

Director
Regional Assessments Department of Planning and Environment
Locked Bag 5022
Parramatta
NSW 2124

Dear Sir/Madam

Re: Objection to concept plan SSD Application No SSD-27028161

I would like to start by saying that I am a home owner at Trinity Point Drive, Morisset Park 2264. And I absolutely object to the above Planning Proposal for reasons I will set out below.

Firstly I would like to start by saying that it appears that the only home or land owners in this subject location who were notified of this Proposal to my knowledge were ONLY the ones in ONE STREET namely: Trinity Point Drive, Morisset Park. I've asked my friends in the other streets and they informed me they had never received anything in relation to this Proposal. Which is undemocratic - this Proposal affects each and every street! Not to mention all the streets in this entire small pocket and surrounding suburbs.

There are many vacant blocks of land in Trinity Point Drive and nearby streets, some sold others are up for sale. So I assume that most if not all have not have the opportunity to Submit their possible objections, leaving this hole Proposal in question totally unreasonable and unfair to all of us home and land owners. Which just makes it SO easy for the Developer (Keith Johnson).

The entire streets here are all ONE thoroughfare - which has only ONE LANE OF TRAFFIC INTO THIS LOCATION. From all the surrounding suburbs. Not to mention that there is only one set of lights as well which joins the main thoroughfare to get out of this pocket to turn left or right to whichever direction you are heading. E.g. Bonnell's Bay, Brightwaters to mention a couple.

It is a nightmare at Peak Hours and also School Hours (to some less degree); but still a nightmare to get out or in. There have been many accidents at this intersection and heaps at the T-intersection of Fishery Point Drive and Morisset Park Road and just before the train underpass bridge, which completely brings all traffic to a standstill.

There's also constant traffic of all sorts of trucks, garbage collections, and I was in view of an accident that had happened and the incoming traffic was congested from the main road to the T-intersection of Morisset Park Rd and Fishery Point Drive where Bonnell's Bay School is and the incoming ambulance had to drive on the incoming lane overtaking all the vehicles that were bumper to bumper. Lights are definitely needed here, especially being on the corner of a school.

I've only recently purchased my home up here for some 18 months and I've seen 3 car accidents and heard of many others through the Facebook portal of: Morisset and Surrounding Suburbs.

I'd also like to mention all the Roads and Streets in this location constantly have pot-holes, which when they so eventually get filled in - no sooner become pot-holes again. So, this constant occurrence will no doubt become a worse problem, with the residents requiring the Council to arduously continue to work on these roads and streets. There's not a lot kerbside gutters here either which would possibly have to be built by Council etc.

* This entire pocket of this Peninsula is 99% Residential with only Keith Johnson's restaurant "8 at Trinity" and his marina and a small garage.

* There are no buildings over two storey's and that's Council's limit of course and understandably.

* There are NO TALL BUILDINGS whatsoever in the entire Morisset or Peninsular areas except for Toronto which has numerous shops and heaps of restaurants, a much built up area. We are not!

* There is another issue worth mentioning which will affect the traffic: Traffic and infrastructure will also be increased when the Sporting Complex is build opposite Bonnells Bay School on Morisset Park Road.

* Regarding the Helipad - Residents already have to accept the Helicopter that carries mainly injured people from accidents etc. to John Hunter Hospital at any given time, this is of course totally acceptable however with another helicopter this just adds to the noise level therefore taking away the residents right to reasonable quietness.

Lastly, I'd like to express on the occasion that the Developer Keith Johnson had a Meeting at Trinity Point for us all to attend (residents) where he put forward the Proposals. At the end of the meeting he said *"no matter whatever objections any of you make for this development they will all be ineffective as approval will be granted!"*

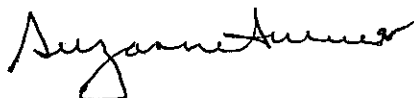
He's more or less saying any Submissions we may make will go on deaf ears!!! This is so unreasonable, as residents want to be heard and should be included in any changes or proposals that affect their area.

If the Proposal goes ahead it will totally transform the beauty and serenity that we residents obviously bought for in this location because it has only one commercial building. To transform it into a tourist attraction is unbelievable and unreasonable. The only person I see benefiting from this is the Developer Keith Johnson. Council will have loads of work to do to improve the Traffic and Road issues and this will become a nightmare for them.

I'm lodging this Objection and I need for you to consider my statements for my objection seriously.

I'm submitting this Objection not just for myself but in respect of all the residents and land owners and future residents.

Sincerely yours,



Suzanne Turner 14/12/2022

I acknowledge & accept the Department's disclaimer & declaration. I not made any political donations.