

trinity point

LAKE MACQUARIE

TRINITY POINT MARINA & MIXED USE DEVELOPMENT

SUPPLEMENTARY INFORMATION TO AID SEPP65 ASSESSMENT

TRINITY POINT, MORISSET PARK

MAY 2015

squillace

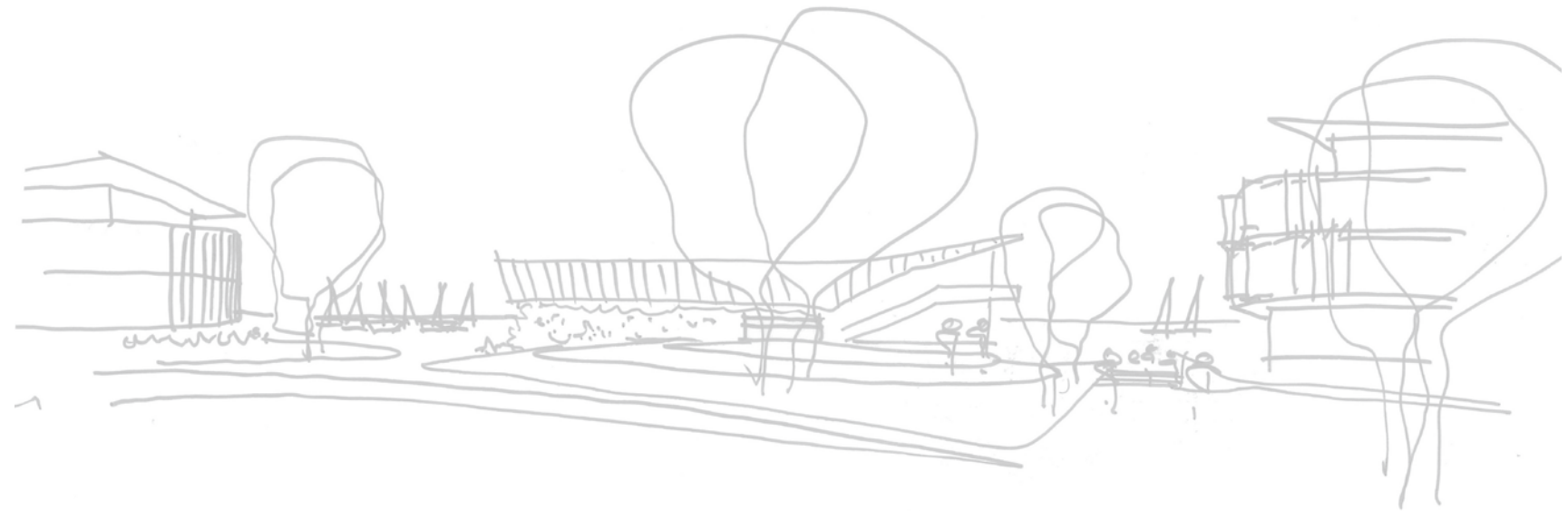
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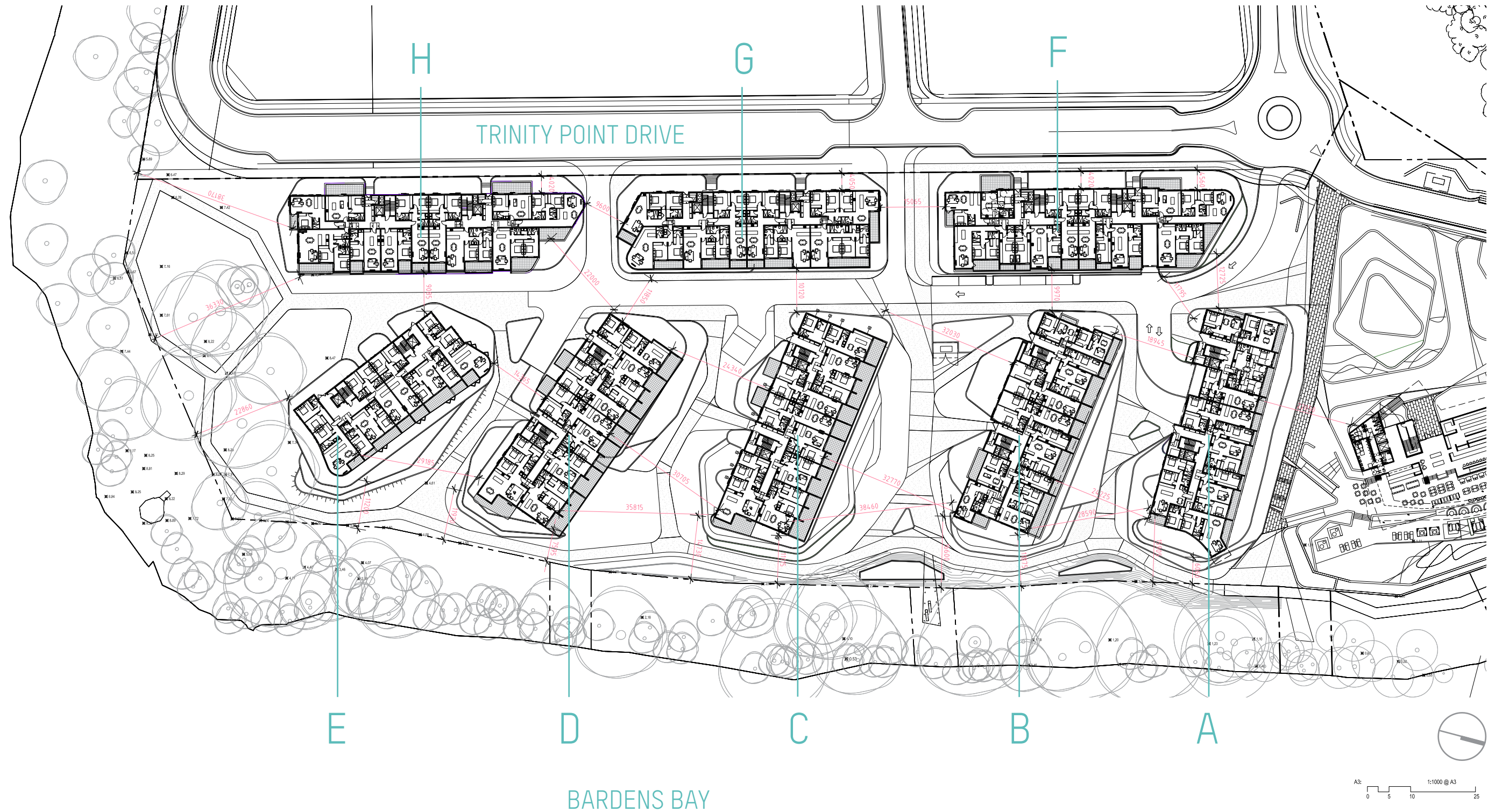
Suite 6001, Midtown Plaza
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Melbourne VIC 3000
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Fax: +61 3 9639 3666





SITE SETBACKS - APARTMENT PRECINCT

(REFER TO FIGURE 10 IN URBAN DESIGN GUIDELINES FOR MINIMUM SETBACKS SOUGHT IN CONCEPT PLAN)



GROUND FLOOR APARTMENT LAYOUTS (INDICATIVE ONLY)

H

G

TRINITY



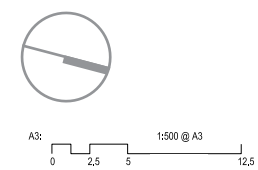
These apartment layouts are indicative only and provided to aid consideration of broad ability to achieve SEPP65 principles at concept plan levels. Future development applications may vary apartment mix, layout and details within the parameters of the proposed Urban Design Guidelines and will be subject to detailed SEPP65 Design Verification and assessment at that time.

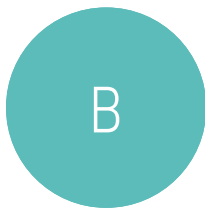
E

D

C

POINT DRIVE





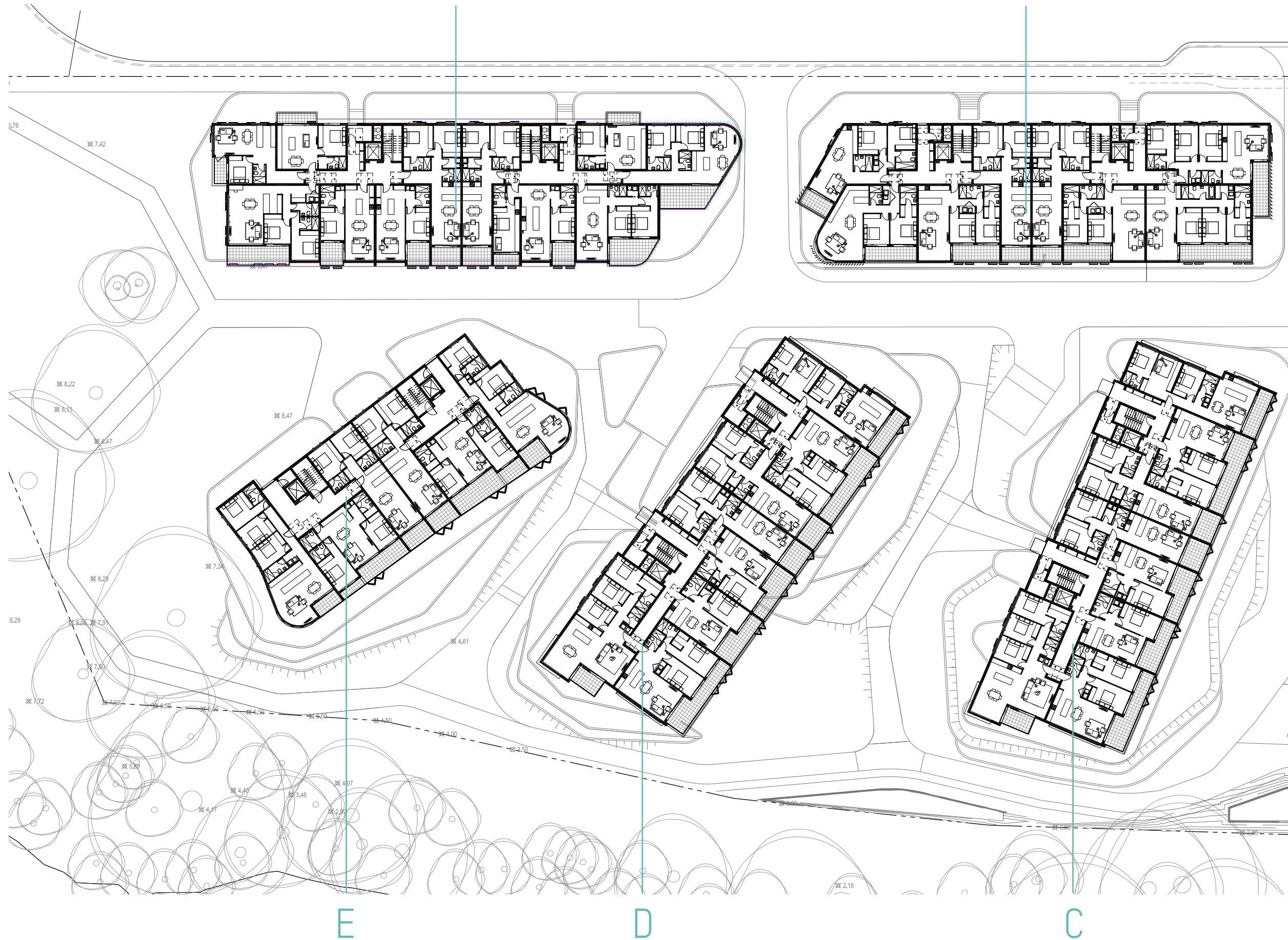
APARTMENT LAYOUTS

FIRST FLOOR APARTMENT LAYOUTS (INDICATIVE ONLY)

H

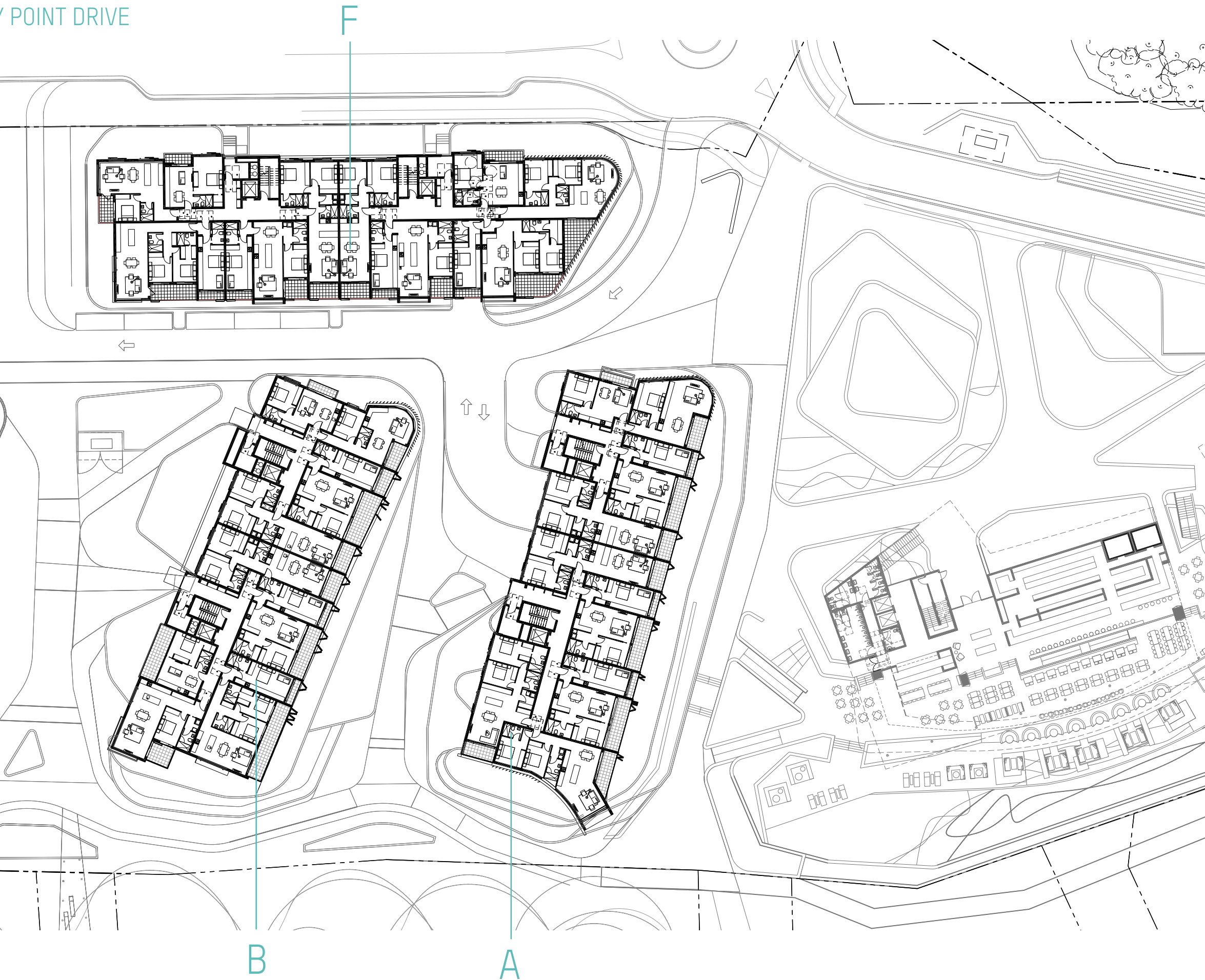
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TRINITY



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POINT DRIVE

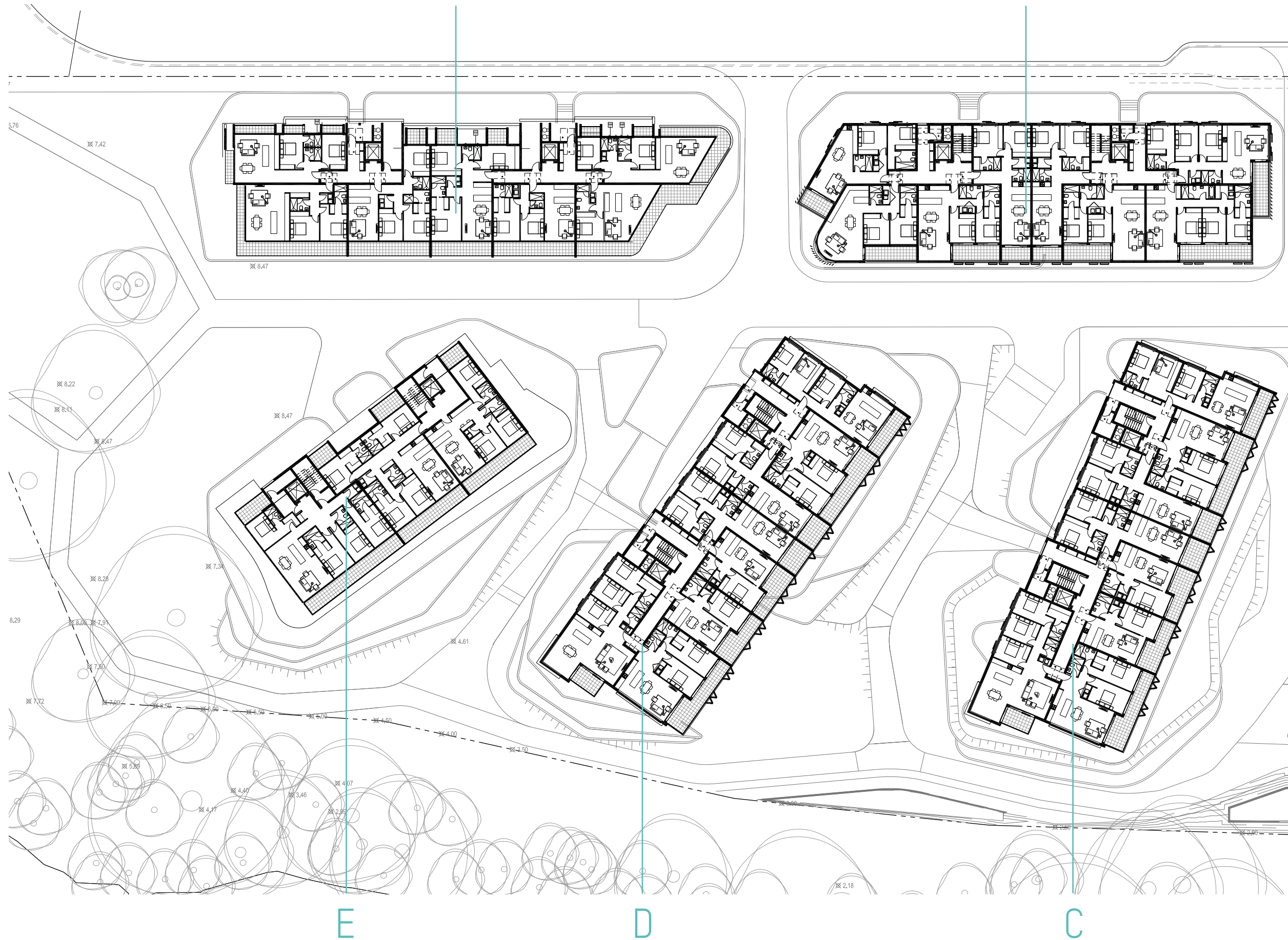


SECOND FLOOR APARTMENT LAYOUTS (INDICATIVE ONLY)

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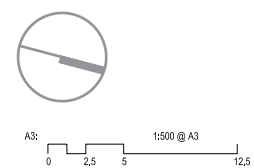
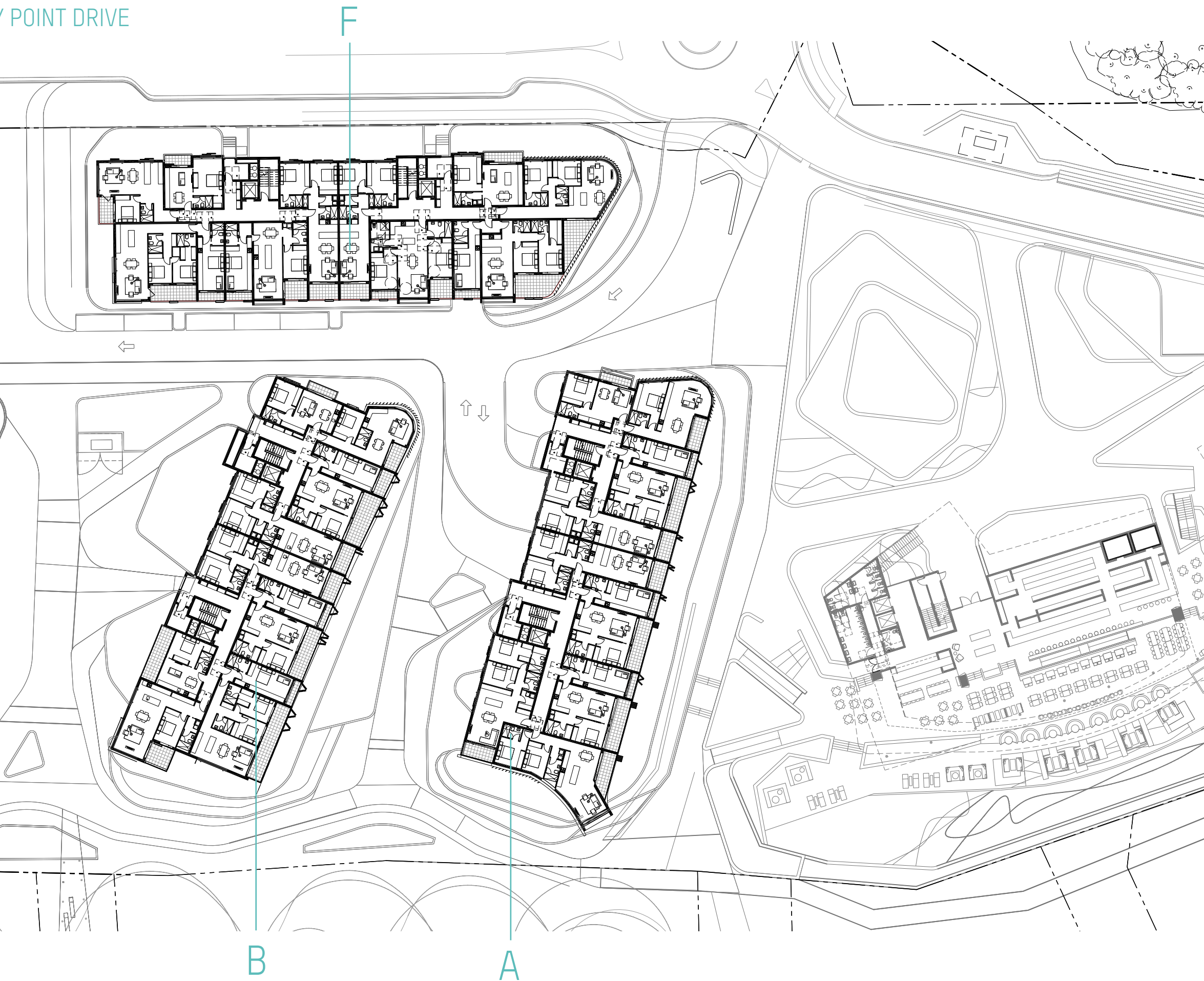
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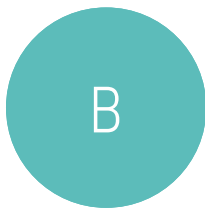
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POINT DRIVE





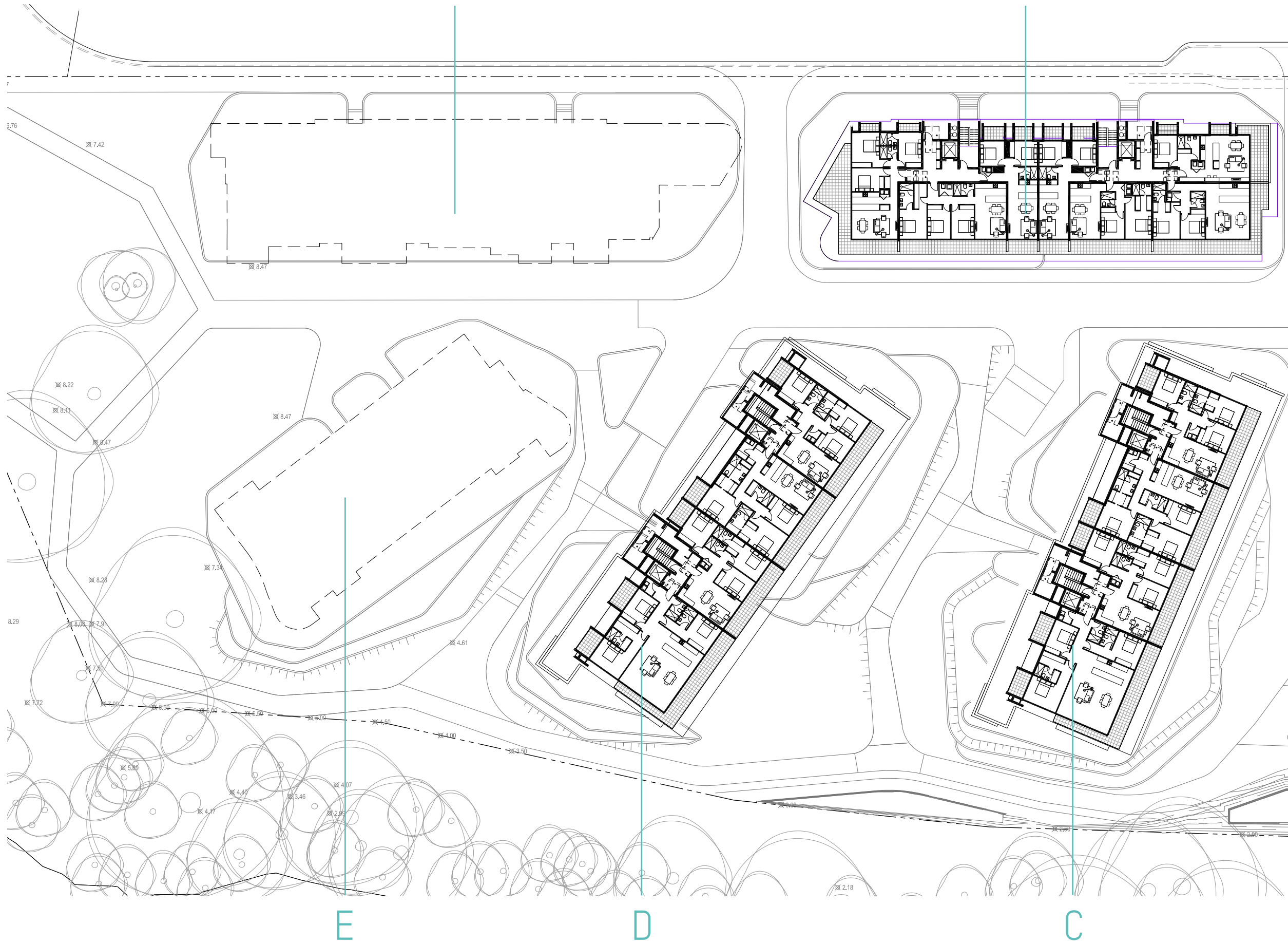
APARTMENT LAYOUTS

THIRD FLOOR APARTMENT LAYOUTS (INDICATIVE ONLY)

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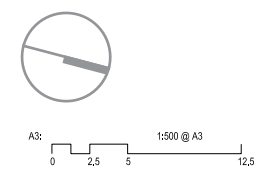
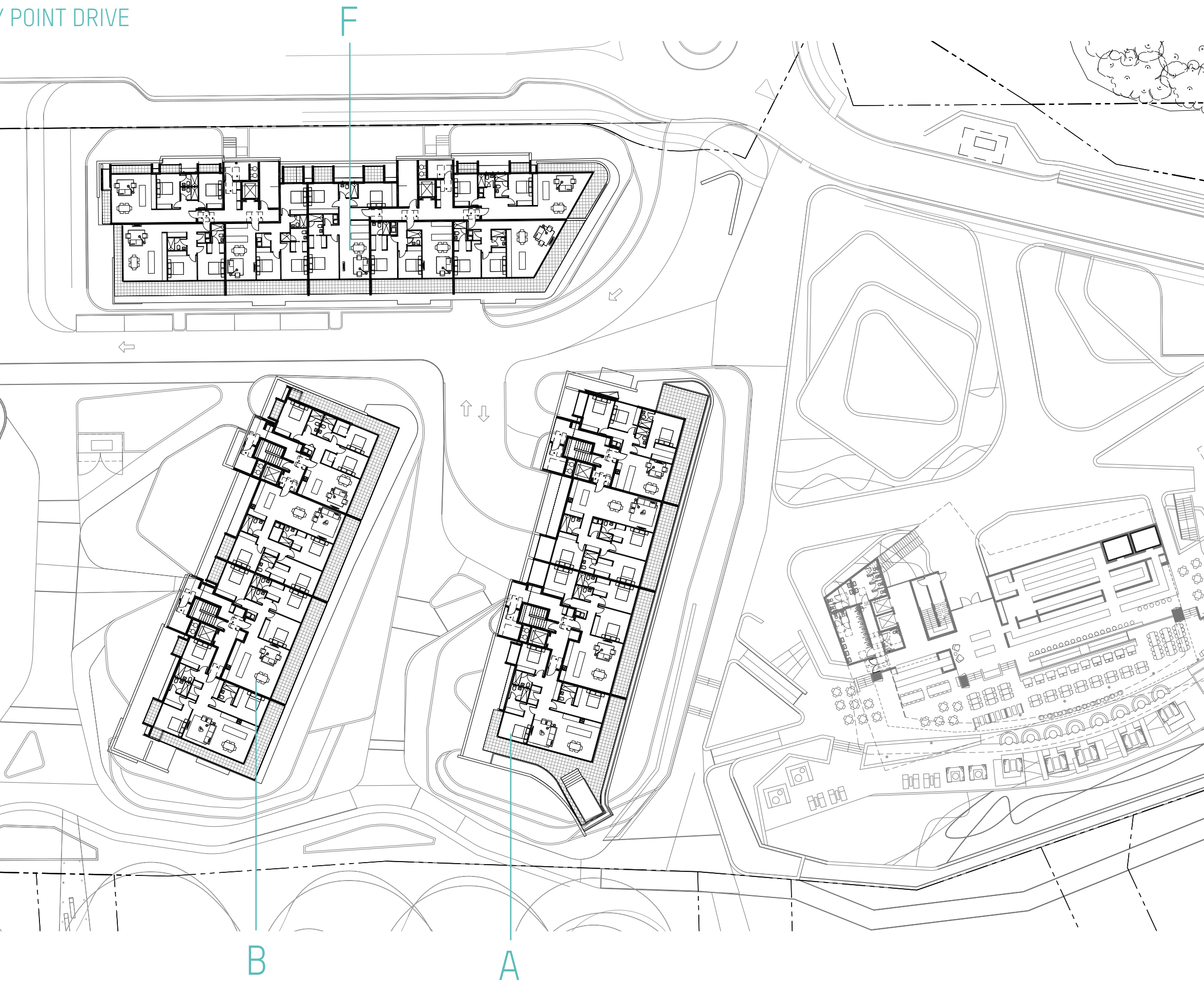
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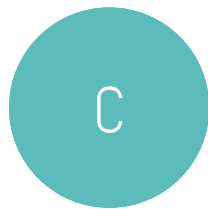
TRINITY



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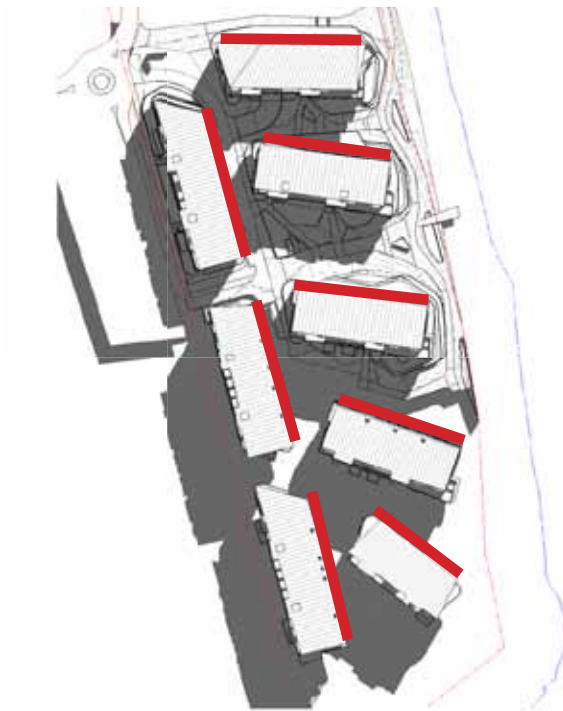




SUN SHADING DIAGRAMS PLAN FORMAT (INDICATIVE)



9AM JUNE 21ST



10AM JUNE 21ST



11AM JUNE 21ST



12PM JUNE 21ST



1PM JUNE 21ST



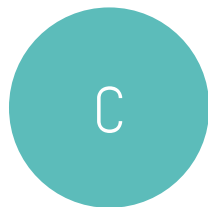
2PM JUNE 21ST



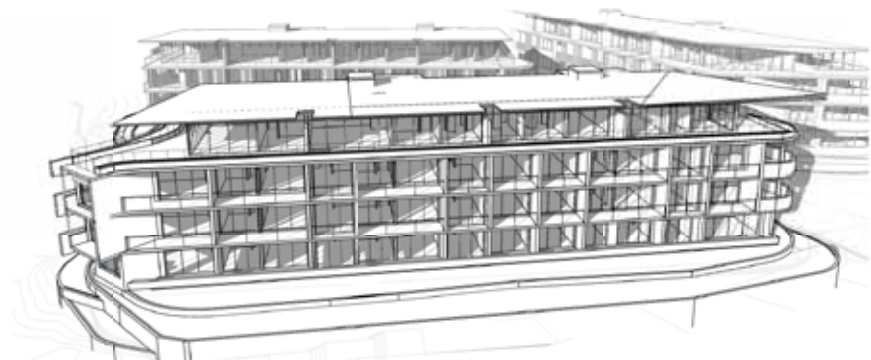
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LEGEND

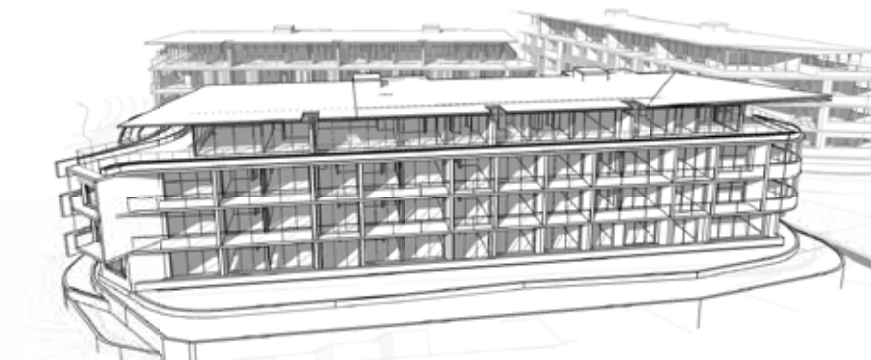
— Edge of building demonstrated in sun shading perspectives chosen to reflect facade most relevant to solar access



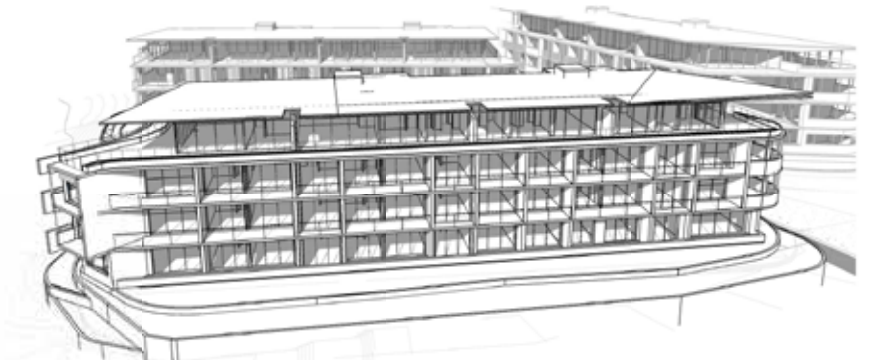
SUN SHADING PERSPECTIVES BUILDING A (INDICATIVE)



9AM JUNE 21ST



10AM JUNE 21ST



11AM JUNE 21ST



12PM JUNE 21ST



1PM JUNE 21ST

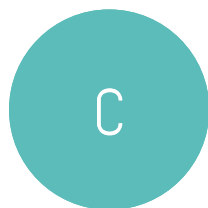


2PM JUNE 21ST



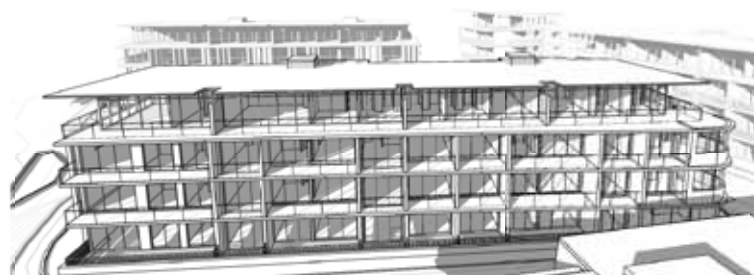
3PM JUNE 21ST

Note: Illustrates northern facade of indicative Building A. Refer to page 16

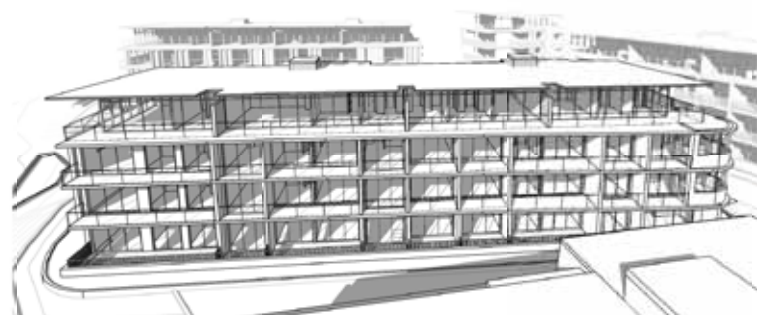


SOLAR ACCESS

SUN SHADING PERSPECTIVES BUILDING B (INDICATIVE)



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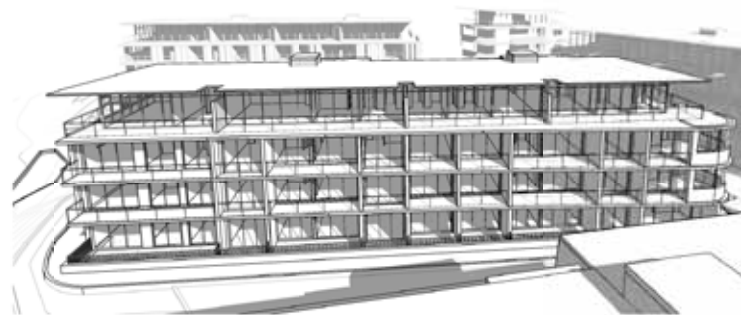
10AM JUNE 21ST



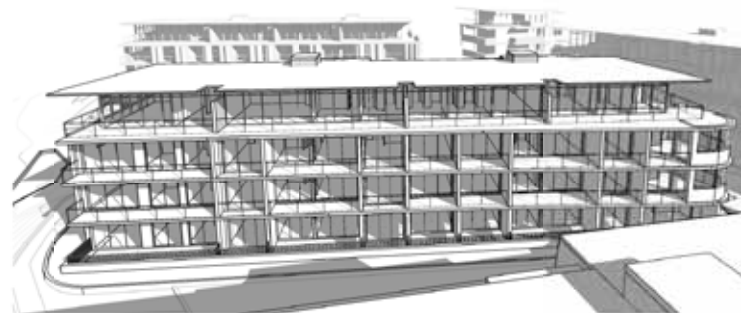
11AM JUNE 21ST



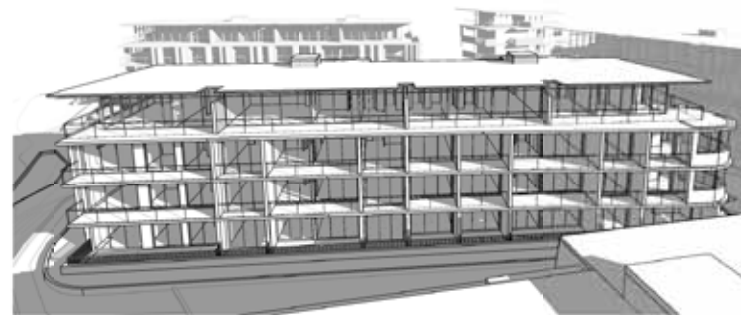
12PM JUNE 21ST



1PM JUNE 21ST

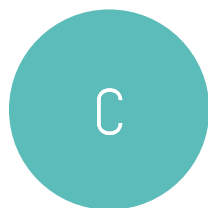


2PM JUNE 21ST



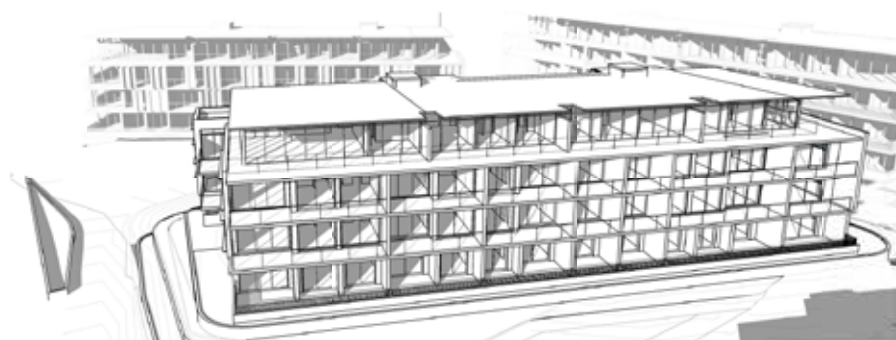
3PM JUNE 21ST

Note: Illustrates northern facade of indicative Building B. Refer to page 16



SOLAR ACCESS

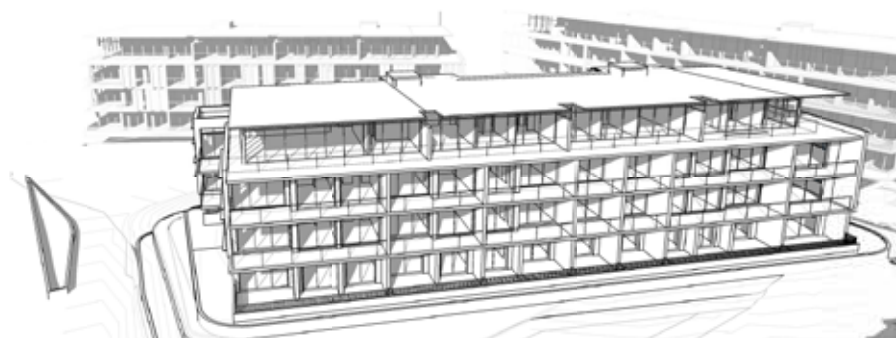
SUN SHADING PERSPECTIVES BUILDING C (INDICATIVE)



9AM JUNE 21ST



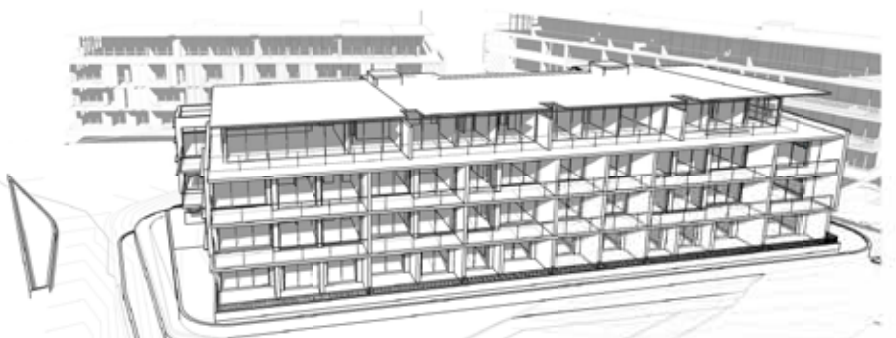
1PM JUNE 21ST



10AM JUNE 21ST



2PM JUNE 21ST



11AM JUNE 21ST

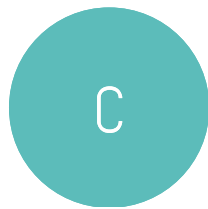


3PM JUNE 21ST



12PM JUNE 21ST

Note: Illustrates northern facade of indicative Building C. Refer to page 16



SOLAR ACCESS

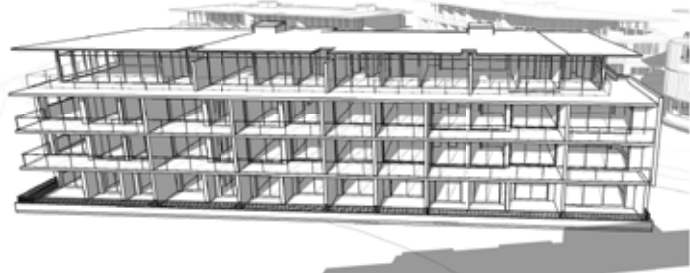
SUN SHADING PERSPECTIVES BUILDING D (INDICATIVE)



9AM JUNE 21ST



1PM JUNE 21ST



10AM JUNE 21ST



2PM JUNE 21ST



11AM JUNE 21ST

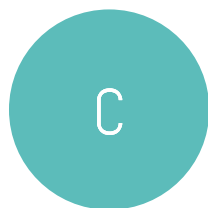


3PM JUNE 21ST



12PM JUNE 21ST

Note: Illustrates northern facade of indicative Building D. Refer to page 16



SOLAR ACCESS

SUN SHADING PERSPECTIVES BUILDING E (INDICATIVE)



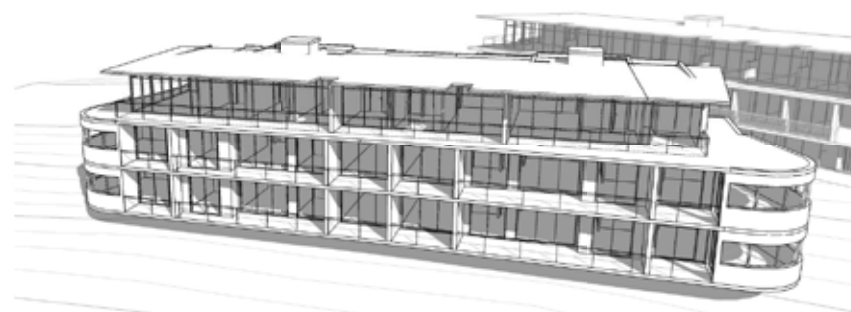
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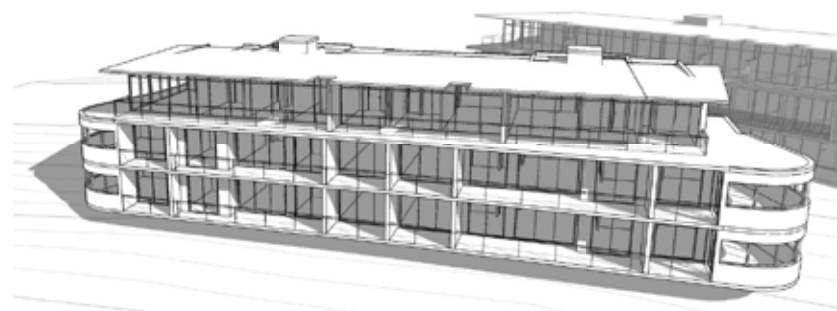
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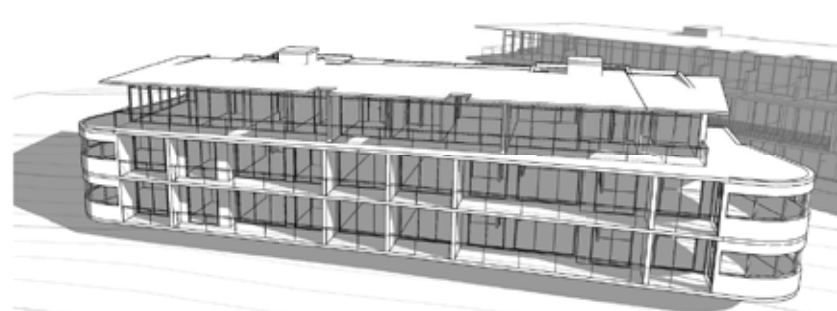
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1PM JUNE 21ST

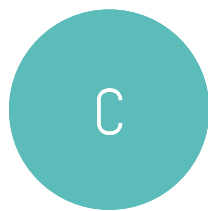


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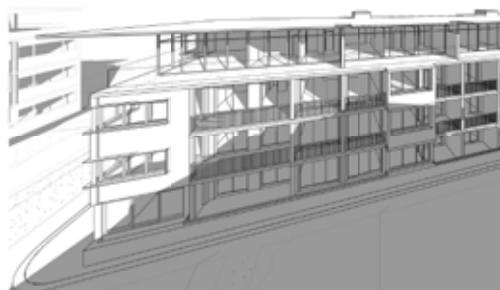
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Note: Illustrates northern facade of indicative Building E. Refer to page 16

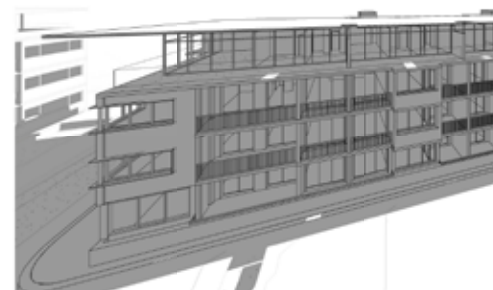
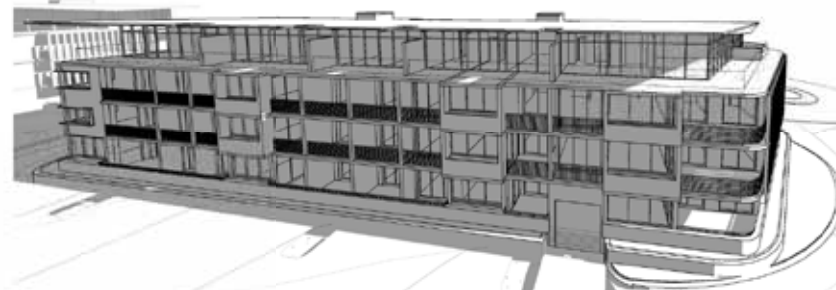


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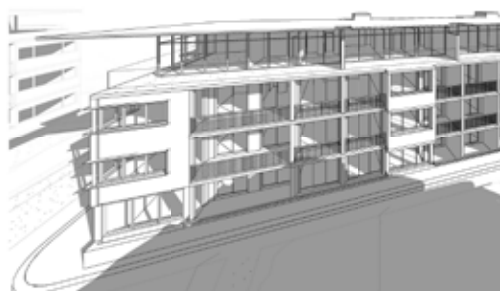
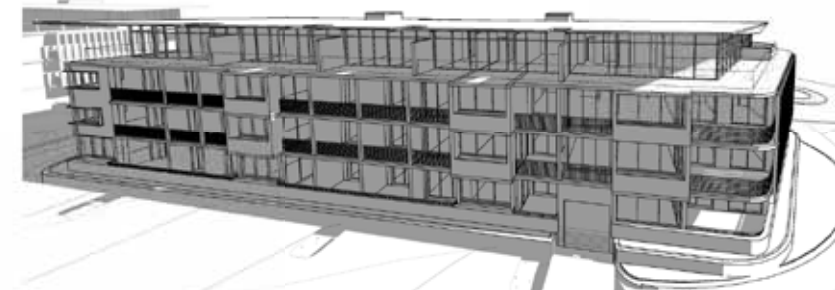
SUN SHADING PERSPECTIVES BUILDING F (INDICATIVE)



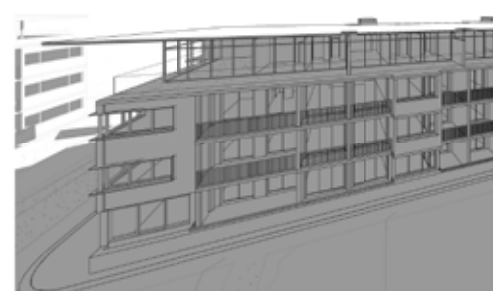
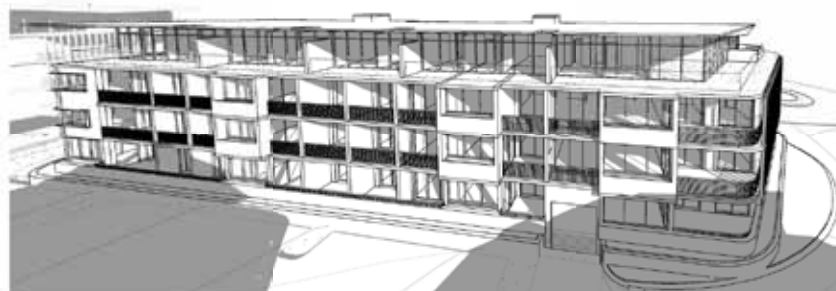
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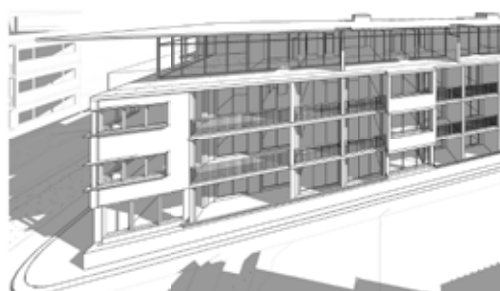
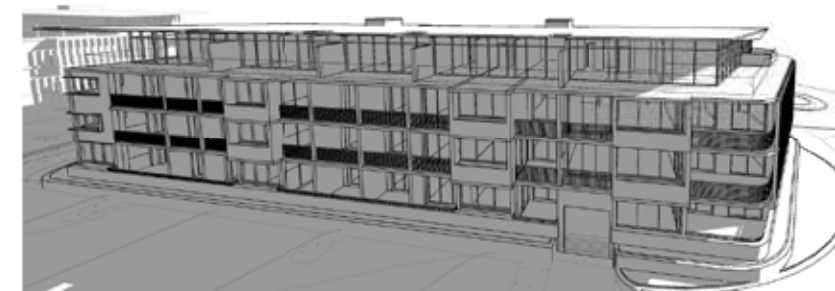
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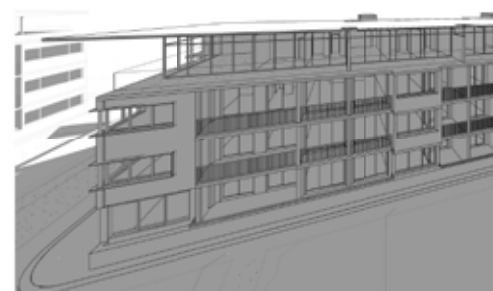
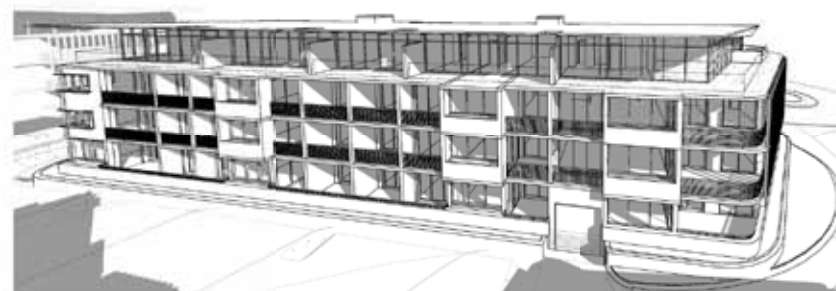
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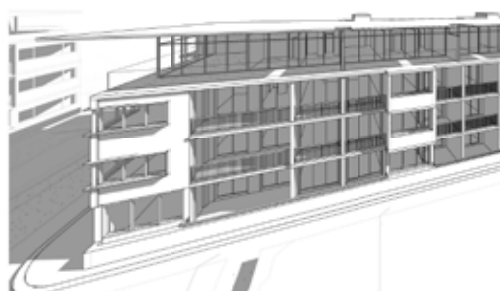
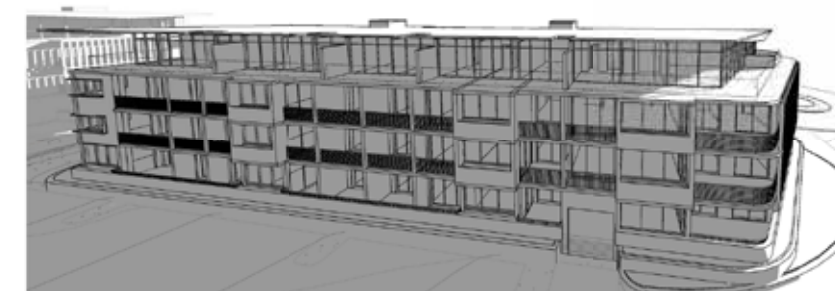
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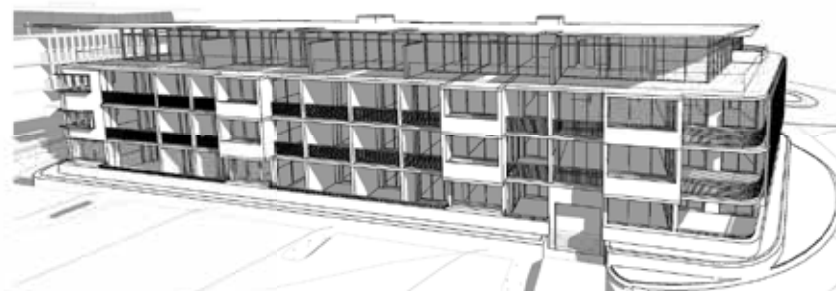
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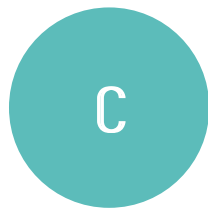
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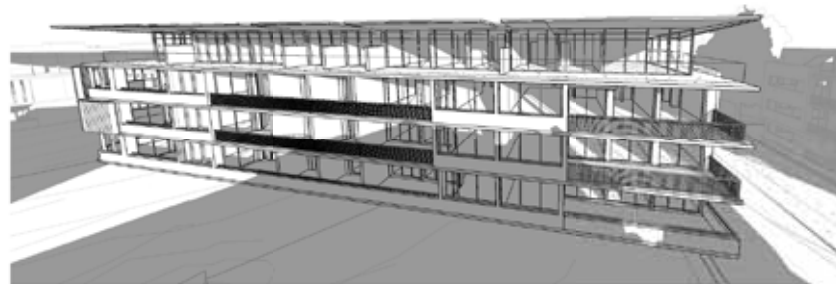
12PM JUNE 21ST



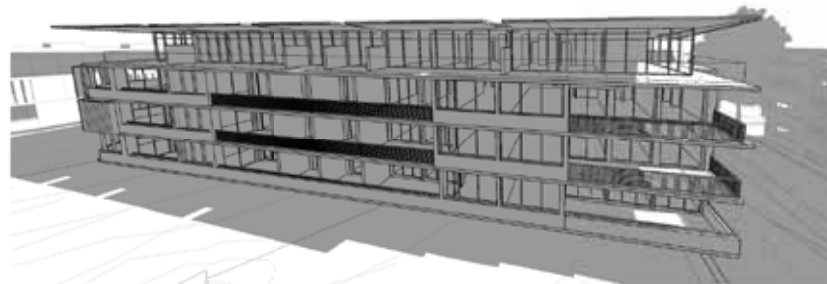
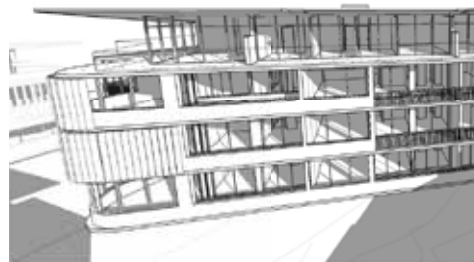
Note: Illustrates eastern and part south-eastern facade of indicative Building F.
Refer to page 16



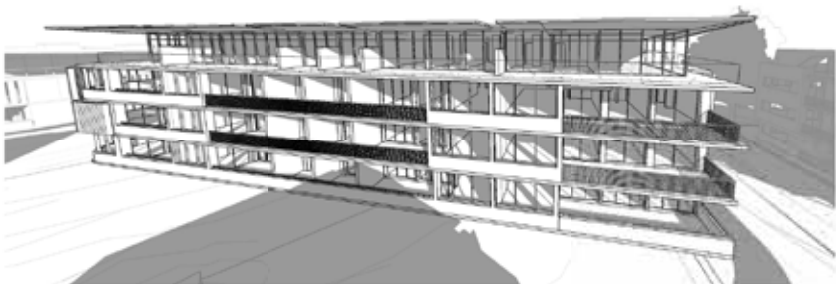
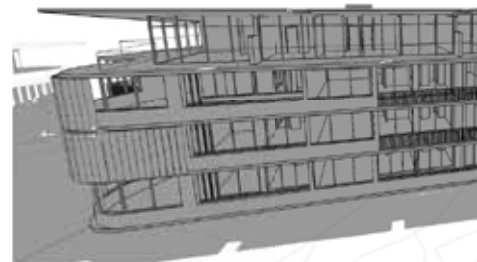
SUN SHADING PERSPECTIVES BUILDING G (INDICATIVE)



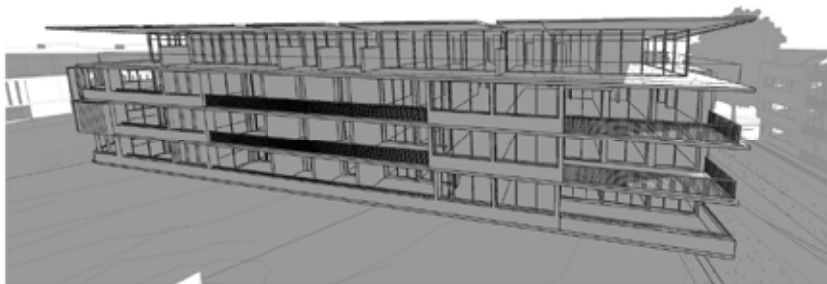
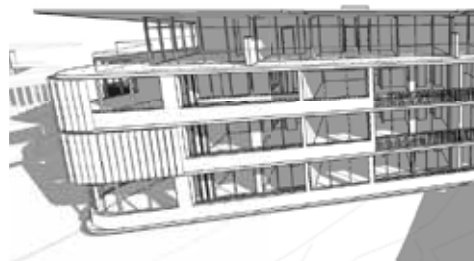
9AM JUNE 21ST



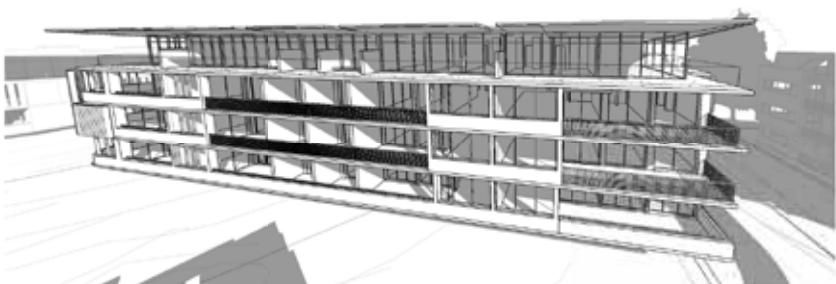
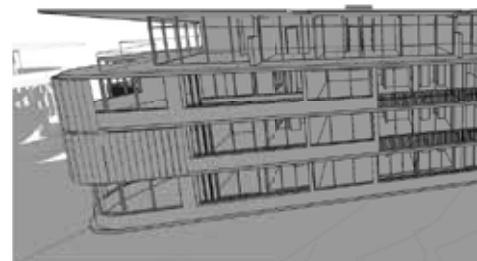
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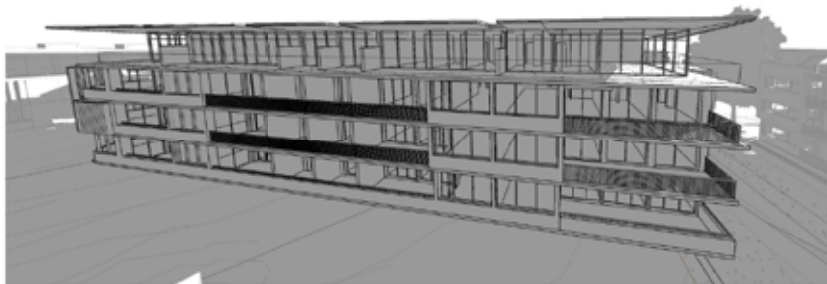
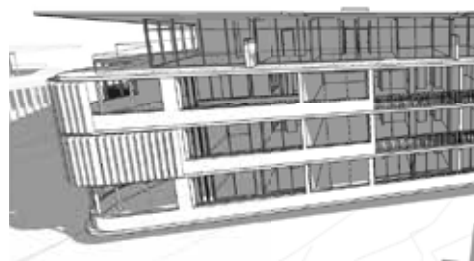
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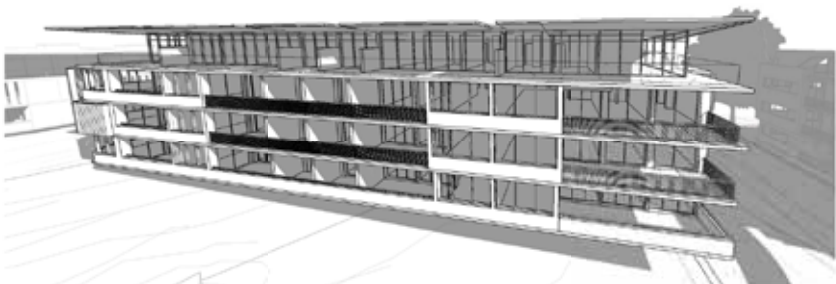
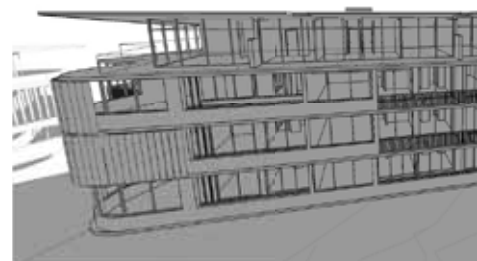
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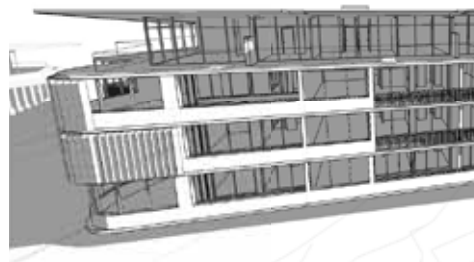
11AM JUNE 21ST



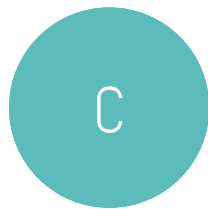
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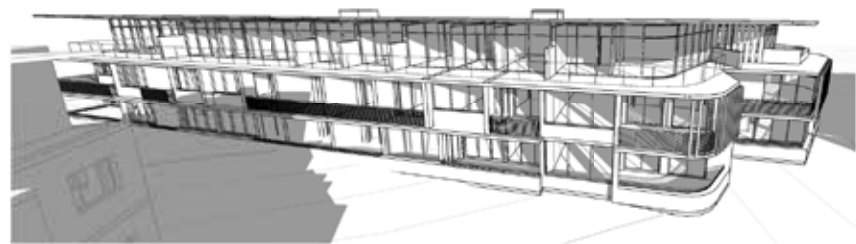


Note: Illustrates eastern and part south eastern facade of indicative Building G.
Refer to page 16

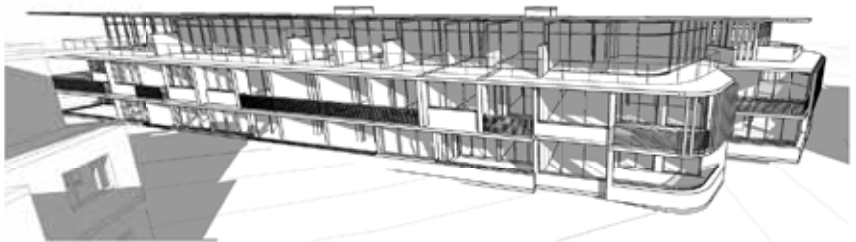


SOLAR ACCESS

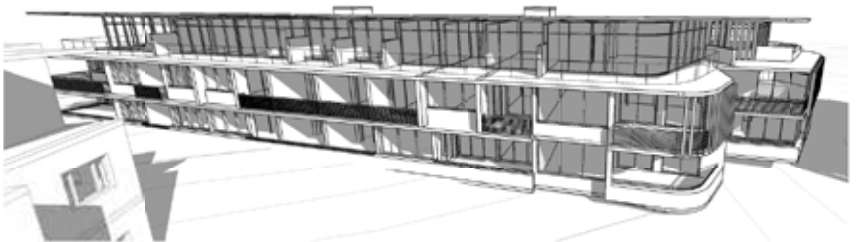
SUN SHADING PERSPECTIVES BUILDING H (INDICATIVE)



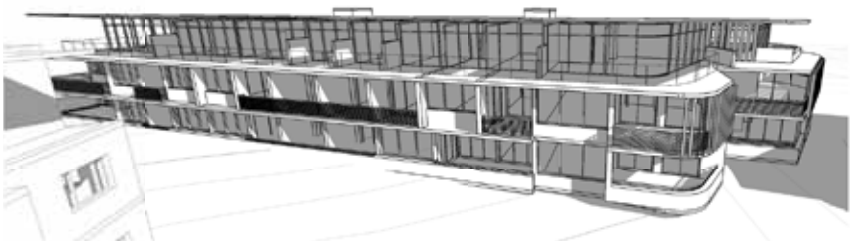
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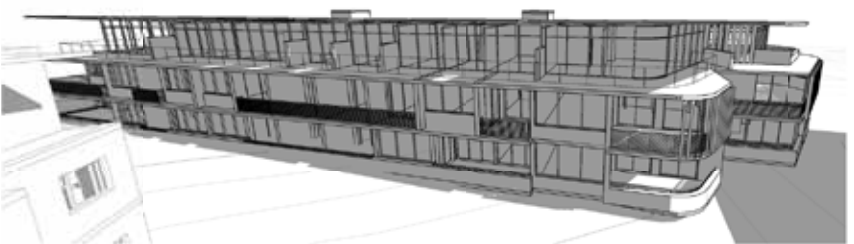
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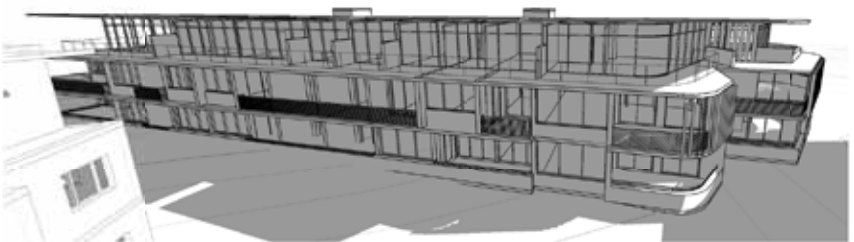
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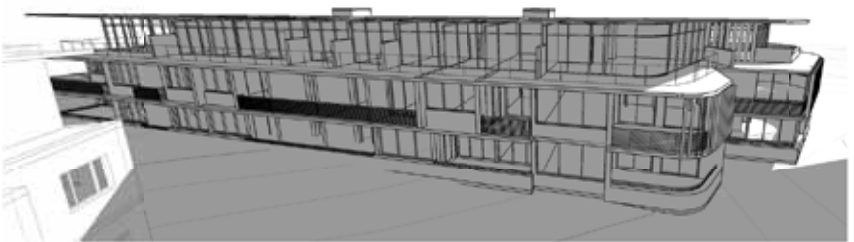
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1PM JUNE 21ST

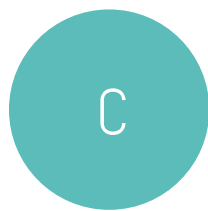


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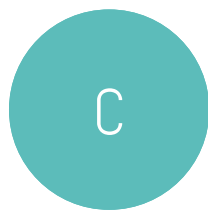
Note: Illustrates eastern facade of indicative Building H. Refer to page 16



SOLAR ACCESS

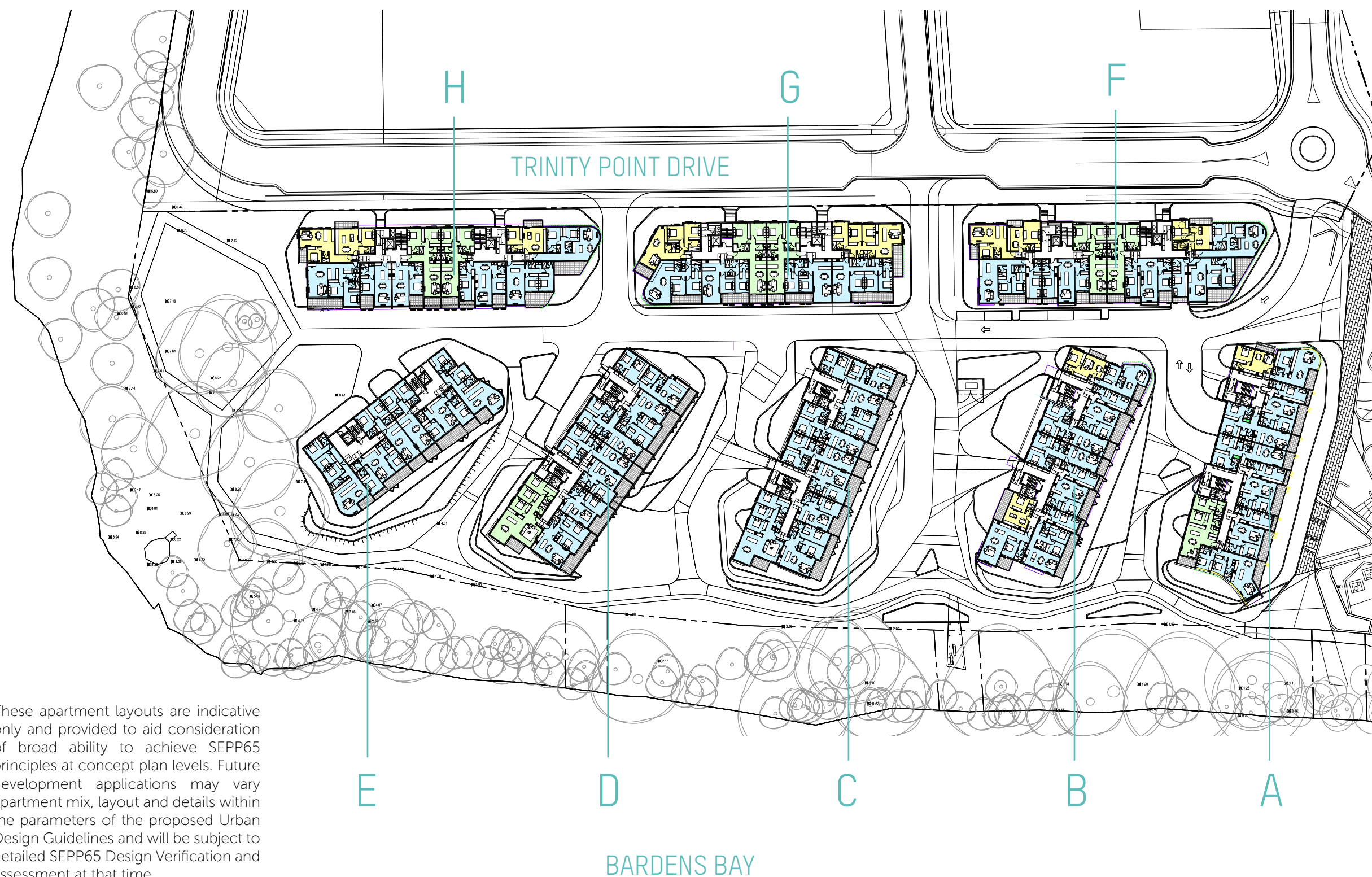
SUN SHADING GROUND FLOOR APARTMENTS



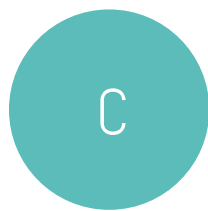


SOLAR ACCESS

SUN SHADING FIRST FLOOR APARTMENTS (INDICATIVE)

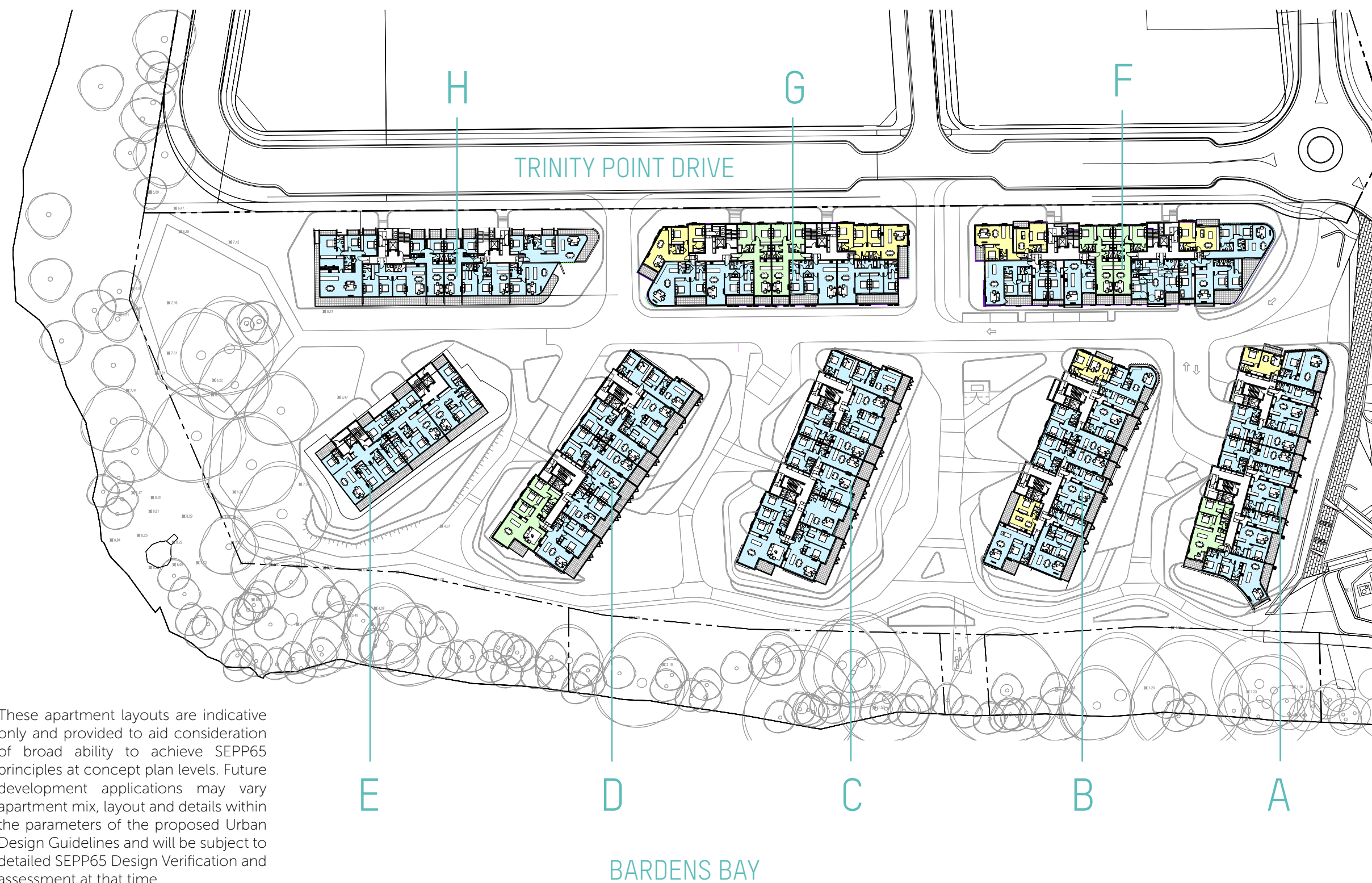


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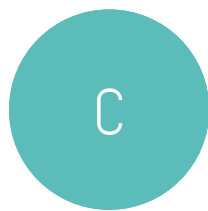


SOLAR ACCESS

SUN SHADING SECOND FLOOR APARTMENTS (INDICATIVE)

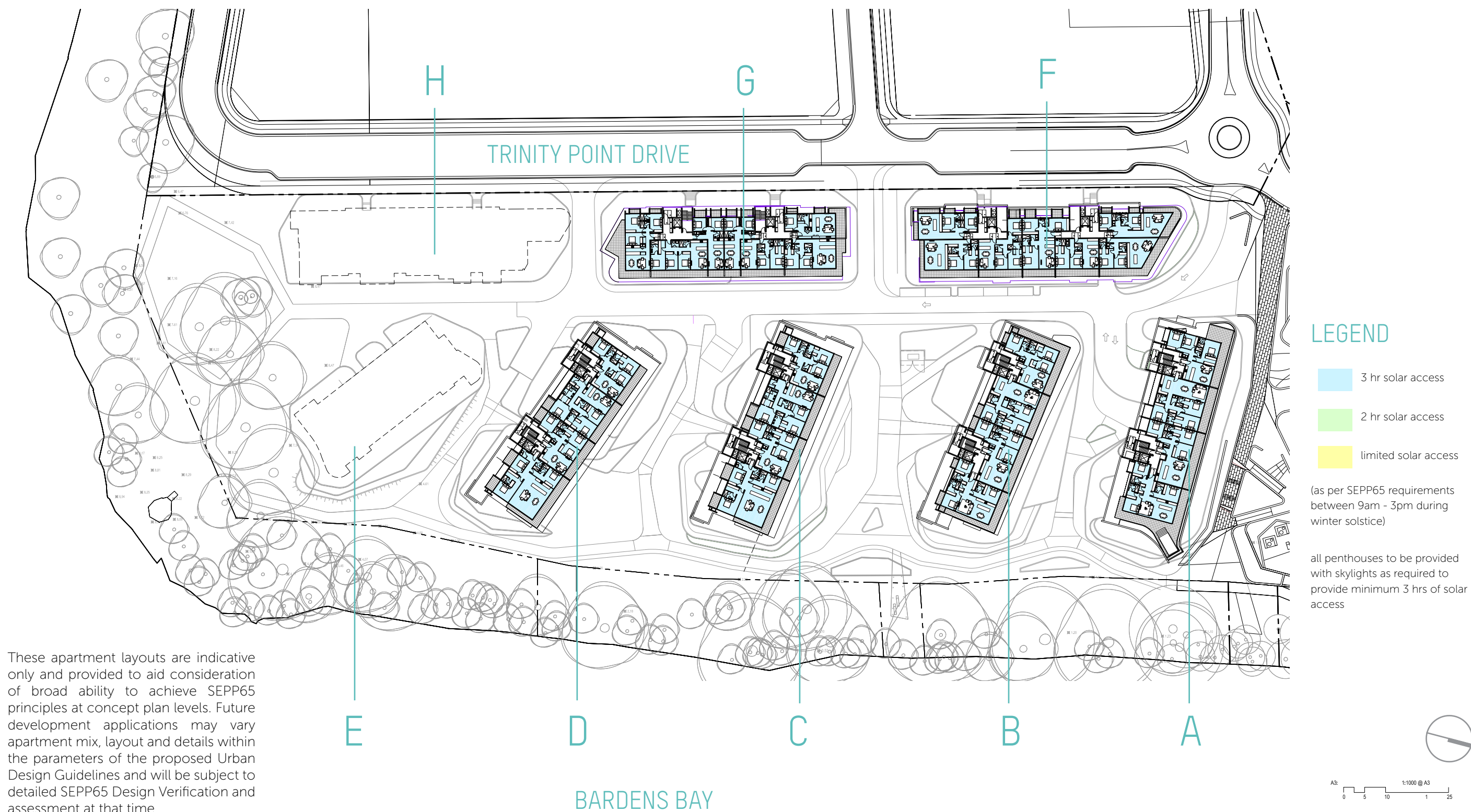


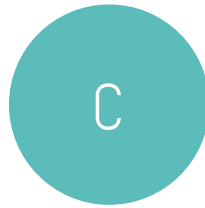
These apartment layouts are indicative only and provided to aid consideration of broad ability to achieve SEPP65 principles at concept plan levels. Future development applications may vary apartment mix, layout and details within the parameters of the proposed Urban Design Guidelines and will be subject to detailed SEPP65 Design Verification and assessment at that time.



SOLAR ACCESS

SUN SHADING THIRD FLOOR APARTMENTS (INDICATIVE)





SOLAR ACCESS SUMMARY

	3 hrs solar access units	%	2 hours solar access units	%	Total units
Building A (short-stay)					
Ground floor	7	78%	1	11%	9
First floor	7	78%	1	11%	9
Second floor	7	78%	1	11%	9
Third floor	4	100%	N/A	N/A	4
Building B (short-stay)					
Ground floor	7	78%	N/A	N/A	9
First floor	7	78%	N/A	N/A	9
Second floor	7	78%	N/A	N/A	9
Third floor	4	100%	N/A	N/A	4
Building C (permanent)					
Ground floor	8	100%	N/A	N/A	8
First floor	8	100%	N/A	N/A	8
Second floor	8	100%	N/A	N/A	8
Third floor	4	100%	N/A	N/A	4
Building D (permanent)					
Ground floor	7	88%	1	12%	8
First floor	7	88%	1	12%	8
Second floor	7	88%	1	12%	8
Third floor	4	100%	N/A	N/A	4
Building E (permanent)					
Ground floor	6	100%	N/A	N/A	6
First floor	6	100%	N/A	N/A	6
Second floor	3	100%	N/A	N/A	3
Building F (short-stay)					
Ground floor	N/A	N/A	5	63%	8
First floor	5	63%	2	25%	8
Second floor	5	63%	2	25%	8
Third floor	6	100%	N/A	N/A	6
Building G (permanent)					
Ground floor	4	50%	2	25%	8
First floor	4	50%	2	25%	8
Second floor	4	50%	2	25%	8
Third floor	7	100%	N/A	N/A	7
Building H (permanent)					
Ground floor	5	45%	3	27%	11
First floor	6	55%	2	18%	11
Second floor	8	100%	N/A	N/A	8
TOTAL					
	172	77%	26	10%	224

This exercise has demonstrated that the concept is capable of being designed to meet orientation and solar access principles of SEPP65 as identified in proposed Principle 17, Guideline 17.1. This also aligns with the solar access outcomes generally as reported in Squillace SEPP65 Design Verification Report (March 2015)

88% of apartments receive 2 hours sunlight between 9am & 3pm to both living areas & private open space.

77% of apartments receive 3 hours sunlight between 9am & 3pm to both living areas & private open space.

4% of apartments are south or west facing single aspect apartments. The north-south orientation of Buildings F, G & H directly addresses Trinity Point Drive and its neighbouring residential subdivision, limiting the potential to maximise north facing apartments to these buildings. Despite this, 77% of apartments receive the required 3 hours of sunlight.

