



PROPOSED - SITE PRINCIPLE 3

BUILDING HEIGHTS

VISUAL IMPACT ANALYSIS



Trees to be removed
shown transparent

VIEW 5

Figure 34

East elevation photomontage showing proposed building heights across the tourist hospitality precinct and into the accommodation precinct.



Figure 35

Aerial shot

PUBLIC ACCESS & OPEN SPACE

Provide and improve public access through and around the site and in particular to the lake foreshore.



Objective

Maximise access opportunities through the site and ensure a high level of amenity for pedestrians through design quality and site interpretation of themes associated with heritage, culture, environment and the lake. The site should be linked to the surrounding access network through appropriate integration. Ensure that development of the site does not preclude public authority desires for works within existing and proposed future public lands.

Guidelines

Figure 36 demonstrates the key public access principles for this development. Figure 37 identifies those areas of the site which are to include public access. The principle objective is to promote public access through and around the site to the waterfront.

- 4.1. Buildings to be setback from the public foreshore recreation space generally in accordance with Figure 10.
- 4.2. Bus stop area to be provided on Trinity Point Drive at location defined in the previous residential subdivision approvals (i.e. near main site entrance).
- 4.3. Public access through the site is welcomed and encouraged.
- 4.4. The legal means of securing the proposed public access through the site is to be detailed in future Development Applications for the development.
- 4.5. Generally, the design and construction of roads pedestrian paths must provide public authorities access to the public foreshore open space zoned land for maintenance and the like.

Tourist Hospitality Precinct

- 4.6. A central, open, public landscaped forecourt is to be provided, visually and physically connecting to the lake and surrounding public foreshore open space.
- 4.7. Access to the lakefront and between the various buildings across this space, with the focus of public access at the waterfront on the east of the site. An active waterfront precinct is proposed across the entire eastern edge of the site, linking the marina, hotel entry and retail, restaurant and café, and the function room located above.
- 4.8. Public access along the northern end of the site is managed and is set back from the ecological zone on the northern tip with the pathway running through the marina car park. The public path continues along the western edge of the site linking back to Trinity Point Drive.
- 4.9. Pedestrian pathway to be provided around eastern foreshore.
- 4.10. A landscaped pedestrian-only pathway along the southern edge of the precinct creates an axial continuation of Trinity Point Drive, linking the public roadway to the lakefront active zone. This also creates a clear break between the tourism hospitality and accommodation precincts.
- 4.11. Public access to be provided along the marina landward boardwalk as per Figure 36.



Figure 36

Public pedestrian access.

PUBLIC ACCESS & OPEN SPACE

Tourist Residential Accommodation Precinct

4.12. A primary east-west pedestrian-only access path between the 3 northernmost accommodation buildings (generally to be nominated as short-stay accommodation) and the remaining 5 buildings to the south of the precinct. This primary access path extends from Trinity Point Drive through the site over landscaped gardens and connects with the public pedestrian pathway along the eastern foreshore.

4.13. Public access paths are also introduced in between building A & B along with informal meeting zones in an effort to increase permeability through this portion of the site for both the general public and visitors staying in the surrounding apartments.

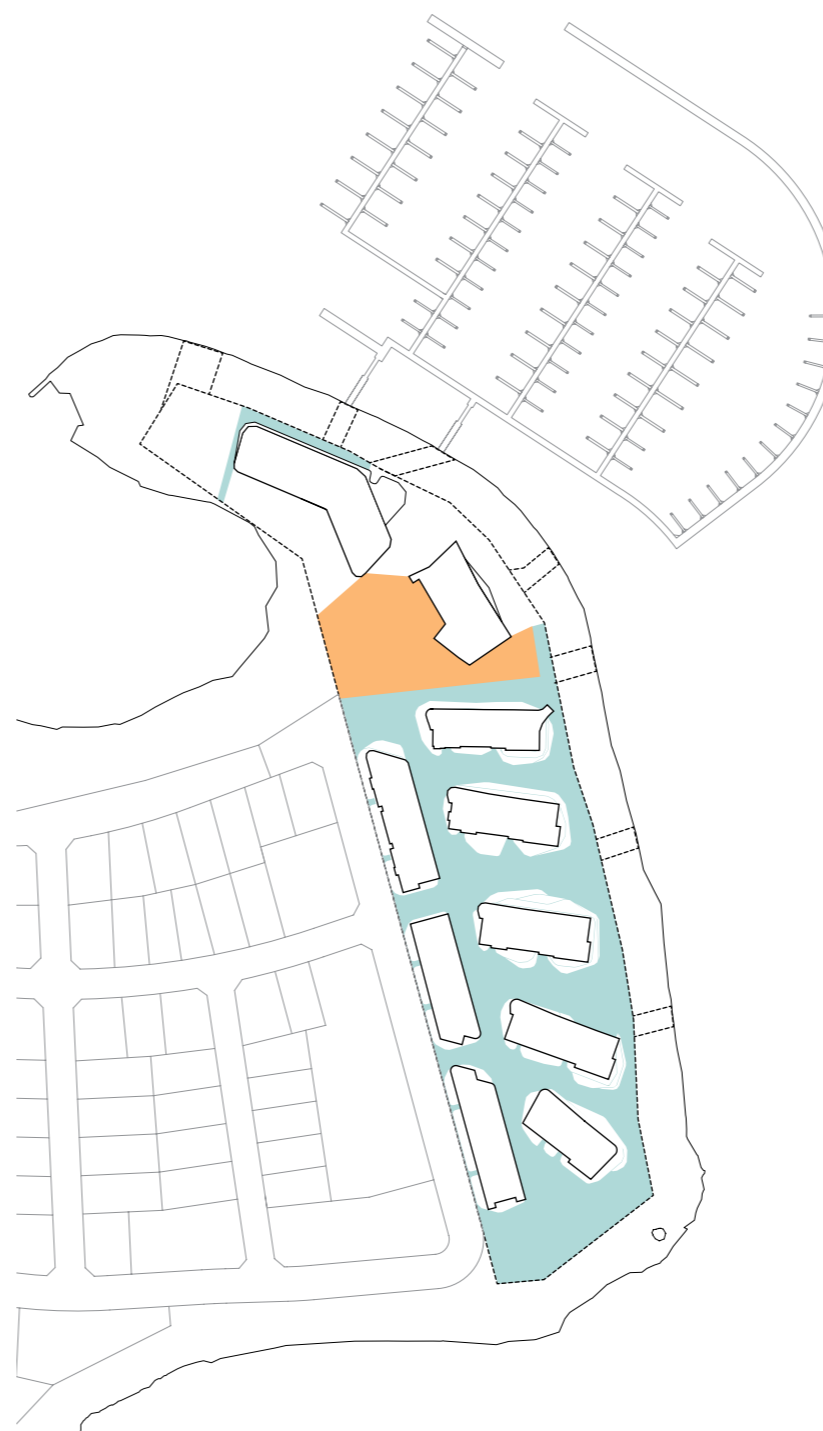
4.14. A primary north-south axis between the western-lined accommodation buildings along Trinity Point Drive and the staggered accommodation buildings to the east. This axis facilitates vehicular access from Trinity Point Drive to the accommodation basement car park entry points but also forms a public pedestrian connection between the tourist hospitality precinct and the Council reserve space to the south of the precinct surrounding Bluff Point. These internal accessways branching off Trinity Point Drive act as continuations of the public road linking the low density single housing to the lakefront.

4.15. Public access is proposed around the perimeter of the 4 southernmost accommodation buildings and will be proposed as long-stay residential apartments with short-stay accommodation located to the north of the residential zone. The main east-west pedestrian pathway forms a natural break between the two distinct accommodation uses.

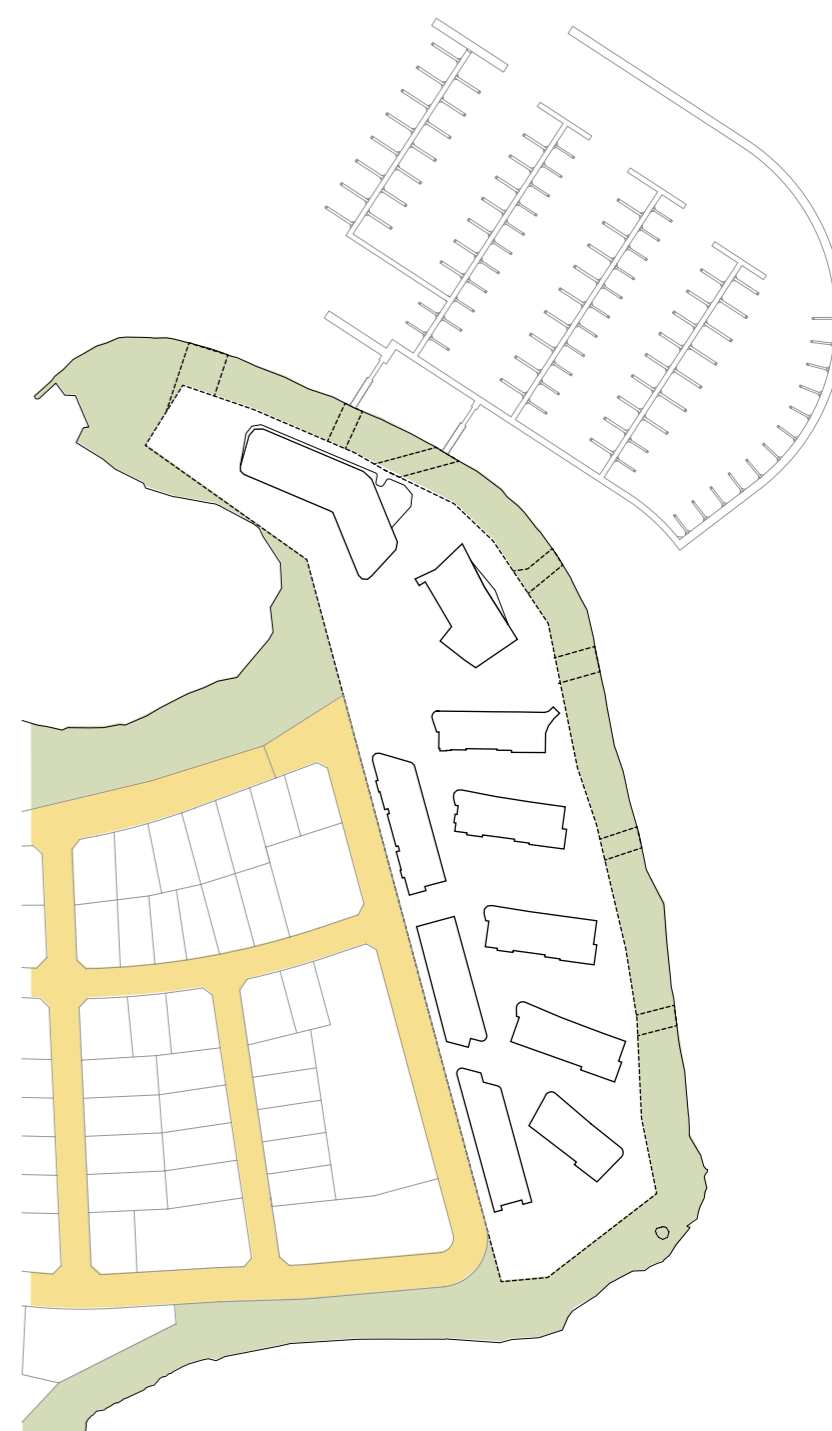
4.16. Buildings being setback from south eastern corner of the site above Bluff Point are to create a publicly accessible open space area that takes advantage of the views from this location of the lake and allows for retention and respect of the existing cultural setting associated with all cultural planting and sundial. The setback area should be generally consistent with that shown in Figure 10 and not include any removal of cultural trees unless deemed a hazard by a qualified Arborist.

4.17. A publicly accessible pathway to be provided around the southern and eastern edge of the development within the site boundary connecting Trinity Point Drive (south) to the proposed tourist hospitality precinct (north). This pathway also continues with the public footpath along Trinity Point Drive.

4.18. A 1.2m wide footpath to be provided along one side of Trinity Point Drive along the western edge of the site.



- Area of site for full public access
- Tourist hospitality area and connections. Full public access.



- Approved adjoining future streetscape
- Public open space zoned land

PUBLIC ACCESS & OPEN SPACE

PRIMARY PUBLIC SPACE

Reduced building footprints and increased open space'

4.19. Small encroachments into 20m setback zone are more than offset via the provision of substantial additional public spaces between the radially orientated apartment buildings, generating open public spaces between the buildings and in turn encouraging access through the site

4.20. Apartment building typology provides localised density within each building, opening up greater portions of the site to landscaping opportunities and public access

4.21. Dwellings are congregated into 3-4 storey apartments in lieu of single dwelling subdivision to allow for a significant decrease in footprints from approved concept plan.

Figure 37



PUBLIC ACCESS & OPEN SPACE

PUBLIC/PRIVATE INTERFACE

'Interface between public and private'

4.22. Hierarchy between public to private is achieved through incremental level changes and landscaping transitional from the private external spaces associated with the buildings to the surrounding topography and public paths

4.23. Visual privacy to buildings is established via an immediate level change of 0.5 - 1.5m from private ground floor gardens to the adjacent landscaped terraces

4.24. Terraces act as informal fences to restrict access between private and semi-private spaces. Landscaping softens the edges of the terraces and replaces the need for a visually obtrusive barrier

4.25. Public areas are generally level with the shared public walkways encircling the eastern foreshore

'Ground plane interface'

4.26. The site naturally slopes south to north and west to east towards the north-eastern tip which is addressed via terraced landscaping

4.27. Additional landscaped terraces are provided at the eastern end of apartments to aid in transitional to the natural ground line and to accommodate basement parking below

4.28. Accessible paths are provided through the site between buildings. Basement car parking layouts accommodate the required accessible level connections to the eastern shared pathway and allow for deep soil planting

Figure 38

- Public pathways, driveways & roads
(Available for public pedestrian permeability)
- Publicly accessible landscape areas
- Public landscaping
- Semi public landscaped terraces
- Private landscaped gardens



PUBLIC ACCESS & OPEN SPACE

'Relationship of built form to neighbouring residential subdivision'

4.29. Trinity Point Drive and the small lot terrace housing assist in the transition from the single detached housing to the tourist precinct

4.30. Tall vertical tree planting along either side of the road establishes a coherent character either side of the street

4.31. Tree planting aids screening and privacy for residential dwellings either side of the road

4.32. Apartment setback from the road shoulder of approximately 7-10m (4m setback + 3.3m verge + 2.5m where verge widens) allows for greater distance between the small lot terrace housing and tourist zones and allows for a generously proportioned streetscape with a minimum 25m gap between built form (4m setback + 3.3m verge + 11.4m road + 3.3m verge + 4m setback)

4.33. Small lot terrace housing acts as buffer zone between the western single lot housing and the apartments/tourist precinct

4.34. Top storey of apartment buildings is recessed and composed of a dark colour palette of materials to respond to the lower adjacent 2-3 storey building height to create visual cohesion between the building heights

4.35. Articulated apartment elevations along Trinity Point Drive help reduce bulk, address the street and respond to the adjacent massing of the small lot terrace housing

4.36. The apartments engage directly with Trinity Point Drive via living areas and bedrooms which face and overlook the public street

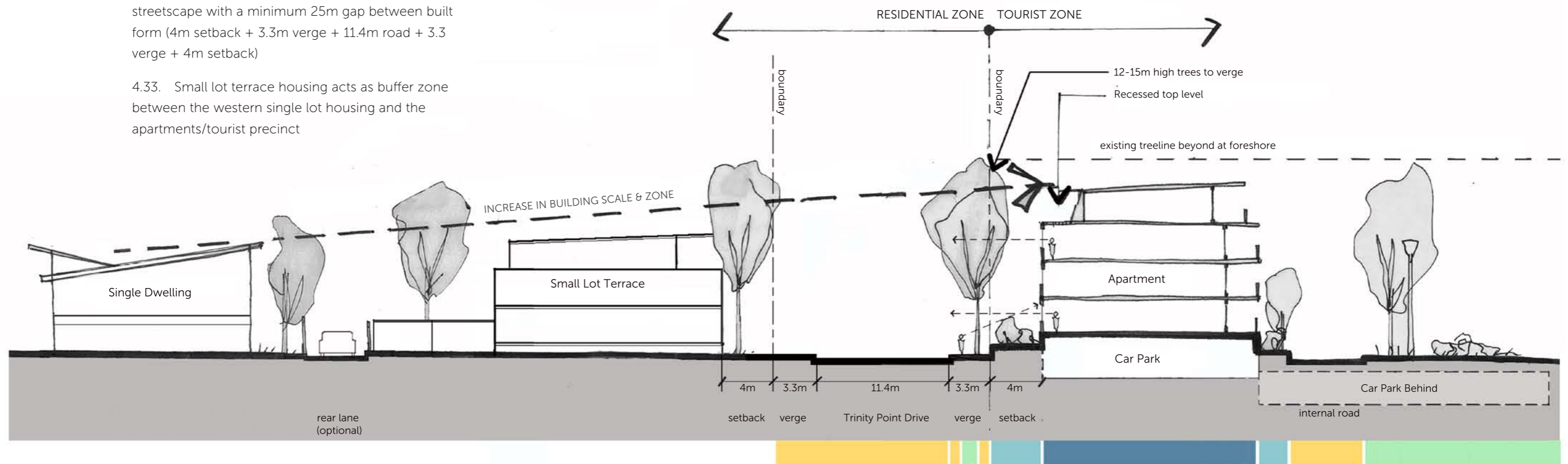


Tree line precedent to Trinity Point Drive

Figure 39

Figure 39
Site Plan showing Public - Private interface

- Public pathways, driveways & roads (available for public pedestrian permeability)
- Publicly accessible landscaped areas
- Public landscaping
- Semi-public landscaped terraces
- Private landscaped garden



PUBLIC ACCESS & OPEN SPACE

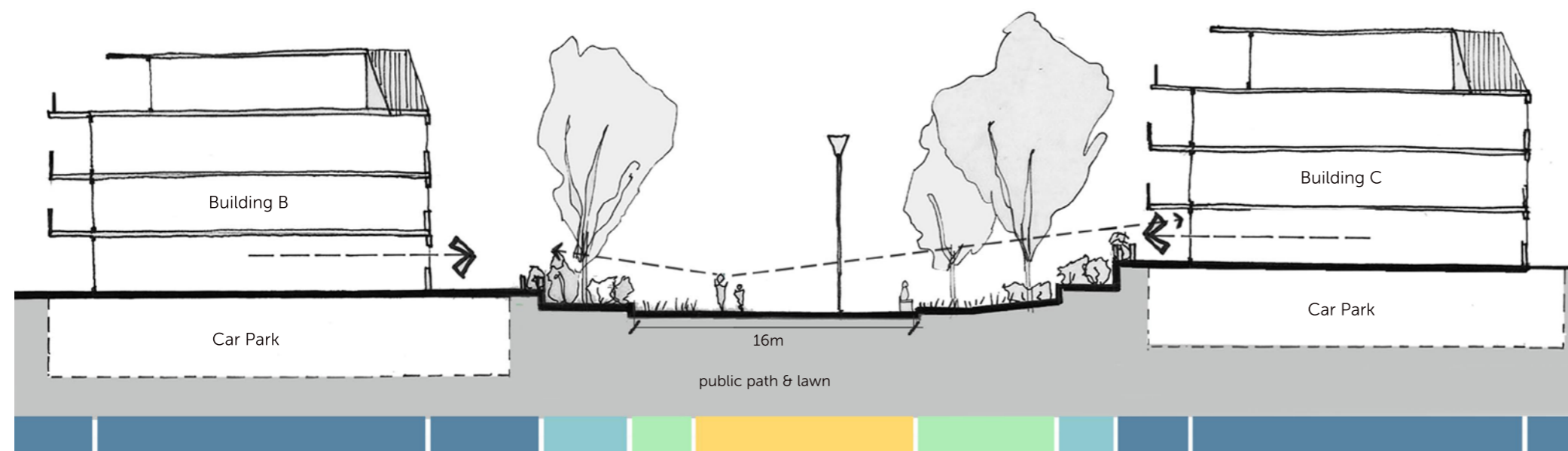


Figure 40 - Section A

Typical Section showing Public - Private interface

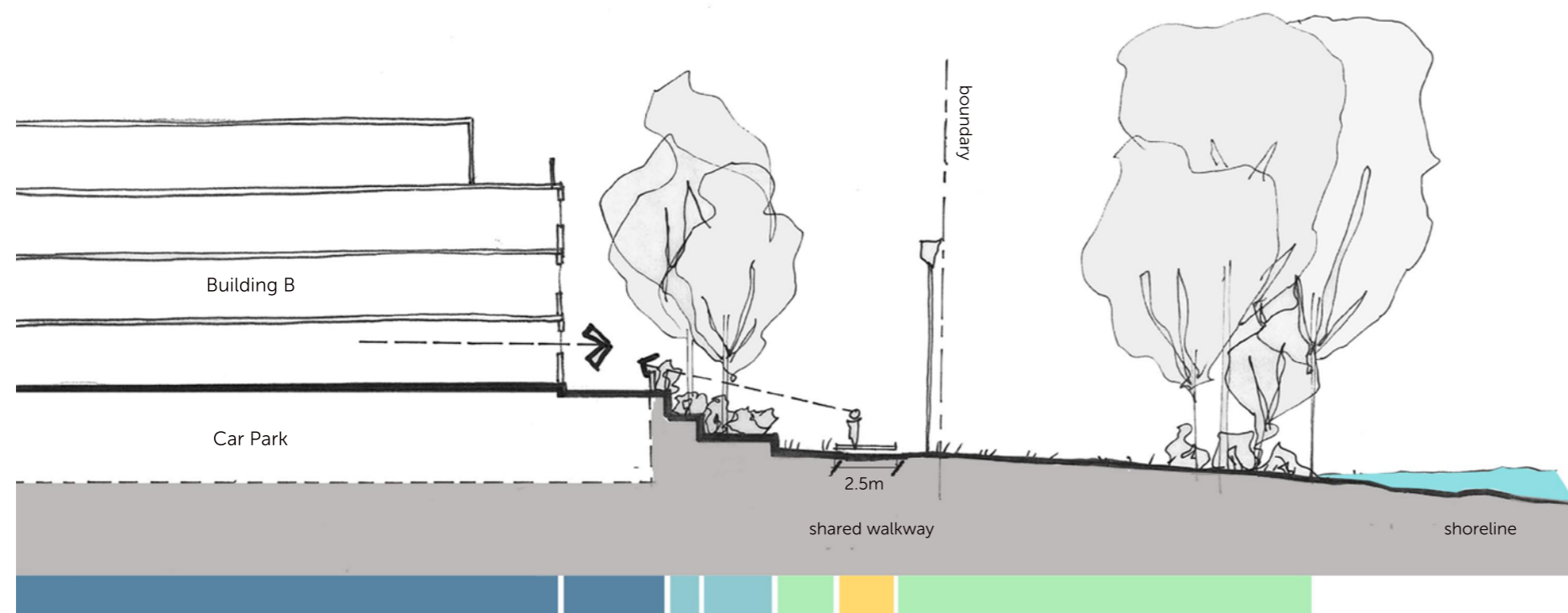


Figure 41 - Section B

Typical Section showing Public - Private interface

'Visual permeability'

4.37. Vistas through the site are key in establishing public access through the site. External private spaces are delineated via level changes down to the public paths and associated landscaping. The lack of a physical barrier to the private ground floor gardens allows for unhindered views through the site whilst protecting the private external spaces from visual intrusion via a step down to the secondary semi-private landscaped terraces

4.38. High visibility of public corridors from surrounding residential buildings ensure 'eyes on the street' and help create safe zones for the public occupants

4.39. Street lighting aids nighttime visibility through site and Modification 5 included a crime risk report which generally endorses the scheme

- Public pathways, driveways & roads (available for public pedestrian permeability)
- Publicly accessible landscaped areas
- Public landscaping
- Semi-public landscaped terraces
- Private landscaped garden

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.

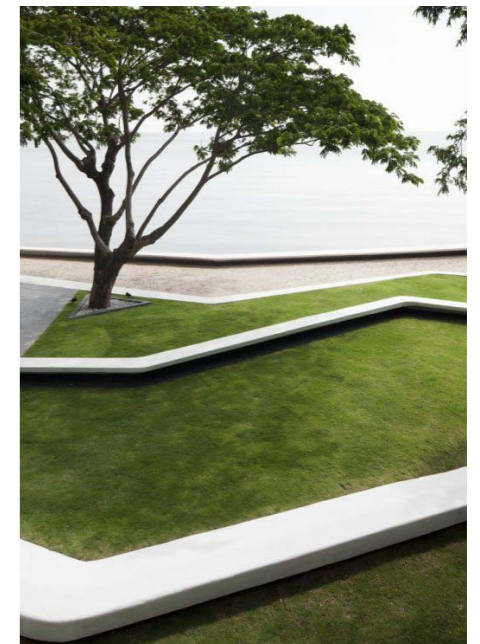
5.48. Proposed materials should be a selection of recessive materials and colours including sandstone, zinc, timber, render, with fixed and operable screens for sun shading and to assist in reducing the buildings into a series of smaller forms.

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



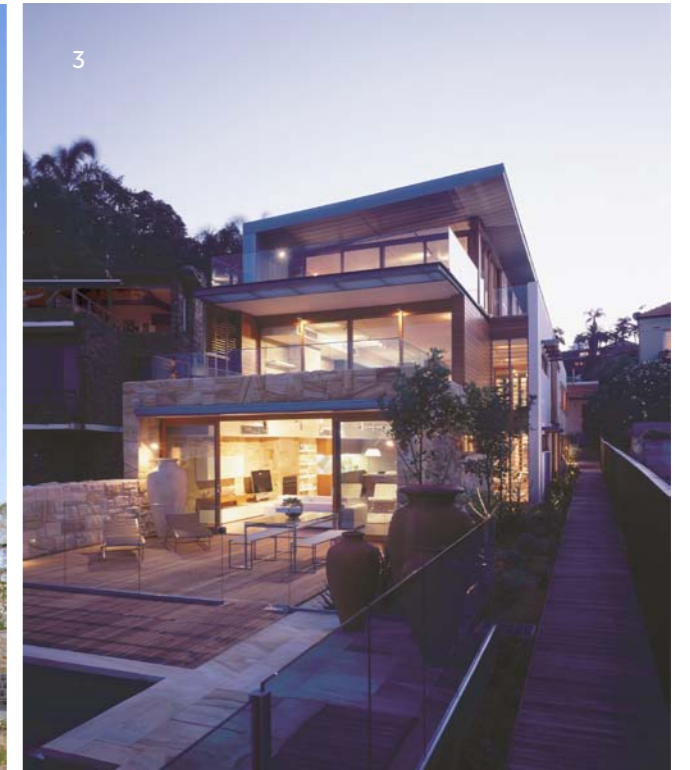
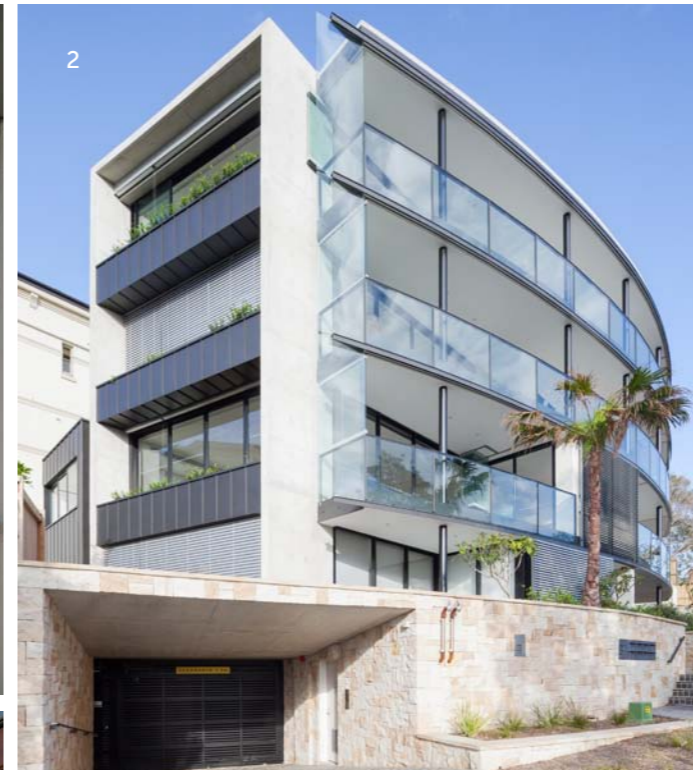
Baan San Kraam Sales Office, Thailand
by Somdoon Architects

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

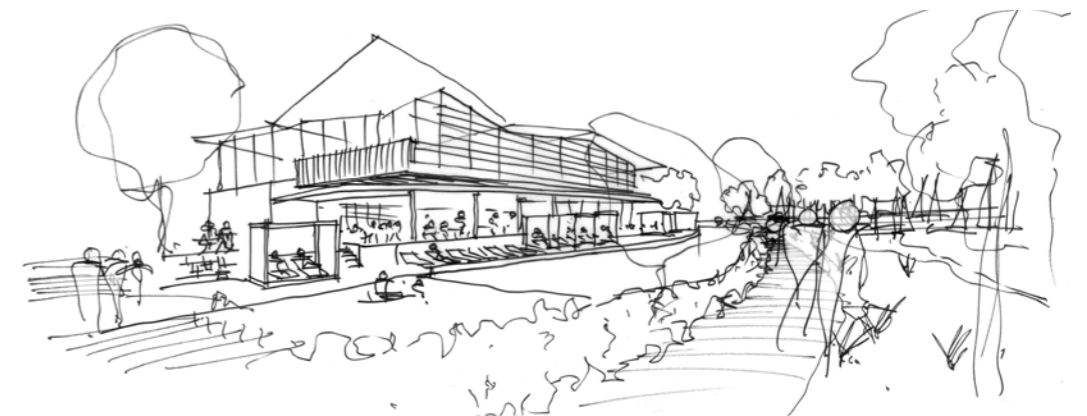


Figure 44
View of Restaurant
Function Centre from
foreshore boardwalk



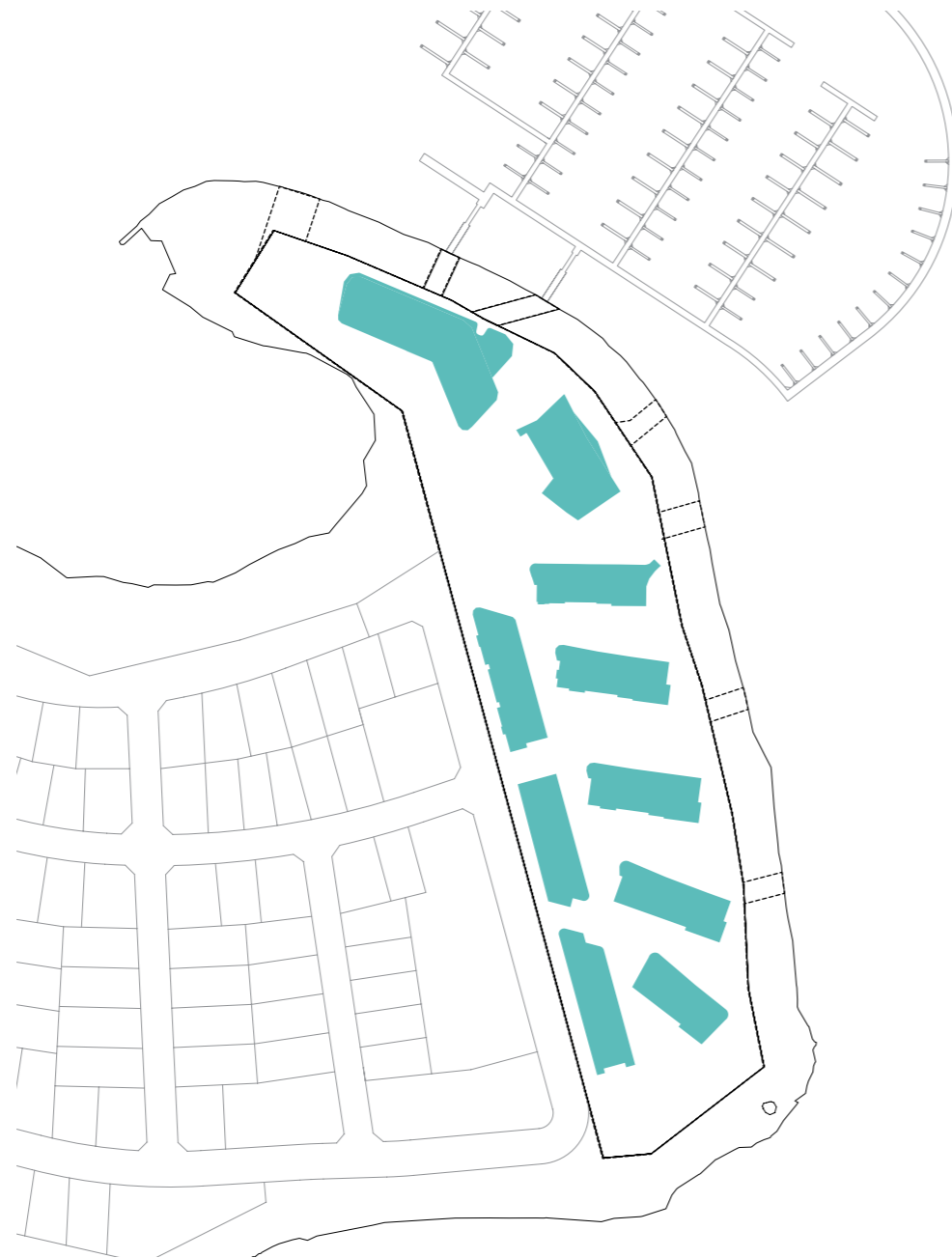
Figure 45
View of residential
accommodation south
down internal accessway

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.

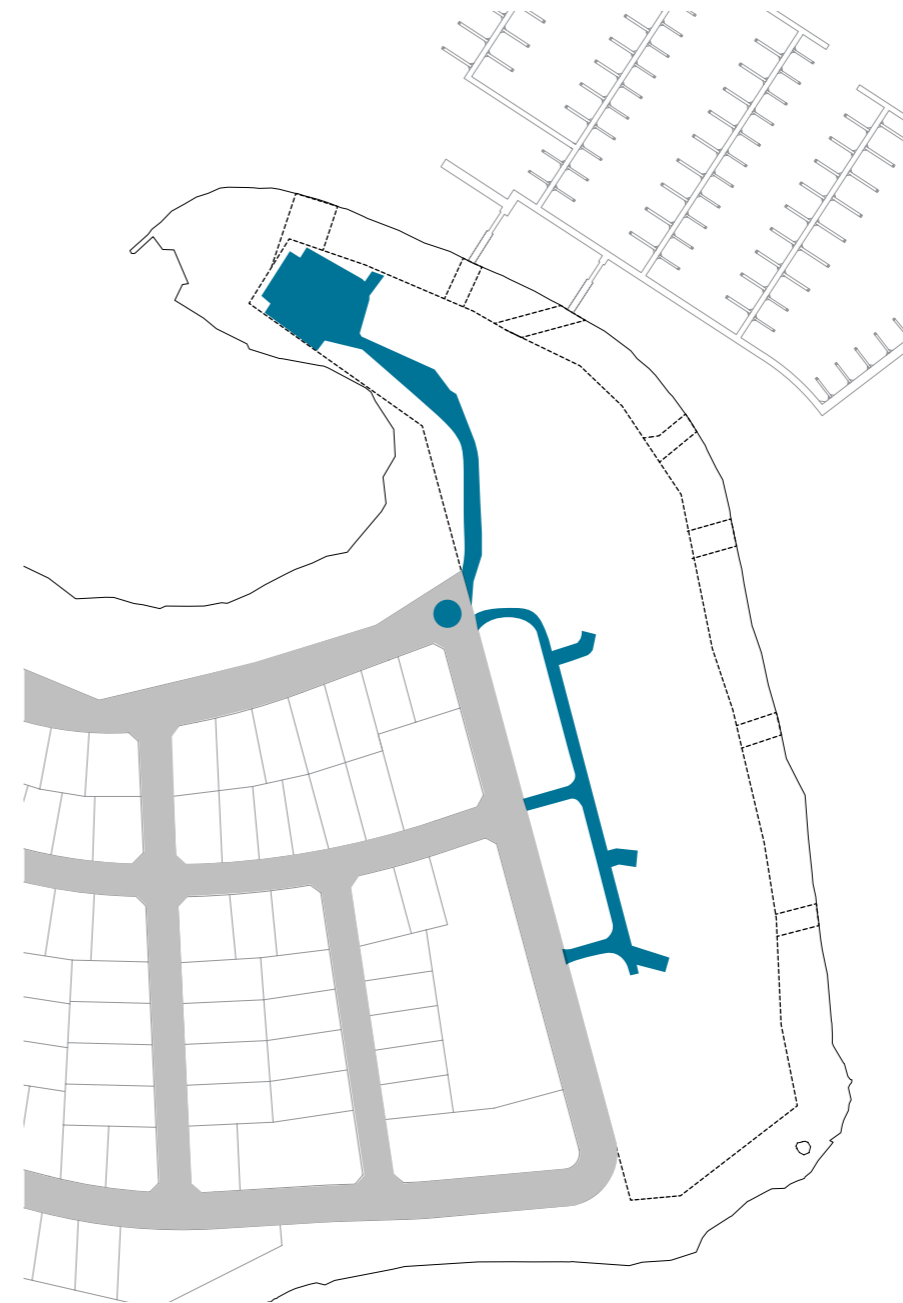
BUILT FORM



Proposed building footprint

Figure 47

Proposed building footprint diagram.

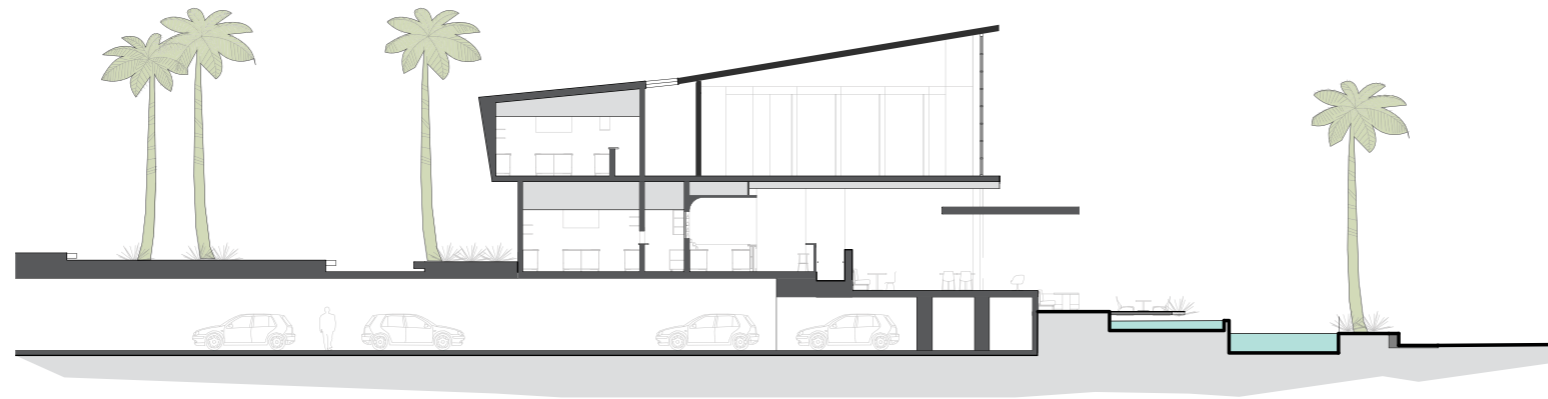


Proposed vehicular roads layout

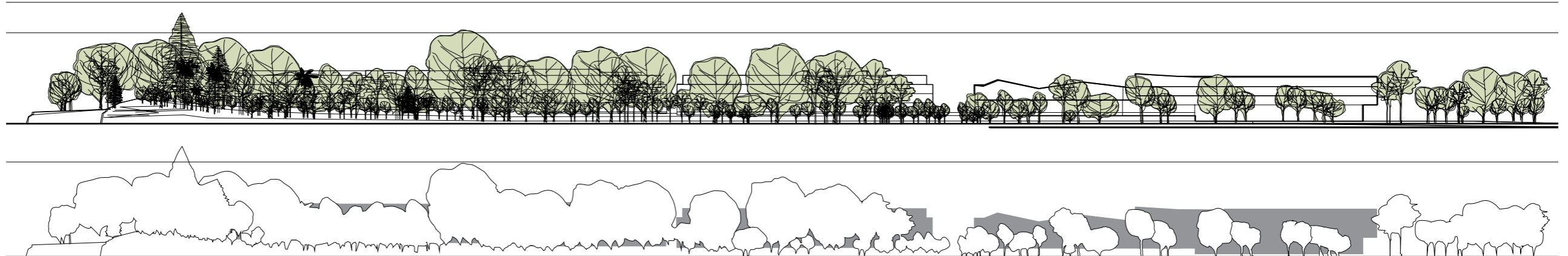
Figure 48

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 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.

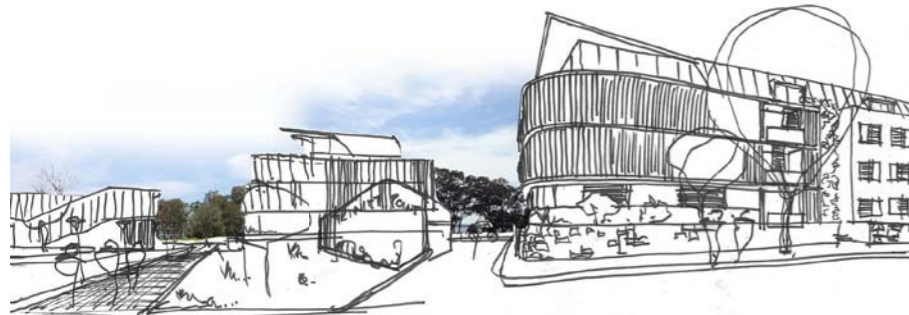
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PROPOSED - SITE PRINCIPLE 5

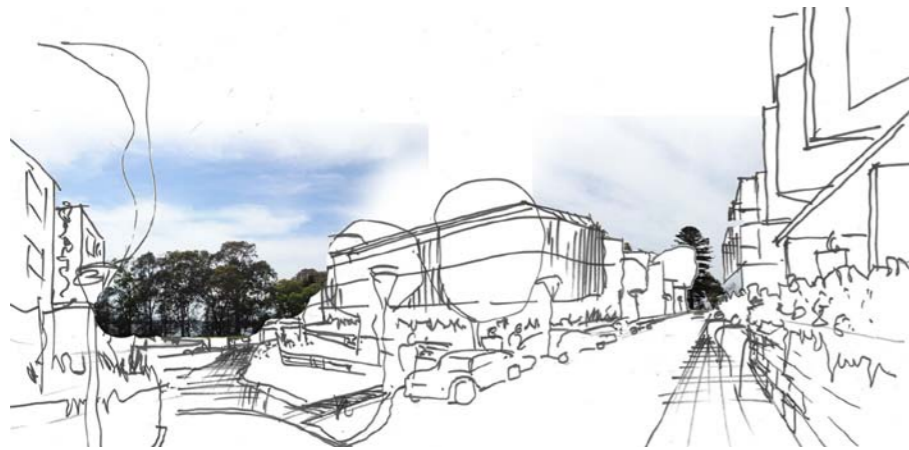
BUILT FORM

3D VIEWS

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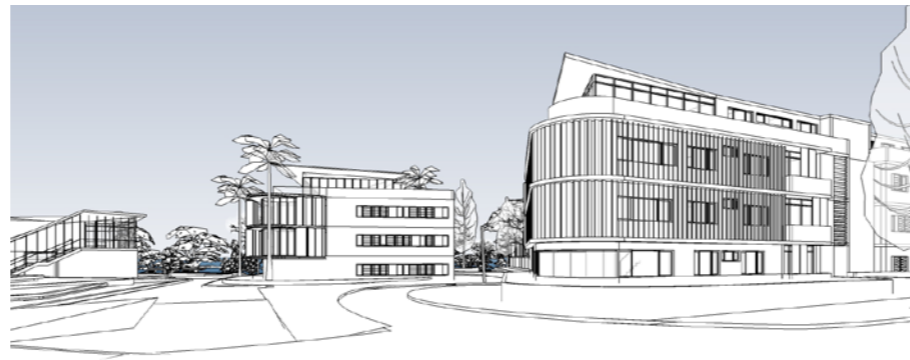
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Proposal - Artists Impression



Proposal - 3D model

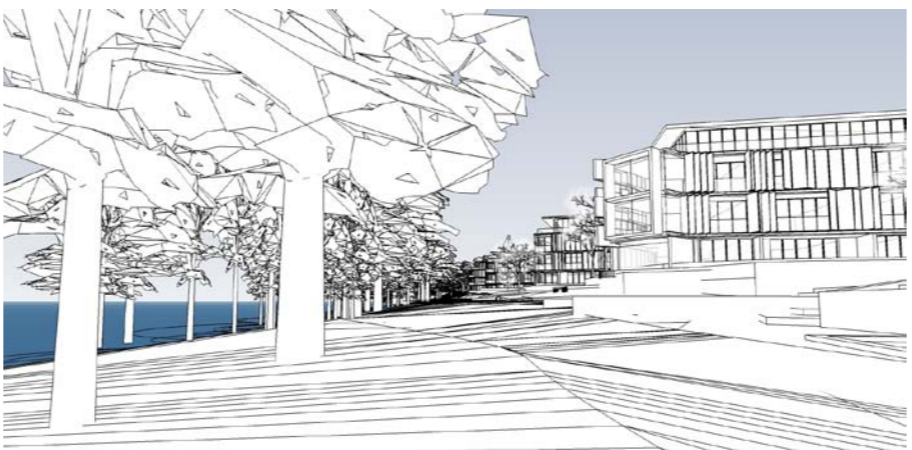
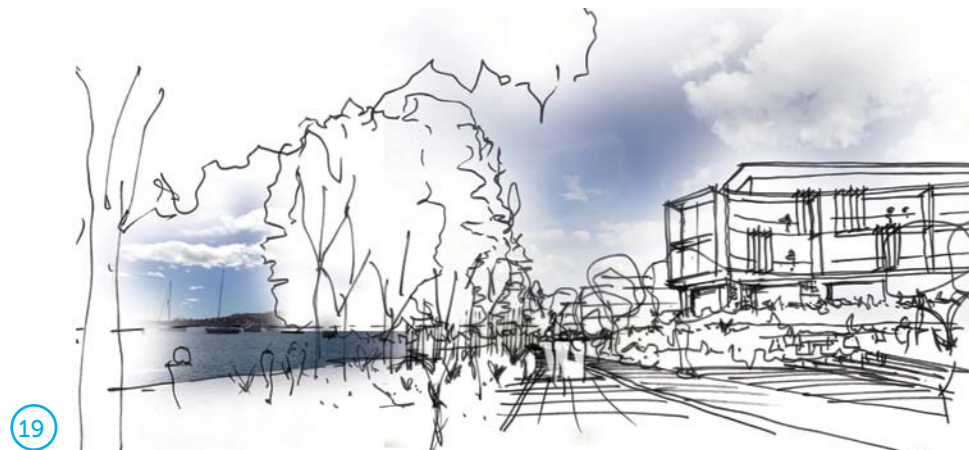
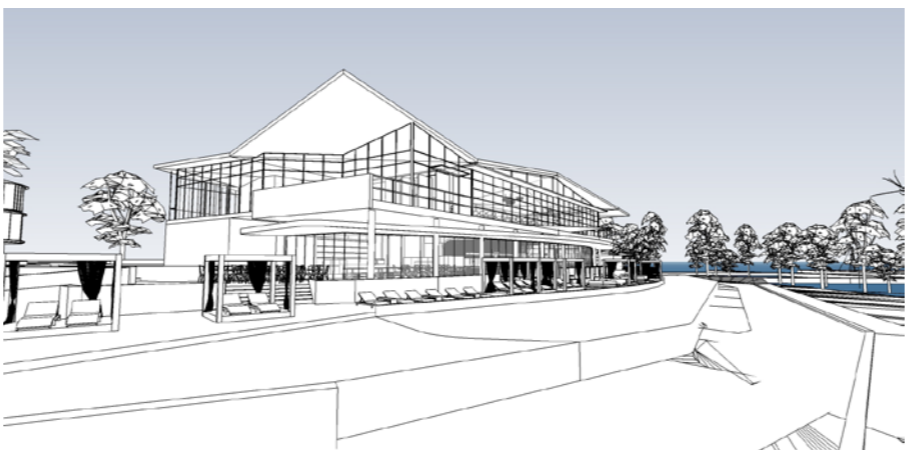
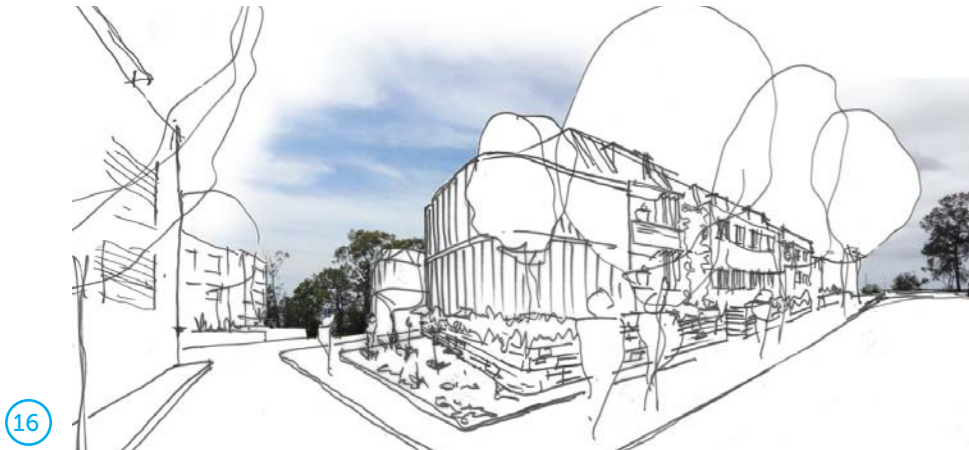


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PROPOSED - SITE PRINCIPLE 5

BUILT FORM

3D VIEWS



Proposal - Artists Impression

Proposal - 3D model

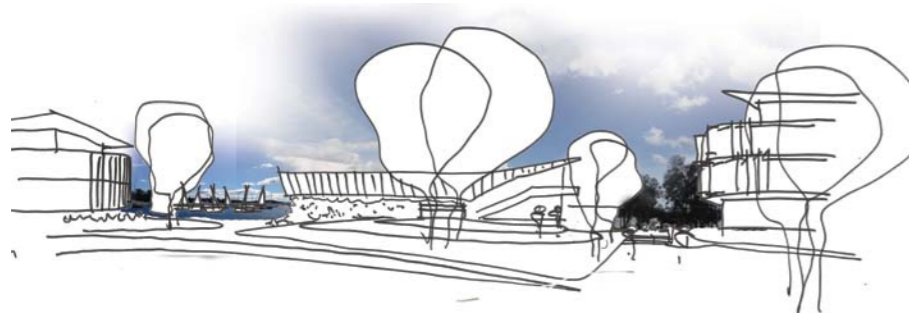


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PROPOSED - SITE PRINCIPLE 5

BUILT FORM

3D VIEWS



Proposal - Artists Impression

Proposal - 3D model

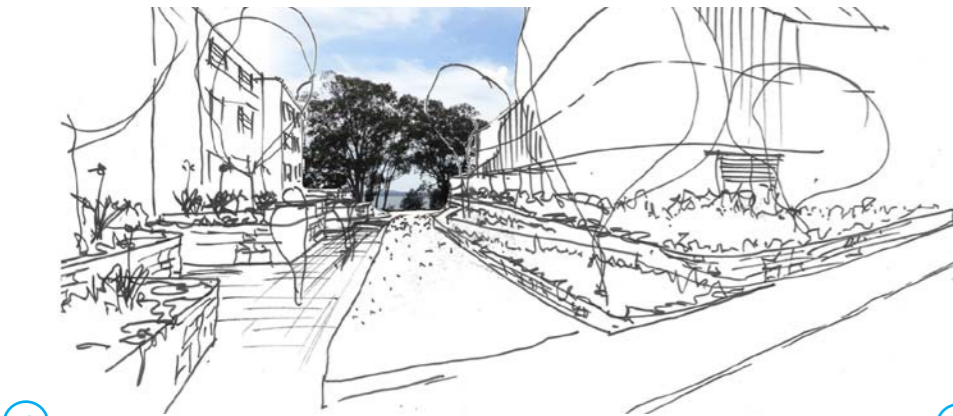


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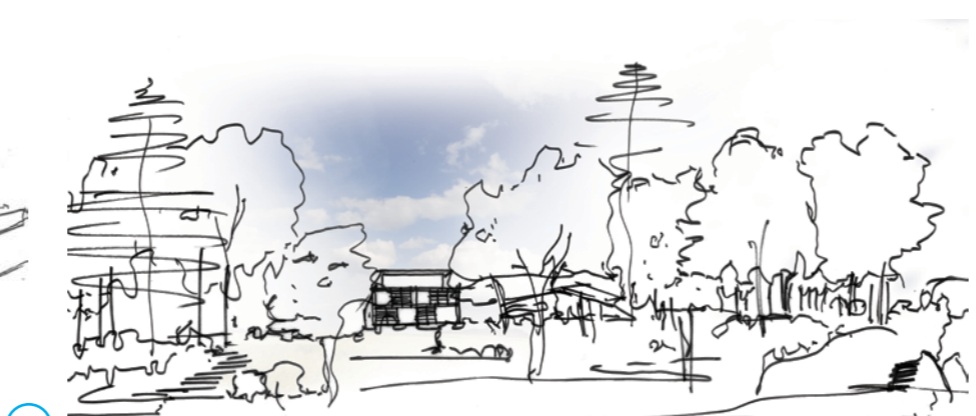
PROPOSED - SITE PRINCIPLE 5

BUILT FORM

3D VIEWS



10



17



11



22

Proposal - Artists Impression

Proposal - Artists Impression

