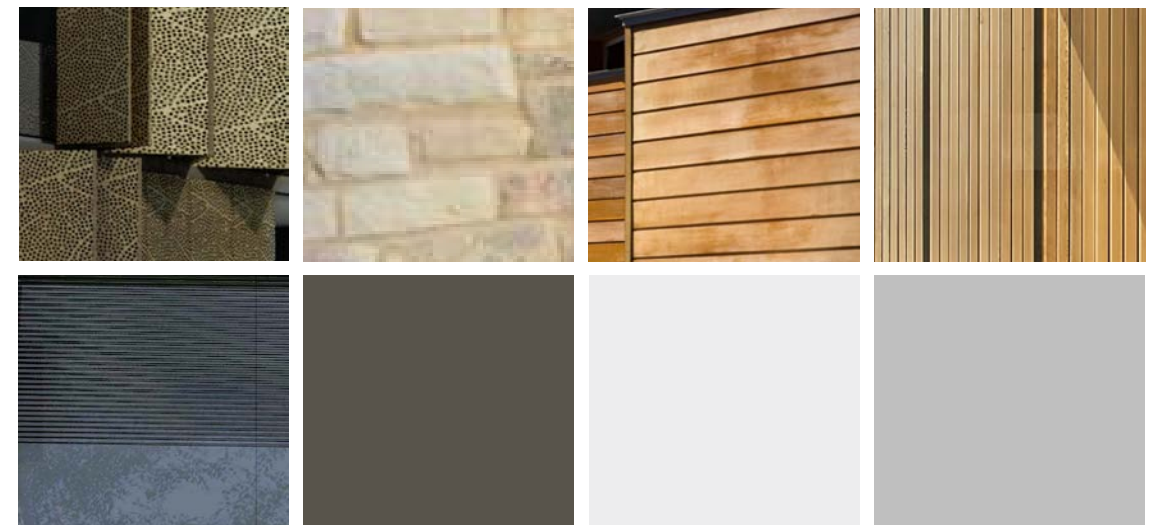
## BUILDING MATERIALS &amp; COLOURS

**Figure 56**

Proposed external colour schedule for the hotel.



## BUILDING MATERIALS &amp; COLOURS

**Figure 57**

Proposed external colour schedule for a typical accommodation building.



## 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

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

- 8.1. Provide complimentary and generous landscaping in and around the built form to create a connectivity with the surrounding vegetation topography.
- 8.2. Retain as much existing vegetation as possible encircling the site and along the foreshore, ensuring visual dominance of the tree line external to the site is maintained.
- 8.3. Conduct ongoing monitoring of the Vegetation Management Area with particular attention paid to ecologically sensitive areas of the site in order to preserve, protect and restore existing native vegetation communities.
- 8.4. Conduct weed control throughout the vegetation in the remaining public foreshore open space zoned lands adjacent to the site. This will encourage natural regeneration within these communities (which are also endangered ecological communities).
- 8.5. Should any existing vegetation be impacted upon, then include further infill planting of native ground cover, shrubs and trees throughout the vegetation in the identified part of the public foreshore open space zoned lands, primarily around the unnamed bay and the eastern foreshore beyond the tourist hospitality precinct. 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 any revegetation works to be conducted within the retained vegetation and any areas to be revegetated. Revegetation must be done in accordance with best practice measures, principles and specifications as outlined in nationally accepted guidelines (where appropriate). Any replanting of native species must use specimens of local provenance.





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

Figure 58

Proposed vegetation plan showing existing trees generally to be retained and the areas of new landscaping to be introduced. The majority of native vegetation now sits in Council reserve. As per the guidelines, the landscape strategy of the site is to provide additional vegetation in and around the built form and to retain and preserve most of the existing vegetation outside the site along the foreshore.



## 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 proposed landscaping scheme preserves the natural environment in the public foreshore open space zoned land and introduces significant landscaping in and around the buildings, integrating built form with the landscape to create a seamless transition into the site.

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

Refer to the landscape report [Section 75 Submission: Landscape Analysis & Design Principles](#), dated October 2014, prepared by [Terras Landscape Architects](#).

## Guidelines

The following landscape principles and strategies are to be incorporated and detailed in Development Applications.

## Foreshore Zone

- 9.1. The proposed marina access is to be provided in a manner that ensures any desired works by public authorities within the public open space zoned land (such as the lineal pathway) are not precluded or compromised.
- 9.2. Provide a foreshore public pedestrian pathway extending from the north of the site at the marina's entry point down south along the eastern foreshore to Bluff Point, around to Trinity Point Drive and to the former sea baths along the southern foreshore. This path, partly located within the site and partly in the foreshore reserve where agreed to by Council, maximises opportunities for the public to access and enjoy the foreshore edge around the entire site.
- 9.3. Sundial and grotto to be retained and restored.
- 9.4. Low fencing may be provided within vegetation around Bluff Point to minimise access to steep edges.
- 9.5. The proposed development is to be sensitive to the native vegetation edging the shallow unnamed bay.
- 9.6. Where agreed to by Council, landscaping may extend into the foreshore zone.
- 9.7. To be consistent with Principle 8.

## Pathways

- 9.8. Provide a publicly accessible pathway (generally 2.5m wide) between the water and the edge of built form to extend around the southern and eastern edge of development through to the tourist hospitality precinct. This path will be partly located within the site and partly located in the public foreshore reserve where agreed to by Council.
- 9.9. The pathway will provide for the first time on this site physical public access to the lake view. From the tourist hospitality precinct, the pathway moves gently along the foreshore up the sloping ground to the important viewing point of Bluff Point. The pathway experience will build upon the already unique lakeside character and will move relative to the adjacent built form and provide full access for the public that enriches and informs (heritage, culture and environment). Detailed design will include pause points, lookouts, seating, ramps, landscape elements and provisions for pedestrians and cyclists to share the facility.
- 9.10. Pathway to provide universal access.
- 9.11. Pedestrian access to be provided through the site linking to the reserve at key points.
- 9.12. Passive recreation space created between foreshore and built form, with landscaping in these areas to facilitate public use and recreation.
- 9.13. Cultural planting between built form and foreshore in the southern part of site to be retained.





## LANDSCAPE

### Tourist Hospitality Precinct

9.14. The landscaped strategy across the precinct is to position and articulate built form within a large, open landscaped setting.

9.15. The landscaped forecourt will have full 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 beneath it. The proposed planting will be tiered to allow a variety of plant species that will emphasise the concept of the buildings being located within a landscaped garden, with sufficient deep planters to allow significant tree planting along the pedestrian main east-west link separating the tourist hospitality and tourist residential accommodation precinct.

9.16. The restaurant/function building located on eastern edge of the site is to provide an active waterfront zone which links up with the waterside reserve walkway. This landscape includes low planting surrounding an arrangement of trees, stepped paving, sand gardens and pool. Pathways from this active waterfront zone will also link to the marina and site perimeter boardwalk.

### Trinity Point Drive Streetscape

9.17. The Concept Plan is to inform an integrated streetscape design of Trinity Point Drive (which forms the western edge to the site).

9.18. Vehicular entry to the site is available from the west via Trinity Point Drive, through two access points at the accommodation precinct and an access point from the roundabout at the tourist hospitality precinct. Refer to Principle 10.

9.19. The total streetscape is to incorporate carriageway, street tree planting, parking and pedestrian paths. Detail design will need to integrate the grade change edges into the streetscape.

9.20. Planting along Trinity Point Drive and the new internal accessway of the tourist residential accommodation precinct should emphasise the street edge, with formal street planting combining with planting at the base of the accommodation buildings.

### Internal Accessways

9.21. A primary north-south axis is to be established between east and west accommodation buildings comprising a combination of landscaping, pedestrian pathways and three separate vehicular access driveways from Trinity Point Drive. This axis ensures both a physical and visual connection between the northern tourist hospitality precinct and the southern public and foreshore spaces surrounding Bluff Point.

9.22. The internal accessway, accessible via Trinity Point Drive should facilitate visitor and resident access to the basement car parks underneath the accommodation buildings.

9.23. Extensive landscaping between the accommodation buildings will create east-west pedestrian links across the site linking the accommodation zones and internal access driveways to the lakefront reserve. The major east-west pedestrian link in this precinct will run between the predominantly short stay and the permanent accommodation buildings; a space that will primarily be a deep soil zone. Other landscaped spaces between the accommodation buildings will be part deep soil and part planting over basement car parking below.

9.24. Development Applications are to document the accessway including vehicle carriageway, pedestrian pathways, landscape and apartment access. The design intent is low-speed shared use zones (with narrow carriageway, minimal kerbs and mix of materials). The landscape is to reinforce the lake landscape character with diversity and interest.

9.25. Publicly accessible pathways are to be provided as part of internal open space ensuring links are created along both north-south and east-west directions as one moves through the site. Refer to Principle 4.

### Planting

9.26. The soft landscaping design for the site needs to create a distinctive yet harmonious landscape style whilst addressing a number of design constraints.

9.27. The landscape theme consists of two plant palettes. The first planting palette is essentially native plants, typically endemic that would be used for the areas where the site interfaces with the adjoining protected foreshore areas. This will allow the development to blend into the existing landscape and minimise any visual disparity.

9.28. The second planting palette is a more stylised theme to create using distinctive 'architectural' plant forms that include natives but have a wider range of plant types. All the plants need to be suited to windy exposed condition.

## LANDSCAPE

## Architecture

9.29. Each building is to incorporate landscaping that integrates with its design, boundaries and interfaces. Careful design consideration is to be given to interface edges by ensuring an active contribution to streetscape with landscaping continuing to the road or path edge from built edge.

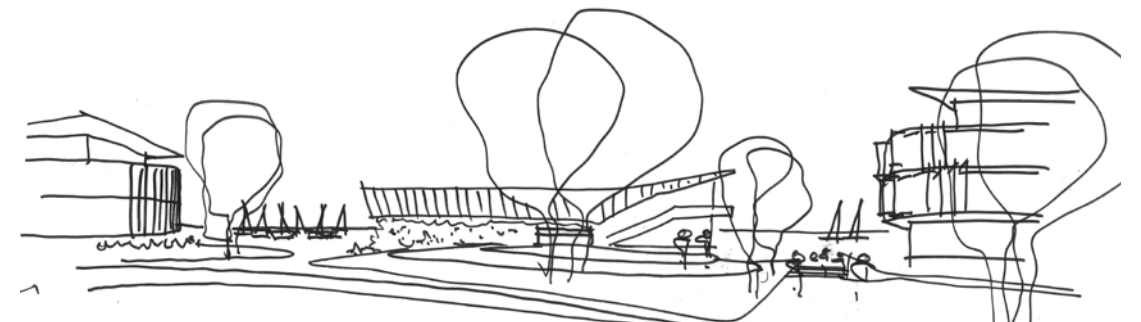
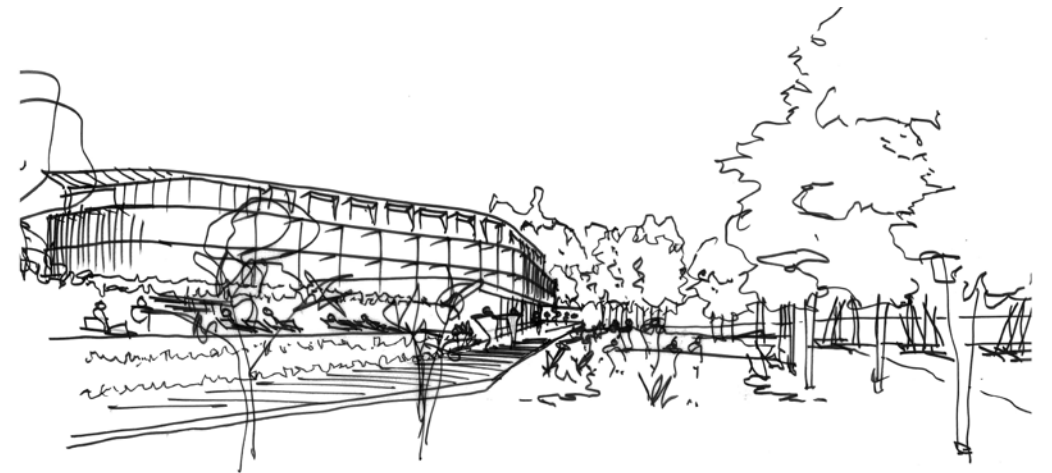
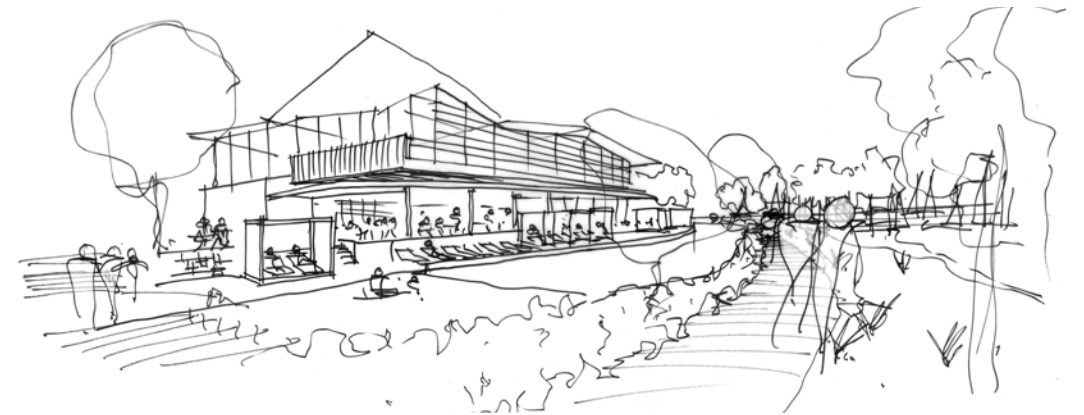
## Materials &amp; Hard Landscaping

9.30. Material palette to define consistent sense of space through public domain.

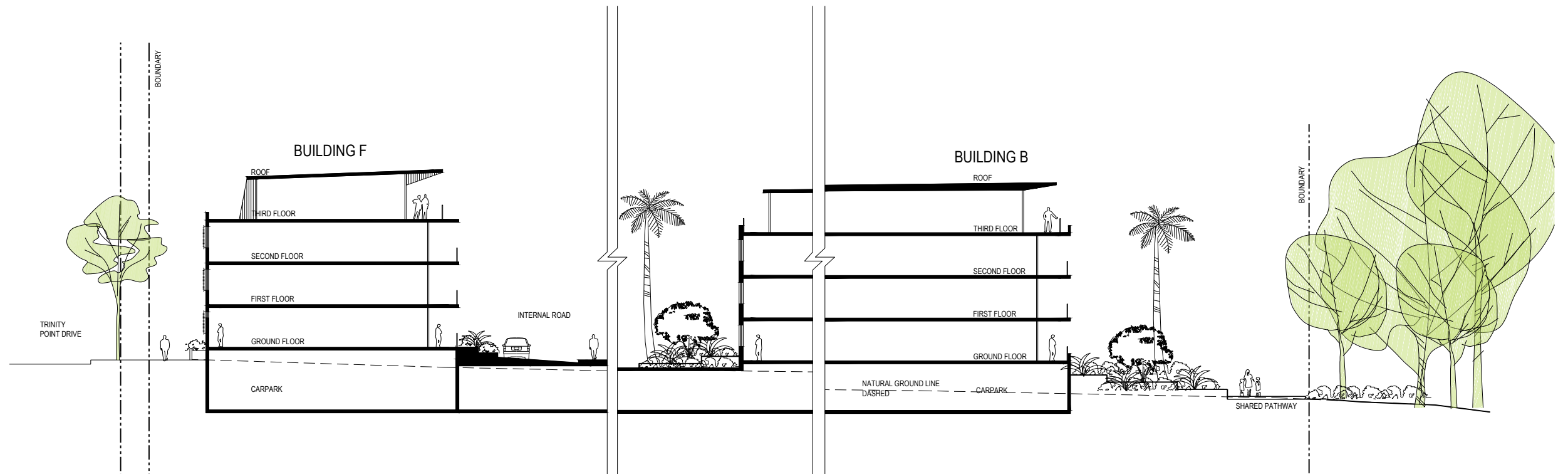
9.31. Provide consistent signposting / way finding, interpretative signage, seating, furniture, litter bins, bicycle parking, handrails and the like throughout the site.

9.32. Lighting strategies to provide indirect subtle lighting.

9.33. 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.





**Figure 59**

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



**Figure 1b.**  
Amended Proposal

#### 4 Trinity Point Marina & Mixed Use Development



Prepared by



## Deep soil planting zones

