

**Ref. The NSW Department of Planning, Industry and Environment - Trinity Point Mixed Use Development (SSD-27028161).
Dec. 9, 2022**

My, (and many of the residents of the area) principle objection to this development, is the significant increased heights of the new buildings. (up to 42 metres) We purchased our allotment in 2021 and the approved development of Trinity Point at that time was featured in the extensive JPG literature which described and illustrated the development. Building heights were limited to three stories! That design was generally sympathetic to the location. There was no mention of a “revised” development, which was quite clearly well into advanced definition and submission by the developer, at that time.

The changes in the height and visual impacts are illustrated in the following JPG generated graphics. These are not to scale, but highlight the significant changes.

We argue that it was legally incumbent upon the developer to disclose those changes at the time, before purchasers proceeded to contract. A recent legal opinion indicates that ipso facto, there is a sound legal basis for successful redress against the developer should it proceed with the revised up-scaled development. Notwithstanding, we believe an amended development may still be appropriate as long as the building heights are limited to no more than 4 stories.

A further major concern is that there is no specific timetable for the development, other than it will be effected in three stages. (possibly 10 years?) This will result in a long protracted construction period with attendant disruptions, large intrusive cranes, site construction noise, large and frequent vehicle movements etc. This will have a major impact on the residents “right to quiet enjoyment” of their properties. Many of these properties are within a few metres of the development. We argue therefore that if the development proceeds it must be constructed in a timely manner and with sympathetic minimal disruption to local property owners.

We further highlight that there is a shortfall in the provision of certain utility services, namely power, sewerage and Internet, identified in the EIS. These utilities need to be accurately sized and specified by the developer and formal plans and implementation programs are approved by the various utility suppliers, before approval is granted. Failure to provide for the increased utility requirements will have a major negative impact on the Trinity Point residents.



