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Trinity Point Mixed Use Development application SSD-27028161

I wish my details to be **withheld** from publication

Submission for Trinity Point Proposal Application number SSD-27028161

This is an objection to the proposed development of six building envelopes of up to eight storeys high, including 180 residential apartments and a 218-room hotel with six serviced apartments attached. This is in addition to a 300-seat function centre, two restaurants, a wellness centre, commercial and retail shops. My main reason for the objection is that this is all a gross over-development of a small peninsula with inadequate infrastructure which is strategic to the health and fragile environmental balance of this key area in the southern part of Lake Macquarie.

Reasons and Concerns

While the appearance and shape of the buildings may seem unique, attractive and contemporary in the artist's impressions, the reality this may be very different. The depicted sweeping layers of green verge lawns with alternate solar panelling for the roofline may have to take second place to the elevator rooftop apparatus and access points, as well as the air-conditioning ventilation and access scaffolds. This would all be very visible to all the residential areas even far across the lake, particularly due to the shape and design of the buildings. Maintenance of any lawn on those rooftops would also have to be quite difficult to keep presentable.

In addition to the above, with such a high density of population it seems that no allowance has been made for areas to house garbage bins (3 bins for each residence), waste and recyclable material, as well as adequate room to place these bins on the street kerbs for pickup service.

The greenery and planting as depicted in the artist's impressions to look uniform and distinguished, in reality will not be visible to the outside viewer or will be patch-like at best.

The development constructed to date has already added to additional silt washed into the lake which is particularly noticeable after a heavy rainy period. This has rendered existing nearby jetties to be no longer serviceable by boat due to silt build up and resultant reduction in depth around the shore. This should be remedied before any further development is approved and steps taken to ensure further development does not exacerbate this problem.

Road access

There is inadequate infrastructure for road access into the area through Morisset Park Road, which has no marked lines on edges or centre, has a poor road surface with inadequate width to accommodate any traffic. Final access to the Point is through narrow residential streets.

There is also inadequate infrastructure for road access from the M1 freeway through Dora Street and Morisset township. A bypass of the town would be necessary to accommodate all the extra traffic generated by not only visitors, but tradesmen, service providers, staff workers and retailers.

Traffic at the Bonnells Bay public school is already congested and dangerous during drop-off and pick-up times due to inadequate road infrastructure and traffic controls. The intersection of Fishery Point Road and Morisset Park Road would require traffic lights to effectively cope with the increased traffic.