



SUNSHINE PROGRESS ASSOCIATION Inc

ABN 97191676420

12 October 2024

39 Sunshine Pde
Sunshine NSW 2264

Erin Murphy
Team Leader Regional Assessments
Locked Bag 5022
Parramatta NSW 2124

TRINITY POINT MIXED USE DEVELOPMENT MOD 1

OBJECTION

Sunshine Progress Association Inc (SPA) is very strongly opposed to this modification for the reasons set out below.

1. The documentation submitted by the proponent is totally misleading. The overhead perspective representation on page 1 of the Comparison Report suggests that buildings E and F are significantly lower in height than buildings A,B,C and D. In fact they are substantially the same.

This deception obviously aims to confuse the public. Buildings E and F are at the highest point of the estate and therefore will be much more visually distressing than the others. Johnson Property Group (JPG) and the Architects Koichi Takada should be censured for this deception.

2. The increase in heights, ranging from 1.06m to 2.70m are the direct result of the incompetence of the architects. The public should not have to bear the increased visual distress of this increase. The buildings are already five stories higher than has been approved for any other site at the waters edge around Lake Macquarie.

Building F is at the highest point of the estate above seal level, yet is proposed to be increased by 2.70m, the greatest increase of any of the 6 buildings. This is just not acceptable.

This design error needs to be resolved by the architects in some other way than by simply increasing heights. The obvious solution is to reduce the number of floors from 8 to 7.

This would enable all the errors to be overcome without further impingement on the visual environment and the lifestyle diminution for existing residents in the Trinity Point development. Many of those residents were unaware of the plans for 40 metre plus buildings between them and the water when they purchased their residential blocks and built their dream homes. At that stage the JPG proposal was for a number of buildings no more than 4 stories high.

These 40 m buildings will overshadow some of the residents in the early hours of the day, which is the best time to enjoy lake side living. Any height increases should not therefore be approved.

3. Adding to the conclusion that the architects were incompetent is the issue of Floor to Ceiling Heights outlined in section 4. This is another reason why the heights need to be increased and is another reason why the modification must be refused.
 4. The changes to the Planters in section 15 are again the result of incompetence by the architects. This change should be refused and the proponents directed to find an alternative solution that is consistent with the current approvals.
 5. Referring to section 11 about the increases to GFA, there are discrepancies between the comparison table and the adjacent site sketches. The sizes for the proposal are the same in each, but the numbers for differ for both the hotel area and the residential area. The question therefore is whether this is a deliberate attempt to confuse or just another example of architect incompetence?
 6. Parking space numbers remain the same at 614. However, incompetence is again demonstrated by the fact that heights had to be increased to accommodate SUV type vehicles. Given that SUVs have been the largest selling sector for new sales for some years it is inconceivable how architects could design a carpark that was not high enough to allow entry. Again this is a clear demonstration of incompetence.
 7. While access roads from Morisset are not the subject of this modification, SPA continues to believe that roads such as Morisset Park Rd, Trinity Point Drive and Henry St are totally inadequate to handle the volume of traffic that this development will generate.
- Similarly, these suburban streets were never constructed to handle heavy commercial vehicles that will service buildings A and B.
- The intersection of Fishery Point Rd and Morisset Park Rd is the site of a growing primary school. As set out in the 2009 JPG traffic study, this intersection was already at capacity and JPG proposed installation of traffic lights.
- When convention traffic arrives early in the morning it will be impossible for cars exiting Fishery Point Rd from the north to proceed because of the volume of traffic going east to Trinity Point from Morisset.
8. As required SPA acknowledges acceptance of the department's disclaimer and declaration.

Alan Stone
Secretary/ Treasurer
Sunshine Progress Association Inc
51 Sunshine Parade
Sunshine NSW 2264