

For SSD-27028161

Attention: Director, Regional Assessments, Department of Planning and Environment

16 December 2022

Re: State Significant Development application (69C, 81 and 85 Trinity Point Drive, Morisset Park) (SSD-27028161)

Dear Director, Regional Assessments,

I have received a notification letter for SSD-27028161 dated 15 November 2022. Please can you accept this written submission concerning the application. I have not made a reportable political donation or gift in the last two years. I acknowledge and accept the department's disclaimer and declaration.

I object to the submission for the following reasons outlined below.

The proposed development is directly in front of the view from my house on Bulgonia road which directly overlooks this property from across the bay – please refer to the photo included below. There will be a significant visual impact resulting from the increased height and scale of the proposed development that is not mitigated even with the proposed design and landscape elements.

I specifically object to the extended height and the extended size of the development proposed. I would like to minimise the impact that the development will have on the lakefront view from my property and the privacy for my family. The extended height and size of the development proposed is not suitable for the waterfront location and is not in keeping with the visual character of the lakefront. This proposed development with the increased height and size will have a significant impact not only on the visual appeal of the lakefront but also on the view from my house and the significant light pollution we would experience at night time. It will also impact the privacy for me and my family as we will be directly overlooked by the very large complex of the hotel and residential apartments.

I object to this application as it does not meet the principles of ecologically sustainable development detailed in the current Lake Macquarie Local Environment Plan; specifically the extended height and size of the proposed development does not reflect the guidelines and intent of development described within this plan for the physical and natural environment, and visual character of the Macquarie lakefront. The large amount of birdlife currently resident in this area of the foreshore overlooking the development includes Swift Parrots and Regent Honeyeaters, both listed as Endangered nationally under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999, and the endangered Pied Oystercatcher. This birdlife will be detrimentally impacted by the light and noise of such a significant development. This development does not:

- respect the character of surrounding area
- retain and enhance the rural character of land
- maintain the residential amenity of the surrounding area, and
- is within the servicing capacity of the area

I assert that the proposed design with the significant increase in size and height of buildings proposed is not suitable for the site and exceeds the existing controls under the current provisions of the Lake Macquarie City Council's Local Environmental plan (LEP); in particular:

- The LEP maximum height of **16m** Vs the application maximum height of **42m** (Close to 3 times higher)
- The LEP maximum of **150** dwellings Vs the application for **180** residential apartments and a **218** room hotel and **6** serviced apartments

The proposed application is significantly higher and larger than the previous submission which was approved and this proposed application is not suitable for the site; in particular this application includes the following significant increases over the previous approved application:

- From 6 buildings up to **four stories high** to 6 buildings up to **eight stories high (double the number of stories)**
- From buildings up to **16m** high to buildings up to **42m** high (**2.6 times higher**)
- From **75** tourist units to a **218** room hotel and **6** serviced apartments (**3 times more**)
- From **75** residential apartments to **180** residential apartments (**2.4 times more**)
- From **178** car parking spaces to **614** car parking spaces (**3.5 times more**)

In addition I object to the significant increase in traffic generation and resulting road congestion that will result from the large increase in dwellings proposed (3 times more dwellings and 3.5 times more parking spaces). This increased traffic will result in a significant impact on the peaceful rural character of the area, and in significant traffic bottlenecks and delays as there is one main route in and out of the development location to Morisset and the main highways.

I believe the development application could be modified to improve the visual appeal of the new design proposed by retaining the character of the new design but limiting the height to four stories high; acknowledging this will mean a reduction in the number of residential apartments and hotel rooms. This would have the added benefit of reducing the level of the traffic increase that would result from the proposed development; to be more in line with the peaceful rural character of the area having less impact on traffic bottlenecks and delays for residents of the area.

Sincerely,

Resident Bulgonia Road overlooking the proposed development (view from the property shown below)

