

CONCEPT PLAN

TRINITY POINT MARINA AND MIXED USE DEVELOPMENT

December 2008

Johnson Property Group

TRINITY POINT



JOHNSON PROPERTY GROUP
Creating living communities

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PART A - BACKGROUND + SUPPORTING INFORMATION

A1 WHAT IS A CONCEPT PLAN?

Why is Trinity Point Marina & Mixed Use Development a Major Project?

In NSW, the type and size or location of a development proposal can result in that proposal being declared a *major project*. That declaration is determined by the Planning Minister - against a published list of classes of development, thresholds and locations. In the case of Trinity Point Marina & Mixed Use Development, the Minister has determined it to be a *major project*.

A1 What is a Concept Plan?

There are a number of ways to carry out a major project. One option is to submit a concept plan as an initial step.

A concept plan is only required to provide a **broad overview of what is proposed** and **establish the framework for future project applications**. These **future applications are subject to greater detail normally associated with development applications**. They also provide further opportunity for **consideration of issues and community comment**, under the framework established by an approved concept plan.

Concept plans are a relatively new element in the NSW Planning System, and there are currently no guidelines on what format or content these are to take. Numerous examples of approved Concept Plans are now emerging, and each are very different.

This Trinity Point Marina & Mixed Use Development Concept Plan incorporates:

- Background and Supporting Information including Context & Site Analysis & Design Evolution Summaries
- Structure Principles and a set of Guidelines that future development of the site is to be consistent with. In essence, the guidelines are equivalent to a set of controls that would traditionally be similar to a site specific Development Control Plan.

These guidelines relate to mix of land uses, proposed marina & helipad, density, floor space ratio + site coverage, building setbacks, building heights, built form, materials & colours, landscape, public access & open space, roads, vehicular access + parking, acoustics, sustainability, indigenous + European heritage stormwater & soils, flooding, services + waste management, Staging, Subdivision + Management



The approved Concept Plan will be used as the baseline and in the assessment of future Project Applications on the site

A2 BACKGROUND

The Trinity Point Marina and Mixed Use Development site includes land zoned by Lake Macquarie City Council for tourism and recreation purposes, part of open space zoned lake front acquisition land and Crown Land which is part of Lake Macquarie, at Morisset Park on the western shores of Lake Macquarie.

The Concept Plan is based on Johnson Property Group's (JPG) vision to create a premiere development, a successful, viable and vibrant place and a world class destination. The land use outcome is underpinned by a marina, integrated public access and an 'urban style' built form (including a mixed use village and a mix of 50% tourist accommodation and 50% permanent residential accommodation). An LEP amendment to facilitate the residential and commercial uses is being processed concurrently with this Concept Plan.

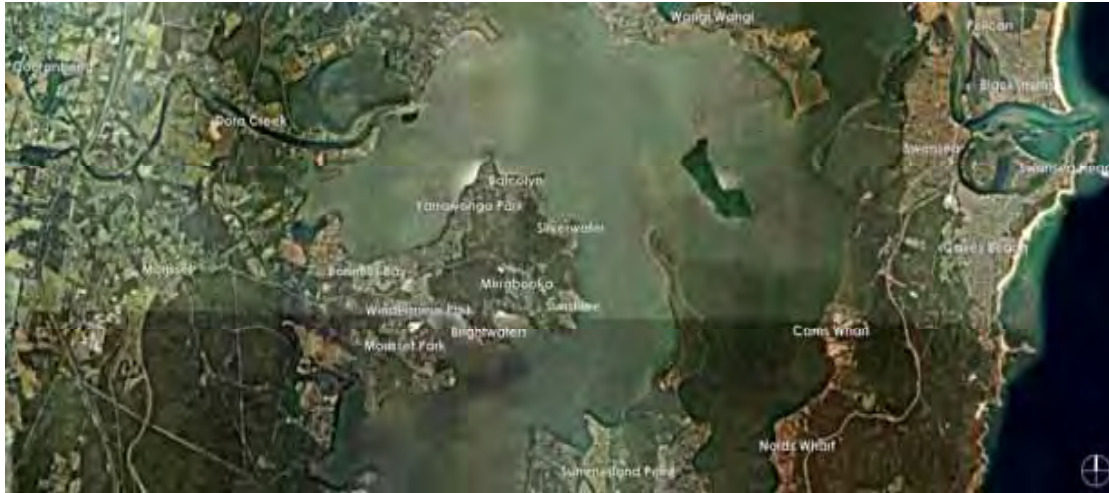
This document has been iteratively prepared by the proponent, in conjunction with specialist studies and inputs undertaken as part of the proponent's environmental assessment.

Lake Macquarie City Council has been delegated the role of assessing the broad overview of what is proposed and the framework intended to be established to guide future and more detailed applications. They will present their assessment report to the Minister, who will make the final decision. In issuing any approval, the Minister can apply terms of approval (which can include modifications), and can also outline further application and assessment requirements

**'... create a premiere mixed use destination
a successful viable, vibrant place'**



A3 REGIONAL + LOCAL CONTEXT + ANALYSIS



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Marinas and Tourism

Lake Macquarie – one of Australia’s largest saltwater lakes; Six existing marinas on Lake Macquarie, five in northern part of lake, with total of 402 wet berths with 95% average occupancy. In addition, there are 2357 private swing moorings on the Lake, with 71 swing moorings at existing marinas.

Berth Demand Study suggests current latent demand in Lake Macquarie for around 171 – 376 marina berths exists (excluding any that may arise from the Sydney market). After the introduction of additional berths for anecdotal proposed expansions to existing marinas (some 200 wet berths), demand in 2011 is forecast between 166 – 398 marina berths.

Lake Macquarie has a desire to enhance and generate a greater tourism profile. “Towards 2020 – NSW Tourism Masterplan” identifies tourism’s major return to the community is creation of employment opportunities and provision of tourism experiences. It also documents the significant challenges to investment in tourist development.

Land-based lake frontage tourism zoned sites of note around Lake Macquarie include the developed Rafferty’s Resort (south-eastern side of Lake), vacant land near Marmong Point marina owned by LMCC (northern edge of Lake), Trinity Point and land near Wyee marina (south-western edge of Lake).

Trinity Point is a unique site on Lake Macquarie as it is one of very few edges of the lake that are zoned for the purpose of Tourism and one of a few that also has the capacity for a marina that can be constructed without significant environmental impacts such as loss of sea grass and disturbance through dredging operations. It is sighted within 6kms of an emerging Regional Centre (Morisset) and major transport nodes (rail and freeway).



Existing Tourism around Lake Macquarie



Existing Marinas around Lake Macquarie



Existing Marinas around Lake Macquarie

BROAD CONTEXT

Marinas and Tourism

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A3 REGIONAL + LOCAL CONTEXT + ANALYSIS

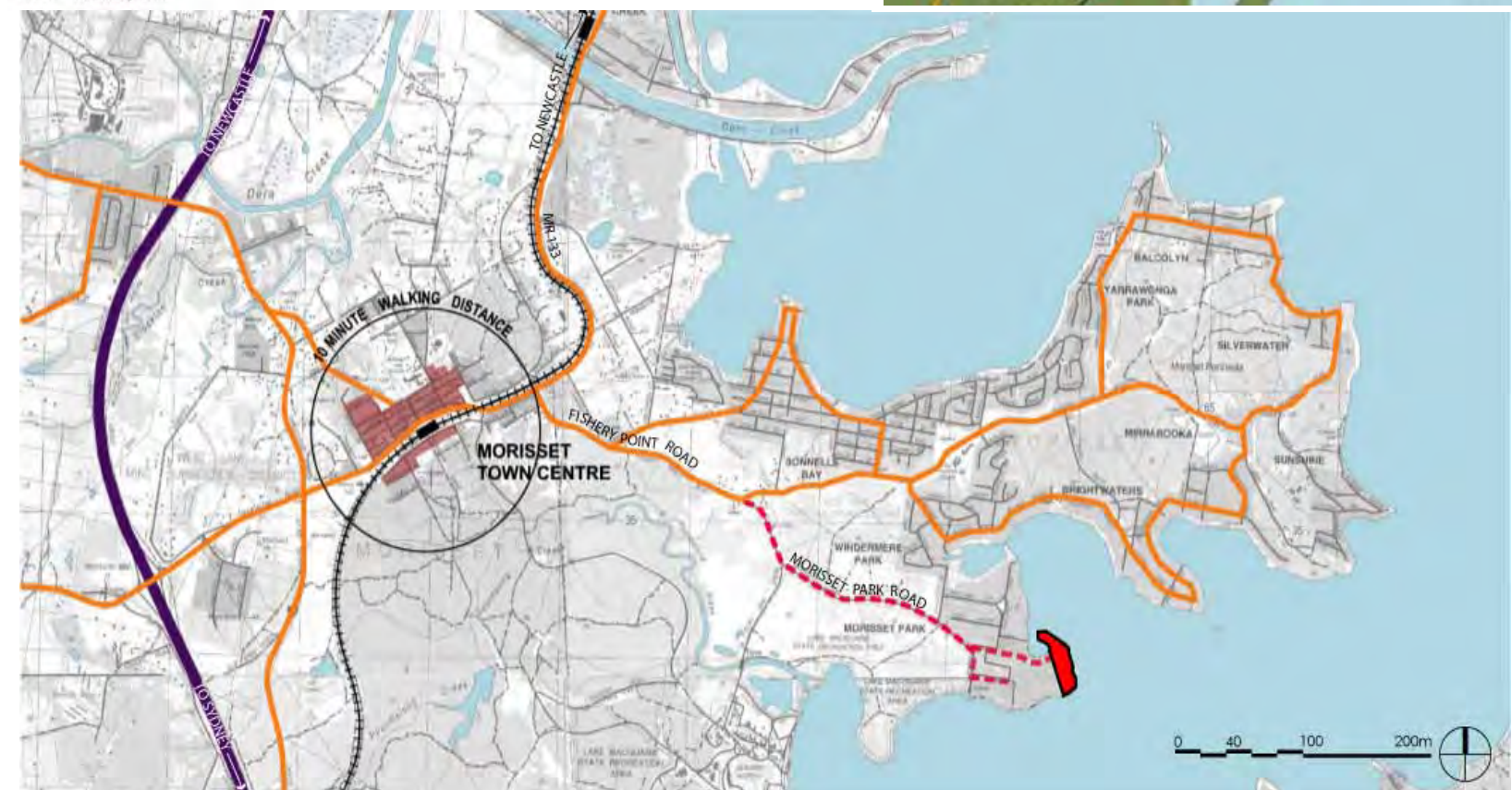
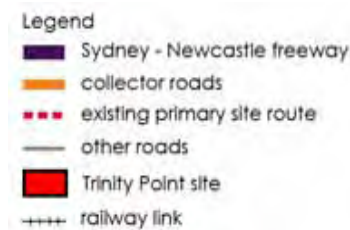
Existing Accessibility

Morisset is identified as an emerging major regional centre in the Lower Hunter Regional Strategy, with Morisset Peninsula identified as an existing urban area;

F3 Freeway – Railway – Arterial Road around western side of Lake (Macquarie Street) all provide good accessibility between Morisset to other areas of Lake Macquarie & Newcastle, and to Central Coast & Sydney;

Road Connectivity to site via Fishery Point Road & Morisset Park Road, with the urban neighbourhoods of the Morisset Peninsula predominantly to the north of the primary site access route;

- Trinity Point to Sydney 120km (1 hr 26 min)
- Trinity Point to Newcastle 40 km (50 mins)
- Morisset CBD to Site 6kms via:
 - Macquarie Street (MR 133)
 - Fishery Point Road
 - Morisset Park Road
 - Trinity Point Drive



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Landform and Green Network

- Trinity Point is part of a reasonably flat estuarine point on the Morisset Peninsula on Lake Macquarie. Topography of the area is generally characterised by low ridges, minor promontories and low scale shoreline features. Flat alluvial landscapes are associated with creeks and bays, with wide, shallow inter-tidal areas, sand and mud flats characterising the waterway margins. The forested Watagan mountain range borders the western edge of the LGA, providing a visible backdrop to the Peninsula when viewed across the lake.
- The southern part of the lake is less intensely urbanised than the north, reflecting historical settlement and servicing patterns and mining activities and land ownership in the south.
- It is noted this will change over coming years due to the intensification of the Morisset area as a result of its classification as an emerging major centre.
- The broader locality has large tracts of vegetated lands extending from the Watagans down to the lake edge including the Lake Macquarie State Conservation Area and the Kooppahtoo Aboriginal Reserve. There are also a range of parks and reserves, and fringing foreshore reserves, predominantly passive in nature. A large foreshore park on Lakeview Road, Morisset Park is proposed in LMCC Council's infrastructure planning strategies.

Legend

- parks / ovals / reserves
- foreshore park
- state recreation / forest
- Trinity Point site
- streams



A3 REGIONAL + LOCAL CONTEXT + ANALYSIS



Character and Facilities

Suburban development extends around the edges of the Lake Peninsulas – including around the lake edges of Morisset Peninsula. This is predominantly detached dwellings of single or two storeys, with a variety of interfaces to the lake, including areas of highly modified edges (seawalls, manicured lawns, retaining walls).

DEVELOPMENT IMPACTS

Large scale power stations iconic Memorable dominate lake landscape

BAY DEVELOPMENTS

No foreshore setbacks
“effective” 3 & 4 storey heights
Unsympathetic colours & materials
No foreshore landscape zone
Walls at lake edge

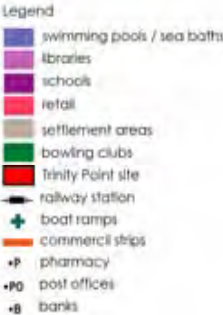
MARINAS

Groups boats – low in water
Masts + rigging
Swing moorings in bays
Scatter boats across bay views

RETIREMENT VILLAGE

2 storey + pitched roof
Unsympathetic material & colour
Major landscape element

Bonnells Bay Local Centre and Morisset Emerging Regional Centre provide commercial, retail, medical, community and district sporting facilities – including skateparks, swim centre, tennis centre, ovals, playgrounds, surgery & medical centres, ambulance, fire & police stations, primary and high school, early childcare, library, youth & community centre, multipurpose centre. With considerable population growth anticipated in the broader locality (suggestions of up to 5000 new lots in Morisset and Cooranbong), social and community infrastructure planning is underway.



A3 REGIONAL + LOCAL CONTEXT + ANALYSIS

Zonings

Site predominantly zoned 6(2) Tourism and Recreation, bordered by 6(1) Open Space zone for acquisition by LMCC (separate to this project);

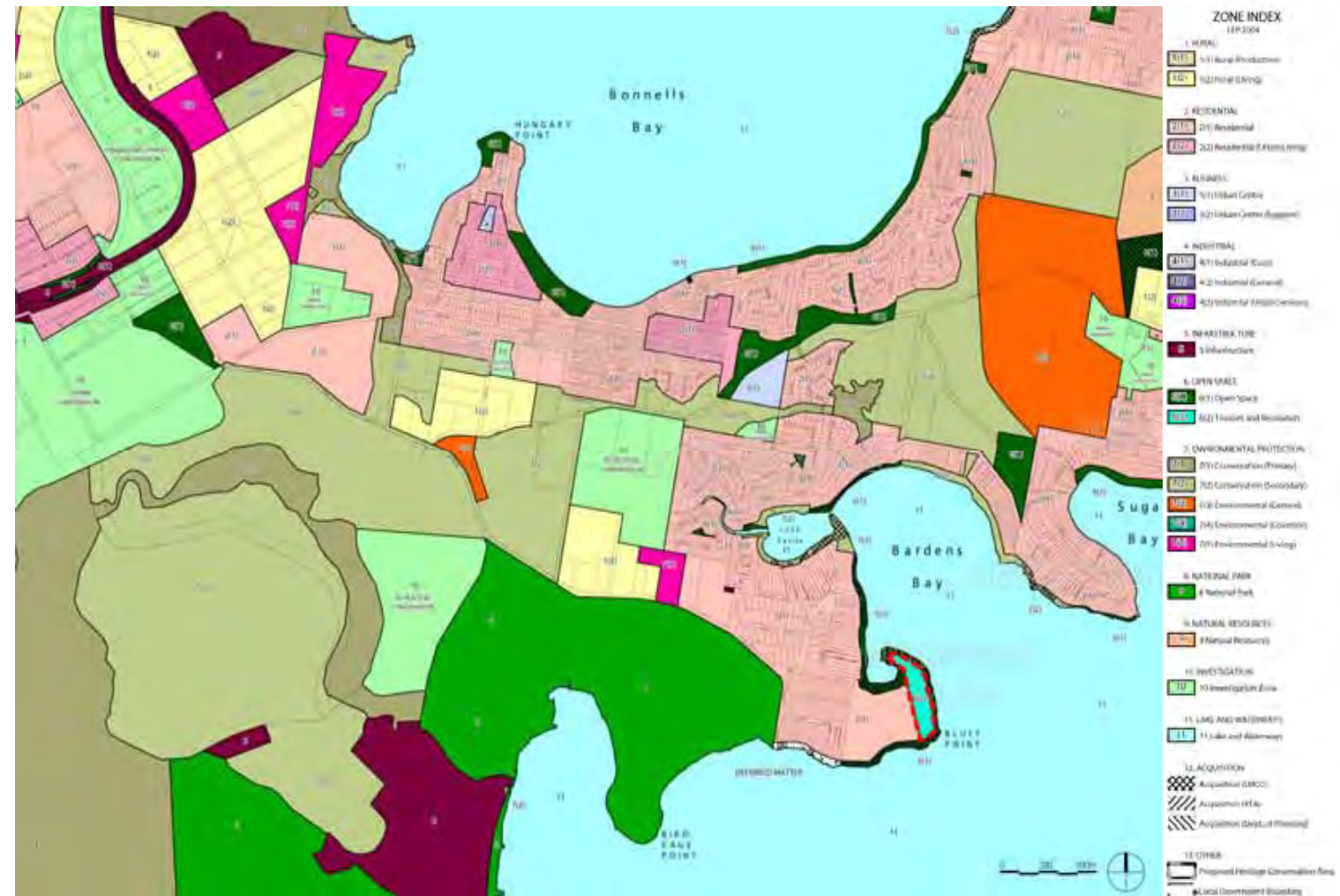
Adjacent land use zoning of 2(1) Residential, which extends around full edge of Bardens Bay in conjunction with existing or planned lake edge reserves. Predominantly detached residential dwellings of 1-2 storeys.

State Recreation Area and large areas of Conservation zoned lands further west, and on the Peninsula (fringed by residential zoned lands);

Bonnells Bay Local Centre zoned 3(1) Urban Centre;

Key roads into site include Morisset Park Road, Trinity Point Drive, Charles Avenue and Henry Road

No real pedestrian network system other than via the road system and reserves



A3 REGIONAL + LOCAL CONTEXT + ANALYSIS

Visual Catchment

- LMCC Scenic Quality Guidelines classify locality (which includes site) as Level 3 (low) visual accessibility with a Scenic Management Zone C (Moderate).
- Visual catchment of the site is limited – confined to the waterway for distances up to 4km and isolated parts of the urban foreshores of surrounding settlements.
- Close land based viewing locations includes roads and residences in the immediate vicinity (such as Doull Lane and Lakeview Road within 100m of site) as well as the boat ramp and reserve on Lakeview Road.
- Middle distant land based viewing locations (up to 1km from site) exist across Bardens Bay within the margins of Brightwaters, including from foreshore reserves.
- The site is not significantly visible from Bird Cage Point (an identified significant scenic feature in the locality) due to the blocking effect of topography and vegetation, and only minimally visible from the southern edge of Morisset Hospital site.
- Land based long distance views are available from parts of suburbs across the lake, including Mirrabooka, Summerland Point, Mannering Park and Wyee Point, as well as Point Wolstonecroft State Recreation Area;
- The relatively low topography of the area results in the Watagan Mountains forming the horizon of views beyond it to the northwest, west and southwest in predominant views from the Lake and land based long distance views.
- The land based site has a capacity to absorb a development proposal without visual effects perceived by large numbers of viewers from sensitive public domain locations – which are predominantly at medium to distant range;
- Existing vegetation along the eastern and southern lake edge provides screening from parts of the eastern and southern visual catchment;



A3 REGIONAL + LOCAL CONTEXT + ANALYSIS



VIEW TO SITE LOOKING SOUTH



VIEW TO SOUTHWEST



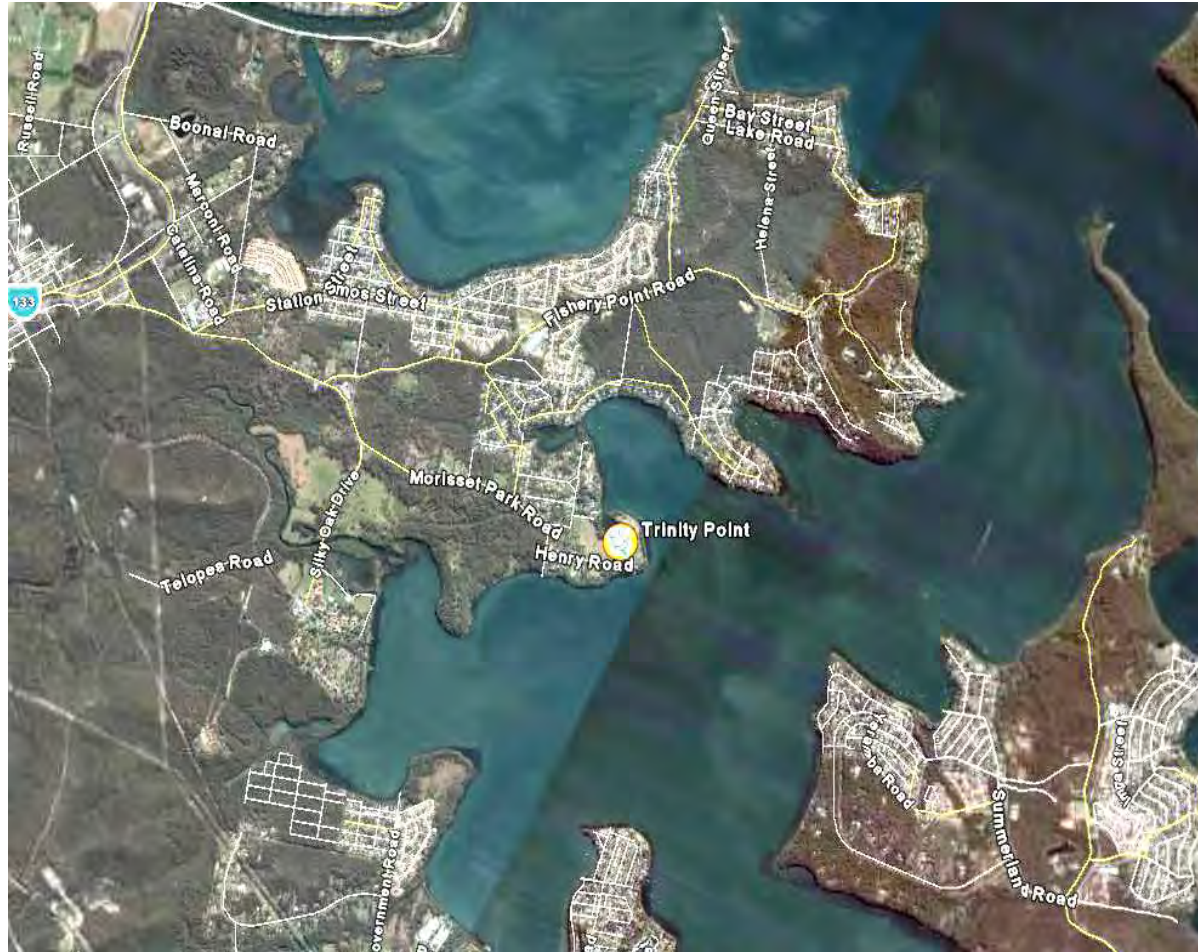
VIEWS FROM SITE LOOKING NORTH EAST



VIEW TO SITE LOOKING NORTH

Views to / from site
TRINITY POINT

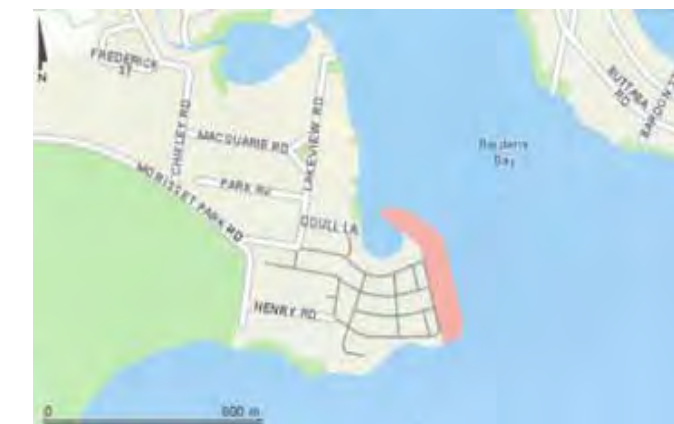
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BONNELLS BAY SHOPS



BONNELLS BAY SCHOOL



LOCAL AREA

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LOCAL AREA

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DA approved residential estate (a JPG Project) of some 194 lots with an interconnected landscaped street system - 3 of 9 stages currently released, all stages have development consent.

Design Guidelines for the residential lots result in contemporary, well articulated homes, with sensitive material and colour choices which blend with the quality streetscapes being created at subdivision stage

Provides road system connection to site via loop road - Trinity Point Road with associated footpath system and bus stop.

Stage 9 directly adjacent to site, with medium density housing (small lot housing) opportunities directly opposite

In addition to Trinity Point Drive, two additional streets (Celestial Drive & Compass Drive) align towards the site



LOCAL AREA – Adjoining New Residential Estate

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A4 THE SITE + ANALYSIS



site photos

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