Extracts from Trinity Point Mixed Use Development (Tourism & Hospitality) (DA 1731/2015) relating to Waterfront Land

(Background Information Only)

Consisting of

- SEE Executive Summary, Sections 6.7-6.9.2, Section 7.
- SEE Extract Appendix E, F, G and H.

Executive Summary

Introduction

This Statement of Environmental Effects (SoEE) has been prepared by ADW Johnson Pty Ltd on behalf of Johnson Property Group Pty Ltd (JPG) to accompany a Development Application (DA) to Lake Macquarie City Council for the construction and operation of the first land based stage (Tourism and Hospitality) of the Trinity Point Mixed Use Development at Trinity Point, Morisset Park.

The proposal includes a hospitality building (function centre, restaurant, café) and hotel accommodation and marina building (and ancillary uses including day spa, shops, small sales centre, small serviced meeting rooms as well as guest only gym and pool), and associated structures, access and parking, services, stormwater, pedestrian facilities, outdoor resort pool and landscaping. It has an estimated capital investment value of $24.615 million.

Squillace Architects has evolved a scheme to reinforce Johnson Property Group's vision to create a world class land and water based destination development, a successful, viable and vibrant place that forms part of an experience and interaction with the areas greatest quality – the lake itself. That scheme has been developed, tested, refined and evolved through a site and context analysis and design exercise involving a team including economic, hospitality, planning, visual, acoustic, landscape, traffic, ecological, stormwater, civil, geotechnical, building and other specialists.

A significant contribution to the vision, principles and objectives for the broader Trinity Point site is made by this proposal, which sets the standard for the ongoing development of the site under future development applications. It follows the $8 million Trinity Point Stage One Marina (up to 94 berths, including land based marina car park and marina buildings and associated works), which was submitted to Lake Macquarie City Council as a development application (with accompanying Environmental Impact Statement) on 18th September, 2014 (DA 1503/2014). That application is currently on exhibition, and a related marina based modification to the concept approval (Mod 2) is under assessment.

The Site

The subject site is primarily part of Lot 31 DP 1117408 (71 Trinity Point Drive, Morisset Park), but also includes part of Lot 32 DP 1117408 (Public Reserve), part of Lot 1 DP 1107753 and Lot 410 DP 1139690 (refer **Figure 1**). Ancillary works extend into current Lot 410 DP 1139690 and current part Lot 1 DP 1107753 (depending on the status and timing of public road dedication associated with the adjoining residential estate being progressively developed by JPG).

The site subject to this application is bound by the public reserve and the waters of Lake Macquarie (Bardens Bay) to the east, north and west (unnamed bay), and the remaining part of Lot 31 to the south (which will be subject to future Development Applications under the approved Concept Plan, as modified). Land to the west of Lot 31 is being progressively developed by JPG under a range of separate development consents. The approved overall residential layout is

included on **Figure 1**.

Figure 1 - Site Plan

Development Summary

The proposed development will comprise the construction and operation of the first land based stage (Tourism and Hospitality) of the Trinity Point Mixed Use Development at Trinity Point, Morisset Park, generally consistent with MP 06_0309 (as sought to be modified). It builds on the site planning commenced with the first stage of the Trinity Point Marina (stage 1) that is subject to a separate application (DA 1503/2014).

The proposal includes a function centre, restaurant, café, hotel accommodation and ancillary uses including day spa, shops, sales centre and serviced meeting rooms as well as guest only gym and pool/spa, and associated parking, services, structures, stormwater, pedestrian facilities, outdoor resort pool and landscaping.

Key features of the proposal include:

- Inclusion of core hospitality uses (300 patron function centre, 200 patron restaurant, 40 patron cafe and outdoor seating for up to 115 patrons) consistent with the capacity and scale identified in the concept approval, in combination with the first component of short stay tourist accommodation (hotel accommodation – 65 rooms) and a range of ancillary and complimentary uses to the core site uses and facilities;

- Consolidation of the uses into two buildings (one integrated into the stage 1 marina building) set into a more open and landscaped setting (reduced from up to seven separate buildings around a village piazza), with parking beneath podium/building (174 spaces), integrated into site planning;

- Increased space between the two buildings to provide for visual permeability across and through the site, with high quality and visually appealing active landscaped pedestrian forecourt, terraced landscaping (including water and raised planting areas) and lawn, through to active lakeside precinct along the entire eastern edge;

- Delivery of the primary thru-site pedestrian connection (to be publicly accessible) to link to a proposed shared pathway in the public lakefront reserve (east) with heritage interpretation opportunities and viewing platform;

- Pedestrian connectivity also to the west (through to western shared pathway in the public reserve on the edge of the unnamed bay) and to the pedestrian linkages in the Trinity Point Drive pathway network, with no encroachment into surrounding foreshore natural features;

- A two storey hospitality building with lakefront precinct that is visually and physically open towards the lake and a four storey hotel accommodation, marina and other use building, sited to sit within screening to adjacent residential development afforded to the west and the north by existing protected offsite (reserve) vegetation;

- Australian contemporary architecture, with an open and transparent lightweight hospitality building with glazing and expressive roof and flexibility in the way it can be used and a tripartite massed hotel accommodation, marina and other uses building, with foundation base created by materials and cantilevered/awnings facing the lake to provide deep shadow lines, mid level and recessed upper level of lightweight materials and roofline;

- New roundabout at the site entrance to Trinity Point Drive, extensions to utility and infrastructure services, provision of necessary access and on-site parking and parking

management, with overflow peak parking management strategy (which will alter overtime as development staging progresses) and monetary contribution to catchment based external road, pedestrian and public transport network improvements identified by Council through recent catchment section 94 planning; and

- Integration of site, parking and building design to meet flood planning levels, and provision of stormwater management including rainwater harvesting and reuse and water quality treatment.

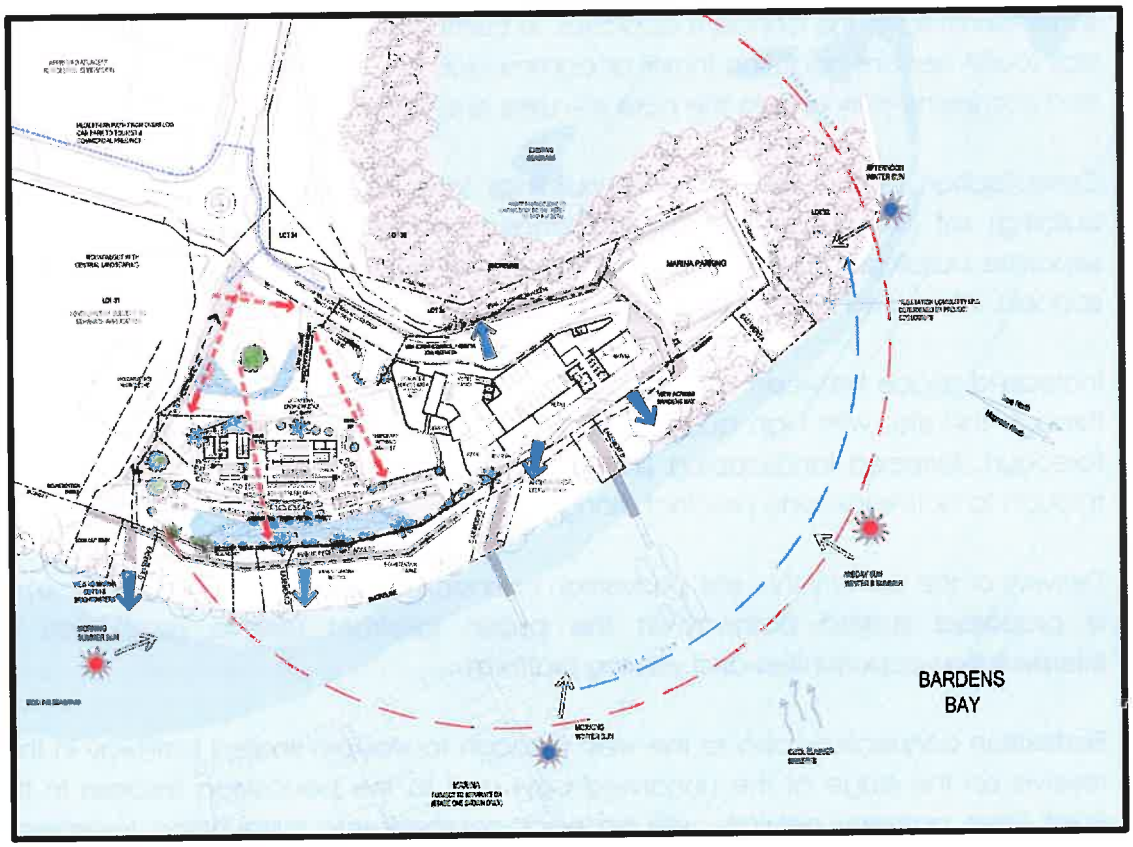

Figure 2 – Overall Site Concept *(refer A3 in Appendix E).*

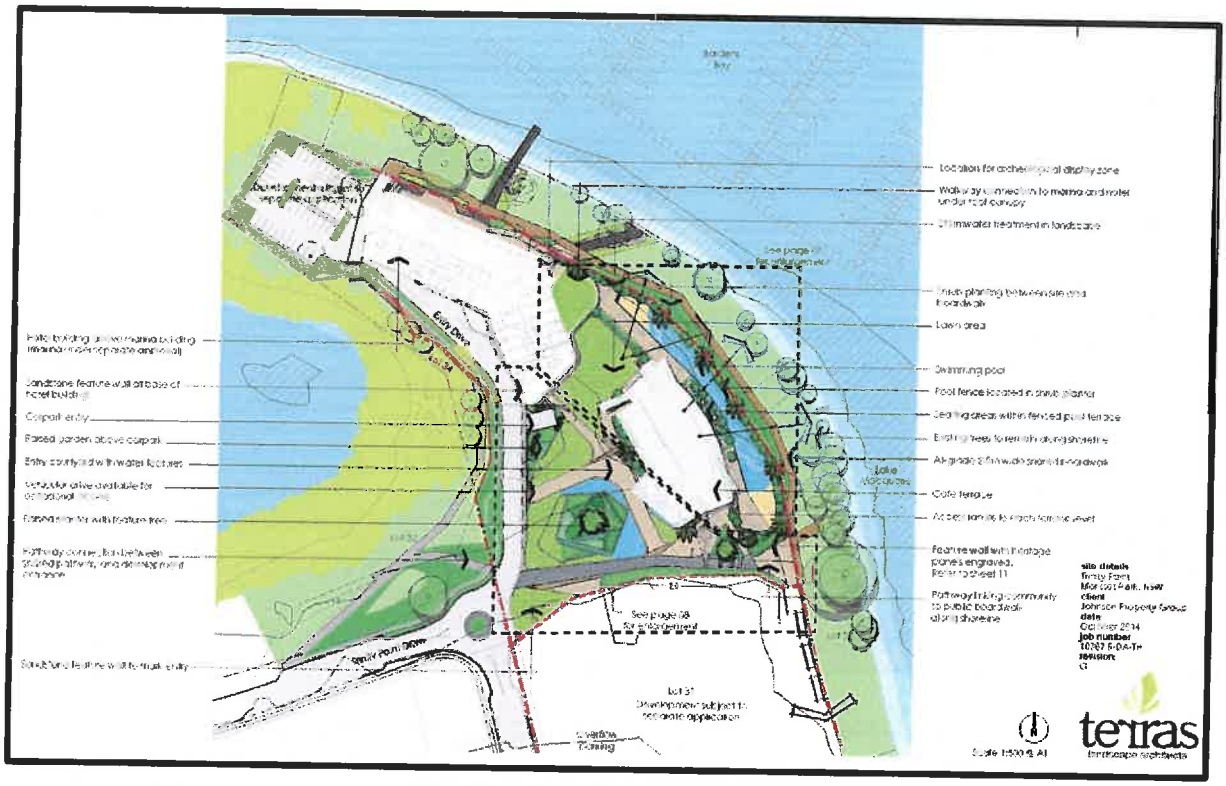

Figure 3 – Overall Landscape Concept *(refer A3 in Appendix F)*

Figure 4 – Perspectives – Hospitality Building *(refer A3 in Appendix E).*

Figure 5 – Perspectives – Hotel Accommodation and Marina Building (*refer A3 in Appendix E*).

Figure 6 – Perspective – Combined Tourism and Hospitality (with marina, separate DA) (*refer A3 in Appendix E*).

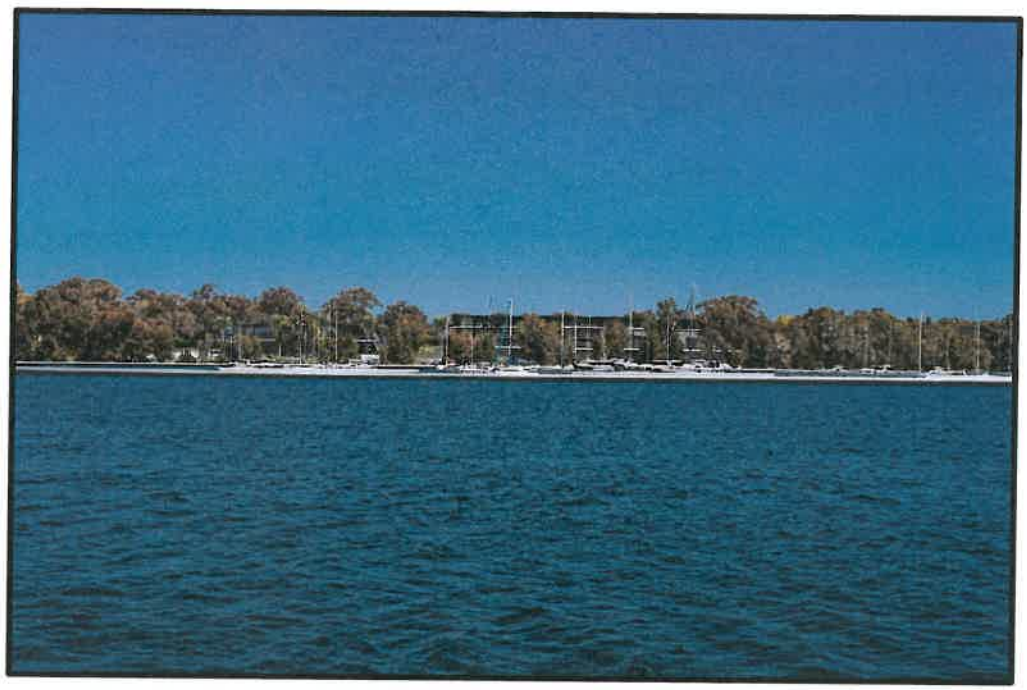

Figure 7 – Photomontage from Lake back towards proposal (with marina, separate DA)
(refer A3 in Appendix I).

Relationship to Concept Approval 06_0309

The preparation of this SoEE has been undertaken in accordance with the Concept Plan Approval 06_0309 (as sought to be modified), consultation with Lake Macquarie City Council and Council's SEPP 65 Panel, and the full range of relevant legislation and development guidelines.

The Trinity Point Marina and Mixed Use Development Concept Approval (06_0309) was granted by the NSW Minister for Planning on 5th September 2009 and currently includes the following:

- 188 berth marina, associated offices, maintenance and facilities;
- 150 accommodation units comprised of 75 tourist units and 75 residential units;
- Restaurant, café, function centre, shops and office; and
- Parking, landscaping and boardwalk.

A modification to the Concept Approval (Mod 5) is being lodged with the Department of Planning and Environment (DPE) concurrently to this development application.

This report includes an overview of the modification, which will be subject to its own separate exhibition, assessment and determination process. Modification 5 not only includes changes to details within this northern tourism and hospitality precinct which the DA relies upon, it also seeks changes to support and reinforce the scale of tourism and hospitality uses included within this DA (for example, the quantity, quality, form and interface of tourism and residential accommodation

to the south). It is acknowledged that final assessment and determination of this tourism and hospitality DA will be reliant on determination of Modification 5.

Development Application Process

In accordance with Schedule 4A of the EP&A Act 1979, if it is not state significant development as outlined in Section 5.3.3 and as per Quantity Surveyor Capital Investment Value estimate in ***Appendix S***, the proposal represents 'Regional Development' that will be determined by the Hunter and Central Coast Joint Regional Planning Panel, as it has capital investment value exceeding $20M and involves works in Council land associated with development with a capital investment value exceeding $5M.

Key Environmental Investigations

Detailed investigations of the existing environment and the potential impacts of the proposed development have been undertaken, either as part of the concept approval and modification process, the stage 1 marina DA or where necessary, specifically for this development application. Specialist consultant reports were commissioned where necessary, with mitigation integrated into the proposal.

The following is a summary of the key matters investigated previously or as part of this application:

- Strategic Context, Economics and Consistency with Part 3A Concept Plan Approval 06_0309 (as sought to be modified);
- Site Analysis, Site Planning, Built Form Design and Integrated Architectural and Landscape Character and Interfaces;
- Visual Amenity;
- Noise;
- Road Traffic Access and Car Parking;
- Water Cycle Management and Flooding;
- Aboriginal and European Heritage Management and Interpretation;
- Landscape and Concept Civil Design;
- Surrounding Terrestrial and Aquatic Ecology;
- Land Surface Matters including Mine Subsidence, Geotechnical Assessment, Contamination & Acid Sulphate Soils Management;
- Waste Management;

- Non-Discriminatory Access;
- BCA/Sec J Matters;
- Crime Prevention Through Environmental Design; and
- Provision of utilities and services.

The benefits of this proposal will flow to high numbers of people and form an important part of the Lake Macquarie and regional hospitality offering. That includes construction and operational employment and multiplier effects of those, facilities and experiences for day visitors, facilities and experiences for overnight and short stay visitors and tourists, facilities and experiences for the boating community, facilities and experiences for surrounding community and the wider local community including integration with the public domain, and opportunities for access to high quality local hospitality options. It will introduce these facilities and experiences with a land and water interface that does not currently exist in Lake Macquarie.

Structure of the Statement of Environmental Effects

The SoEE contains descriptive and summarised text with appropriate comment, while the appendices provide the detailed specialist assessment reporting. For ease of reference the structure of the SoEE is as follows:

Sections 1 & 2 – Introduction and background to the proposed development, including an introduction to the Trinity Point Marina and Mixed Use Development Concept Approval (06_0309).

Section 3 – Detailed description of the proposed mixed use (tourism and hospitality) development.

Section 4 – Property description as well as site analysis and overview of the existing environment.

Section 5 – Planning context for the proposed development, including the relevant Commonwealth, State, Regional and local legislation and planning controls.

Section 6 – Investigation and assessment of key development matters associated with the site and proposed development. This section generally summarises the findings of specialist reporting which is provided within the appendices to the report.

Section 7 – Summary of the approvals and licenses required.

Section 8 – Conclusion.

local road network inclusive of the road upgrades identified by Council to be constructed in the locality. The levying of contributions by Council for local road works in the catchment as a result of this development application will result in collection of a significant portion of the contributions required for Council to fund and deliver the identified works; and

- From a parking demand point of view, the uses as now defined and refined at DA stage will result in a demand greater than the approximate 140 spaces identified in the previous Concept Approval traffic report, but will sit within (and below) the overall parking demand identified for the whole of site. The on-site provision proposed within this application consists of 174 spaces within undercroft carparking below the buildings and landscaped podium. Additional parking capacity if and when required will also be available through use of excess capacity in carparking proposed in stage 1 marina DA and use of a temporary overflow parking area to the south. It is anticipated that parking demand, allocation and cross use will vary as each development application is proposed, including future Stage 2 of the marina and future short stay and residential accommodation.

In addition, a traffic impact assessment report has been prepared relating to the proposed modifications sought to the Concept Approval (Mod 5), and forms part of that application. It presents the rationale on the provision of a temporary overflow parking area with this DA, which over time, the demand for will be replaced by a greater containment of patrons within the site staying and living in the short stay and the dual purpose short stay/residential accommodation units, also factoring in the future second stage of the marina.

6.7 WATER CYCLE MANAGEMENT & FLOODING

6.7.1 Flooding

As previously outlined in Section 4.5 of the SoEE the site is subject to flooding by way of both high permanent inundation hazard (being those parts of the site at or below the lake mean still water level for year 2100, being at or below 1m AHD), high flood hazard (being those parts of the site at or below the 1:100yr flood level for current year being at or below 1.5m AHD) and low flood hazard (being hose parts of the site in the flood fringe and below 3.0m AHD). This constraint does not apply to the whole of the Concept Approval site, however is relevant to that part of the site where the mixed use (tourism and hospitality) development is proposed.

Flooding of the site does not prevent development of the site but is a constraint that needs to be identified and managed.

ADW Johnson was engaged to assess the flooding constraints, address Condition C21 and approved Principle 12 of the Concept Plan approval and assist with a design that responds, a copy of their report is located at **Appendix H**. Since approval of the Concept Plan, Council has adopted The Lake Macquarie Waterway Flood Study and Flood Risk Management Plan (WMA Water, 2012). This has been taken into consideration as part of the design process, and includes consideration of sea level rise.

Flood planning levels were established for the various types of development proposed based on the flood level information and minimum height requirements provided in Council's flood inundation certificate and the proposed design life. This is summarised in the following Table 9.

Table 9 - Flood Planning Levels

Development Type	Flood Planning Levels	Notes and Justification
Commercial development Marina, Retail and Basement Car parking	2.36m AHD at entry	The hotel foyer, retail areas, marina office, lounge and marina retail car parking is set at 2.36m AHD, which is equivalent to the year 2050 flood level with 500mm freeboard. One exception is the loading zone which is located at 1.36m AHD. This has been assessed as falling into the 'ancillary' structures and is hence not subject to a flood planning level.
Medium Density and High rise Mixed use development (hotel accommodation, hospitality and undercroft parking.	2.82m AHD at entry	The main entry into the basement car parking for Hotel accommodation and residential car parking is set at minimum levels of 2.82m AHD A single corridor from the main foyer entry at 2.36m AHD is proposed to provide pedestrian connectivity between the basement car parking and the retail precinct. To prevent flooding from the retail precinct into the basement car park, it is proposed to install a flood gate which will provide flood immunity to a level of 2.82m AHD. The flood gate will manually placed in a pre-constructed mounting base within the corridor during anticipated intense storm events. Details of the flood gate are shown at Appendix A in **Appendix H** and a brochure of the flood grate is attached at Appendix D in **Appendix H.** All internal floor heights for residential and hotel rooms and hospitality uses are above the 2.82m AHD level.

The allocation of the above flood planning levels has been determined through discussion with representatives of ADW Johnson and LMCC in the preparation of the Stormwater

Management and Flood Risk Plan (attached at **Appendix H**). The proposal plans and details have been prepared to comply with flood planning levels.

It is noted that flood water within Lake Macquarie would rise relatively slowly, allowing time to leave the site, with any evacuation from the site via the access driveway that grades upwards clear of maximum flood levels, and onto the public road system. It is noted that the podium, hospitality building and hotel accommodation rooms sit well above the flood planning levels.

6.7.2 Stormwater

ADW Johnson has been engaged to address relevant stormwater collection, treatment and disposal including water quality management, both during construction and operation. Stormwater management is dealt with in detail within the same report that addresses flooding, provided as **Appendix H**.

The stormwater management plan addresses Condition C19 of the approved Concept Plan as well as approved Principle 11 where relevant. The stormwater network has been designed in accordance with the minor/major network as described in the Australian Rainfall and Runoff Manual – Engineers Australia 1987 (AR&R1987).

The site can be broadly classified into 3 catchments, that is:

- *Catchment 1 (0.40ha)* – this catchment includes the hospitality building roof, most of the forecourt area, including footpaths, driveway and gardens that extend to Trinity Point Drive and the active waterfront precinct around the proposed pool. Minor flows from this catchment are collected by downpipes from the roof, and grated drains and conveyed to a bio filtration basin;
- *Catchment 2 (0.15ha)* – this catchment includes the extended hotel accommodation, marina and other uses building roof top, lawn and a small portion of the forecourt. Similarly to catchment 1, grated drains convey minor flows to a bio filtration basin; and
- *Catchment 3 (0.25ha)* – this catchment includes a small area of the forecourt that is collected to a grated drain and discharges to the swale on the western side of the access driveway. Flows from this catchment are discharged to the bio filtration basin and stormwater network in the car park (details of accessway and carpark are contained within stage 1 marina DA 1503/2014). Flows from this small catchment can be accommodated within the proposed stormwater network of that DA.

Specific features of the stormwater reticulation network include:

- *Car park roof drainage.* Large portions of the catchment are above the undercroft car park. To drain stormwater runoff that infiltrates into the garden beds from the ceiling of the car park roof, it is proposed to install trafficable 'Atlantis Flo Cells' (or similar) above the roof line. The cells will provide a free drainage layer under the

garden beds and pavement and will discharge into the stormwater network. To prevent seepage into the car park, it is proposed to also use waterproof membrane;

- *Network grading.* As discussed above, the majority of the catchment is located above a car park. Careful consideration of the stormwater network grading in relation to car park structure was required to ensure the pipe network is located above the roof slab of the car park. Where required, small pipes under pavement will be encased in concrete to prevent damage; and

- *Outlet to Lake Macquarie.* Flows collected from Catchment 1 and Catchment 2 will be collected by a single pipe and discharged to Lake Macquarie. The point of discharge has been chosen to avoid impact on existing trees in the foreshore and to avoid impact on the existing seagrass beds.

The context of the site is one of a sensitive receiving environment taking into account the lake and the quality of vegetation within the unnamed bay. Having regard to this, the proposed development has adopted a very conservative approach and so adopts best practice approach and exceeds water quality standards.

Proposed stormwater controls include:

- Rainwater tanks to provide a supply of non-potable water for toilet flushing and irrigation – consisting of 2 x 10,000L tanks for catchment 1 and 2 x 10,000L tanks for catchment 2 (in addition to the 2 x 5,000L tanks included within stage 1 marina;

- Gross Pollutant Traps that will treat any overflow from rainwater tanks and runoff collected from paved areas;

- Bio-filtration swales at discharge points along the perimeter of the site; and

- Preventative measures including drought tolerant plantings, fertilizer management regimes, public education on environmentally responsible behaviour and provision of rubbish bins.

It is also noted that the stormwater outlet to Lake Macquarie does not sit within any seagrass vegetation.

Water quality modeling results (MUSIC model) provided in the assessment report outline that combined the treatment train targets are either met, or exceeded. Information is also provided for each catchment.

During the construction phase of the development, erosion and sedimentation will be controlled and the report prepared by ADW Johnson includes a concept Erosion and Sediment Control Plan prepared in accordance with the *'Soils and Construction – Managing Urban Stormwater – Landcom 2004'* manual.

The erosion and sedimentation control plan includes a sedimentation basin, silt fencing, diversion channels, and inlet protection.

Broadly, the proposed overall site stormwater management strategy meets water treatment targets and is consistent with the approved concept plan. Stormwater runoff will be collected and conveyed throughout the site to a designated discharge at Lake Macquarie, Water Sensitive Urban Design measures have been incorporated into the design, the proposed floor levels are located above the anticipated flood levels, and discharge sediment laden runoff and erosion will be managed during the construction.

The proposed development meets the conditions of the concept approval and meets the best practice industry guidelines for stormwater management.

6.8 FLORA & FAUNA

As previously outlined, a comprehensive terrestrial flora and fauna survey and assessment was undertaken previously and informed the Concept Approval process, and forms part of the Concept Approval. As part of the assessment for the Stage 1 Marina DA, updated vegetation community mapping was undertaken by terrestrial ecologists to verify any changes since the time of the concept approval, with composite mapping produced.

The existing ecology features of the site have been addressed within Section 4.6 of this SoEE.

This development proposal does not propose any works which require the removal of or impact on terrestrial ecology that surrounds the site. All shared pathway works have been sited to avoid existing vegetation. This development proposal does not trigger the need for any specific vegetation management actions. The vegetation to the west of the accessway is included within a Vegetation Management Plan submitted with DA 1503/2014. It is envisaged that as the development phasing extends southwards, additional vegetation management units progressively covering the eastern and southern foreshore reserve will be identified and incorporated.

6.9 LAND SURFACE MATTERS

6.9.1 Geotechnical Assessment

As previously noted in Section 4.7 of this SoEE, as part of the overall Concept Approval, a Geotechnical Assessment was prepared by Douglas Partners. Cardno Geotech Solutions have since undertaken an updated Geotechnical Review of the available geotechnical data on the overall Trinity Point Marina and Mixed Use development site, which is provided at **Appendix M** of this SoEE.

The geotechnical conditions of the site, and in particular the area of the proposed mixed use (tourism and hospitality) development, have previously been outlined within Section 4.7 of this SoEE.

The Cardno Geotech Solutions report identifies technical parameters associated with excavations, groundwater, site preparation, engineered filling, pavements, material quality and compaction requirements and sub grade preparation.

The key limitation identified was in relation to the weak alluvial soils within the northern and central portions of the site which, in their current condition, present limitations for the support of the proposed structures and pavement because they would settle under loads from buildings, filling, or their own self weight. These soils may also be at risk of liquefaction if subjected to dynamic loading or a seismic event.

It is anticipated that piles founded on bedrock will be required for all structures within the central and northern portions of the site.

These issues are essentially detailed design and construction matters and will be addressed at the detail design stage of the proposed development. Suitable geotechnical advice for the design of pavements and building foundations will be obtained and incorporated into detailed design.

Overall, it is considered that the site is suitable for the proposed mixed use (tourism and hospitality) development from a geotechnical point of view provided that suitable geotechnical advice is obtained and incorporated into the detailed design of the development.

The proposed development will incorporate minimal cut and fill (refer to concept Cut & Fill Plan attached at **Appendix G**) and has been designed to meet Council's flood design criteria. Maximum cut is approximately 1m at the southern end of the development site to accommodate the undercroft car park. The southern edge of the development site will incorporate a 1:3 temporary batter to natural ground level.

6.9.2 Acid Sulphate Soils

As described within Section 4.8 of this SoEE, the site is located within a zone with a high probability of Acid Sulphate Soils. On the LMLEP 2014 mapping, the site falls within 'Class 2', requiring development consent for any works undertaken below ground surface and an acid sulphate soil management plan to be prepared.

Therefore, all excavations and dewatering within the subject site to facilitate the mixed use development have the potential to disturb acid sulphate soils and will be undertaken in accordance with the guidelines provided in the Acid Sulphate Soils Management Plan.

An Acid Sulphate Soils Management Plan is provided at Appendix D of the Geotechnical Assessment attached at **Appendix M** of this report. All construction works will be undertaken in accordance with an Acid Sulphate Soils Management Plan.

6.9.3 Mine Subsidence

7.0 List of Approvals & Licences

Following is a list of approvals which would be required as a result of the proposed tourism and hospitality development, following consent to the development application:

- **NSW Office of Water**

  Approval under Part 5 of the *Water Act 1912* will be required for de-watering (which is a licensed activity) associated with excavations as part of the proposed development.

  Given works are proposed within 40m of the lakes edge, a controlled activity approval under the *Water Management Act 2000* will be required. The need, or otherwise, for additional approvals under this Act, will be identified.

- **NSW Environment & Heritage**

  An Aboriginal Heritage Impact Permit (AHIP) will be required to be obtained under Section 90 of the *National Parks and Wildlife Act 1974*.

- **Hunter Water**

  A Section 50 Certificate will be required.

- **Mine Subsidence Board**

  Given the siting within a declared Mine Subsidence District, appropriate approval by MSB may still be required.

1 LOCATION PLAN
scale - NTS @ A1

2 PHOTOMONTAGE
scale - N.T.S. @ A1

DRAWING LIST

DA001	LOCATION PLAN & PHOTOMONTAGE
DA101	OVERALL SITE PLAN AND SITE ANALYSIS
DA106	SITE ANALYSIS - GROUND FLOOR PLAN
DA121	BASEMENT PLAN
DA130	GROUND FLOOR PLAN
DA140	FIRST FLOOR PLAN
DA150	SECOND FLOOR PLAN
DA160	ROOF PLAN
DA200	HOTEL ELEVATIONS
DA210	FUNCTION CENTRE/RESTAURANT ELEVATIONS
DA250	SECTIONS
DA251	SECTIONS
DA300	GFA DIAGRAMS
DA301	SHADOW DIAGRAMS
DA800	PHOTOMONTAGE
DA801	PHOTOMONTAGE

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STATUS
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such is not suitable for construction.

NOTES

ISS	DATE	PURPOSE OF ISSUE
A	21.10.14	ISSUE FOR DA

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PROJECT
TRINITY POINT

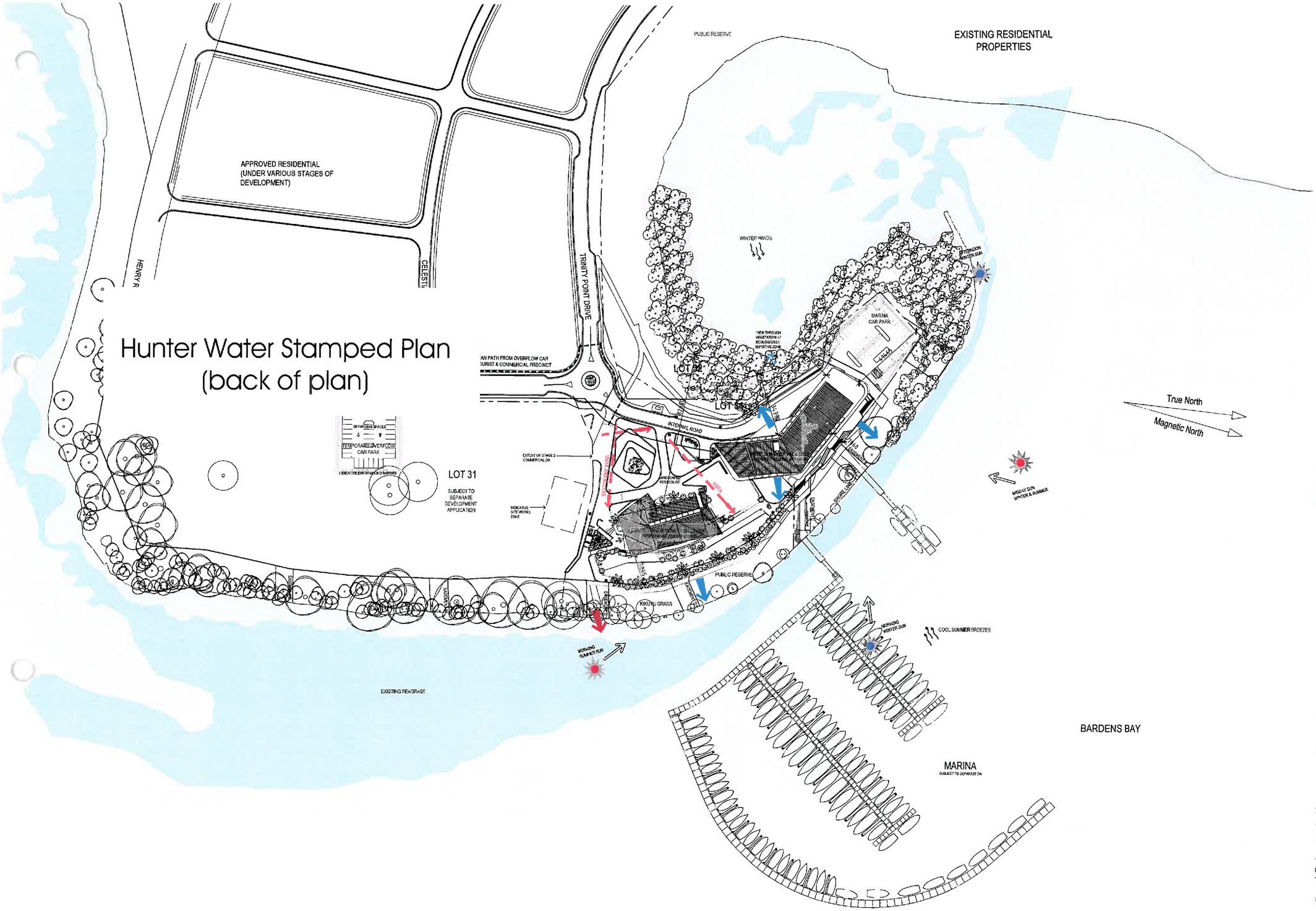
LAKE MACQUARIE

DRAWING NO. **DA001** ISSUE **A**

JOB NO. **JPG1402** SCALE **NTS @ A1** DATE **DEC 2013**

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT LOCATION PLAN & PHOTOMONTAGE

DRAWN BY **AA** CHECKED BY **VS**



1 SITE PLAN
scale - 1:1000 @ A1

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NOTES

A3 1:2000 @ A3
A1 0 10 1:1000 @ A1 50

REFER TO CIVIL DRAWINGS FOR CIVIL AND STORMWATER DETAILS

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

REFER TO SURVEY PLAN FOR TREE LOCATIONS DETAILS

LEGEND

- BOUNDARY
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- VEGETATION COMMUNITY LINE DETERMINED BY PROJECT ECOLOGISTS
- SEAGRASS DETERMINED BY MARINE ECOLOGIST

ISS	DATE	PURPOSE OF ISSUE
A	21.10.14	ISSUE FOR DA
P6	10.10.14	
P5	09.10.14	
P4	06.10.14	
P3	25.09.14	
P2	25.09.14	
P1	10.09.14	

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PROJECT
TRINITY POINT

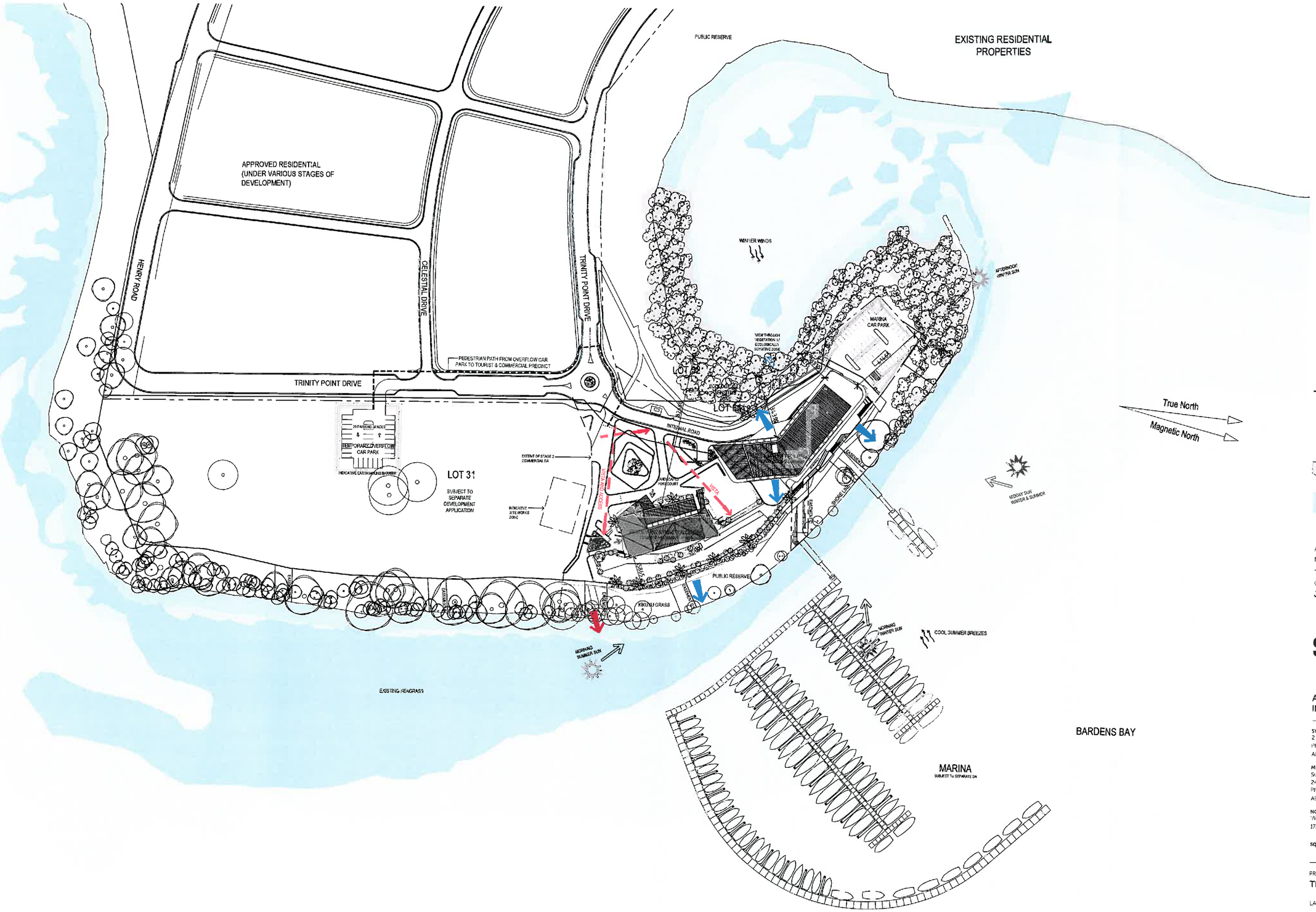
LAKE MACQUARIE

DRAWING NO. DA101
ISSUE A

JOB NO. JPG1402
SCALE 1:1000 @ A1 1:2000 @ A3
DATE DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT
OVERALL SITE PLAN AND SITE ANALYSIS

DRAWN BY MC
CHECKED BY VS



1 SITE PLAN
scale - 1:1000 @ A1

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STATUS
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NOTES

A3 1:2000 @ A3
A1: 0 10 1:1000 @ A1 50

REFER TO CIVIL DRAWINGS FOR CIVIL AND STORMWATER DETAILS

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

REFER TO SURVEY PLAN FOR TREE LOCATIONS DETAILS

LEGEND

- BOUNDARY
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- VEGETATION COMMUNITY LINE DETERMINED BY PROJECT ECOLOGISTS
- SEAGRASS DETERMINED BY MARINE ECOLOGIST

ISS	DATE	PURPOSE OF ISSUE
A	21.10.14	ISSUE FOR DA

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PROJECT
TRINITY POINT

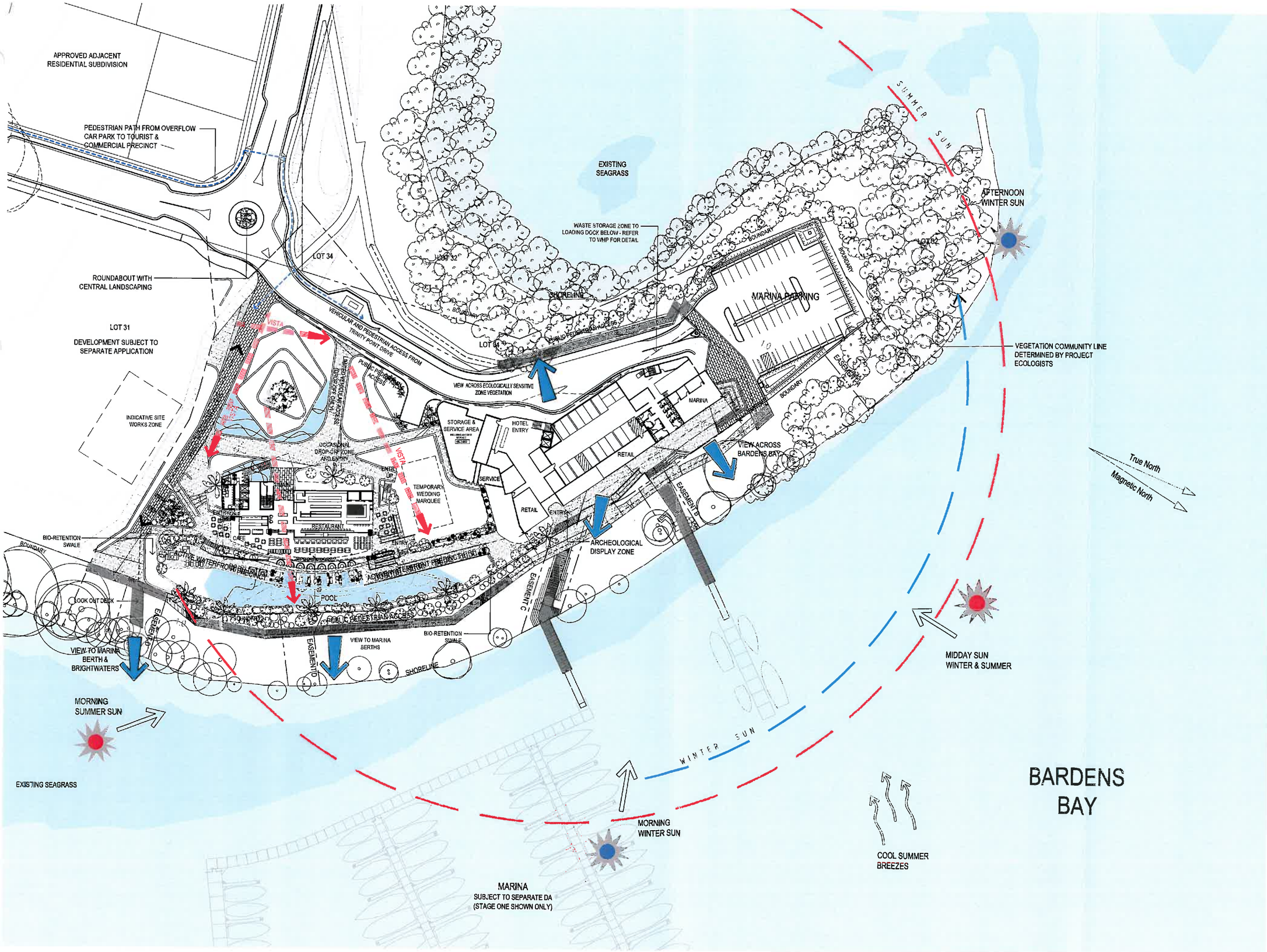
LAKE MACQUARIE

DRAWING NO. DA101
ISSUE A

JOB NO. JPG1402
SCALE 1:1000 @ A1 1:2000 @ A3
DATE DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT
OVERALL SITE PLAN AND SITE ANALYSIS

DRAWN BY MC
CHECKED BY VS



1 SITE ANALYSIS PLAN
scale - 1:500 @ A1

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NOTES

A3 1:500 @ A3
A1 0 2.5 5 1:250 @ A1 12.5

REFER TO CIVIL DRAWINGS FOR CIVIL AND STORMWATER DETAILS

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

REFER TO SURVEY FOR TREE LOCATIONS AND DETAILED DRAWINGS OF VEGETAION

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- VEGETATION COMMUNITY LINE DETERMINED BY PROJECT ECOLOGISTS
- PEDESTRIAN PATH FROM OVERFLOW CARPARK TO TOURIST & COMMERCIAL PRECINCT
- ER RL 1.17 EXISTING SPOT LEVELS
- +RL PROPOSED SPOT LEVELS
- EXISTING SEA GRASS

ISS	DATE	PURPOSE OF ISSUE
A	21.10.14	ISSUE FOR DA

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PROJECT
TRINITY POINT

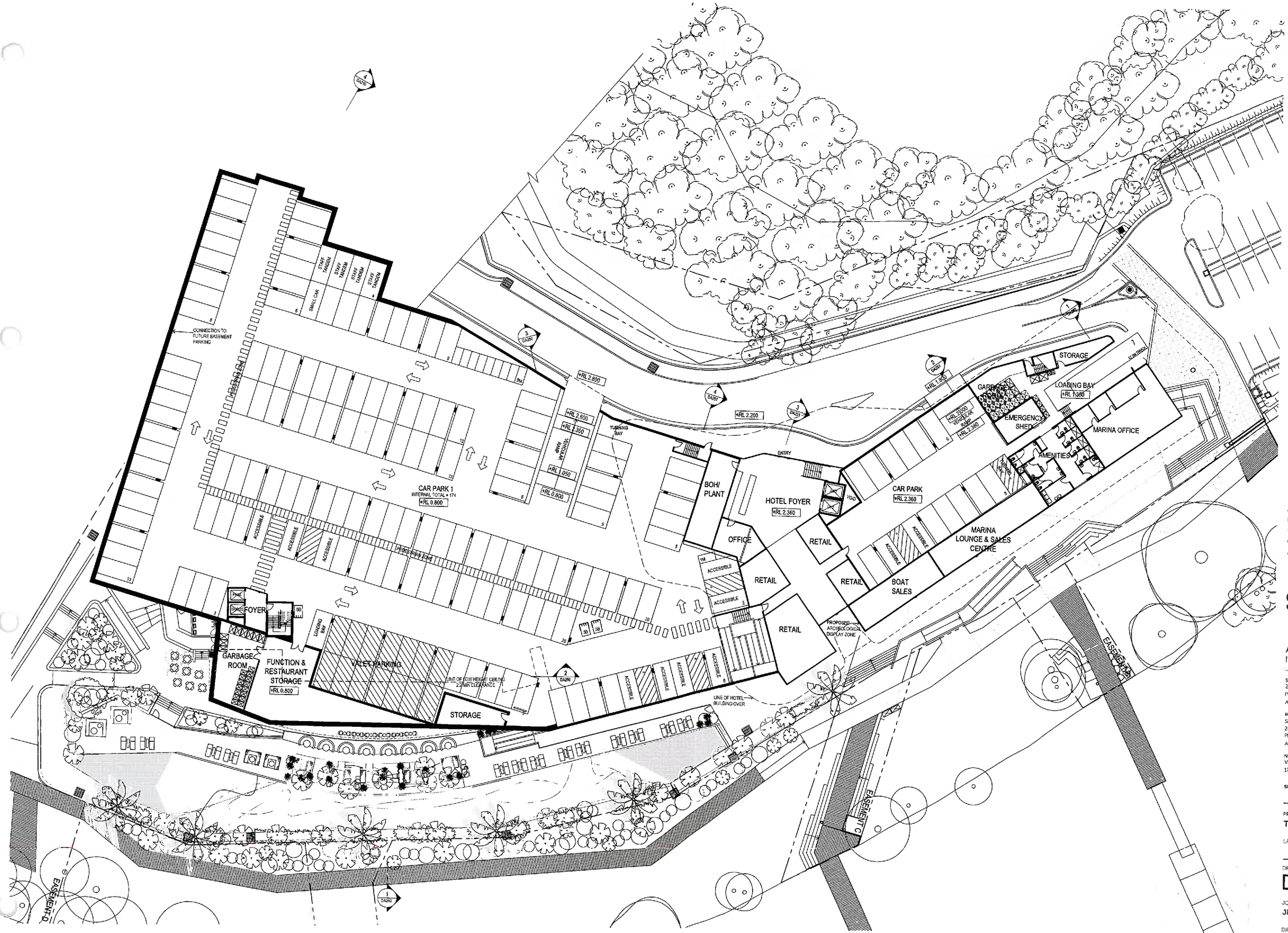
LAKE MACQUARIE

DRAWING NO. DA106
ISSUE A

JOB NO. JPG1402
SCALE 1:500 @ A1 1:1000 @ A3
DATE DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT
SITE ANALYSIS PLAN AT GROUND FLOOR

DRAWN BY MC
CHECKED BY VS



1 BASEMENT CARPARK PLAN
scale - 1:250 @ A1

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NOTES

A3 1:500 @ A3
A1 0 2.5 5 1:250 @ A1 12.5

REFER TO CIVIL DRAWINGS FOR CIVIL AND STORMWATER DETAILS

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

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PROJECT
TRINITY POINT

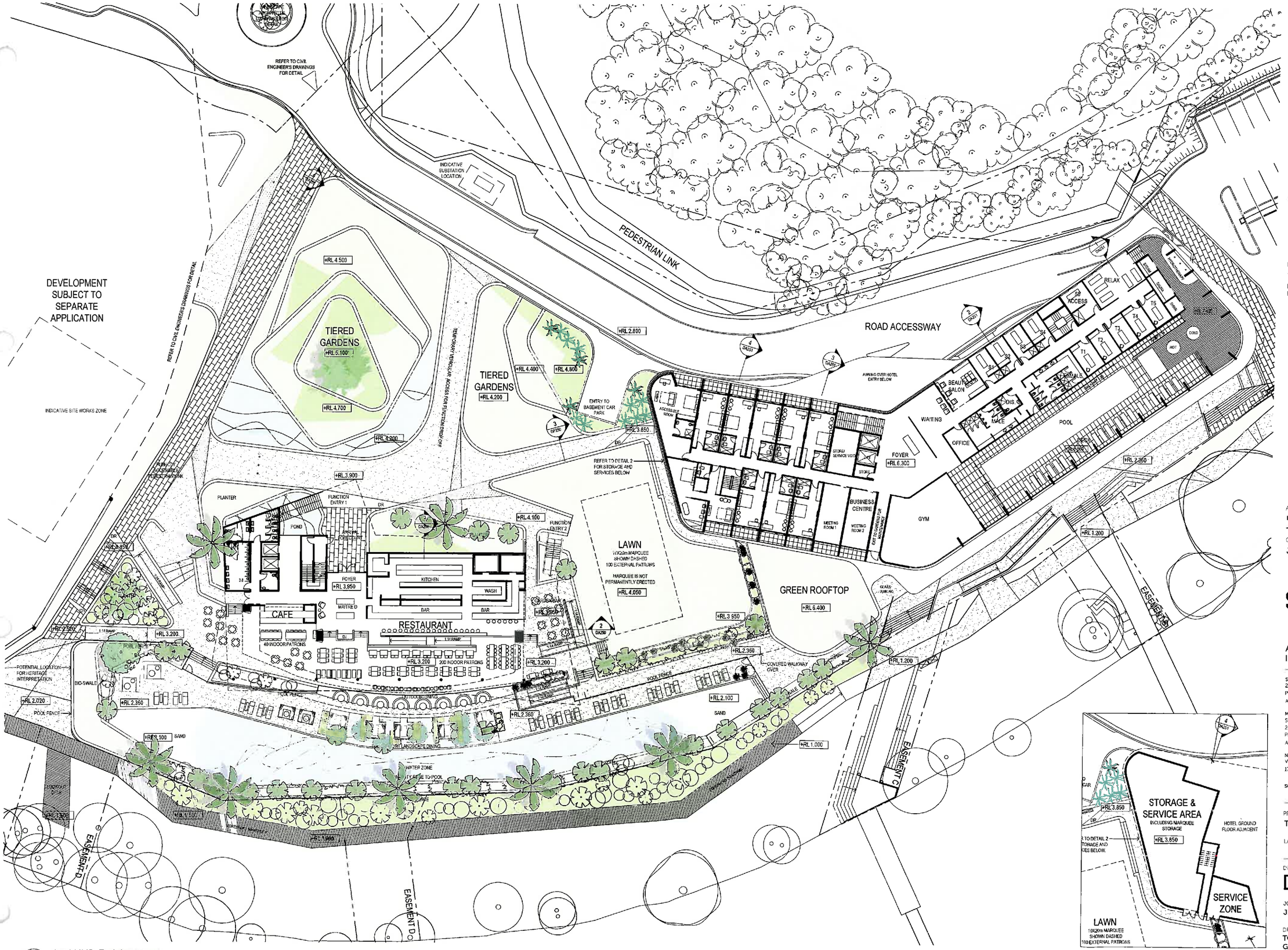
LAKE MACQUARIE

DRAWING NO. DA121
ISSUE A

JOB NO. JPG1402
SCALE 1:250 @ A1 1:500 @ A3
DATE DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT BASEMENT PLAN

DRAWN BY AA
CHECKED BY VS



1 GROUND FLOOR PLAN
scale - 1:250 @ A1

2 GROUND FLOOR PLAN - STORAGE
scale - 1:250 @ A1

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NOTES

A3 1:500 @ A3
A1 0 2.5 5 1:250 @ A1 12.5

REFER TO CIVIL DRAWINGS FOR CIVIL AND STORMWATER DETAILS

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

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A	21.10.14	ISSUE FOR DA

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PROJECT
TRINITY POINT

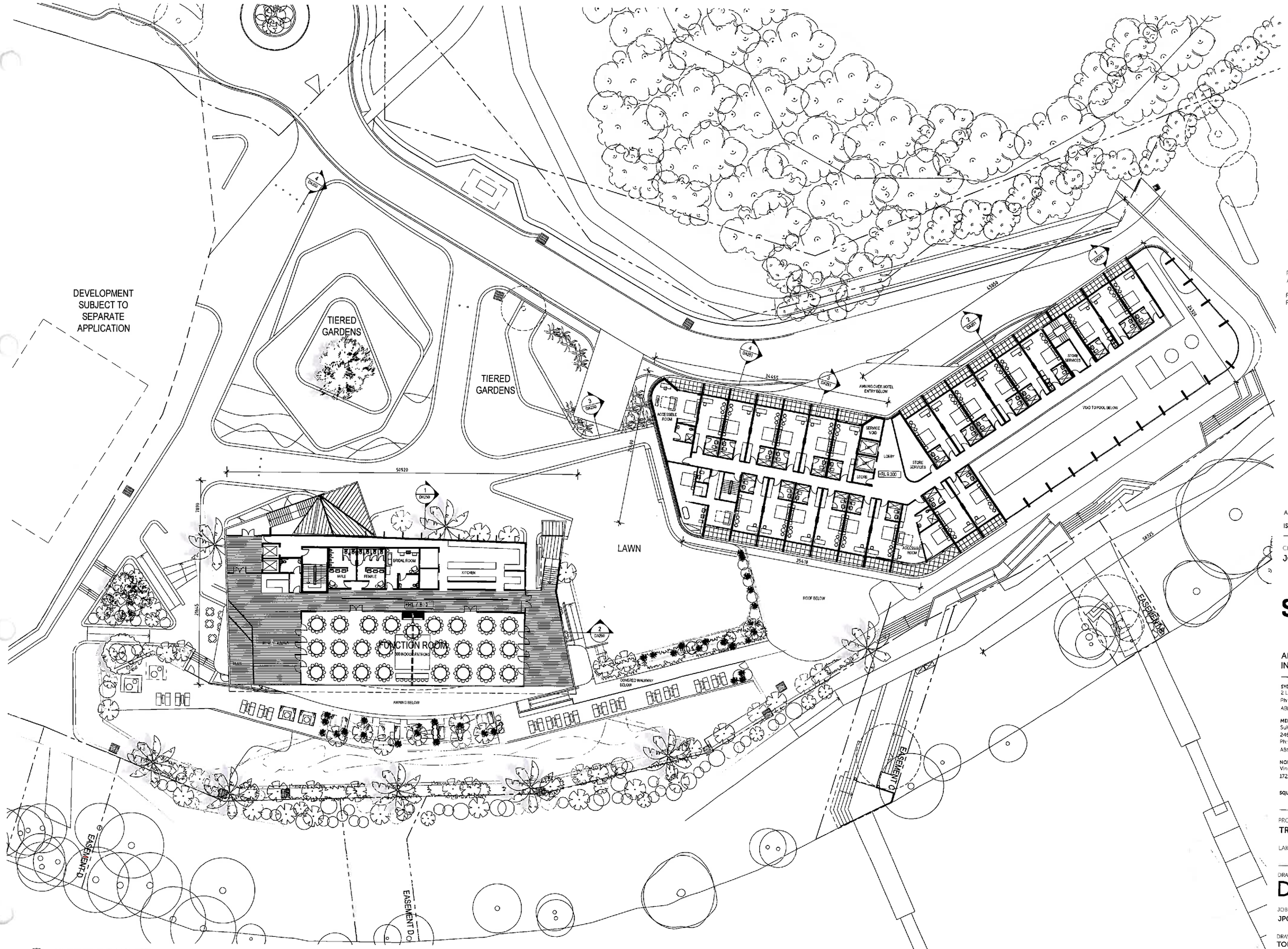
LAKE MACQUARIE

DRAWING NO. DA130
ISSUE A

JOB NO. JPG1402
SCALE 1:250 @ A1 1:500 @ A3
DATE DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT GROUND FLOOR PLAN

DRAWN BY AA
CHECKED BY VS



1 FIRST FLOOR PLAN
scale - 1:250 @ A1

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NOTES

A3 1:500 @ A3
A1 0 2.5 5 1:250 @ A1 12.5

REFER TO CIVIL DRAWINGS FOR CIVIL AND STORMWATER DETAILS

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

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A	17.10.14	ISSUE FOR DA

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PROJECT
TRINITY POINT

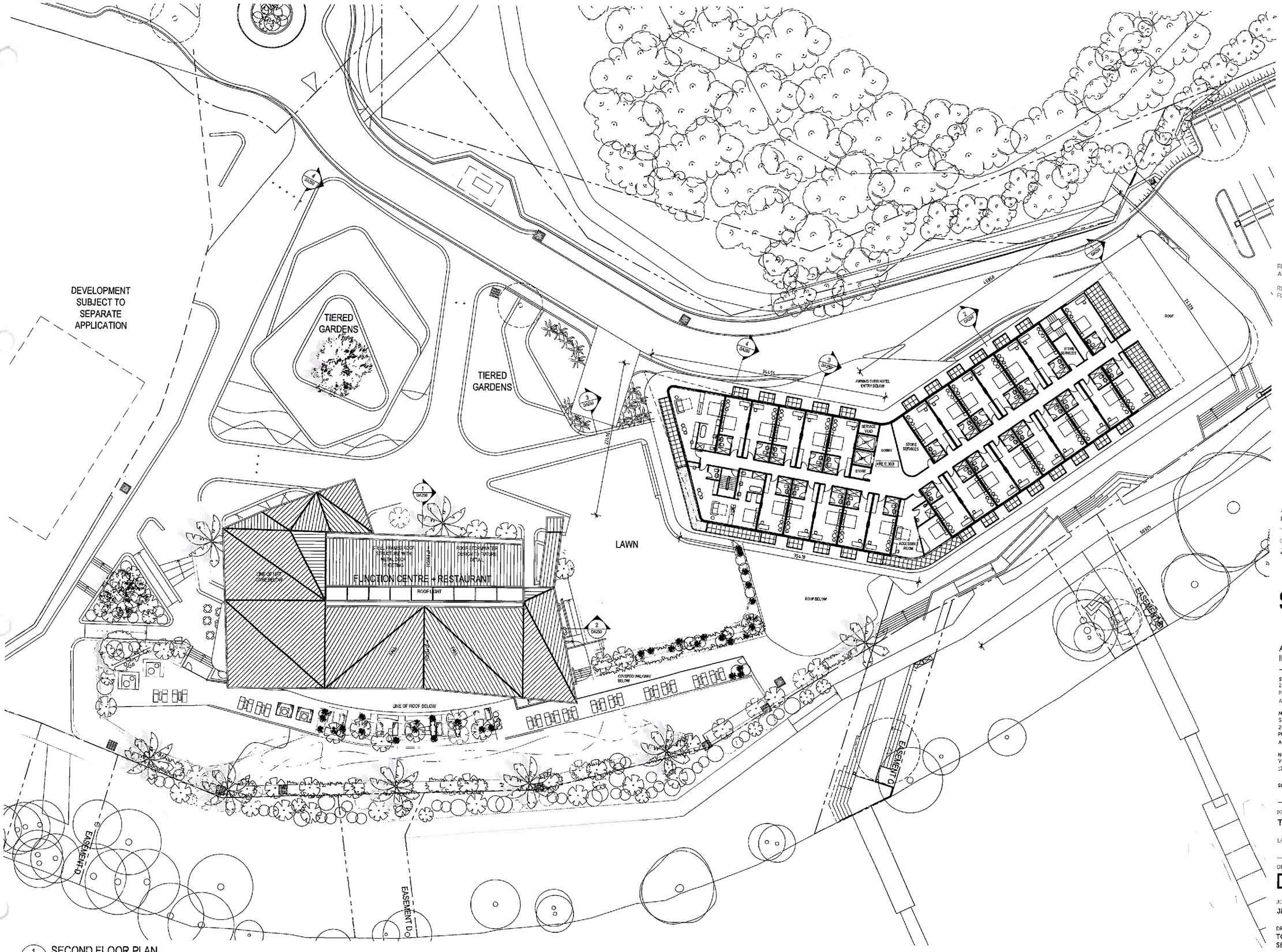
LAKE MACQUARIE

DRAWING NO. DA140
ISSUE A

JOB NO. JPG1402
SCALE 1:250 @ A1 1:500 @ A3
DATE DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT FIRST FLOOR PLAN

DRAWN BY MC
CHECKED BY VS



1 SECOND FLOOR PLAN
scale - 1:250 @ A1

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NOTES

A3: 1:500 @ A3
A1: 0 2.5 5 1:250 @ A1 12.5

REFER TO CIVIL DRAWINGS FOR CIVIL AND STORMWATER DETAILS

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

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PROJECT
TRINITY POINT

LAKE MACQUARIE

DRAWING NO.
DA150

ISSUE
A

JOB NO.
JPG1402

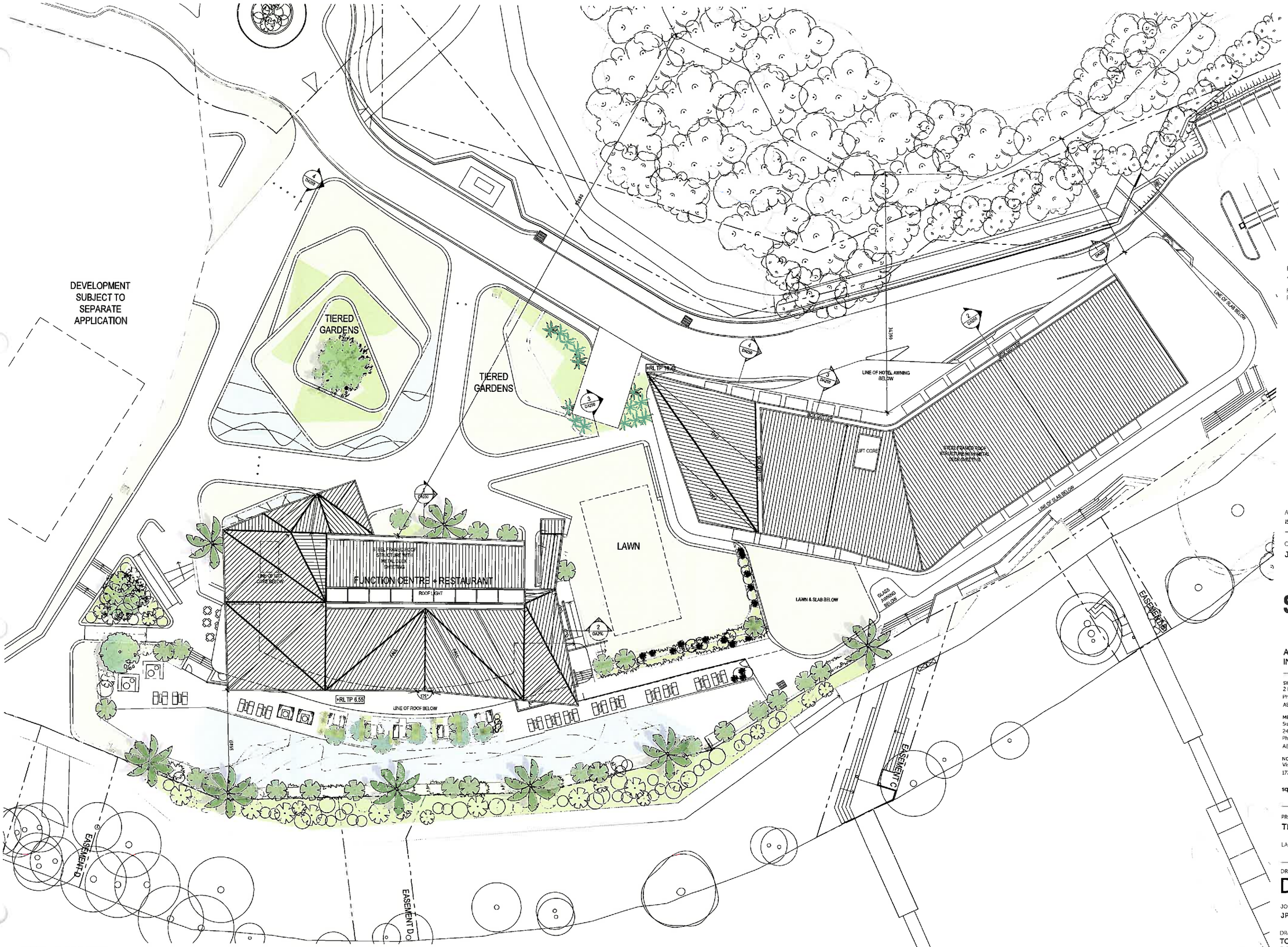
SCALE
1:250 @ A1
1:500 @ A3

DATE
DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT
SECOND FLOOR PLAN

DRAWN BY
MC

CHECKED BY
VS



1 ROOF PLAN
scale - 1:250 @ A1

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NOTES

A3 1:500 @ A3
A1 0 2.5 5 1:250 @ A1 12.5

REFER TO CIVIL DRAWINGS FOR CIVIL AND STORMWATER DETAILS

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

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PROJECT
TRINITY POINT

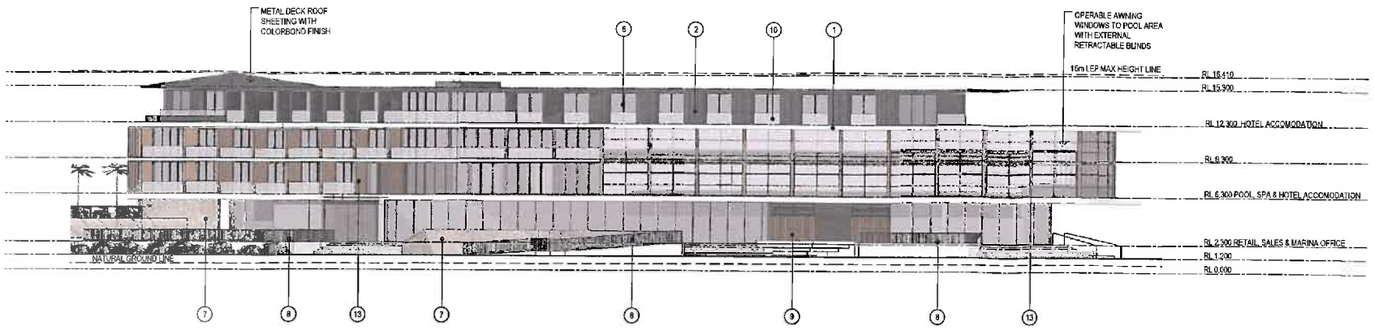
LAKE MACQUARIE

DRAWING NO. DA160
ISSUE A

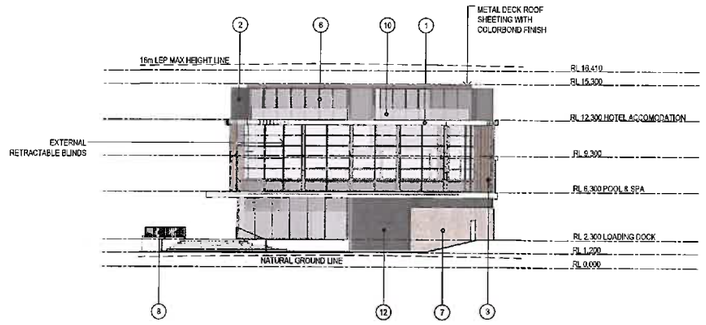
JOB NO. JPG1402
SCALE 1:250 @ A1 1:500 @ A3
DATE DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT ROOF PLAN

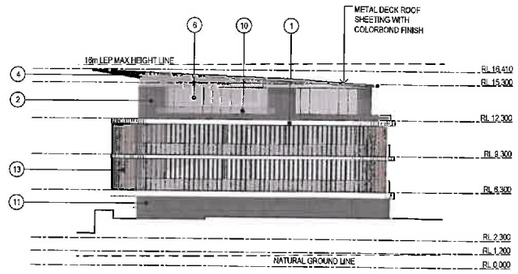
DRAWN BY AA
CHECKED BY VS



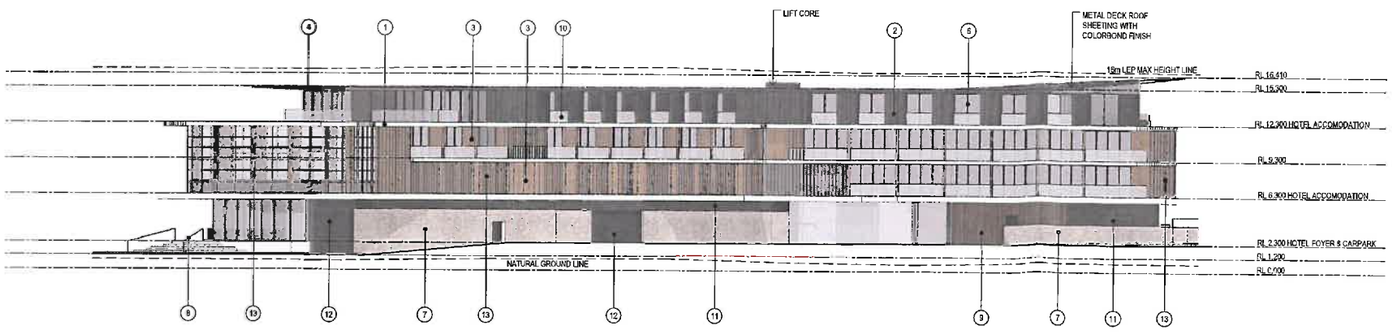
1 NORTH ELEVATION
scale - 1:250 @ A1



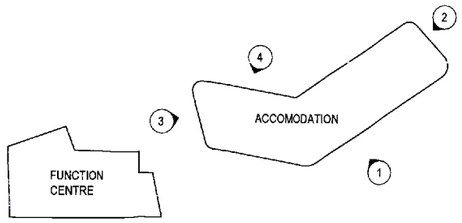
2 WEST ELEVATION
scale - 1:250 @ A1



3 SOUTH-EAST ELEVATION
scale - 1:250 @ A1



4 SOUTH-WEST ELEVATION
scale - 1:250 @ A1



KEY PLAN
1:1000
N

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NOTES
A3: 1:500 @ A3
A1: 0 2.5 5 1:250 @ A1 12.5

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

1. PAINT FINISH TO EXPOSED SLAB EDGE
2. COMPOSITE METAL CLADDING WITH EXPRESSED VERTICAL SEAM
3. TIMBER LOOK CLADDING
4. TIMBER LINED SOFFIT
5. METALWORK AND FASCIA
6. POWDERCOAT FRAME TO WINDOWS AND BALUSTRADE
7. STONE CLADDING
8. OPEN METAL BALUSTRADE
9. VERTICAL TIMBER BATTENS
10. GLASS BALUSTRADES
11. POWDERCOATED MECHANICAL GRILLES
12. POWDERCOATED ROLLER DOOR
13. TIMBER LOOK VERTICAL BLADES

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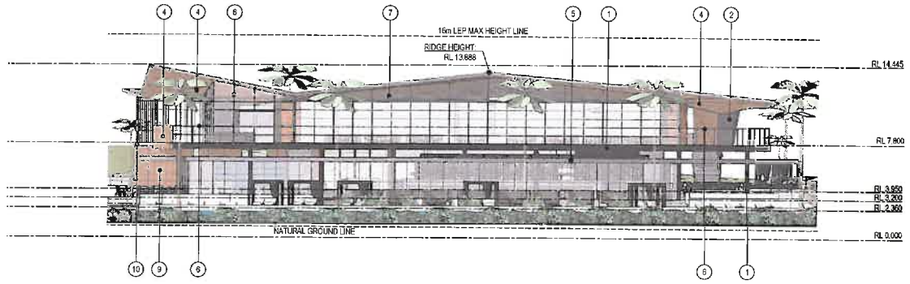
PROJECT
TRINITY POINT
LAKE MACQUARIE

DRAWING NO. DA200
ISSUE A

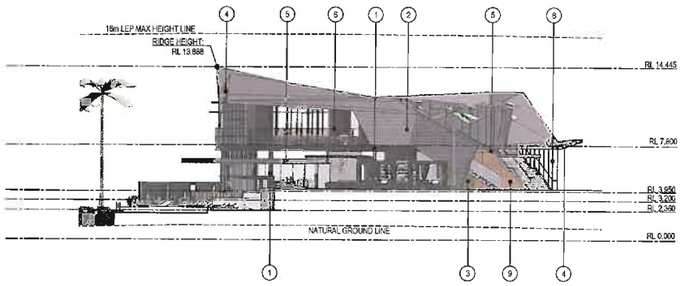
JOB NO. JPG1402
SCALE 1:250 @ A1, 1:500 @ A3
DATE SEP 2014

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT ACCOMODATION ELEVATIONS

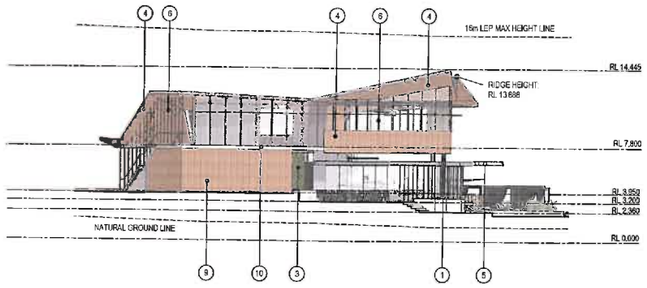
DRAWN BY RB
CHECKED BY AA



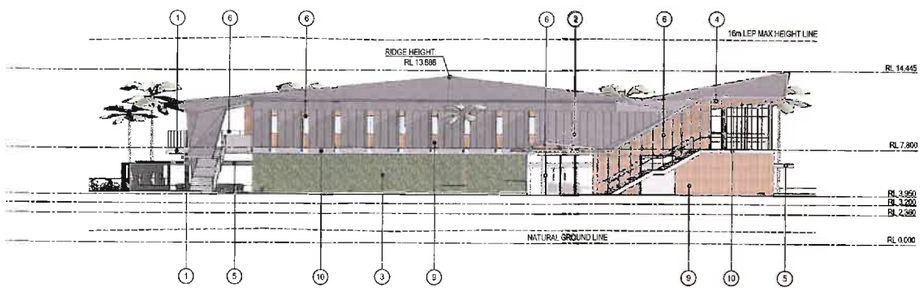
1 NORTH-EAST ELEVATION
scale - 1:250 @ A1



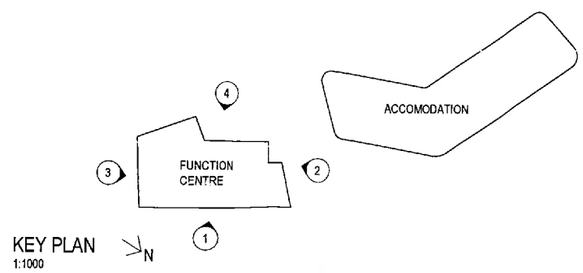
2 NORTH-WEST ELEVATION
scale - 1:250 @ A1



3 SOUTH-EAST ELEVATION
scale - 1:250 @ A1



4 SOUTH-WEST ELEVATION
scale - 1:250 @ A1



KEY PLAN
1:1000

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NOTES
A3 1:500 @ A3
A1 0 2.5 5 1:250 @ A1 12.5

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING DETAILS

1. PAINT FINISH TO EXPOSED SLAB EDGE & COLUMNS
2. COMPOSITE METAL CLADDING WITH EXPRESSED VERTICAL SEAM
3. GREEN WALL
4. TIMBER LINED SOFFIT
5. METALWORK AND FASCIA
6. POWDERCOAT FRAME TO WINDOW FRAMES AND BALUSTRADE
7. OPAQUE GLASS TO FUNCTION CENTRE HIGHLIGHT WINDOWS
8. OPEN METAL BALUSTRADE
9. VERTICAL TIMBER BATTENS
10. PAINT FINISH TO EXPOSED SLAB EDGE TO SOUTH WEST FACADE

ISS	DATE	PURPOSE OF ISSUE
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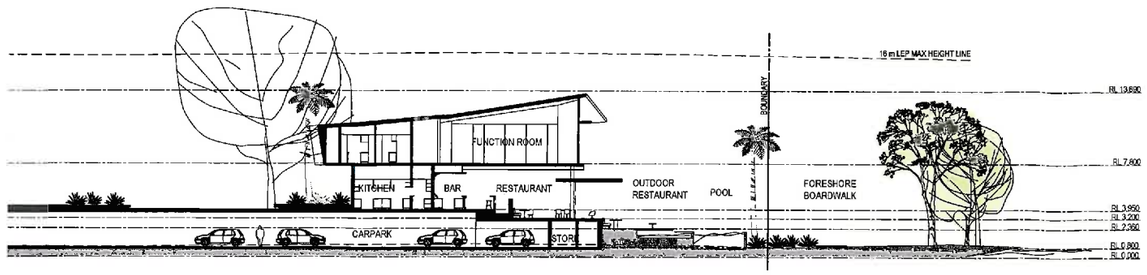
TRINITY POINT
LAKE MACQUARIE

DRAWING NO. DA210
ISSUE A

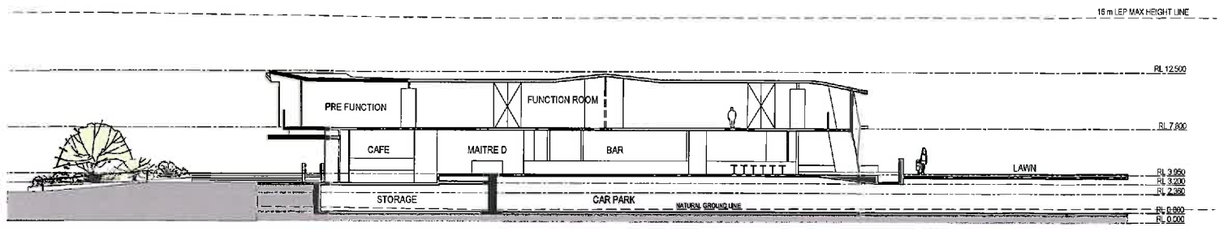
JOB NO. JPG1402
SCALE 1:250@A1 1:500@A3
DATE SEP 2014

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT
FUNCTION CENTRE ELEVATIONS

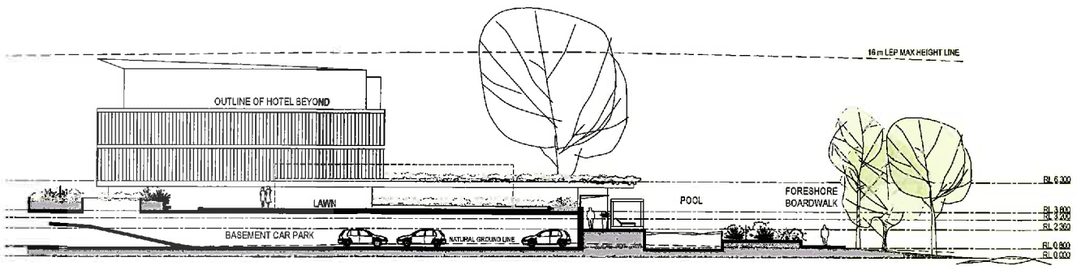
DRAWN BY RB
CHECKED BY AA



1 SECTION - FUNCTION CENTRE
scale - 1:250 @ A1



2 SECTION - FUNCTION CENTRE
scale - 1:250 @ A1



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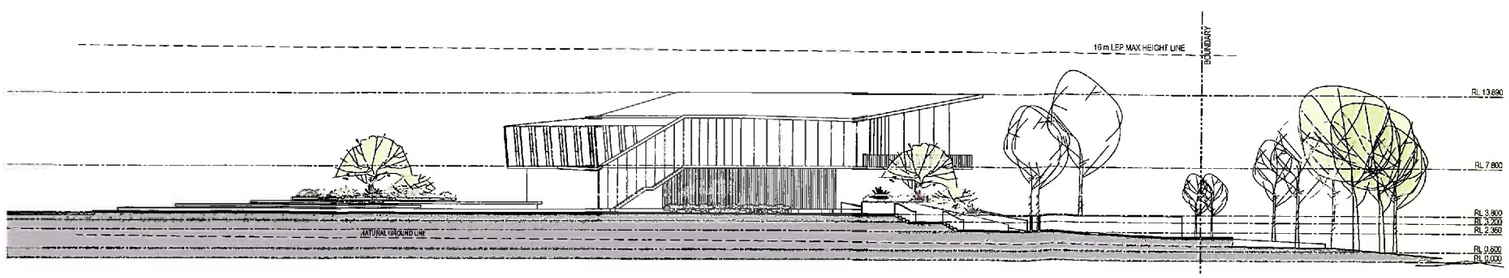

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scale - 1:250 @ A1

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NOTES
A3: 1:400 @ A3
A1: 0 1 5 1:200 @ A1 10

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A	21.10.14	ISSUE FOR DA

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NOMINATED ARCHITECT
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PROJECT
TRINITY POINT

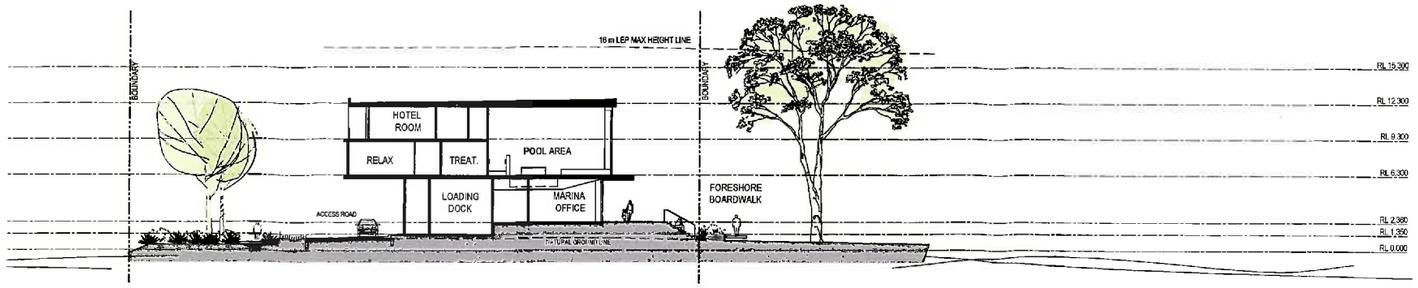
LAKE MACQUARIE

DRAWING NO. DA250
ISSUE A

JOB NO. JPG1402
SCALE 1:250 @ A1 1:500 @ A1
DATE DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT SECTIONS

DRAWN BY AA
CHECKED BY VS



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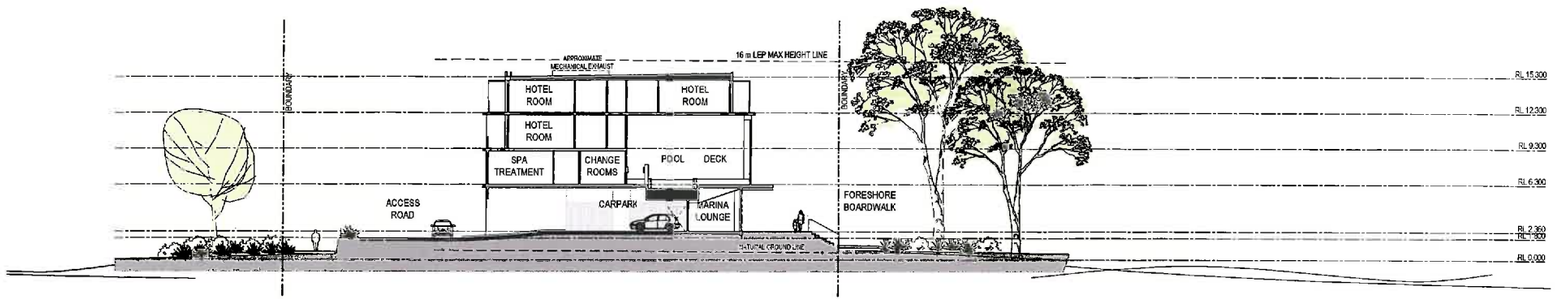

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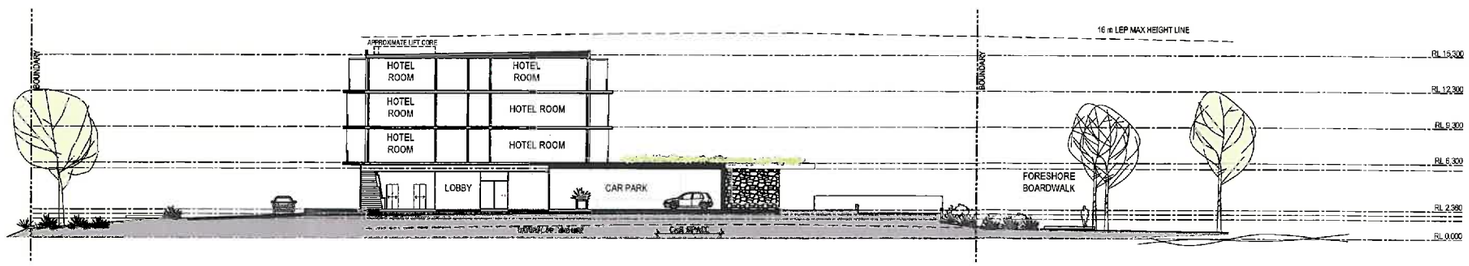

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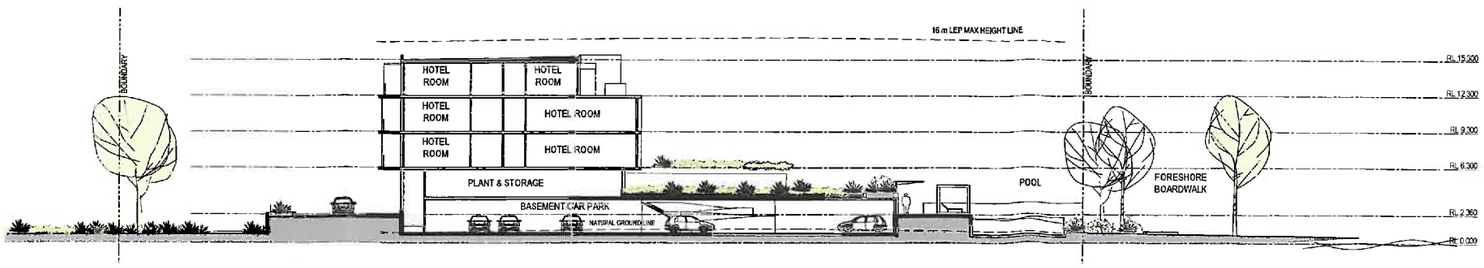

4 SECTION - HOTEL
scale - 1:250 @ A1

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A3 1:400 @ A3
A1: 0 1 5 1:200 @ A1 10

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ABN: 34 137 620 538

NOMINATED ARCHITECT
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PROJECT
TRINITY POINT
LAKE MACQUARIE

DRAWING NO. DA251
ISSUE A

JOB NO. JPG1402
SCALE 1:250 @ A1 1:500 @ A3
DATE DEC 2013

DRAWING TITLE
TOURIST & HOSPITALITY PRECINCT SECTIONS

DRAWN BY AA
CHECKED BY VS

Landscape Design Principles | 05

Trinity Point Tourist and Hospitality Precinct - Morisset Park

Landscape Design Principles

1. Preservation of existing plant communities
2. Provision of public pedestrian access along parts of edge of development and shoreline
3. Strong pedestrian connections to the community
4. Inclusion of Aboriginal and Cultural Heritage interpretation into design

Heritage Themes

Listed below are suggested general themes that might be incorporated into the location identified on the plan on this page.

- The lake and its historical role in daily life - fishing and canoes
- Place names and resources of the lake
- The role of neighbouring tribes and the travellers who came to the lake to share poetry and songs.
- References to previous names like 'Kendall Grange' and 'Bluff Point'
- Identify previous uses from early settlement to religious facility and care of intellectually challenged boys
- Directions to other heritage locations within the proximity of the site

site details:
Trinity Point
Morisset Park, NSW
client:
Johnson Property Group
date:
October 2014
job number:
10367.5-DA-TH
revision:
G

N

Scale 1:500 @ A1

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landscape architects

Landscape Concept Plan | 06

Trinity Point Tourist and Hospitality Precinct - Morisset Park

Location for archeological display zone

Walkway connection to marina and hotel under roof canopy

Stormwater treatment in landscape

Shrub planting between site and boardwalk

Lawn area

Swimming pool

Pool fence located in shrub planter

Seating areas within fenced pool terrace

Existing trees to remain along shoreline

At-grade 2.5m wide shared boardwalk

Cafe terrace

Access ramps to each terrace level

Feature wall with heritage panels engraved. Refer to sheet 11

Pathway linking community to public boardwalk along shoreline

Hotel building above marina building (marina under separate approval)

Sandstone feature wall at base of hotel building

Carpark entry

Raised garden above carpark

Entry courtyard with water features

Vehicular drive available for occasional access

Raised planter with feature tree

Pathway connection between shared pathway and development entrance

Sandstone feature wall to mark entry

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Landscape Concept Enlargement

Trinity Point Tourist and Hospitality Precinct - Morisset Park

07

Covered access between marina and restaurant

Rain garden for storm water in planting bed with 1.2m high wall along outside of bioswale to meet pool enclosure requirements

Pool fence location with compliant gates

Planter with cascading plants
Arthropodium cirratum
Bougainvillea
'Barbara Karst'

Feature plants
Furcraea foetida
Aloe 'Sirius'

Parking entry drive

Existing trees retained as part of this proposal

Existing foreshore grass (Kikuyu)

2.5m wide shared boardwalk (on grade) within foreshore land in contrasting colour to development. Offset path from development boundary to allow clear delineation of public access.

Pool terrace

Planting between public path and marina - heights and location of planting to comply with pool fencing requirements
Livistonia australis
Plumeria spp
Aloe 'Sirius'
Rhaphiolepis indica

Tropical planting around waterfront dining areas
Plumeria spp
Crassula ovata

Pool fence location along boundary

Steps down to pool terrace

Rain garden for storm water treatment in planting bed

Paving Legend

1. Grey concrete with light grit blast finish
2. Exposed aggregate concrete in warm tones
3. Feature brick paving in cool tones
4. Feature paving element
5. Custom stormwater grille
6. Wood pathway on grade

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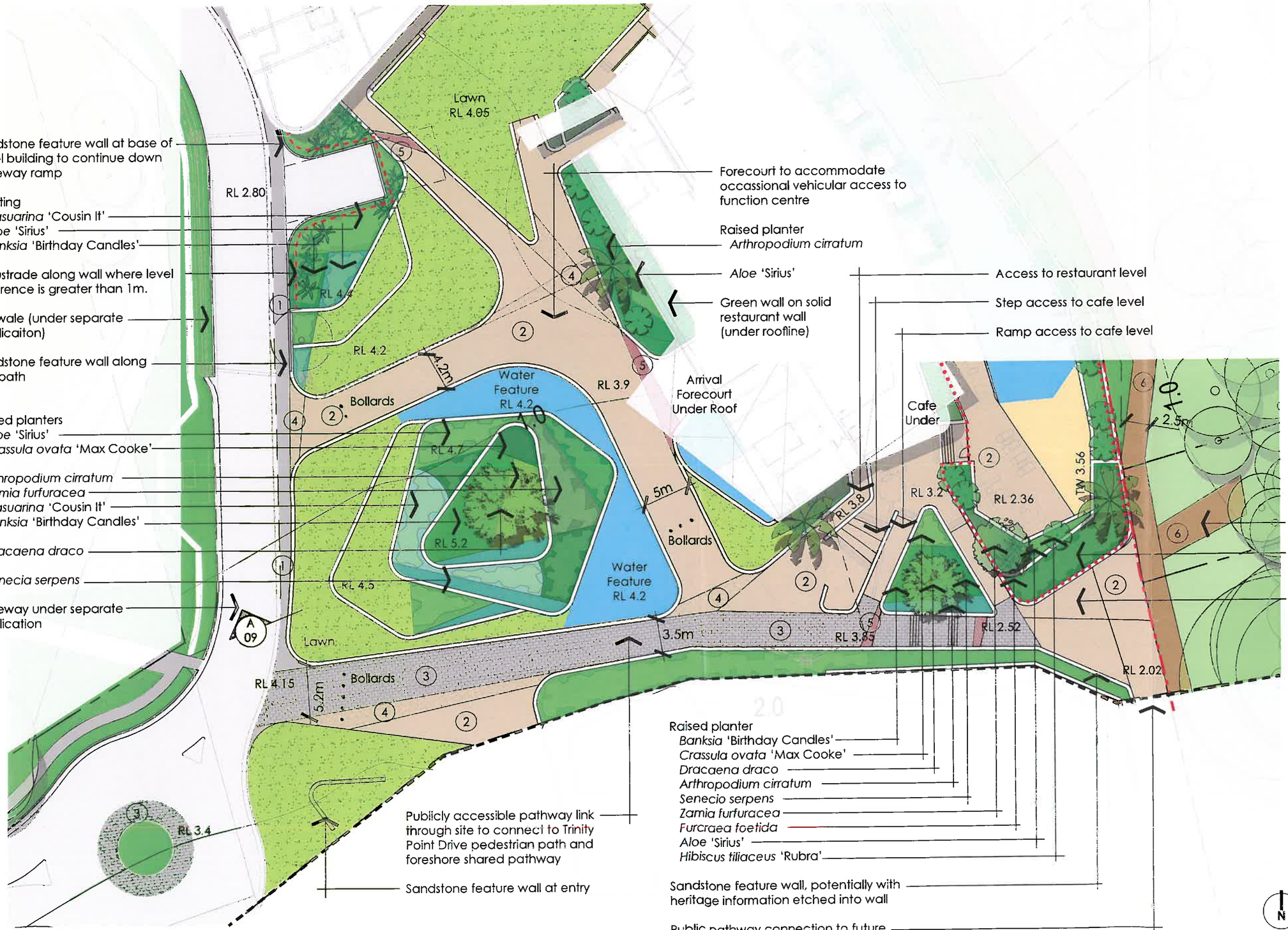
Landscape Concept Enlargement

Trinity Point Tourist and Hospitality Precinct - Morisset Park

08



Scale 1:200 @ A1

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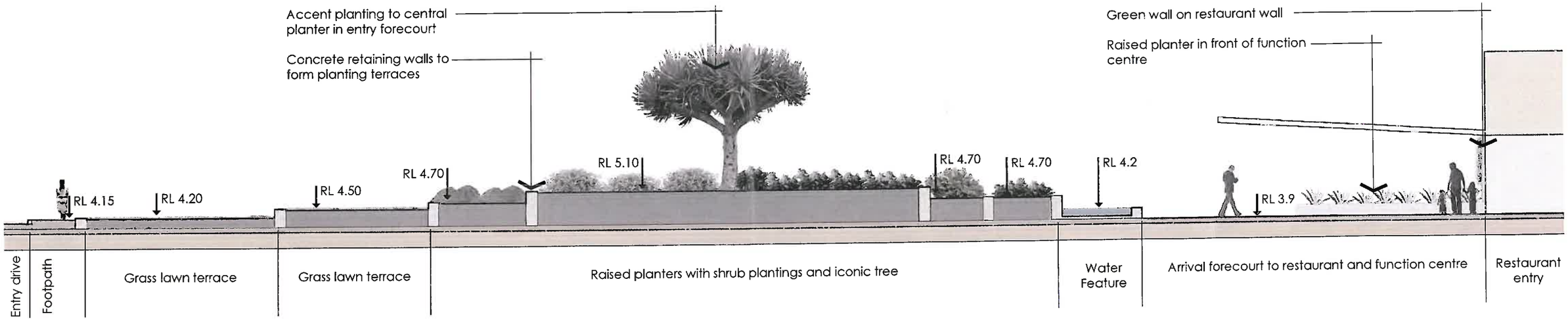
Landscape Section A | 09

Trinity Point Tourist and Hospitality Precinct - Morisset Park



A : Entry Forecourt Landscape Section A

Scale 1:75 @ A1

Concrete retaining walls with lawn terraces

Green wall on restaurant walls

Dragon Tree

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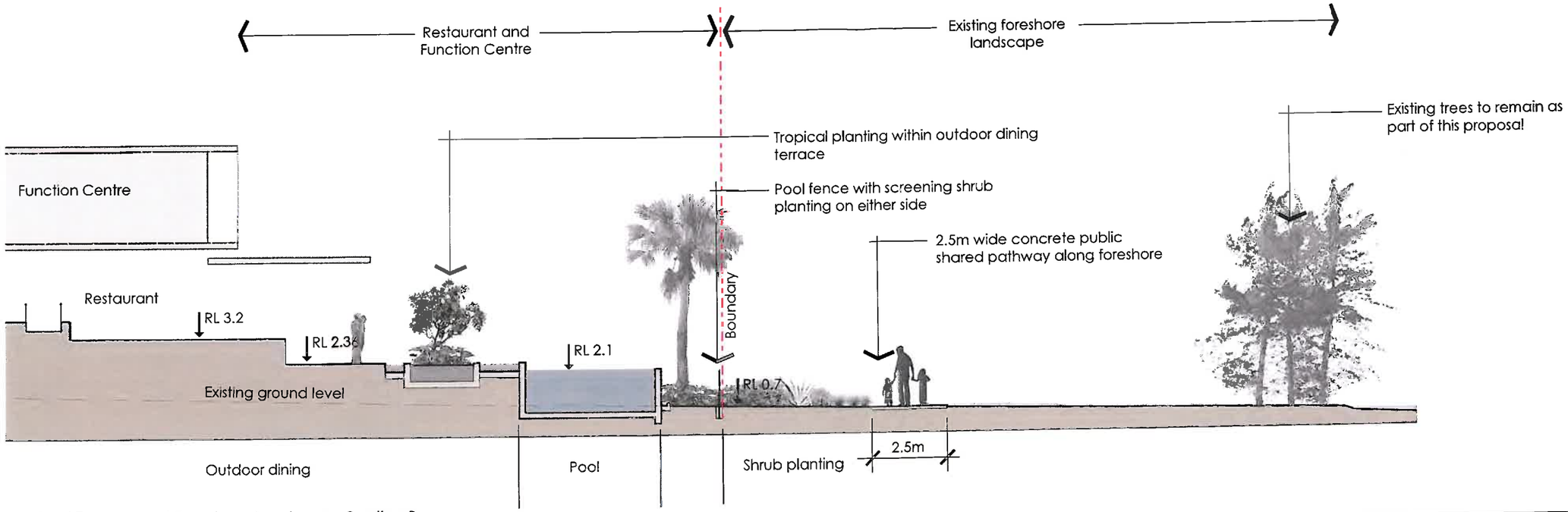
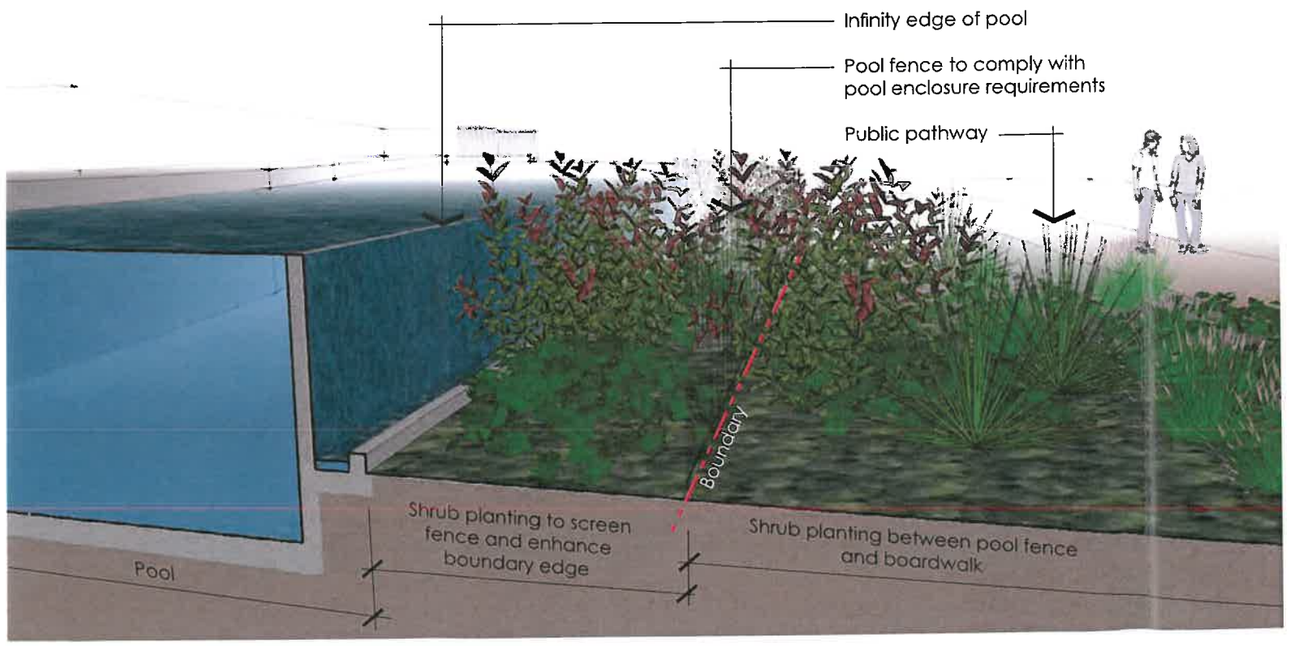
Landscape Section B | 10

Trinity Point Tourist and Hospitality Precinct - Morisset Park



B : Pool Terrace and Foreshore Landscape Section B

Scale 1:75 @ A1



Pool fence and treatment at boundary sectional view

Image Not to Scale

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Heritage Interpretation Elements | 11

Trinity Point Tourist and Hospitality Precinct - Morisset Park

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client:
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revision:
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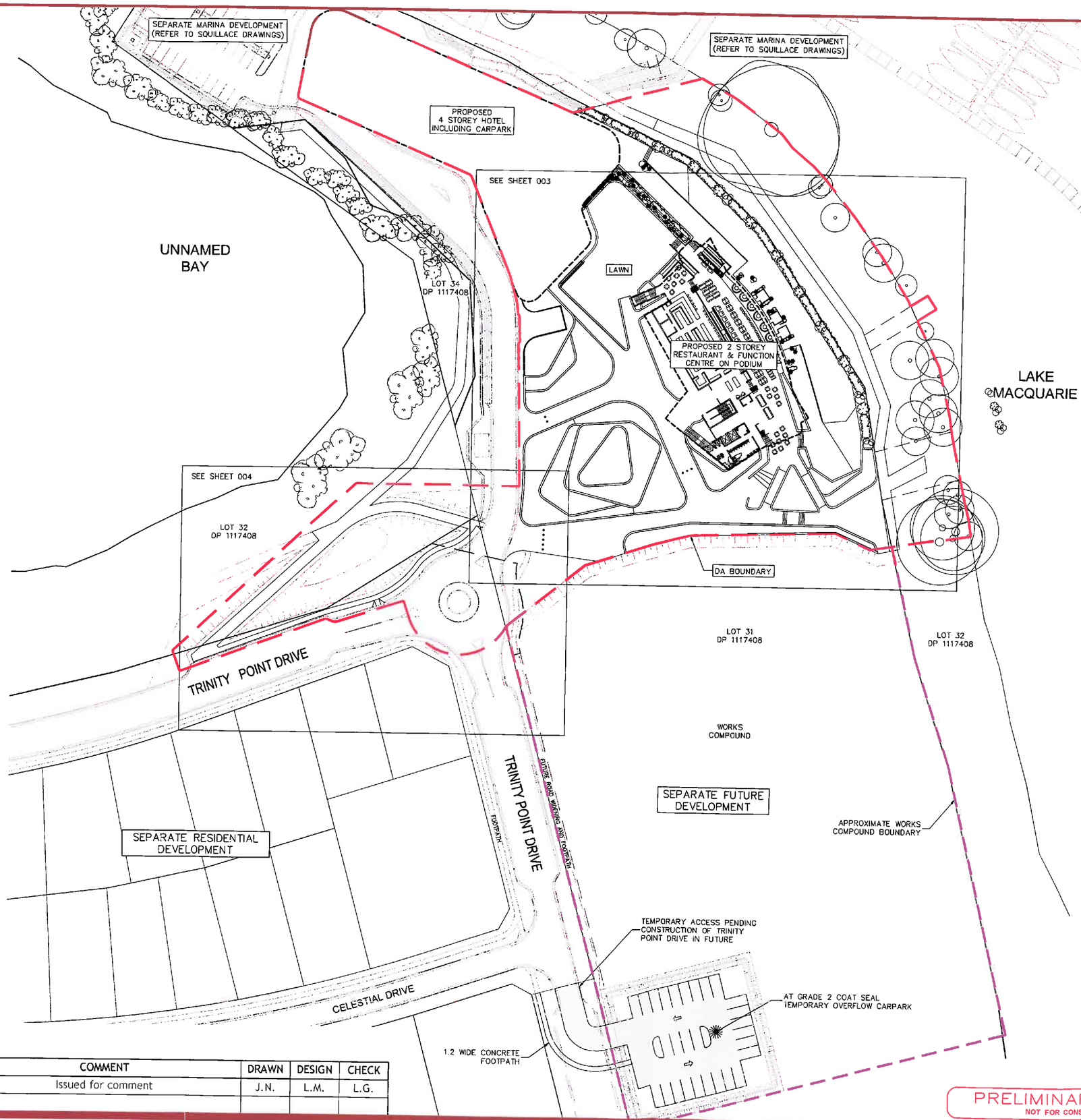
General Arrangement Plan

Trinity Point



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Bar Scale 1: 1000 (A3)

VER.	DATE	COMMENT	DRAWN	DESIGN	CHECK
A	15/10/2014	Issued for comment	J.N.	L.M.	L.G.

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

PROPOSED TOURIST AND HOSPITALITY DEVELOPMENT

PROPERTY DESCRIPTION: LOT 31 D.P.1117408 TRINITY POINT DRIVE, MORISSET PARK

COUNCIL: Lake Macquarie

DWG REF: 37429(2)E-DA2-CENG-002(A)

CLIENT:

JOHNSON PROPERTY GROUP

adw johnson

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hunter office ph: (02) 4978 5100
www.adwjohnson.com.au

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37429(2)E-DA2-CENG-002(A).dwg

Plotted By: Johnson Plot Date: 21/10/14 – 10:27 Cad File: N:\37429\37429(2)E\Dwg ...\Note: DA Concept\37429(2)E-DA2-CENG-002(A).dwg

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Detail Plan

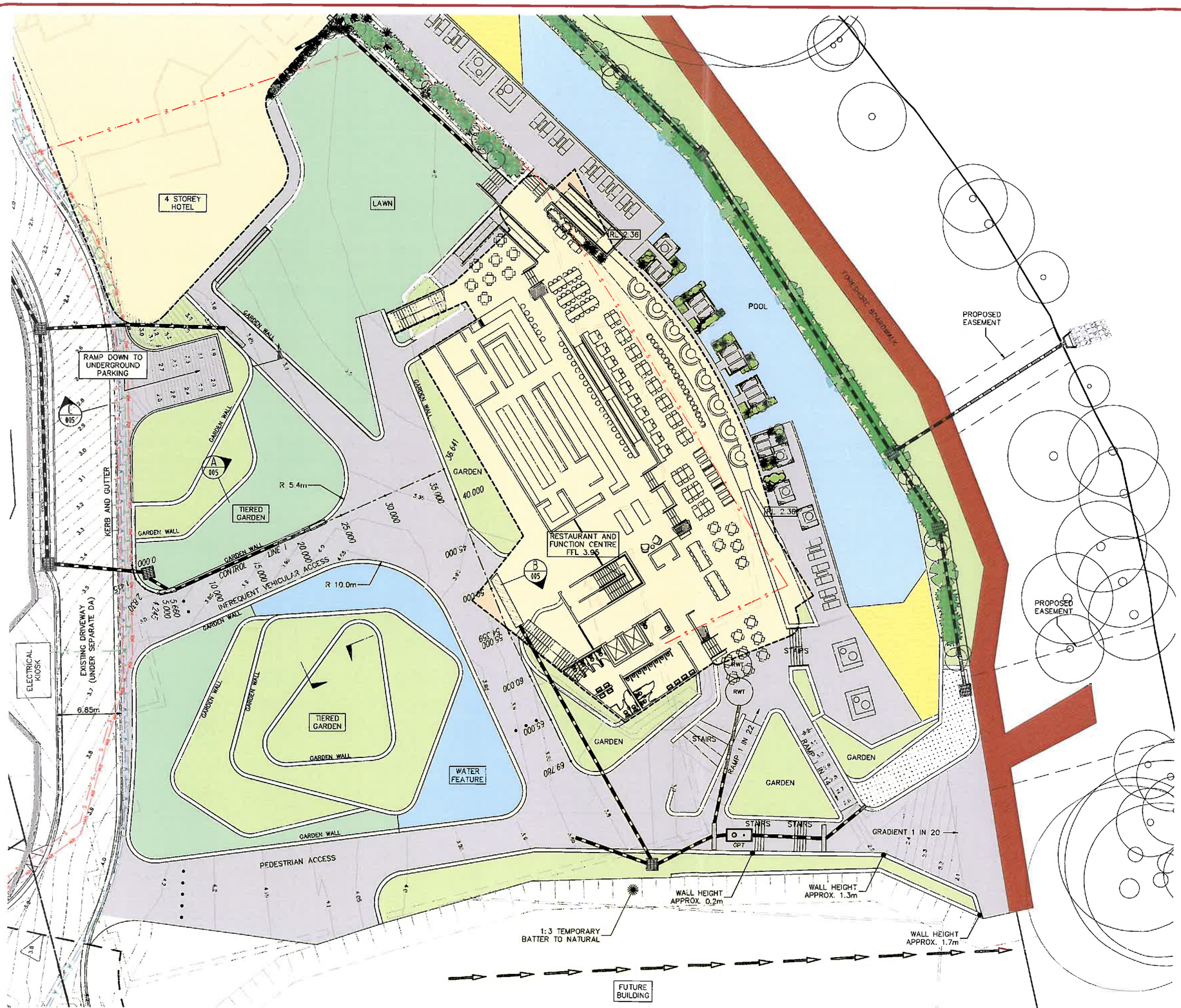
Trinity Point

0m 5 10 20 30

Bar Scale 1: 400 (A3)

CONTOUR INTERVAL – 50mm

- PAVED AREA
- BUILDING ROOF AREA
- LAWN
- GARDEN
- POOL
- SHARED PATHWAY
- GARDEN WALL
- BASEMENT CARPARK WALLS
- BOLLARDS
- PROPOSED STORMWATER PIPEWORK
- STORMWATER PIT
- STRIP DRAIN
- DIVERSION DRAIN
- WATER PIPEWORK
- SEWER RETICULATION PIPEWORK
- SEWER RISING MAIN
- TELSTRA
- ELECTRICITY
- BIO RETENTION BASIN (BELOW BOARDWALK)
- RAIN WATER TANK



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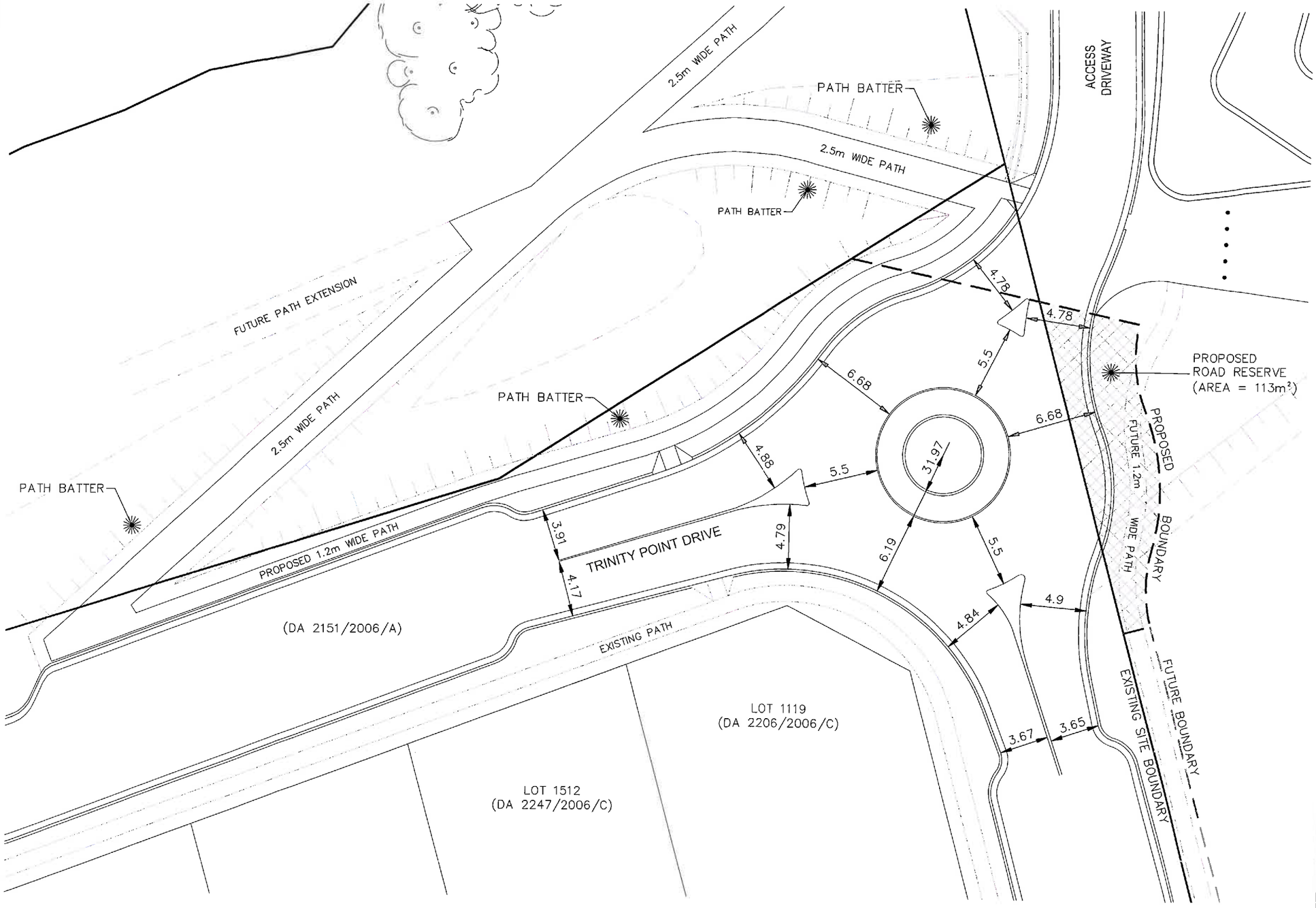
Roundabout Detail Plan

Trinity Point



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DEVELOPMENT APPLICATION

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PROPERTY DESCRIPTION: LOT 31 D.P.1117408 TRINITY POINT DRIVE, MORISSET PARK

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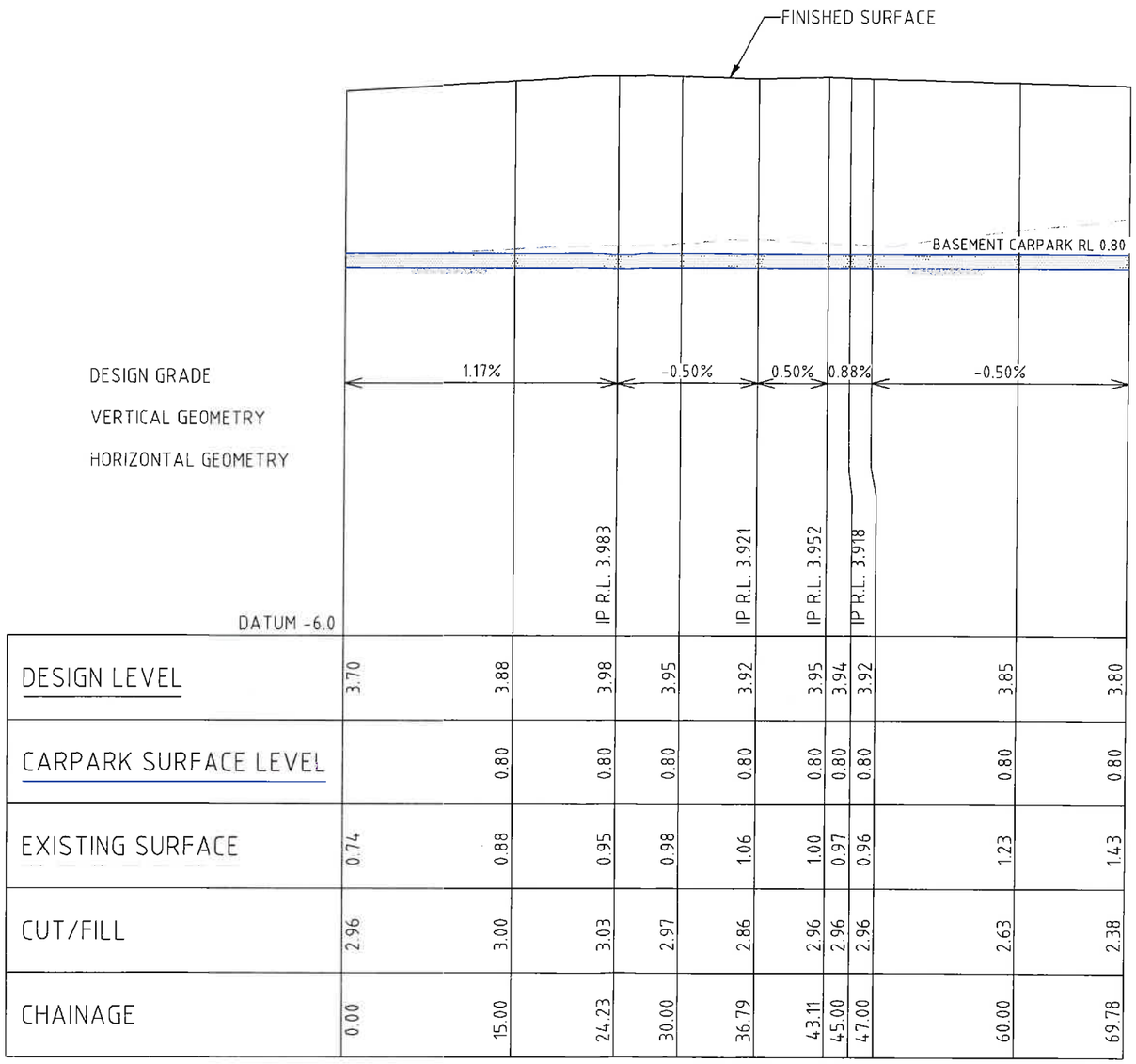
Plotted By: jaysonn Plot Date: 21/10/14 – 10:28 Cad File: N:\37429\37429(2)E\Dwg\ENG\Hotel DA Concept\37429(2)E-DA2-CENG-004(A).dwg

Longitudinal Section

Trinity Point



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EXISTING SURFACE	0.74	0.88	0.95	0.98	1.06	1.00	0.97	0.96	1.23	1.43
CUT/FILL	2.96	3.00	3.03	2.97	2.86	2.96	2.96	2.96	2.63	2.38
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LONGITUDINAL SECTION CONTROL LINE 1

HORIZONTAL SCALE 1:500

VERTICAL SCALE 1:100

VER.	DATE	COMMENT	DRAWN	DESIGN	CHECK
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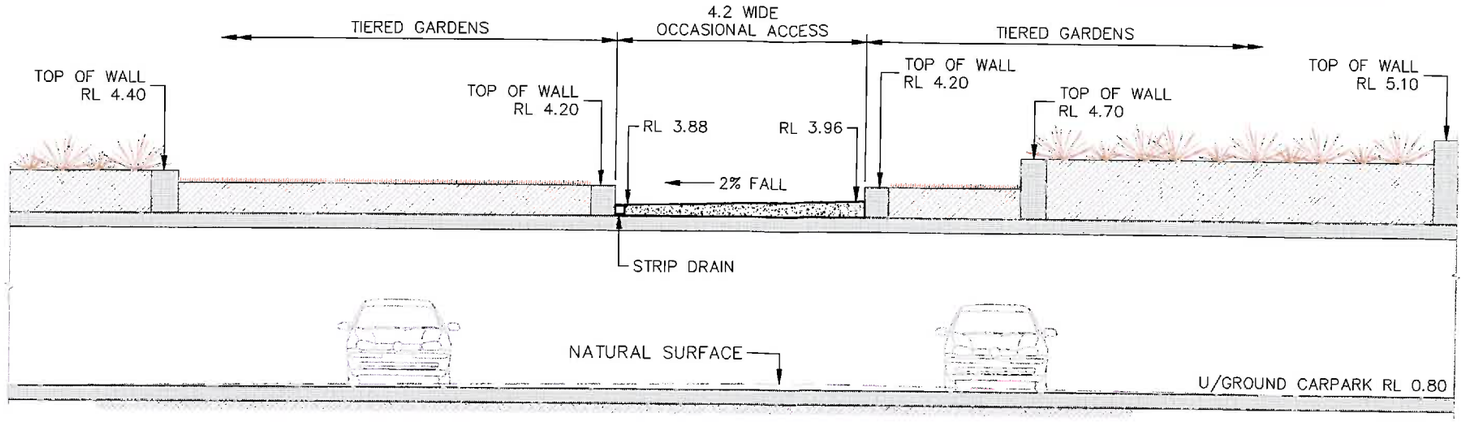
Plotted By: jaysonn Plot Date: 21/10/14 – 10:28 Cad File: N:\37429\37429(2)E\Dwg\ENG\Hotel DA Concept\37429(2)E-DA2-CENG-005(A).dwg

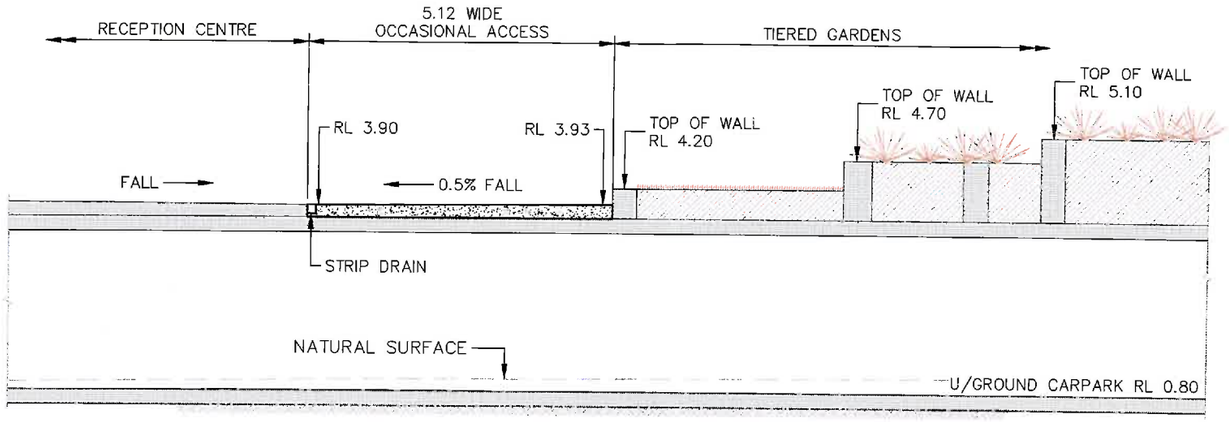
Typical Sections

Trinity Point



SECTION A 003

SCALE 1:100



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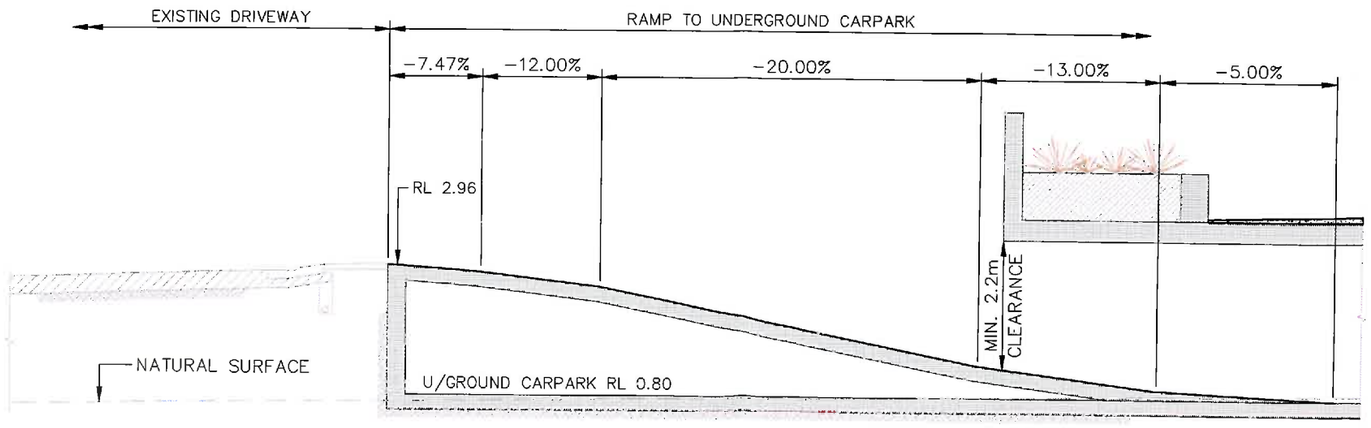
SCALE 1:100



SECTION C 003

SCALE 1:100

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Cut & Fill Plan

Trinity Point

LEGEND (+ FILL - CUT) Lower_value		Upper_value		Colour
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-5.00	to	-4.00	m	
-4.00	to	-3.00	m	
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1.000	to	2.000	m	
2.000	to	3.00	m	
3.00	to	4.00	m	
4.00	to	5.00	m	
5.00	to	9999	m	

0 10 20 30 40 50 75 100

Bar Scale 1: 1000 (A3)

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PROPOSED TOURIST AND HOSPITALITY DEVELOPMENT

PROPERTY DESCRIPTION: LOT 31 D.P.1117408 TRINITY POINT DRIVE MORISSET PARK

COUNCIL: Lake Macquarie

DWG REF: 37429(2)E-DA2-CENG-007(A)

CLIENT:

JOHNSON PROPERTY GROUP

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project management • civil engineering • infrastructure • subdivision/industry • residential • commercial • retail • tourism • hospitality • development • urban planning • town planning • surveying • social impact • economic analysis

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Plotted By: jaysonn Plot Date: 21/10/14 – 10:28 Cad File: N:\37429\37429(2)E\Dwg\ENG\Hotel DA Concept\37429(2)E-DA2-CENG-007(A).dwg

Plan of:	STORMWATER DRAINAGE PLAN	Datum:	AHD	Date:	8th SEPTEMBER 2014	Version:	C (17th OCTOBER 2014)
Location:	TRINITY POINT DRIVE MORISSET PARK	Origin:	PM 58712	Sheet:	2 OF 8	Client:	JOHNSON PROPERTY GROUP
		Projection:	MGA ZONE 56	Plan By:	AM	Survey:	
		Origin:	DCDB	Project Manager:	MK	AutoCAD:	S:\237429(2)E\237429(2)E_SK_004
Council:	LAKE MACQUARIE	North Direction:	GRID	Office:	COAST	Our Ref:	237429
		Contour Interval:		Plan Purpose:	ENGINEERING DESIGN		

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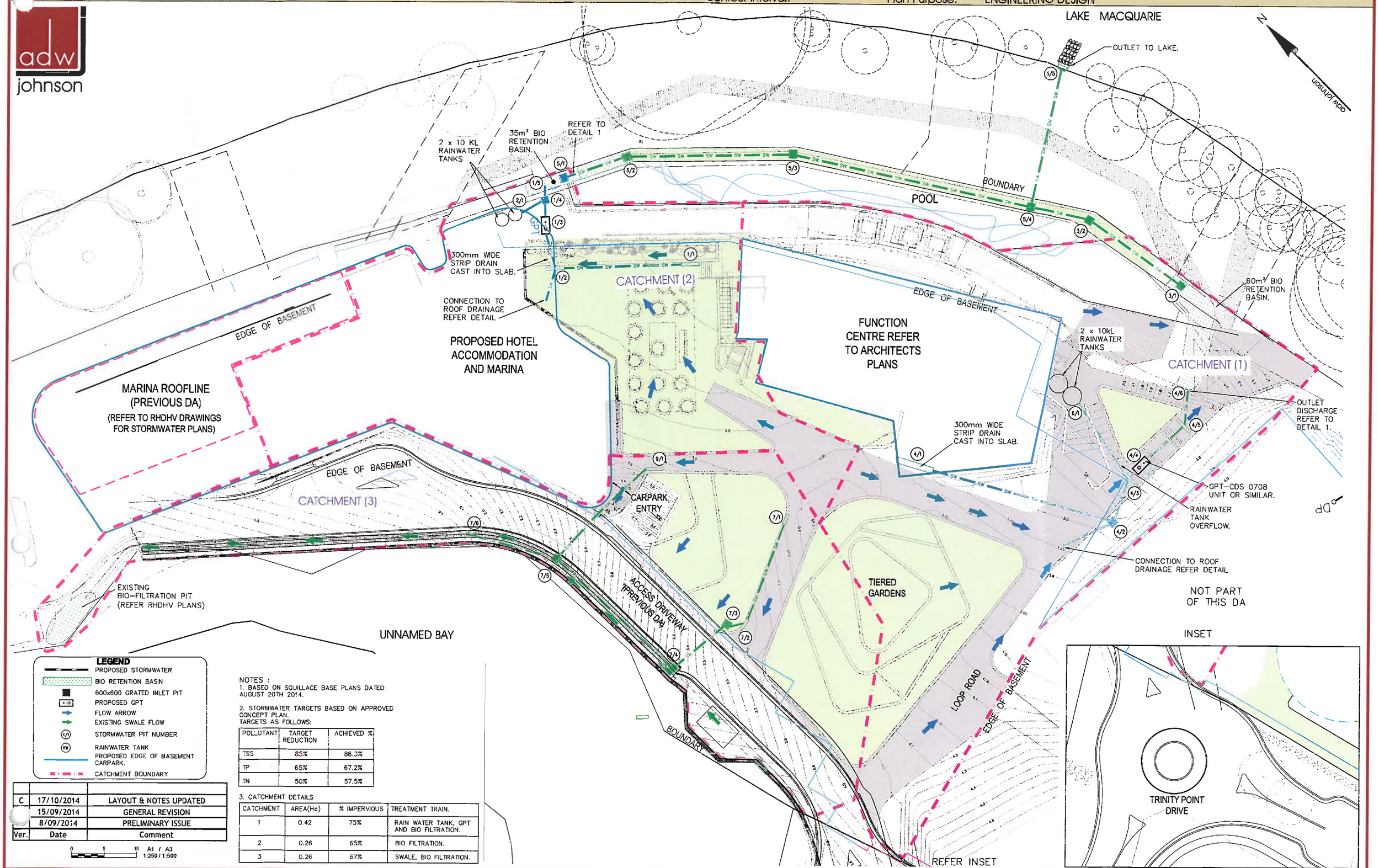

LEGEND

- PROPOSED STORMWATER
- BIO RETENTION BASIN
- 600x600 GRATED INLET PIT
- PROPOSED GPT
- FLOW ARROW
- EXISTING SWALE FLOW
- STORMWATER PIT NUMBER
- RAINWATER TANK
- PROPOSED EDGE OF BASEMENT CARPARK.
- CATCHMENT BOUNDARY

NOTES :
1. BASED ON SQUILLACE BASE PLANS DATED AUGUST 20TH 2014.
2. STORMWATER TARGETS BASED ON APPROVED CONCEPT PLAN. TARGETS AS FOLLOWS:

POLLUTANT	TARGET REDUCTION	ACHIEVED %
TSS	85%	86.3%
TP	65%	67.2%
TN	50%	57.5%

3. CATCHMENT DETAILS

CATCHMENT	AREA(Ha)	% IMPERVIOUS	TREATMENT TRAIN.
1	0.42	75%	RAIN WATER TANK, GPT AND BIO FILTRATION.
2	0.26	65%	BIO FILTRATION.
3	0.26	67%	SWALE, BIO FILTRATION.

Ver.	Date	Comment
C	17/10/2014	LAYOUT & NOTES UPDATED
	15/09/2014	GENERAL REVISION
	8/09/2014	PRELIMINARY ISSUE

0 5 10 A1 / A3 1:250 / 1:500

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Plan of:	STORMWATER DRAINAGE DETAILS	Datum:	AHD	Date:	8th SEPTEMBER 2014	Version:	C (17th OCTOBER 2014)
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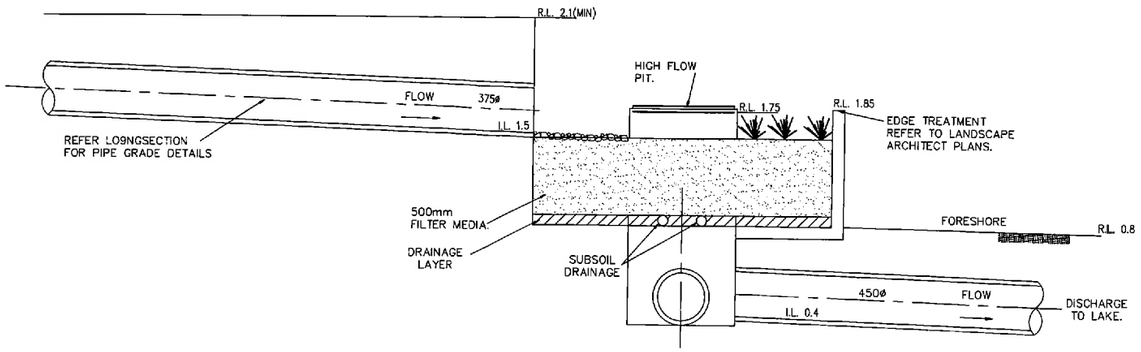
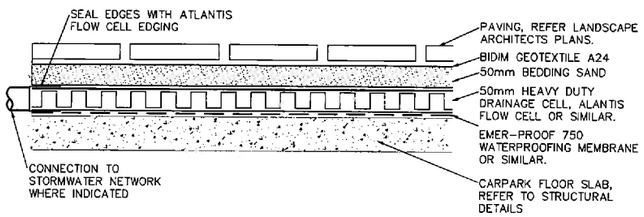
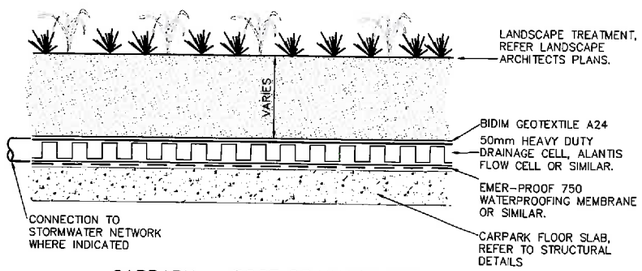


DETAIL 1 :
TYPICAL OUTLET DETAIL PIPED FLOW
NOT TO SCALE



CARPARK – ROOF DRAINAGE DETAIL
(PAVING)
SCALE 1:10



CARPARK – ROOF DRAINAGE DETAIL
(LANDSCAPED)
SCALE 1:10

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Plan of:	EROSION AND SEDIMENT CONTROL PLAN - SHEET 1	Location:	TRINITY POINT DRIVE MORISSET PARK	Datum:	AHD	Date:	8th SEPTEMBER 2014	Version:	C (17th OCTOBER 2014)
				Origin:	PM 58712	Sheet:	5 OF 8	Client:	JOHNSON PROPERTY GROUP
				Projection:	MGA ZONE 56	Plan By:	AM	Survey:	
				Origin:	DCDB	Project Manager:	MK	AutoCAD:	S:\237429(2)E\237429(2)E_SK_004
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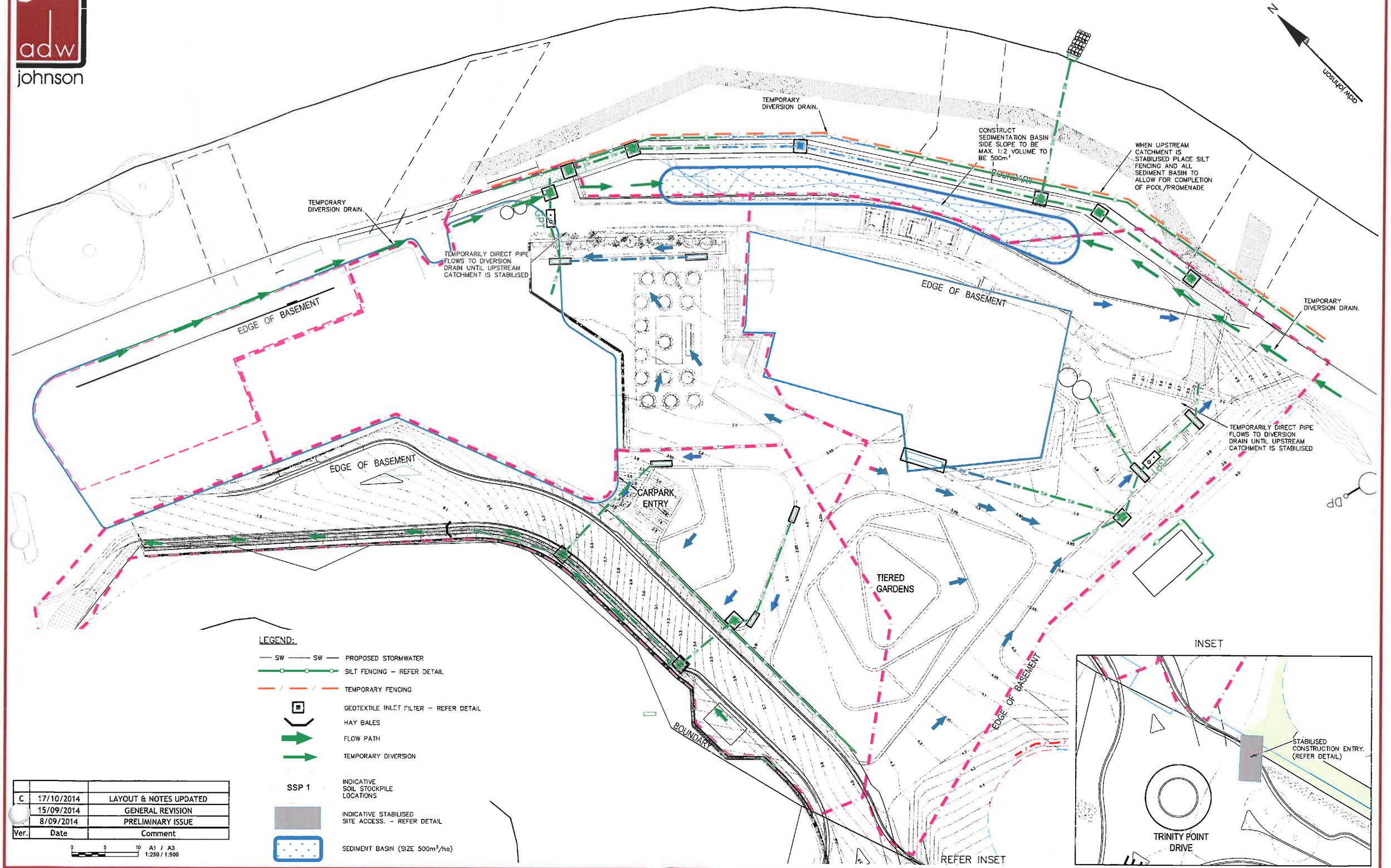

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