



TRINITY POINT MARINA – STAGE 2

DA/226/2022

Applicant: Johnson Property Group (JPG)

Marina Operator: Trinity Point Marina Pty Ltd

Proposal: The Stage 2 marina proposal seeks to extend the existing Stage 1 marina by 94 berths to achieve the total Concept Approval (MP 06_0309) 188 berth capacity.

Subject Site:

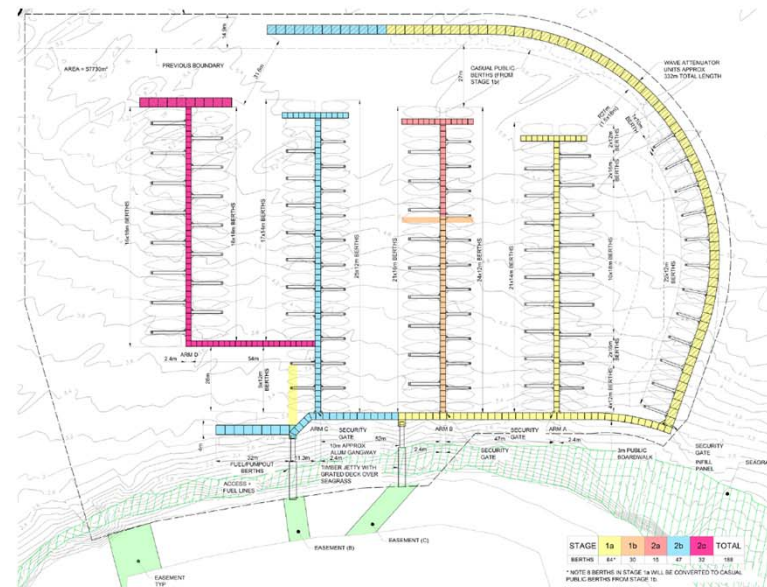
- Lot 1 DP 1252681 (Crown Land – Waters of Lake Macquarie).
This land comprises 6.216ha of Crown Land currently held by the applicant under a long term lease arrangement (RE 430994).
- Lot 101 DP 1256630, 81 Trinity Point Drive (Land Based Site).

BACKGROUND – CONCEPT APPROVAL

The Trinity Point Marina & Mixed Use Development was granted Concept Approval on 5 September 2009 (06_0309).

As modified, the Concept Approval includes:

- 188 berth marina and associated facilities;
- Helipad;
- 315 accommodation units (no more than 50% may be used for residential purposes);
- Restaurant, café, function centre, shops and office; and
- Parking and landscaping.



Concept Approval Summary Figure (MP 06_0309)

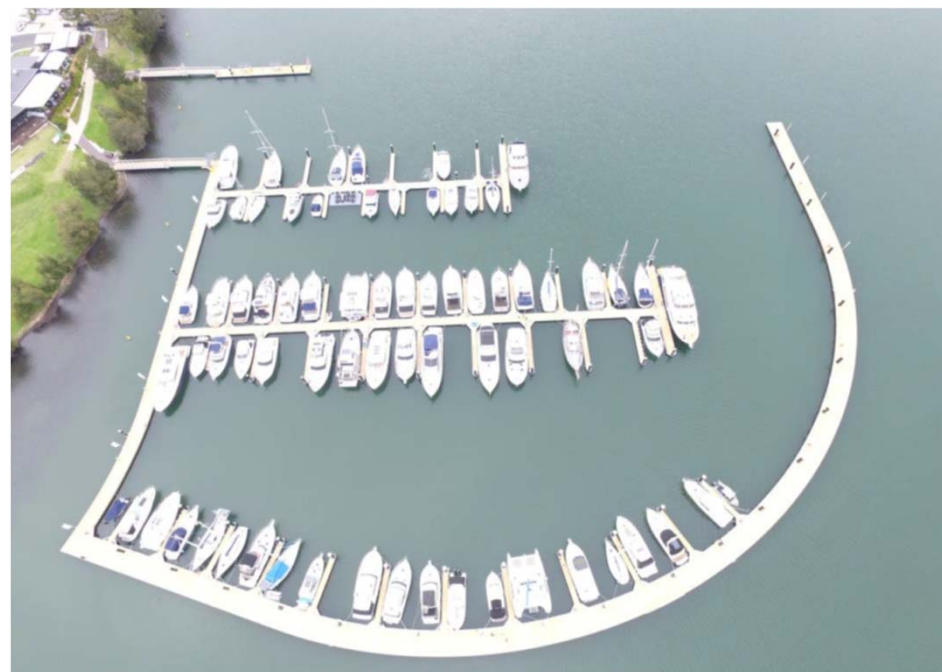


Concept Approved Marina Layout (MP 06_0309)

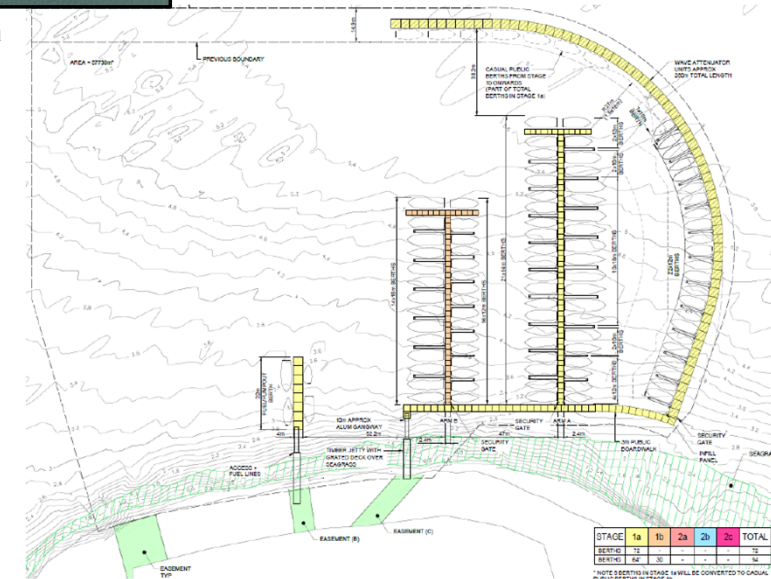
Concept Approval

Hold Point at first 94 Berths

Condition C14	Comment
C14(1)	Stages 1a and 1b have exceeded 75% take up of berths.
C14(2)	Compliance with operational management and environmental license conditions is demonstrated.
C14(3)	A report has been prepared by Royal Haskoning DHV with input from Marine Pollution Research to confirm that the Stage 1 marina has achieved satisfactory environmental performance in relation to foreshore erosion, flushing characteristics, pollutant levels, movement of seagrass wrack and water quality in Bardens Bay.
C14(4)	Appropriate modelling and assessment where necessary, of the environmental performance of the final design of Stages 2a, 2b and 2c has been undertaken by Royal Haskoning DHV.



Aerial Image Showing Stage 1 Marina >75% Capacity



BACKGROUND – CONCEPT APPROVAL (cont.)

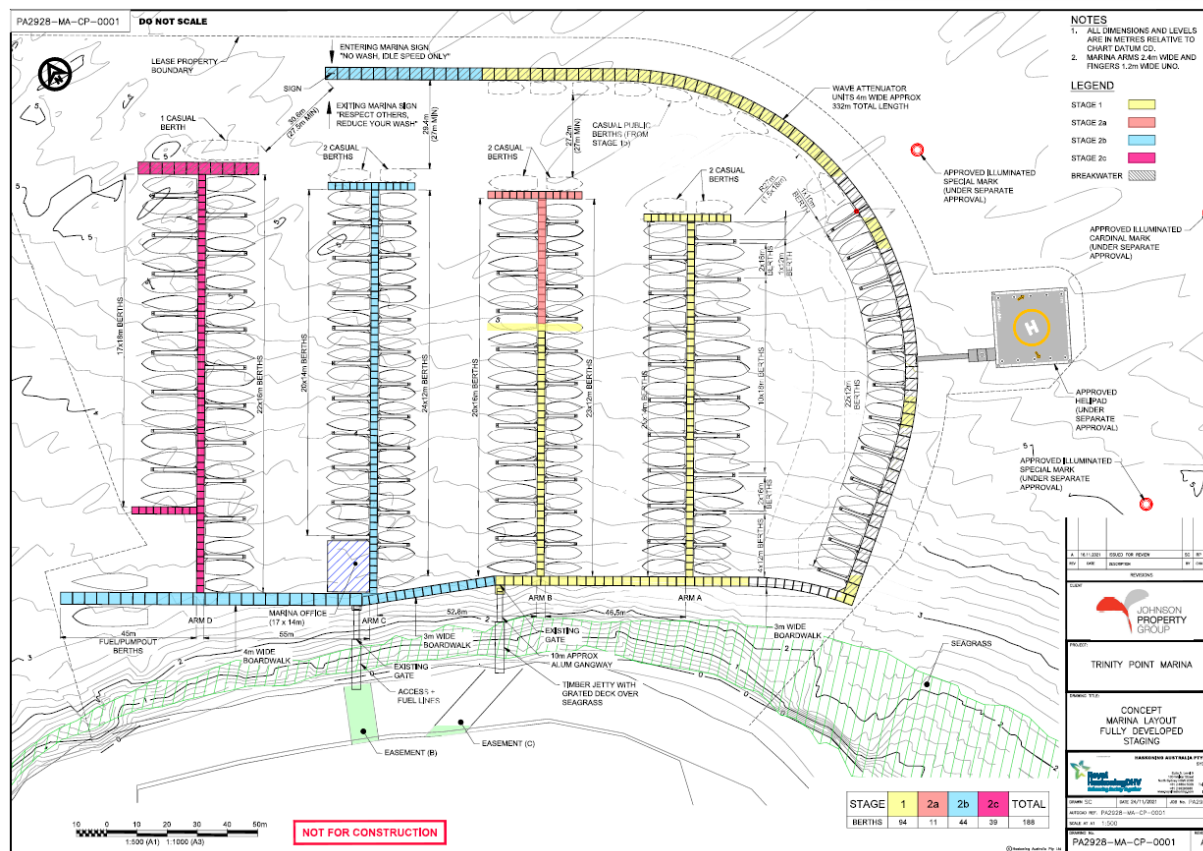
- Temporary Restaurant – 8 at Trinity
- Helipad
- State Significant Development for Site Redevelopment
 - Luxury hotel
 - Restaurants and function centre
 - Gym
 - Wellness centre
 - Pool
 - Waterfront apartments



- Expansion - additional 94 berths
total approved 188 berth capacity
- A extension to floating wave attenuator
- Extension to the constructed 'Arm B'
- Extension of the landward boardwalk
- Construction of new 'Arm C'
- Construction of new 'Arm D'
- Re-orientation and extension of the existing fuel and wastewater pump out jetty
- Establishment of a floating marina office at the south western end of 'Arm C'
- Retrofit the existing land based temporary office to provide an additional five (5) ensuites for marina users.

No new construction is required across the fringing sea grass beds nor Council's foreshore public reserve.

Due to the depth of the waterway, no dredging is required.



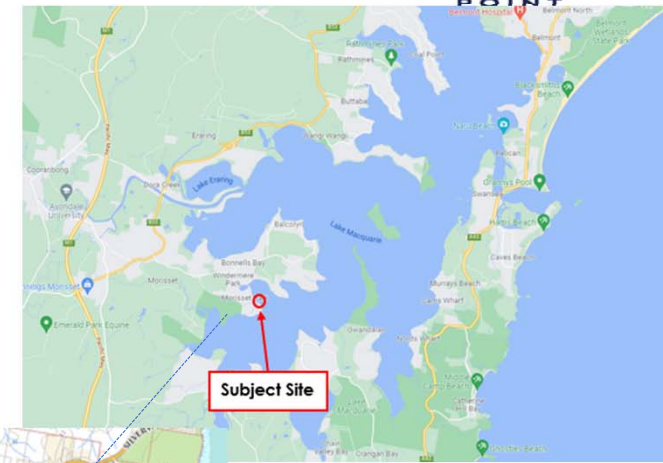
**Proposed Stage 2 Marina
(existing Stage 1 in Yellow)**

SITE CONTEXT

The proposed Stage 2 marina will contribute to JPG's vision to create a world class land and water based destination that forms part of an experience and interaction with Lake Macquarie.

This vision remains entirely consistent with key strategic planning documents including:

- Shaping the Future, Local Strategic Planning Statement - specifically identifies developing Trinity Point *'into a Significant tourism asset, supporting a growing visitor economy including conference facilities, restaurants and a marina'*; and
- Destination Management Plan 2018-2022 - specifically identifies *'harnessing the development opportunities on the western side of the Lake (e.g. Trinity Point Marina) and increasing visitor flow to the 'parkland' side of the Lake, while also enhancing connectivity between the eastern and western sides of the Lake'*.



Specialist reports and investigations

Consistent with the project SEARs (1378), the following specialist investigations were prepared as part of the EIS:

Input	Prepared By
Marine Safety and Navigation	Royal Haskoning DHV
Aquatic Impact Assessment	Marine Pollution Research
Water Resources Assessment (Impact Assessment for Soil & Water, Flooding and Coastal Erosion)	Royal Haskoning DHV
Contamination	EP Risk
	Royal Haskoning DHV (marine sediment)
Noise and Vibration	Spectrum Acoustics
Waste Management	JPG
Air Quality	SLR Consulting Australia
Traffic and Transport	The Transport Planning Partnership
Visual	Terras Landscape Architects
Community & Stakeholder Engagement	SEC Newgate

The following specialist investigations were also prepared as part of the EIS:

Input	Prepared By
Concept Plan Approval Condition C14(3) – Report on Environmental Performance for Stage 1A and 1B	Royal Haskoning DHV with input from Marine Pollution Research
Disability Access Report	Lindsay Perry Access
Construction Environment Management Plan Outline	JPG
Responsible Boating Practice Manual	JPG
Marina Operations Manual	JPG
Electrical Servicing Advice	Electrical Projects Australia
Registered Quantity Surveyor Detailed Cost Report	Ferrarin Consulting Services

PRE DA LODGEMENT COMMUNITY ENGAGEMENT:

- Newsletter delivered to 4,340 mailboxes in the surrounding suburbs
- A project website established including FAQ's and a feedback form (www.trinitypoint.com.au/stage-2-marinabirths).
- Correspondence sent to:
 - Bonnells Bay Public School, Brightwaters Christian College, South Lake Macquarie Amateur Sailing Club, Mannering Park Amateur Sailing Club;
 - Existing marina boat owners;
 - Dantia and Lake Macquarie Business;
 - Bahtabah Local Aboriginal Land Council; and
 - Morisset Park and District Action Group.
- Doorknocking (approximately 140 conversations held).
- Open community information session with approximately 35 attendees (November 2021).
- Marina clientele information evening (December 2021)

Summary of Issues Raised

Request for a publicly available jetty.

Request for increase in toilets, showers, parking and laundry facilities.

Adequacy of Swansea Channel (size and depth).

Accessibility (wayfinding) between the waterside and landside facilities.

Concern for changes of existing boat berthing arrangements.

Concern for water pollution from increased boating activity.

Foreshore erosion from increased boating activity.

Boating safety (congestion) on Lake Macquarie.

Request for secure on-site parking.

Concern for road access to and from marina through bushfire prone land.

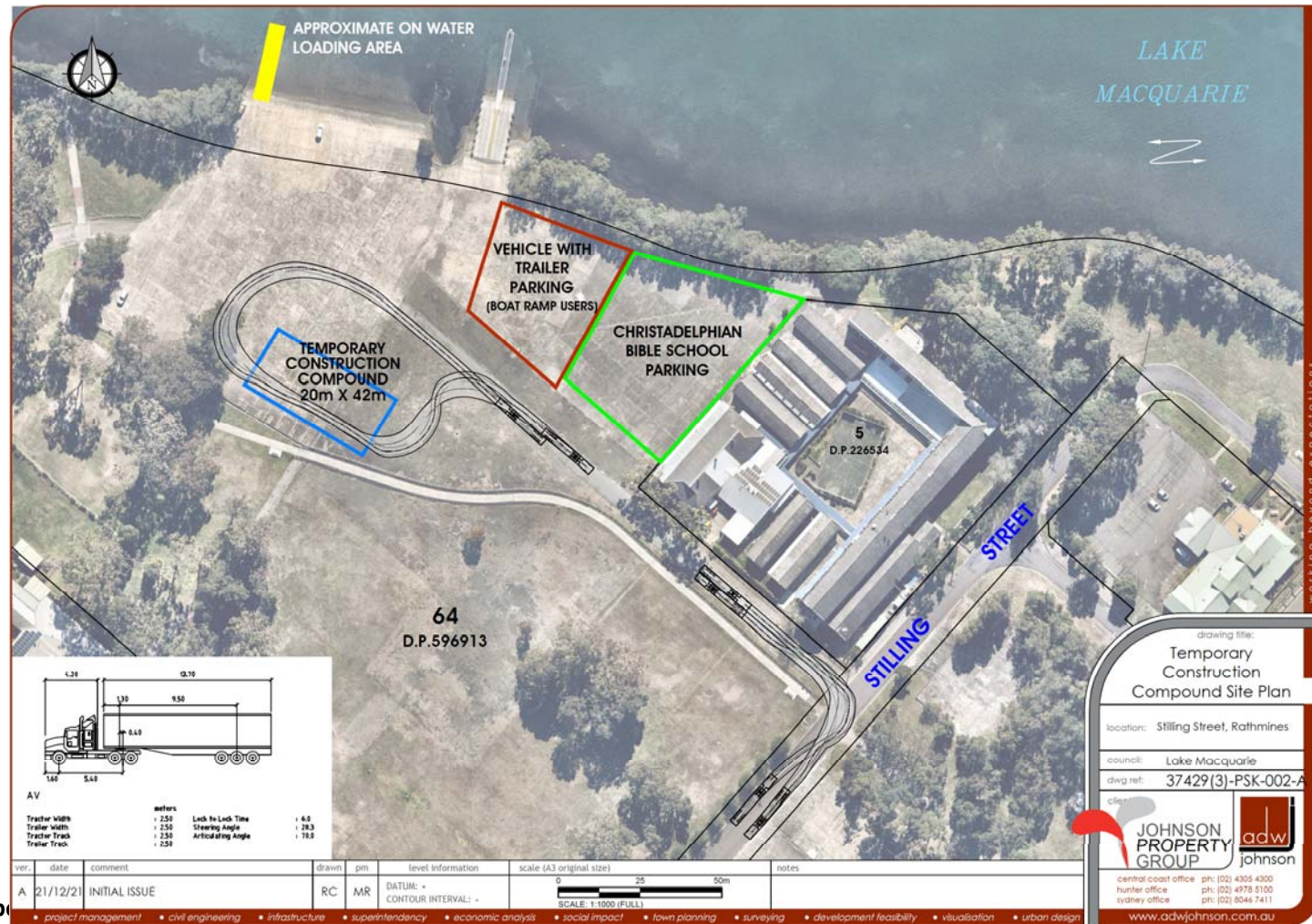
PRE DA LODGEMENT AGENCY CONSULTATION

AGENCY	KEY ITEMS
Lake Macquarie City Council (pre DA meeting 7/12/21)	<ul style="list-style-type: none"> ➤ Council's position is that the Stage 2 marina is consistent with the Concept Approval. ➤ Confirmed approval pathway (Hunter & Central Coast Regional Planning Panel). ➤ Council confirmed recommended specialist inputs to accompany the EIS. ➤ Council confirmed the requirements of the Concept Approval to be addressed by the EIS.
NSW DPIE	<ul style="list-style-type: none"> ➤ The Stage 2 marina plan was supplied to the NSW DPIE for review under Concept Approval Condition B1 (which has the aim of improving the environmental performance of the marina design). ➤ Necessary because minor changes were made to the Stage 2 design (in comparison with the Concept Approved design) to improve operational safety, functionality and environmental performance. ➤ DPIE confirmed on 24 December 2021, confirming acceptance of the Stage 2 marina design. It is also noted that no modification to the Concept Approval is necessary.
NSW DPI - Fisheries	<ul style="list-style-type: none"> ➤ Outcomes of Stage 1 aquatic ecology monitoring were discussed. ➤ The findings of the aquatic ecology Stage 1 monitoring are discussed in the RHDHV Concept Approval Condition C14(3) Report on Environmental Performance for Stage 1A and 1B. The reporting concludes that there has been negligible change on estuarine process at Bardens Bay.
TfNSW	<ul style="list-style-type: none"> ➤ The closest swing mooring to the site (CL8454) is recommended to be relocated by 16m. ➤ The owner of the swing mooring has been consulted and is amenable to relocating the swing mooring. ➤ The Stage 2 marina can be completed prior to the relocation; notwithstanding this, the process to relocate the mooring is already underway.
NSW EPA	<ul style="list-style-type: none"> ➤ The EPL that applies to the site (No. 20631) will be required to be updated to accommodate Stage 2. ➤ EIS to consider construction environmental management. ➤ Spill and emergency management. ➤ Stage 2 impacts on seagrass.
NSW RFS	<ul style="list-style-type: none"> ➤ No concerns.
Water NSW NSW DPIE EE&S (formerly BCD)	<ul style="list-style-type: none"> ➤ No response to invitation to comment.

Issues for further consideration

Temporary Construction Compound

Rathmines Park

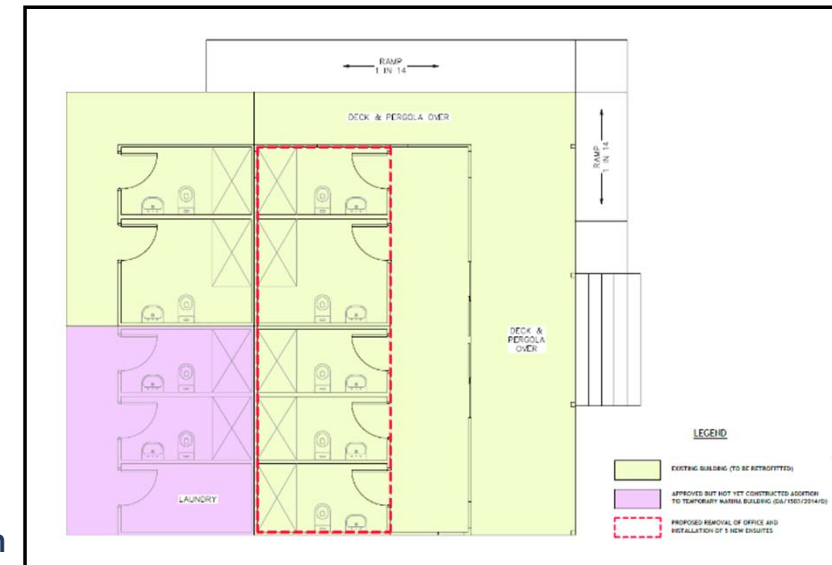


Site Plan – Temporary Construction Compound

Issues for further consideration



Existing Floor Plan



Proposed Floor Plan