

STAGING, SUBDIVISION & MANAGEMENT

To ensure that any staging of the proposal protects key site outcomes.



Objective

To ensure that staging, subdivision, operation and management of the development is orderly.

Guidelines

19.1. The main components of the marina is to be developed in two main stages (across five substages), generally as described in Principle 14, being:

19.1.1. **Marina Stage One** – 94 private berths (completed in substages) on floating arms with the jetty connecting to the foreshore, fuel and pump out facilities and services, and the necessary component of the floating breakwater including casual public berthing. Stage 1 may also include service facilities (tanks and pumping stations), office, marina lounge, plus necessary access and car parking to cater for uses.

19.1.2. **Marina Stage Two** – 94 private berths (completed in substages) on floating arms, services, the additional component of the breakwater, and necessary access and car parking to cater for Stage 2 use. It is anticipated that any Concept Plan approval (and subsequent development consents) will specify the terms and requirements to enable construction of Stage 2 to proceed.

19.1.3. The above staging of the marina is not sequentially linked to staging of the remaining components of the land use proposal.

19.2. The remaining land based components are not subject to definite staging at this Concept Plan step as flexibility is sought. The following principles are to guide staging when it is proposed:

19.2.1. It is important to create the tourist hospitality precinct in an early stage and some of the activating land uses.

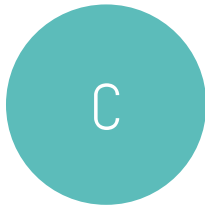
19.2.2. Staging of development for accommodation purposes is to be consistent with land use provisions as outlined in Principle 1 of this report. For example, in a staging sense, the cumulative number of residential accommodation units is not to exceed the cumulative number of tourist accommodation units (including hotel rooms) at any stage.

19.2.3. Whilst the public pathway, spaces and their improvements will be staged, it is important that each stage provides a temporary pedestrian circulation system back to the public road network until it is replaced by subsequent final works in subsequent stages.

19.3. Development Applications are to provide details on intended subdivision, titling, operation and management of the development, and link that into management of potential conflicts between on site uses and necessary management of other operational issues such as marina operation, noise management, public domain management and maintenance and the like.

19.4. Development application/s may be lodged addressing relevant design issues such as desired character and built form essentials. Where a development application is lodged for part of the site, the established principles are to be carried through the balance of the site in future applications. Overall theming across the site must be tied together through the design of external spaces and landscaping.

19.5. The Concept Plan principles present an integrated design solution for the total site. Their success will be reliant upon a commitment to the design intent in the detail of the development to produce a high quality and integrated built form and landscape. These principles should be reflected within individual precincts, built form groupings, between precincts created by the landscaping, access network and to external interfaces. It is not however anticipated that the solution must be incorporated into only one development application, instead, the ongoing integration of the core principles whilst allowing the project to seek approvals and development of discrete components of the project with a degree of flexibility should be emphasised.



INDICATIVE OUTCOME

PROPOSED CONCEPT PLAN



TRINITY POINT
MASTERPLAN

PROPOSAL

- Restaurant 200 seats plus up to approx. 250 outdoors (some weather protected)
- Function Room 300 seats plus potential external lawn and able to be divided into multiple functions
- 3
- Lush green lawn and landscape
- Hotel rooms with business centre, meeting conference facilities, pool, spa and gym
- Serviced meeting rooms
- Ancillary Marina/Tourism uses such as convenience store, fitness centre, beauty services, tourist operators
- Tourist reception
- Administration areas
- Chandelery
- Small Marina and Lounge facilities
- apacomer, national key centre to 250 accommodation (described on 65A up to 600 sqm) with maximum 50% to incorporate residential use

LEGEND

	2 STOREYS
	3 STOREYS
	4 STOREYS