

From: Michael Reid <mreid1@bigpond.net.au>
To: mreid1@bigpond.net.au
Date: Nov 30, 2022 1:40:26 PM
Subject: Application No SSD-27028161

Dear Sir/Madam,

re Concept SSD Application SSD-27028161 for Trinity Point.

I object to the above planning proposal for the following reasons.

The current access to the area from Morisset and Toronto is woefully inadequate. There are only two roads into Trinity Point from those towns, Marconi Road and Morisset Park Road. Both are two lane roads whose potholes and ruts recur as fast as Council tries to repair them and are littered with road kill. The NSW state government has announced a massive sports development beside Morisset Park Road, yet to be built but also certain to increase traffic on the way to Trinity Point. I have seen nothing to suggest that Council or the State Government plan to spend millions building a new road into the two areas planned for development. Bush fires could cut off these access roads trapping people on the peninsula.

The height of the buildings is totally inappropriate on the foreshore of Lake Macquarie (LM). There are no buildings that I can think of which are anywhere near this height elsewhere on LM. This development would set an unwelcome precedent. The land slopes upwards at the southern end of the site which will result in the top of the southernmost building being considerable higher than 42m. There is no guarantee that the proposed design will not be altered (again) once the planning proposal is approved.

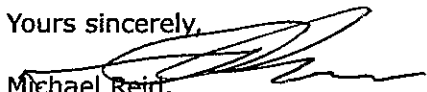
The northern end of the development is only a metre or two above sea level and involves an underground parking area. How often are there reports of serious flooding in such car parks (Parramatta etc.).

The planned population density is excessive. 180 residential apartments, six serviced apartments and 400 or more guests staying at the hotel in peak season will put huge stress on the area. The noise, traffic congestion created by the new residents in the area, by the delivery trucks, by the waste disposal trucks etc. will have a serious impact on local existing residents. I live on Trinity Point Dr., a few hundred metres from the development site and already there is heavy traffic relating to the current restaurant on the development site. This will become exponentially worse if the proposed development eventuates. The developer has stated that current traffic flow will be recorded but there is no point unless this is done when the existing restaurant is open (Thursday- Sunday) and especially on weekends.

Medical, dental, paramedical services and schools in the area are already stressed and will be unable to cope with the increased local population.

Finally, the developers representatives have previously rejected the suggestion that a public meeting be held but I believe this is definitely warranted.

Yours sincerely,


Michael Reid.

I live at 28 Trinity Point Dr., Morisset Park .

I have made no political donations in the past two years.

I acknowledge and accept the the department's disclaimer and declaration.