

## Consultation Log – Trinity Point Helipad

Date	Organisation / Person	Purpose	General Issues	Attachment
11/03/16	NSW Department of Planning & Environment	<p>Notification that site specific noise investigations will be undertaken. Confirmed the following:</p> <ul style="list-style-type: none"> <li>• An invite for the DPE to observe.</li> <li>• Date to be undertaken (21 or 22 March 2016);</li> <li>• A reserve date in the event of inclement weather (either 30 – 31 March 2016 or 1 April 2016);</li> <li>• Duration (testing over 1 day);</li> <li>• Methodology summary (manoeuvring a helicopter through multiple flightpath options (at least 4 times per option) from two potential helipad locations and recording noise measurements from multiple locations).</li> <li>• Given the frequency of flights associated with the testing, the noise observed will be substantially greater than that which would occur for an operational helipad.</li> <li>• Council and its consultants have been notified and invited to observe which they have accepted.</li> <li>• Lake Macquarie MP Greg Piper, Mayor Jodie Harrison and Elected Councillors have been notified and invited to attend.</li> <li>• A letterbox drop will be undertaken on 19 March 2016 notifying residents on the</li> </ul>	N/A	1

		<p>Morisset Peninsula and within areas of Summerland Point and Mannering Point (a copy of the letter to be distributed was enclosed).</p> <ul style="list-style-type: none"> <li>• A public notice will also be placed in the Lakes Mail newspaper to coincide with the letterbox drop.</li> <li>• Following the day of testing, a separate notification will be provided to local residents inviting attendance at an open community 'drop-in information session'.</li> </ul>		
11/03/16	<p>Separate letters to (see attached):</p> <p>Mr Greg Piper, Member for Lake Macquarie</p> <p>Councillor Jodie Harrison, Mayor of Lake Macquarie</p> <p>Each Elected Councillor of Lake Macquarie</p> <p>Mr Chris Dwyer, Principal Planner, Lake Macquarie City Council</p>	<p>Provided notification that site specific noise investigations will be undertaken and an invitation to observe.</p> <p>Attached the letter that will be distributed to 5,142 homes on the Morisset Peninsula and within areas of Summerland Point and Mannering Park notifying the upcoming acoustic investigations.</p> <p>As outlined in the JPG letter to DPE (11/03/16) above, the letter confirmed date to be undertaken; reserve dates (in case of inclement weather); duration; and methodology summary.</p> <p>Confirmed that following the day of testing, a separate notification will be provided to local residents inviting attendance at an open community 'drop-in information session'.</p>	N/A	2
17/03/16	Public Notice in Lakes Mail (see attached)	Notification that site specific noise investigations will be undertaken.	N/A	3

18/03/16	Lake Macquarie City Council	<p>On site meeting with LMCC staff including LMCC's Acoustic Specialist – Renzo Tonin &amp; Associates.</p> <p>Dr Stephen Cooper (The Acoustic Group) explained the intended acoustic testing methodology including the two (2) alternate helipad locations and multiple flight paths to be tested.</p> <p>Provided opportunity for LMCC input into the methodology.</p>	<p>LMCC requested the following prior to the day of testing:</p> <ol style="list-style-type: none"> <li>1. Plans depicting the flight path</li> <li>2. Plan of proposed noise logger locations (LMCC added an additional two loggers to the five locations discussed on site).</li> <li>3. Original ARUP acoustic report (from 2008) and associated assessment comments from DR Steven Cooper.</li> <li>4. NSW DPE SEARs and DGRs (Part 3A MOD)</li> <li>5. Copy of masterplan of Trinity Point site / buildings.</li> <li>6. Plan of objector locations.</li> <li>7. 2m weather station be located on site during testing.</li> </ol> <p>Documentation requested in points 1, 2, 4 &amp; 5 was supplied to Council on 21/3/16. Council itself located item 3 on its own records. Item 6 was not supplied as JPG do not retain such information that would enable a plan to be prepared (it is considered best produced by authorities). Item 7 will be supplied (a 10m weather station rather than 2m) on site prior to testing commencing.</p>	n/a
19/03/16	Local Community (see attached letter mailed to properties on the Morisset Peninsula and areas of Summerland Point and Mannering Park as shown on the attached map).	<p>This letter provided notification to the local community that site specific noise investigations will be undertaken.</p> <p>As outlined in the JPG letter to the NSW DPE on 11/03/16, this letter confirmed date to be undertaken; reserve dates (in case of inclement weather); duration; and methodology summary.</p> <p>Confirmed that following the day of testing, a separate notification will be provided to local residents inviting attendance at an open community 'drop-in information session'.</p> <p>Provided a JPG contact number for general enquiries.</p>	N/A	4
24/03/16	Lake Macquarie City Council Staff & Renzo Tonin	JPG undertook acoustic testing where various helicopter flight path options	During the acoustic testing the following community feedback was received:	n/a

	<p>(LMCC Acoustic Consultant).</p> <p>Attendees from LMCC:</p> <ul style="list-style-type: none"> <li>- Renzon Tonin</li> <li>- Chris Dwyer</li> <li>- Chris Baker</li> <li>- Cathy (from Chris Baker's team)</li> <li>- Sue Ellen (from Chris Baker's team)</li> <li>- Michael Manille</li> </ul>	<p>and two separate potential helipad locations were tested.</p> <p>The testing was carried out in accordance with the methodology agreed with Council on 18/3/16.</p>	<ul style="list-style-type: none"> <li>• LMCC took two (2) phone enquiries about what was occurring on the site. One party was satisfied with LMCC's response and the other maintained objection.</li> <li>• JPG received one objection to the acoustic testing on its website.</li> <li>• The person manning Noise Logger 3 received a verbal complaint regarding the testing.</li> <li>• The person manning Noise Logger 5 received a verbal complaint regarding the testing.</li> </ul>	
08/04/16	Lake Macquarie City Council	<p>Contact made to determine which of the below committees exist (consultation required by SEARs for Helipad and original DGRs relevant to MOD 3):</p> <ul style="list-style-type: none"> <li>• LMCC Estuary and Coastal Management Committee</li> <li>• LMCC Aquatic Services Committee</li> <li>• The Office of the Lake Macquarie &amp; Catchment Coordinator</li> <li>• The Lake Macquarie Project Management Committee</li> </ul>	<p>The following was confirmed:</p> <ul style="list-style-type: none"> <li>• The Office of the Lake Macquarie &amp; Catchment Coordinator; and the Lake Macquarie Project Management Committee no longer exist.</li> <li>• Arrangements were made for JPG to present the helipad proposal to the Lake Macquarie Estuary &amp; Coastal Management committee on 1 June 2016 (which was the next available meeting).</li> <li>• Arrangements were made to present to the LMCC Aquatic Services Committee on 18 May 2016 (which was the next available meeting).</li> </ul>	
12/04/16 and 19/04/16	<p>Authority contact by email (see attached). Authorities consulted:</p> <ul style="list-style-type: none"> <li>• NSW Environmental Protection Authority</li> <li>• NSW Office of</li> </ul>	<p>The email introduced the project, advised of the current status of the project, invited comment from authorities and offered JPG meeting availability to discuss the project.</p>	N/A	5



	<p>Environment &amp; Heritage</p> <ul style="list-style-type: none"> <li>• NSW Department of Primary Industries (Office of Water)</li> <li>• NSW Department of Primary Industries (Fisheries)</li> <li>• NSW Roads and Maritime Services</li> <li>• Commonwealth Civil Aviation Safety Authority</li> <li>• Australian Government Department of the Environment</li> <li>• NSW Department of Planning (Hunter Regional Office)</li> <li>• NSW Department of Lands</li> <li>• NSW Office of Environment &amp; Heritage, Heritage Division</li> <li>• NSW Mine Subsidence Board</li> <li>• Hunter Water Corporation</li> <li>• Ausgrid</li> </ul>			
13/04/16	NSW Office of Environment & Heritage	Response to invitation to comment.	NSW OEH confirmed it has no additional issues or comments regarding the proposal (see attached).	6
20/04/16	Ausgrid	Response to invitation to comment.	Ausgrid confirmed that it does not have any issues with the proposed helipad (see attached).	7
21/04/16	NSW Department of Primary Industries (Fisheries)	Response to invitation to comment.	Confirmed the only potential issue would be recreational fishing / navigational impact. It is noted that this is an item that forms part of the SEARs and is	8

			addressed within the EA.	
22/04/16	NSW Department of Planning (Hunter Office)	Response to invitation to comment.	Confirmed no further comments in relation to the proposal. Requested a copy of the Environmental Impact Statement once complete (JPG will facilitate this).	9
22/04/16	NSW Mine Subsidence Board	Response to invitation to comment.	Confirmed that the board does not have any issues with regard to the proposed helipad.	10
22/04/16	Commonwealth Department of the Environment	Response to invitation to comment.	Outlined the EPBC Act 1999 process and identified that the 'protected matter search tool' may be useful to determine if a Referral is needed to be made to the Department.  Requested a phone call to discuss the proposal further.	11
26/04/16	Commonwealth Department of the Environment	Phone Call (ADWJ called Dugal McFarlane of the Department)	Details of discussion: <ul style="list-style-type: none"> <li>• Introduction to the broader Concept Approved Project and the specific helipad proposal.</li> <li>• Confirmed that previous applications such as the marina did not trigger EPBC provisions (based on advice from expert ecological consultants (both terrestrial and aquatic)).</li> <li>• Dugal raised the question whether the proposed helipad will affect migratory bird species (listed under the EPBC Act). It was confirmed that expert ecological advice would be sought and will consider the provisions of the EPBC Act 1999. That advice will determine whether a referral is required to be made to the department.</li> <li>• Dugal noted that before any comment is made by the Department, a referral needs to be made.</li> </ul>	n/a
27/04/16	Commonwealth Civil Aviation Safety Authority	Response to invitation to comment.	Confirmed that CASA does not oversight, regulate or make assessments of helicopter landing sites.	12
29/04/16	NSW Office of Water	Response to invitation to comment.	Confirmed that for the purposes of the Water Management Act 2000 and Water Act 1912, no approvals or licenses are required for the construction and use of the proposed helipad and no further assessment by the NSW Office of Water is necessary.	13
02/05/16	NSW Roads and Maritime Services	Response to invitation to comment.	Response was from the roads (Land Use Development) section of RMS. Response confirmed that Hunter Land Use has no issues as it is considered the helipad would have no impact on the classified road network. Confirmed that as the location of the helipad is over the water (Bardens Bay) the project has been referred to 'Boating Operations	14

			North' for consideration.	
02/05/16	<p>Separate letters to (see attached):</p> <p>Mr Greg Piper, Member for Lake Macquarie</p> <p>Councillor Jodie Harrison, Mayor of Lake Macquarie</p> <p>Each Elected Councillor of Lake Macquarie</p> <p>Mr Chris Dwyer, Principal Planner, Lake Macquarie City Council</p> <p>NSW Environmental Protection Authority</p> <p>NSW Crown Lands</p> <p>NSW Department of Planning</p>	<p>This is a follow up letter to JPG's previous letter dated 11/03/16. The purpose of the letter was to:</p> <ul style="list-style-type: none"> <li>• Confirm that a Community Information 'Drop In' Session has been arranged on 31 May 2016.</li> <li>• Confirm an invitation to attend.</li> <li>• Confirm that an invitation will be issued (in the week commencing 9 May 2016) to 6,533 homes on the Morisset Peninsula, Summerland Point and Mannering Park to attend.</li> <li>• Confirm that a Public Notice will also be run in the Lakes Mail newspaper prior to the Community Information Session (in the week commencing 23 May 2016).</li> </ul>	N/A	15
02/05/16	Councillor Ken Paxinos	<p>Contacted JPG to ask the question whether JPG has refused to consider permitting emergency services use of the helipad.</p>	<p>JPG confirmed:</p> <ul style="list-style-type: none"> <li>• That they have not made such a statement.</li> <li>• Notwithstanding, the size of the helipad that is being designed and proposed at Trinity Point is for smaller sized aircraft than the larger size of the aircraft typically associated with emergency services.</li> <li>• It will be left up to the individual pilot of the emergency services aircraft to determine the safety of the landing at the Trinity Point helipad.</li> <li>• JPG would definitely not stop emergency services from using the helipad (nor would JPG want to) if needed.</li> </ul>	16
02/05/16	Councillor Rosmairi Dawson	Confirmation that she will attend the community information 'drop in'	N/A	17

		session.		
06/05/16	Trinity Point Registered Aboriginal Parties – RAP Meeting	The helipad proposal was an agenda item of the RAP meeting. A project briefing (attached) was supplied to the RAP members prior to the meeting to facilitate an informed discussion. JPG staff were in attendance at the meeting to discuss the project and answer any questions raised.	<p>JPG provided an introduction and briefing of the helipad proposal to the RAPs.</p> <p>Matters raised by RAPs:</p> <ul style="list-style-type: none"> <li>• Will the wind generated by the helicopter blades blow bird nests from trees?</li> <li>• Will marine life be adversely impacted by helicopter movements?</li> <li>• Is the helipad floating or will it be piled into the lake bed.</li> </ul> <p>JPG confirmed that each of the matters will be addressed within the Environmental Assessment and Environmental Impact Statement, in particular the ecology, aquatic ecology and design sections.</p> <p>The RAPs were provided with an invitation to attend the Community Information ‘Drop In Session’.</p>	18
06/05/16	Commonwealth Department of the Environment	Phone call received by ADWJ from Mark Jenkins to discuss project status	<p>Discussions details:</p> <ul style="list-style-type: none"> <li>• Confirmed that JPG would be commissioning expert ecological consultants (both terrestrial and aquatic) and as part of their scopes will consider EPBC matters.</li> <li>• The expert consultants will determine if a Referral should be made.</li> <li>• Mark Jenkins asked for a copy of the reports to be supplied to the department once complete.</li> </ul>	n/a
09/05/16	Local Community	<p>A mailbox drop invitation to an open Community ‘Drop In’ Information Session was issued to the local community of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrawonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point (see attached letter and distribution list).</p> <p>A total of 6,533 invitations were issued.</p>	N/A	19

		<p>The invitation confirmed the following Information Session detail:</p> <ul style="list-style-type: none"> <li>- Date: Tuesday 31 May 2016</li> <li>- Time: Drop in Between 3.30pm-6.30pm</li> <li>- Location: Bonnells Bay Youth &amp; Community Centre 275 Fishery Point Road, Bonnells Bay NSW 2264</li> </ul>		
10/05/16	NSW Department of Planning & Environment	Response to invitation to attend community 'drop in' session.	Confirmed that the NSW DPE will be happy to meet with JPG following the community open session to discuss the results of the noise testing and community consultation.	20
10/05/16	NSW Lands (Department of Primary Industries)	Response to invitation to comment.	<p>DPE noted:</p> <ul style="list-style-type: none"> <li>• Does not consider the proposal to alter previous comments made by the department.</li> <li>• The requirements included in the existing DGRs are considered satisfactory and generally address DPI-Lands requirements.</li> <li>• DPI – Lands provided land owners consent on 4 October 2013 for lodgement of the Section 75W Modification Application to include a helipad in the proposed development. The conditions of that consent are considered current.</li> <li>• The helicopter flight path options plan (drawing 37429(4)-Heli-01-D) indicates altitude measurements in feet. This is likely to be a drafting error and should be corrected to show measurements in metres.</li> </ul>	21
11/05/16	NSW Environment Protection Authority	Meeting with Natasha Ryan and Mark Hartwell of EPA to discuss the helipad proposal.	<p>Items discussed:</p> <ul style="list-style-type: none"> <li>• The methodology of the acoustic test day that was undertaken and JPG confirmed that results are currently being analysed by their acoustic specialist.</li> <li>• It was confirmed that frequencies of proposed flights had not been determined yet, and were dependant on the outcome of the analysis of the acoustic data recorded.</li> <li>• The same EIS will be used for the MOD 3 application and the Part 4 Designated Development Application.</li> <li>• As part of the MOD 3 application, NSW EPA will be given the</li> </ul>	n/a

			<p>opportunity to review and provide comment on the proposal (noting that the proposal will not be an 'Integrated Development' under the Part 4 Application due to the Concept Plan approval).</p> <ul style="list-style-type: none"> <li>• The EPA's latest commentary within the SEARs released for the helipad proposal remain valid.</li> <li>• The acoustic testing for the helipad was undertaken on the basis of the noisiest helicopter likely to use the helipad.</li> <li>• On the day of acoustic testing 3 actual landings on the Trinity Point site (on land) site were carried out.</li> <li>• No fuelling or helicopter maintenance will be undertaken.</li> <li>• The helipad will not be used at night time.</li> <li>• JPG will not prevent use of the helipad by emergency services (if required).</li> <li>• If the helipad is approved the Environmental Protection License for the marina will need to be amended to include provisions for the helipad.</li> <li>• The EIS should address helipad design.</li> <li>• The EIS should address matters such as bunding of the helipad and spill management.</li> <li>• Advised the EPA of the upcoming Community Open Day (31/05/16) and the upcoming Councillor briefing session (16/05/16).</li> <li>• Offered the EPA a chance for a further meeting prior to lodgement of the EIS. EPA confirmed no need for a further meeting prior to lodgement. If necessary, a meeting will be scheduled post lodgement, following EPA review of the EIS.</li> </ul>	
11/05/16	Summerland Point Resident	Response to invitation to Community 'Drop In' Session.	<p>Indicated that he could not attend the 'drop in' session however he would like information regarding what occurred on the acoustic testing day.</p> <p>JPG supplied the resident with a copy of the plans showing the two helipad locations tested along with the flight paths that were tested as well as helicopter movements that occurred over the 1000ft cruising altitude (the information was supplied to the resident on 17/5/16).</p>	n/a
12/05/16	Mannering Park Resident	Response to invitation to Community	Indicated that she could not attend the 'drop in' session however	n/a

		'Drop In' session.	would like a copy of the information that will be on display at the community open day.  JPG supplied a pdf copy of this documentation to the resident on 30 May 2016.	
12/05/16	Hunter Water Corporation (Paul McKoy)	Phone call response to invitation to comment.	HWC confirmed: <ul style="list-style-type: none"> <li>• It has no specific requirements.</li> <li>• It has previously confirmed with JPG that the servicing strategy for Lot 71 is required to be updated. If the helipad generates and additional loading it should form part of that update.</li> <li>• It would like to see potential water quality impact assessed within the EIS.</li> </ul>	n/a
16/05/16	Lake Macquarie Elected Councillors	<p>Presentation to the Councillor briefing session at the request of LMCC Mayor Jodie Harrison. The presentation included:</p> <ul style="list-style-type: none"> <li>• A power point presentation (attached);</li> <li>• A video demonstrating a helicopter test flight from the south, hovering over the preferred helipad location, exiting in an anticlockwise direction to the south), and demonstration of where the helicopter entered and exited 1,000 feet; and</li> <li>• A question and answer session between Councillors and Bryan Garland of JPG.</li> </ul>	<p>Items discussed / confirmed:</p> <ul style="list-style-type: none"> <li>• The helicopter used in testing was single engine helicopter (Airbus AS350 B2 (Squirrel)).</li> <li>• No after dark use of helipad.</li> <li>• JPG will likely apply for a weekly maximum of 38 helicopter movements (it was noted that acoustic assessment was still being completed).</li> <li>• The video was taken from noise logger location 5 (public foreshore at Brightwaters jetty).</li> <li>• Acoustic data recorded demonstrates that at all monitors, noise complied with acoustic criteria. Logger 1 (on Trinity Point site) recorded the loudest impact followed by logger 6 (southern end of Barden Street). Impacts satisfied acoustic criteria.</li> <li>• The power up component of the helicopter is likely the noisiest, which is why a stop / start process was undertaken on the Trinity Point site.</li> <li>• A weather station was set up on site prior to the testing day. Weather conditions will be incorporated into the noise assessment modelling. The flight paths proposed will accommodate a range of weather conditions and fly predominantly over water when below cruise altitude.</li> <li>• The Helicopter Landing Site (HLS) will be policed through conditions of consent.</li> </ul>	22

			<ul style="list-style-type: none"> <li>• No early morning movements are proposed. It is expected that a condition of consent would confirm operational times permitted.</li> <li>• A helicopter landing site manual will be prepared. This manual will deal with matters such as marina / helipad interface control.</li> <li>• JPG would not stop emergency services from utilising the helipad; however it would be the decision of the emergency helicopter pilot as to whether the helipad was of a suitable size for a safe landing (given the large size of emergency helicopters).</li> <li>• On the day of acoustic testing, the following community feedback was received: <ul style="list-style-type: none"> <li>- 1 verbal complaint at noise logger 3 (Morisset Park Boat Ramp) citing that the noise logger is in the wrong location.</li> <li>- 1 verbal complaint at noise logger 5 (Brightwaters jetty) citing that they are opposed to the helipad.</li> <li>- LMCC received 1 complaint and 1 enquiry.</li> <li>- JPG received one complaint.</li> </ul> </li> <li>• It is understood that the helicopter would power down prior to passengers exiting.</li> <li>• The HLS Manual will address helicopter idling.</li> <li>• No vehicles will have access onto the marina.</li> <li>• During the testing day, each hover over the helipad sites lasted for approximately 30 seconds.</li> </ul>	
18/05/16	Lake Macquarie City Council Aquatic Services Committee	<p>Presentation to the committee included:</p> <ul style="list-style-type: none"> <li>• A power point presentation (attached);</li> <li>• A video demonstrating a helicopter test flight from the south, hovering over the preferred helipad location, exiting in an anticlockwise direction to the south), and demonstration of where the helicopter entered and exited</li> </ul>	<p>Matters raised:</p> <ul style="list-style-type: none"> <li>• Does the helicopter make waves?</li> <li>• How much fuel does the helicopter require and without a refuelling facility, where will helicopters refuel?</li> <li>• Where is the marina fuel wharf?</li> <li>• What is the distance to the closest existing residence?</li> <li>• Who will monitor compliance with the 8 (daily) / 38 (weekly) movements?</li> <li>• Are there other considerations or just noise impact assessment?</li> <li>• A member of the aquatic services committee confirmed that their next door neighbour on one side had a mover (75dB)</li> </ul>	23



		1,000 feet; and <ul style="list-style-type: none"> <li>• A question and answer session between committee members and Bryan Garland of JPG and Les Binkin (Marina Consultant).</li> </ul>	and the neighbour on the other side had a Harley Davidson Motorcycle (95dB). In perspective the helipad will generate less noise than the mower and motorbike.  The aquatic services committee confirmed that the presentation was very informative and well presented.	
25/05/16	NSW Department of Planning & Environment and Lake Macquarie City Council	Email provided by JPG confirming an article to be published in the Lakes Mail on 26 May 2015.	N/A	24
26/05/16	Public Notice in Lakes Mail (see attached)	Invitation for the local community to attend Open Community Drop in Session.	N/A	25
26/05/16	NSW RMS (Maritime) (Bret Ryan)	Response to invitation to comment	Comments: <ul style="list-style-type: none"> <li>• RMS suspect issues may arise with helipad operations before sunrise, after sunset and in times of restricted visibility.</li> <li>• Helipad operations are not to impede with the safe navigation or general operation of vessels.</li> <li>• Pollution contingency plans should be detailed that address noise caused by aircraft and impact on vessels moored or operating in the area.</li> <li>• The helipad should be engineered to provide adequate stability and be structurally sound commensurate with the existing vessel and environmental wave and wash conditions of the proposed site.</li> </ul>	26
28/05/16	Summerland Point Resident	Response to JPG email dated 17/5/16 following supply of plans showing the two helipad locations tested along with the flight paths that were tested.	Thanked JPG for supply of the information.  Confirmed that as the helipad flight paths will not impact on his residence that he has no further questions.  Asked to be informed if there are any changes to the proposed flight paths.	n/a
30/05/16	Local Resident	Response to invitation to Community 'Drop In' session.	JPG supplied the resident with a copy of the plans showing the two helipad locations tested along with the flight paths that were tested.	n/a

31/05/16	Col Roach of Bonnells Bay Progress Association	Response to invitation to Community 'Drop In' session.	<p>JPG supplied a pdf copy of the information boards on display at the Community Open Day.</p> <p>Colin confirmed that the information would be discussed at the Bonnells Bay Progress Association meeting on 1 June 2016.</p>	n/a
31/05/16	<p>Community Information 'Drop In' Consultation Session at the Bonnells Bay Youth and Community Centre.</p> <p>Hours 3.30pm – 6.30pm</p>	Summary displays and personnel available from JPG to answer queries or discuss matters.	<p>Attendance of 101 people.</p> <p>Summary of comments:</p> <ul style="list-style-type: none"> <li>• Adverse noise impact.</li> <li>• How were the logger locations determined? Will other areas experience greater noise impact than those in proximity to the 7 loggers used?</li> <li>• Why wasn't there a noise logger at Mannering Park?</li> <li>• Does the proposal comply with noise criteria?</li> <li>• JPG's noise consultant will manipulate the results in favour of the proposal.</li> <li>• Will larger helicopters be used than the one used on the acoustic test day?</li> <li>• Will there be 8 movements every single day?</li> <li>• How much combined noise will there be per day?</li> <li>• If the helipad is approved with 8 movements per day, what will stop JPG from re-applying at a later time to increase frequencies?</li> <li>• If the helipad is approved, who will monitor helicopter movements to ensure that the approved frequencies are not exceeded?</li> <li>• What are the proposed hours of operation of the helipad?</li> <li>• Was the testing conducted at the earliest and latest times to coincide with proposed hours of operation?</li> <li>• Adverse noise impact on Sunday's.</li> <li>• Why were so many test flights (approximately 70) and overflights conducted on the day of acoustic testing?</li> <li>• What were the meteorological conditions on the day of acoustic testing? Are alternate weather conditioned considered in modelling?</li> </ul>	27

			<ul style="list-style-type: none"> <li>• When passengers exit does the helicopter stay running or shut down?</li> <li>• What heights are helicopters allowed to fly over water and residential areas?</li> <li>• How many helipads are proposed?</li> <li>• What is the difference between a helipad and heliport?</li> <li>• Why are different flight path options proposed?</li> <li>• Who will regulate that the flight paths approved are adhered to by pilots?</li> <li>• The flight paths used in the test day were doctored to only show movements over water.</li> <li>• Prefer the flight paths to/from the south over water.</li> <li>• Will there be an exclusion zone required in Bardens Bay due to operation of the helipad?</li> <li>• Who will use the helipad?</li> <li>• Will the helipad be private or commercial?</li> <li>• Will the helipad be available for use by emergency services?</li> <li>• Adverse impact on flora and fauna and aquatic ecology. In particular foreshore vegetation, swans, white bellied sea eagle and kangaroo.</li> <li>• Adverse vibration impact.</li> <li>• The community does not trust LMCC or the NSW DPE. Both organisations support the Trinity Point development.</li> <li>• LMCC Councillors are biased towards the Trinity Point development.</li> <li>• The community does not trust JPG or Keith Johnson.</li> <li>• The community does not want the helipad development.</li> <li>• Some of the community support the helipad and look forward to seeing it operational.</li> <li>• Why does the development need a helipad? Why does JPG want a helipad?</li> <li>• JPG previously removed the helipad to allow the remainder of the development to progress. JPG should not be allowed to reintroduce a helipad.</li> <li>• JPG originally proposed 3 flights / 6 movements per day. Why does the current proposal seek 4 flights / 8 movements?</li> <li>• If the marina is expanded will further helipads be proposed?</li> <li>• The broader community do not support a helipad.</li> </ul>	
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			<ul style="list-style-type: none"> <li>• Suggest removal of helipad and instead run a boat to Pelican airport to shuttle tourists to and from the site when using a helicopter.</li> <li>• The helipad should be located on the Trinity Point site, not on the Lake.</li> <li>• Land rates will rise if the helipad is granted approval.</li> <li>• Will the helipad be used by emergency services?</li> <li>• The current Lake Macquarie LEP 2014 prohibits a helipad. How is the proposal permissible?</li> <li>• Can the NSW DPE override LMCC if Council approves the helipad?</li> <li>• The helipad proposal will benefit a small number of people and adversely impact the broader community.</li> <li>• Will the helipad restrict recreational use of Bardens Bay?</li> <li>• Safety of recreational lake users within Bardens Bay (ie. boats, canoes, paddleboards).</li> <li>• Are JPG staff and their consultants from the local area?</li> <li>• Who will control the airspace above the helipad / marina?</li> <li>• Adverse visual impact.</li> <li>• How will the helipad operate safely when the marina is full of boats? Will adjacent marina berths be restricted in terms of height?</li> <li>• How are fuel spills / runoff managed?</li> <li>• What emergency procedures will be in place?</li> <li>• Many residents not notified of the test day.</li> <li>• Given numerous residents were not notified of the test day, the test day should be redone.</li> <li>• Many residents not notified of community drop in session.</li> <li>• Was Council staff in attendance at the test day?</li> <li>• What does the helipad have to do with the Hunter Valley?</li> <li>• The helipad will de-value local properties.</li> <li>• What happens if the marina and helipad are economically unviable? Who will remove / rehabilitate?</li> </ul>	
01/06/16	Lake Macquarie Estuary and Coastal Management Committee	Presentation to the committee included: <ul style="list-style-type: none"> <li>• A power point presentation (attached);</li> <li>• A video demonstrating a</li> </ul>	Matters raised: <ul style="list-style-type: none"> <li>• Will the helipad impact seagrass?</li> <li>• Has JPG explored the option of running a boat back and forth from Pelican Airport to transport patrons arriving/departing by</li> </ul>	28

		<p>helicopter test flight from the south, hovering over the preferred helipad location, exiting in an anticlockwise direction to the south), and demonstration of where the helicopter entered and exited 1,000 feet; and</p> <p>A question and answer session between committee members and Bryan Garland of JPG.</p>	<p>helicopter?</p> <ul style="list-style-type: none"> <li>• How does noise from a helicopter compare to noise from a large power boat?</li> <li>• Where will the helicopter be housed?</li> <li>• Do JPG own the helicopter to be used?</li> <li>• Will JPG apply time limits for helipad operation?</li> <li>• Will the EIS consider cumulative impacts, in particular considering the operations of the Westpac Rescue Helicopter which will shortly relocate to Pelican Airport?</li> <li>• Was back ground noise considered? What is the difference between background noise and recorded noise?</li> <li>• What weather conditions was the testing undertaken under? Will modelling consider a range of weather conditions?</li> <li>• Is a helipad permissible in the zone?</li> <li>• Will an exclusion zone be required to be established for operation of the helipad?</li> <li>• How will safety of recreational users of Bardens Bay be ensured? In particular, children may be attracted to helicopters landing and taking off.</li> <li>• Which noise logger was the furthest south?</li> <li>• What happens in the event that a sail boat with a tall mast is anchored in close proximity to the helipad when a movement is needed?</li> <li>• Bardens Bay is a public recreational area. Concern regarding commercialisation of this area.</li> <li>• Will JPG reinstate the old dilapidated swimming enclosure on the southern side of the bluff?</li> </ul>	
02/06/16	NSW Department of Planning & Environment	Meeting with staff (Kate MacDonald and Nicola Chisolm) to discuss the proposed helipad application.	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>• JPG outlined that a helipad is an essential component of a 5 star hotel in a regional area.</li> <li>• JPG explained the acoustic testing methodology and test day undertaken. JPG showed the video taken on the test day showing the helicopter landing and take-off from / to the south (clockwise).</li> <li>• JPG explained key elements of the proposal based on acoustic results including: <ul style="list-style-type: none"> <li>- Max 8 movements per day;</li> </ul> </li> </ul>	n/a

			<ul style="list-style-type: none"> <li>- Max 38 movements per week;</li> <li>- No maintenance;</li> <li>- No refuelling;</li> <li>- Daylight movements only;</li> <li>- A 16 x 16m (18pprox..) pontoon attached to the marina outer breakwater by a 12m (18pprox..) gangway. The helipad will be secured with telescopic piles;</li> <li>- Selection of the helipad location closest to the shore to minimise intrusion into Bardens Bay;</li> <li>- No 'joy flights' are proposed; and</li> <li>- A Helipad Landing Site Manual will be developed and a dock master will be on hand at all times to control helipad landings / exits.</li> </ul> <ul style="list-style-type: none"> <li>• DPE asked whether the helipad fell within the lease boundary area and whether a Concept Plan Modification was required. JPG confirmed the helipad is within the lease area and it was agreed that a Modification application was required.</li> <li>• DPE asked whether NSW Maritime had been consulted and had any issues. It was confirmed Maritime had been consulted and their key item was to ensure that helipad operations do not impede with the safe navigation or general operation of vessels.</li> <li>• JPG explained the extensive authority consultation undertaken.</li> <li>• JPG explained the community information session and key concerns raised.</li> <li>• JPG noted that the SEARs for the helipad EIS expire on 30 July 2016. DPE confirmed that the SEARs for the Helipad EIS do not expire. DPE directed JPG to write a letter seeking a time extension. DPE outlined that it would consider whether any updates were needed to the SEARs and that this process was a standard practice.</li> <li>• JPG confirmed that it intended on lodging one EIS for both the MOD 3 application and the DA with LMCC. The reason for this was so all information could be available to the public and authorities at the time of lodgement.</li> </ul> <p>DPE advised the following:</p> <ul style="list-style-type: none"> <li>- MOD 3 should be lodged first with an Environmental</li> </ul>	
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			<p>Assessment (EA).</p> <ul style="list-style-type: none"> <li>- The EIS should be lodged with LMCC at a later date following determination of the MOD 3 application.</li> <li>- The EA and EIS are separate documents and once consolidated document should not be used.</li> <li>- It has no problem if the EIS or any technical studies are appended to the EA. Does not wait DA detail within the EA Report, this is to be included in the EIS.</li> <li>• In relation to the DGRs for the MOD 3 application, the DPE advised the following: <ul style="list-style-type: none"> <li>- JPG should write to the DPE advising that an EA is currently being prepared.</li> <li>- Cite the original 2008 DGRs (06_0309 for the overall Trinity Point Concept Plan) and confirm which of the DGRs JPG believe are relevant to the helipad proposal. DPE will review and advise.</li> </ul> </li> </ul>	
03/06/16	3 x local residents	Supply of information requested at Community Drop in Session	<p>JPG supplied two (2) residents with a copy of the plans showing the two helipad locations tested along with the flight paths that were tested.</p> <p>JPG supplied one (1) resident with a copy of the plans showing the two helipad locations tested along with the flight paths that were tested including helicopter movements above the 1000ft cruising altitude.</p>	n/a
03/06/16	<p>Letter from local residents received following attendance at Community Open Day (signed by 14 residents).</p> <p>The letter was also forwarded to the NSW Minister for Planning; Local MP Greg Piper and Lake Macquarie City Council.</p>	Information request.	<p>Raised a number of questions regarding noise, helipad design, helipad operation, and adverse impacts on the locality &amp; lake users.</p> <p>Matters to be addressed in Fact Sheet and Frequently Asked Questions document (refer to Section 6.4 of EA).</p>	29
20/06/2016	<p>Separate emails to (see attached):</p> <p>Mr Greg Piper, Member for</p>	Project / process update.	<p>JPG confirmed the following:</p> <ul style="list-style-type: none"> <li>• Public feedback during consultation expressed concern about running state and local planning processes concurrently. These</li> </ul>	30

	<p>Lake Macquarie</p> <p>Councillor Jodie Harrison, Mayor of Lake Macquarie</p> <p>Each Elected Councillor of Lake Macquarie</p> <p>Mr Chris Dwyer, Principal Planner, Lake Macquarie City Council</p>		<p>process concerns have been discussed with DPE and LMCC.</p> <ul style="list-style-type: none"> <li>JPG have taken on board the process concerns and in consultation with planning authorities have agreed to submit: <ol style="list-style-type: none"> <li>The Environmental Assessment (EA) to the NSW DPE for MOD 3 for exhibition and assessment; then</li> <li>The Environmental Impact Statement (EIS) to LMCC. In the meantime, the assessment period of DA 1176/2014 will remain ceased until the EIS is received.</li> </ol> </li> <li>The process change has not been communicated back to the community by JPG yet; however this will be confirmed in all future contact.</li> <li>It is trusted that the confusion generated the process change will be overridden by the benefits as sought by the community who expressed a view that the state planning assessment should occur first.</li> </ul>	
20/06/2016	NSW Department of Planning & Environment	Project Update to DPE staff Nicola Chisholm and Kate MacDonald	Confirmation with DPE staff that the abovementioned email advice was issued to LMCC staff, Councillors, Mayor and State Member.	n/a
20/06/2016	Col Roach of Bonnells Bay Progress Association and Bruce Baylis of Sunshine Progress Association	Project / process update (refer to attached email).	<p>JPG confirmed the following:</p> <ul style="list-style-type: none"> <li>During public consultation JPG previously communicated an intent for a concurrent state and local planning process being the EA for the MOD 3 application and at the same time an EIS for the development application (DA 1176/2014).</li> <li>Amongst other matters, public feedback during consultation expressed concern about running state and local planning processes concurrently. These process concerns have been discussed with DPE and LMCC.</li> <li>JPG have taken on board the process concerns, and whilst JPG are entitled to submit the 2 applications concurrently, JPG have agreed to submit: <ol style="list-style-type: none"> <li>The Environmental Assessment (EA) to the NSW DPE for MOD 3 for exhibition and assessment; then</li> <li>The Environmental Impact Statement (EIS) to LMCC. In the meantime, the assessment period of DA 1176/2014 will remain ceased until the EIS is received.</li> </ol> </li> <li>JPG will communicate the above message back to any community member who contacts JPG.</li> <li>It is trusted that the confusion generated the process change will be overridden by the benefits as sought by the community</li> </ul>	31



			who expressed a view that the state planning assessment should occur first.	
20/06/2016	Col Roach of Bonnells Bay Progress Association	Phone call regarding project status / process discussions.	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>Confirmed process change (following feedback from the community expressing concern about running state and local planning processes concurrently). Whilst JPG are entitled to submit the state and local applications concurrently, JPG have taken on board the communities' process concerns and in consultation with planning authorities JPG will submit: <ol style="list-style-type: none"> <li>The Environmental Assessment (EA) to the NSW DPE for MOD 3 for exhibition and assessment; then</li> <li>The Environmental Impact Statement (EIS) to LMCC. In the meantime, the assessment period of DA 1176/2014 will remain ceased until the EIS is received.</li> </ol> </li> <li>Timing of lodgement of the EA is not known. JPG will advise Col Roach within 2 – 3 weeks of anticipated timing for lodgement.</li> <li>Discussed the difference between EIS and EA.</li> <li>Discussed helicopter types.</li> <li>Discussed preliminary acoustic results.</li> </ul>	n/a
21/06/2016	LMCC Councillor Jason Pauling	Thanked JPG for the status / process update provided by email on 20/06/2016.	n/a	n/a
21/06/2016	NSW Department of Planning & Environment	Response from Nicola Chisholm thanking JPG for its project update email on 20/06/2016.	n/a	n/a
22/06/2016	Tom Dumbrell of Morisset Park & District Action Group	Project / process update and clarification of points in Mr Dumbrell's public notice/invitation (dated 21/6/16) to MDPAG public meeting on 4 July 2016 (see attached).	<p>JPG confirmed the following:</p> <ul style="list-style-type: none"> <li>JPG have decided to alter their approach following public feedback during consultation that expressed concern about running state and local planning processes concurrently.</li> <li>Whilst JPG are entitled to submit the 2 applications concurrently, JPG have agreed to submit: <ol style="list-style-type: none"> <li>The Environmental Assessment (EA) to the NSW DPE for MOD 3 for exhibition and assessment; then</li> <li>The Environmental Impact Statement (EIS) to LMCC. In the meantime, the assessment period of DA 1176/2014 will remain ceased until the EIS is received.</li> </ol> </li> </ul>	32

			<ul style="list-style-type: none"> <li>• The above process concerns have been discussed with DPE and LMCC.</li> <li>• The NSW DPE will run its own separate notification / exhibition period shortly after the EA is lodged. This would be followed by LMCC running its own separate community notification / exhibition period at a later stage when the EIS is submitted (as per the above).</li> <li>• JPG previously communicated it would be ready to lodge a combined EA / EIS by late June 2016. This is no longer the case.</li> <li>• The EA is not ready for lodgement at this time and whilst JPG cannot confirm at this time a date when lodgement will occur, JPG commits to advise MPDAG in advance of its submission.</li> <li>• In response to Mr Dumbrell's public notice which stated that <i>'residents in both the west ward and east ward are likely to be affected by the noise from proposed helicopter movements which could be up to 40 movements per day, according to a presentation done by AJPG recently'</i>, JPG confirmed: <ul style="list-style-type: none"> <li>• JPG had a presentation board at the community session that confirmed that noise testing conducted identified that up to 40 movements per day could be accommodated and sit within the relevant noise criteria set by government. However JPG has no intention or desire to apply for 40 daily movements;</li> <li>• JPG intend to apply for a maximum of 8 daylight movements per day (ie. maximum 4 arrivals and 4 departures) but no more than 38 daylight movements per week (ie. maximum of 19 arrivals and 19 departures per week).</li> <li>• No night time movements are proposed.</li> <li>• If approved, flight movements will be strictly conditioned by both LMCC and the NSW EPA.</li> </ul> </li> </ul>	
22/06/2016	LMCC West Ward Councillors and Mr Greg Piper, Member for Lake Macquarie	Noting that Mr Piper and West Ward Councillors have been invited to the public meeting (as noted in the point above), JPG provided a copy of JPG's above email response to Mr Tom Dumbrell of the MPDAG (see	n/a	33

		attached).		
23/06/2016	Mr Greg Piper, Member for Lake Macquarie	Thanked JPG for the status / process update provided by email on 20/06/2016.	n/a	n/a
30/06/2016	Tom Dumbrell of Morisset Park & District Action Group	Response to JPG email of 22/06/2016.	Confirmed: <ul style="list-style-type: none"> <li>When the MDPAG schedule the public meeting it did expect that the EA and EIS would be lodged however this is not a major concern.</li> <li>MDPAG will be using the meeting to inform local citizens on the process that will be followed at state and local government levels to determine the application and to hear from the broader community their views for what actions MDPAG might take.</li> <li>JPG are not invited to the meeting as MDPAG are reluctant to see the meeting become recriminatory.</li> <li>Tom has not before seen the high level of opposition the helipad proposal has raised compared with other unpopular aspects of Trinity Point.</li> <li>Thanked JPG for offer to answer any questions that arise from the meeting.</li> </ul>	34
01/07/16	Tom Dumbrell of Morisset Park & District Action Group	JPG email to Tom Dumbrell to share questions received by JPG from local residents on 03/06/16 and offer to MDPAG to add to the list of questions during the public meeting.	Confirmed: <ul style="list-style-type: none"> <li>JPG are continuing with the EA Report for the project.</li> <li>Shared the list of questions received by JPG from 14 local residents following the 'drop in' session.</li> <li>Confirmed JPG would address the questions within the EA Reporting.</li> <li>Invited the MDPAG or any local residents attending the upcoming public meeting to add to the list of questions and JPG would endeavour to address within the EA Report. Asked Tom to extend to offer to all in attendance at the meeting.</li> <li>Confirmed that once the EA is lodged, there will be a formal public exhibition process.</li> <li>Confirmed that a helipad specific webpage was currently being prepared and Tom will be advised when the page</li> </ul>	35

			becomes live.	
01/07/16	Col Roach of Bonnells Bay Progress Association and Bruce Baylis of Sunshine Progress Association	JPG offer to Bonnells Bay Progress Association to add to list of questions received following community 'drop in' session.	Similar to the above item, JPG supplied the Bonnells Bay Progress Association with the same list of resident questions and offered the opportunity for members to add to the list of questions. JPG confirmed that they will endeavour to address any questions within the EA Reporting.	36
01/07/16	Col Roach of Bonnells Bay Progress Association	Acknowledgement of receipt of JPG email supplying list of questions received following community 'drop in' session and invitation to add to list.	Confirmed the community will look forward to reviewing the EA Reporting when lodged with the NSW DPE.	37
01/07/16	JPG response to local residents following receipt of letter (signed by 14 residents) dated 03/06/16 – refer attachment 29.	Thanked residents for supply of information request letter.	<p>JPG confirmed:</p> <ul style="list-style-type: none"> <li>• Its consultants would consider the questions raised during preparation of the EA Report that will be submitted to the NSW DPE.</li> <li>• JPG are happy to provide specific answers to the questions back to the residents at the time the EA Report is lodged with the NSW DPE.</li> <li>• The list of questions has been provided to local community groups with an invitation to add any further questions they would like addressed.</li> <li>• A web page for the helipad proposal is being established for the helipad proposal. JPG will advise when the webpage becomes live.</li> </ul>	n/a
02/07/16	Resident response to JPG (following above point on 01/07/16)	Thanked JPG for reply and confirmed that the residents look forward to further information.	n/a	n/a
01/08/16 and 02/08/16	Rod Hay of NSW Department of Lands – Crown Property Services	RH confirmed by email to Bryan Garland of JPG that DoL had been responding to complaints from members of the local community citing a helipad exclusion zone of 6,400m <sup>2</sup> . RH enquired as to the size of the managed safety zone.	BG arranged a meeting with Department of Lands – Crown Property Services to provide a project update on 24/08/16.	n/a
23/08/16	NSW Roads and Maritime Service (Maritime) (Brett Boham)	Les Binkin (JPG Marina Consultant) had a phone discussion with Brett Boham of RMS.	<p>The purpose of the discussion was to confirm whether buoys would be required to be installed to delineate the 30m managed safety zone (only during helicopter landing and take-off).</p> <p>Les Binkin noted that three buoys could be installed to mark the</p>	38

			<p>safety zone, however given that these would not be illuminated they may pose a safety hazard for vessel navigation at night. This option was dismissed by both JPG and RMS.</p> <p>An alternate option was resolved, which included the provision of an illuminated cardinal marker 30m to the north east of the helipad. Both parties agreed that the benefit of this option is that it will allow vessels to stay clear of the marker and the HLS and also avoid the shallow water south of the proposed helipad towards Bluff Point. Brett from RMS requested that a plan be supplied to him showing the above for review / comment. Les Binkin supplied the plan to Brett on Friday 26/08/16.</p>	
24/08/16	NSW Department of Lands – Crown Property Services	Meeting with Simone Collins to discuss the status of the helipad application. Bryan Garland (JPG), Les Binkin (Marina Consultant) and Mat Radnidge (ADW Johnson) attended the meeting on behalf of JPG.	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>• BG outlined the background of the helipad proposal, noting that a helipad formed part of the original Part 3A Concept Plan application but was removed by JPG before determination. JPG are now applying for the helipad separately.</li> <li>• BG outlined that based on advice from the NSW DPE and public feedback received, the helipad approval process will be in two phases: (1) Modification (MOD 3) application to introduce the helipad to the concept plan which will be lodged with the NSW DPE and determined by the NSW Planning Assessment Commission; and (2) A Designated Development Application (accompanied by an Environmental Impact Statement) will be assessed by the Lake Macquarie Council. BG noted that the development application had already been lodged with LMCC and LMCC have confirmed that they will cease assessment of the DA until determination of MOD 3 by NSW PAC and then subsequent lodgement of an EIS to accompany the DA.</li> <li>• BG advised that the helipad will be integrated into the marina and discussed the location of the proposed helipad has been selected to reduce intrusion into Bardens Bay, in particular noting condition B1 of the Concept Plan which required a marina redesign to reduce its footprint on Bardens Bay.</li> <li>• BG outlined the methodology that was undertaken during the acoustic testing day. Acoustic testing confirmed that the</li> </ul>	n/a

			<p>proposed movements of up to 8 movements per day and 38 movements per week was acceptable in terms of acoustic criteria.</p> <ul style="list-style-type: none"> <li>• BG outlined that the helicopter used in the test day was a single engine design, chosen because it is the noisiest of helicopters (including twin engine helicopters) that are likely to use the helipad. Acoustic test results will be extrapolated to apply for use of the helipad by dual engine helicopters.</li> <li>• LB and MR outlined the details of the helipad structure proposed. Subject to detailed design, approximately 6 telescopic piles will be driven into the lake bed to support the structure.</li> <li>• LB indicated that a 30m Managed Safety Zone (only during helicopter take-off and landing) was required to be established from the edge of the helipad itself. LB has discussed this matter with Brett Boham from RMS Maritime and it is proposed that a cardinal marker will be located 30m from the north east of the helipad.</li> <li>• LB advised that marina management will be appropriately qualified in helicopter landing site operations and will ensure that the 30m managed safety zone is clear during helicopter movements. A Helicopter Landing Site Manual will be lodged with the MOD 3 Environmental Assessment.</li> <li>• SC advised that two options for leasing appear to be available: <ol style="list-style-type: none"> <li>1. Create a lease around the marina structure and helipad structure only; or</li> <li>2. Create a lease around the marina structure, helipad structure and 30m managed safety zone.</li> </ol> <p>SC advised that it is not essential that the 30m managed safety zone is included in the lease area and option 1 is preferable.</p> </li> <li>• SC and BG noted the location of the Native Title Claim extent in relation to the helipad. All structure is outside of the Native Title Claim extent. A portion of the 30m safety management zone (during take-off and landing only) crosses into the Native Title claim extent. SC noted that the Native Title relates to the sea bed only and not the water surface, and locating the 30m managed safety zone entirely outside of the Native Title claim area is not necessary.</li> </ul>	
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			<ul style="list-style-type: none"> <li>• LB – JPG will consult with RMS regarding licencing requirements for the 30m managed safety area (during helicopter take-off and landing).</li> <li>• Once finalised, BG will supply a copy of the proposed development plans to SC.</li> <li>• SC thanked JPG for the briefing and update on the proposal.</li> <li>• BG advised that lodgement of the EA for MOD 3 is anticipated during September 2016.</li> </ul>	
06/09/16	Col Roach of Bonnells Bay Progress Association and Bruce Baylis of Sunshine Progress Association	Project status update.	n/a	n/a
09/09/16	Bryan Garland presentation to NSW Property Council Hunter Lunch	Bryan presented the Trinity Point project at the NSW Property Council Hunter luncheon. This included a brief introduction to the helipad proposal and confirmation that an application would be lodged in the future.	n/a	n/a
29/09/16	NSW DPE	Meeting to provide project status update.	n/a	n/a
11/10/16	Col Roach of Bonnells Bay Progress Association	Phone discussion to provide project status update and reconfirmation of application processes (MOD 3 application to Concept Plan Approval 06_0309 (NSW DPE) and subsequent EIS to accompany 1176/2014 (LMCC).	n/a	n/a
27/10/16	LMCC Staff	Update on project status and discussion of acoustic results of TAG Acoustic Assessment (Appendix E of SoEE).	n/a	n/a

# Attachment 1



11<sup>th</sup> March 2016

**The Secretary**  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001



Correspondence sent by email

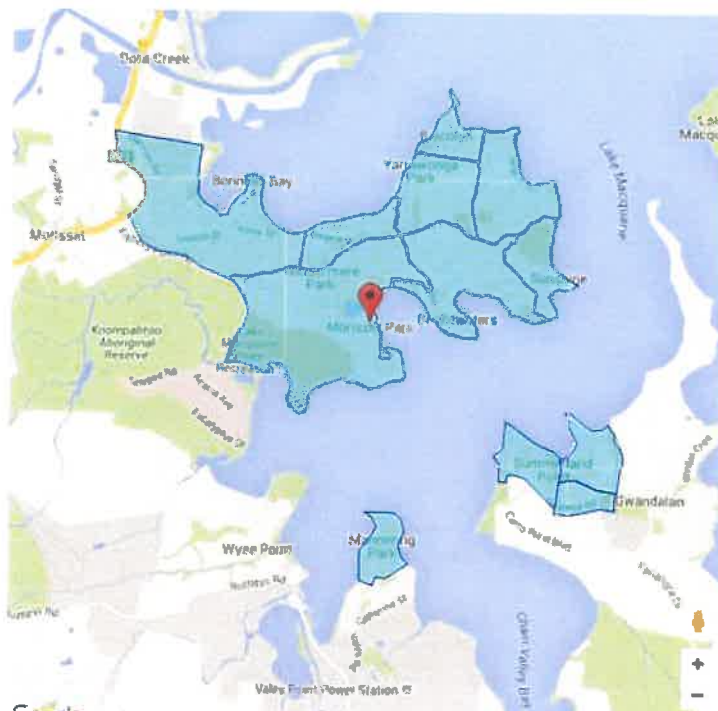
## Trinity Point: Proposed Helipad Noise Modelling Investigations

Dear Kate,

As you are aware, Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park.

As a courtesy, I am writing to inform you that we will be conducting site specific noise and flight path investigations to determine the projects compliance with Government regulations and controls. Subject to weather conditions, we will be undertaking this work on **one (1) of these dates**, either **Monday 21 March 2016** or **Tuesday 22 March 2016**. If those dates are unsuitable due to weather conditions the investigation will occur on 1 day in subsequent weeks and at this stage we have set aside reserve dates of Wednesday 30 March 2016, Thursday 31 March 2016 or Friday 1 April 2016.

Also for your information, we will be providing the attached letter, via letterbox drop on Saturday 19 March 2016, to 5,142 homes on the Morisset Peninsula and within areas of Summerland Point and Mannering Park as illustrated in light blue in this below image. We also intend on placing a public notice in the Lakes Mail newspaper.



Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

We have invited Council staff and Council's consultants to observe the noise monitoring fieldwork. Should you also wish to observe this fieldwork, please let me know and I will be in contact again once the date and time has been confirmed (which more than likely will be 24 hours before the investigation).

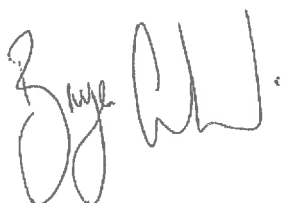
The testing involves two potential helipad locations (both sited on water but connected to marina at different locations) and multiple flight path options. Each flight path will be flown at least four times for acoustic test accuracy. As such, the testing will involve a frequency of flight runs over a short period of time that is well in excess of that which would occur for an operational helipad. As such the noise observed will be substantially greater in frequency and length of exposure than that which would occur for an operational helipad.

As advised in the attached community letter, we intend on conducting a community drop-in information session once the noise investigation has been completed and results analysed. I will separately write to you to advise details of this drop-in information session once those details have been confirmed.

In addition to advising yourself and the community, I have separately written to Lake Macquarie MP Greg Piper, Lake Macquarie Mayor Jodie Harrison, Elected Councillors and Council staff.

Should you require further information, or would like to be present during fieldwork, please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks



**Bryan Garland**  
Planning Director

cc: Nicola Chisolm (Department of Planning & Environment)

14<sup>th</sup> March 2016



## Trinity Point: Proposed Helipad Noise Modelling Investigations

Dear Sir / Madam,

You may be aware that Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park.

To determine its compliance with Government regulations and controls, we intend on conducting site specific noise investigations at Trinity Point, under the direction of the project's acoustic specialist. This investigative work involves manoeuvring a twin engine Bell 429 helicopter through multiple flightpath options in several locations and taking noise measurements from multiple locations.

I'm writing to inform you, as a courtesy, that we have pencilled this site specific noise investigation in for **one (1) of these dates**, either **Monday 21 March 2016** or **Tuesday 22 March 2016**. If those dates are unsuitable due to weather conditions the investigation will occur on 1 day in subsequent weeks.

Following the completion of this noise investigation and the analysis of the results, I will separately write to you to invite you to a community drop-in information session where you will get an opportunity to review the helipad proposal before further documentation is submitted to the NSW Department of Planning & Environment and Lake Macquarie City Council.

If you have any general enquiries about the project, please contact Johnson Property Group on 8023 8888.

Many thanks

A handwritten signature in black ink, appearing to read "Bryan Garland".

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

# Attachment 2

11<sup>th</sup> March 2016

**Mr Greg Piper MP**  
Member for Lake Macquarie  
92 Victory Parade  
TORONTO NSW 2283



Correspondence sent by email

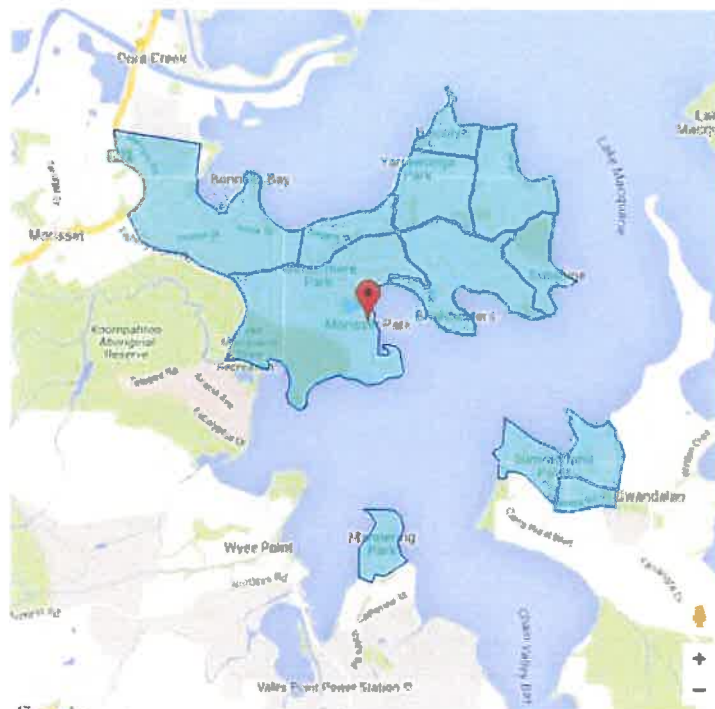
## Trinity Point: Proposed Helipad Noise Modelling Investigations

Dear Greg,

As you are aware, Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park.

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Also for your information, we will be providing the attached letter, via letterbox drop on Saturday 19 March 2016, to 5,142 homes on the Morisset Peninsula and within areas of Summerland Point and Mannering Park as illustrated in light blue in this below image. We also intend on placing a public notice in the Lakes Mail newspaper.



Level 12, 48 Hunter Street  
Sydney NSW 2000  
PO Box A1308  
Sydney South NSW 1235

We have invited Council staff and Council's consultants to observe the noise monitoring fieldwork. Should you also wish to observe this fieldwork, please let me know and I will be in contact again once the date and time has been confirmed (which more than likely will be 24 hours before the investigation).

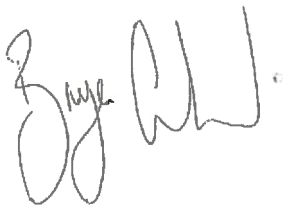
The testing involves two potential helipad locations (both sited on water but connected to marina at different locations) and multiple flight path options. Each flight path will be flown at least four times for acoustic test accuracy. As such, the testing will involve a frequency of flight runs over a short period of time that is well in excess of that which would occur for an operational helipad. As such the noise observed will be substantially greater in frequency and length of exposure than that which would occur for an operational helipad.

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In addition to advising yourself and the community, I have separately written to Lake Macquarie Mayor, Elected Councillors, Council staff and Department of Planning & Environment.

Should you require further information, or would like to be present during fieldwork, please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks



**Bryan Garland**  
Planning Director

14<sup>th</sup> March 2016



**Trinity Point:**  
**Proposed Helipad Noise Modelling Investigations**

Dear Sir / Madam,

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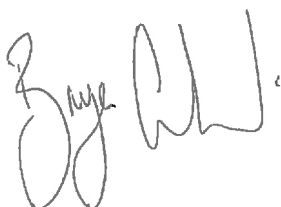
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If you have any general enquiries about the project, please contact Johnson Property Group on 8023 8888.

Many thanks



**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000  
PO Box A1308  
Sydney South NSW 1235



11<sup>th</sup> March 2016



**Councillor Jodie Harrison**  
Mayor of Lake Macquarie  
PO Box 1906  
HUNTER REGION MAIL CENTRE NSW 2310



Correspondence sent by email

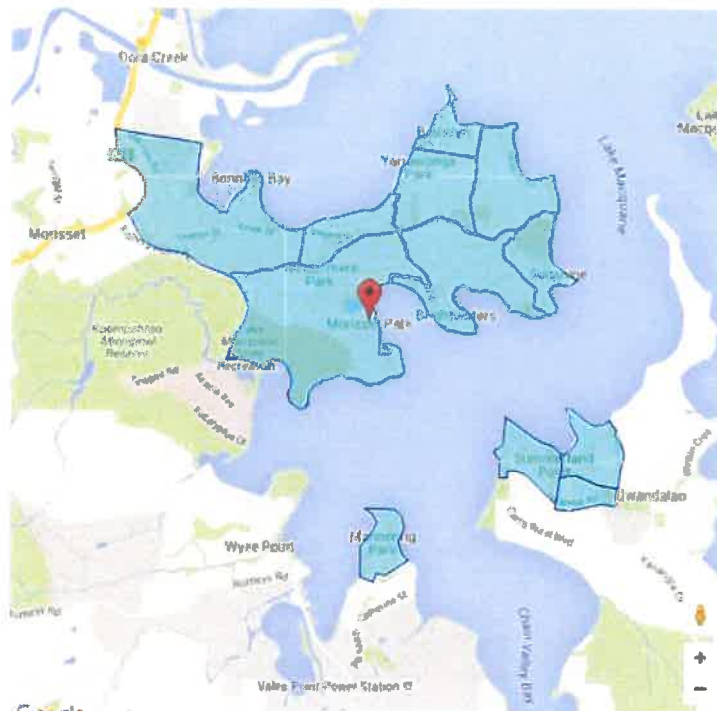
## **Trinity Point: Proposed Helipad Noise Modelling Investigations**

Dear Mayor Harrison,

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Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235



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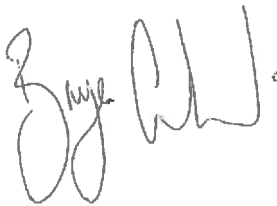
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As advised in the attached community letter, we intend on conducting a community drop-in information session once the noise investigation has been completed and results analysed. I will separately write to you to advise details of this drop-in information session once those details have been confirmed.

In addition to advising yourself and the community, I have separately written to Lake Macquarie MP Greg Piper, Elected Councillors, Council staff and Department of Planning & Environment.

Should you require further information, or would like to be present during fieldwork, please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks



**Bryan Garland**  
Planning Director

cc: Chris Dwyer (Lake Macquarie City Council)

14<sup>th</sup> March 2016



## Trinity Point: Proposed Helipad Noise Modelling Investigations

Dear Sir / Madam,

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If you have any general enquiries about the project, please contact Johnson Property Group on 8023 8888.

Many thanks

A handwritten signature in black ink, appearing to read "Bryan Garland".

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

11<sup>th</sup> March 2016



**Elected Councillors of Lake Macquarie**  
PO Box 1906  
HUNTER REGION MAIL CENTRE NSW 2310



Correspondence sent by email

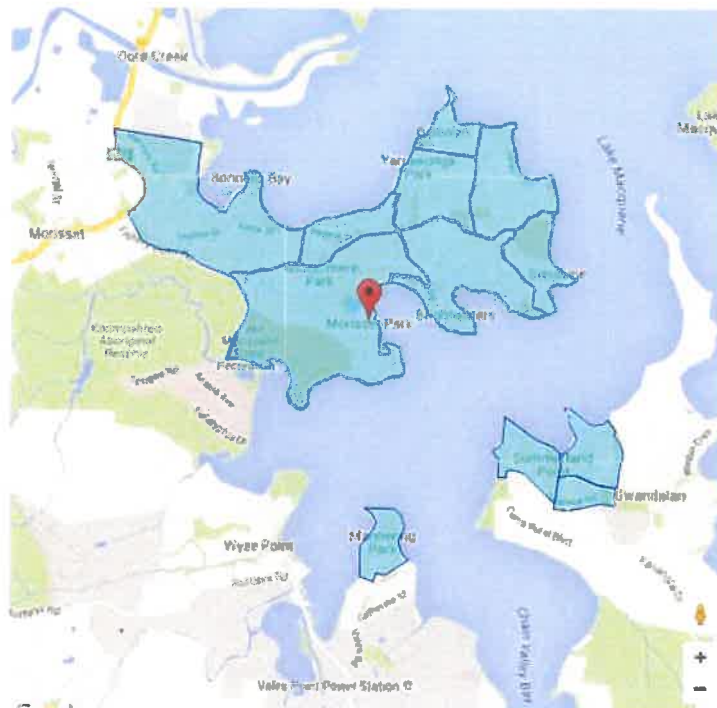
## **Trinity Point: Proposed Helipad Noise Modelling Investigations**

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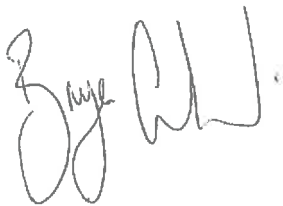
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Should you require further information, or would like to be present during fieldwork, please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks



**Bryan Garland**  
Planning Director

cc: Mayor Jodie Harrison  
Chris Dwyer (Lake Macquarie City Council)

14<sup>th</sup> March 2016



## Trinity Point: Proposed Helipad Noise Modelling Investigations

Dear Sir / Madam,

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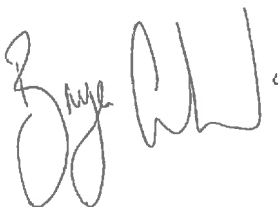
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If you have any general enquiries about the project, please contact Johnson Property Group on 8023 8888.

Many thanks



**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

11<sup>th</sup> March 2016



**The General Manager**  
Lake Macquarie City Council  
PO Box 1906  
HUNTER REGION MAIL CENTRE NSW 2310



Correspondence sent by email

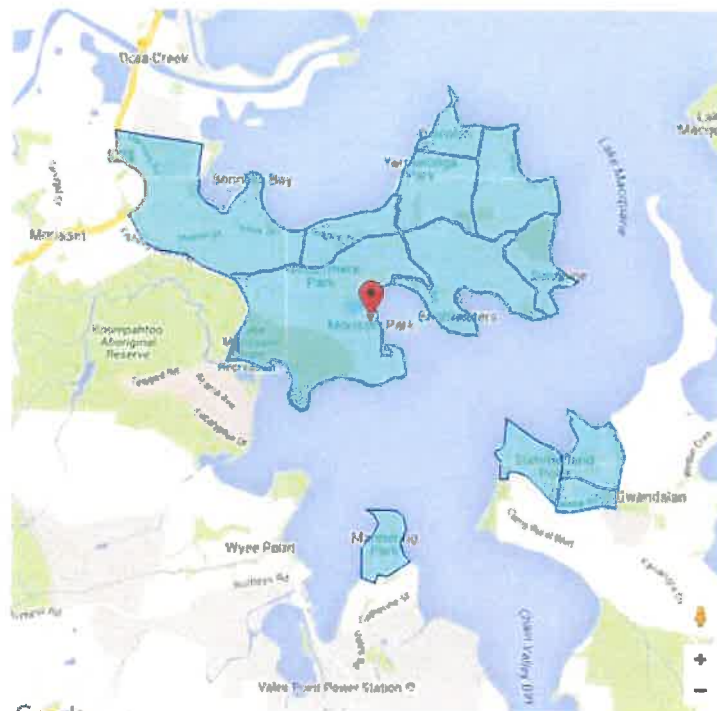
## **Trinity Point: Proposed Helipad Noise Modelling Investigations**

Dear Chris,

As you are aware, Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park.

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Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

As you are aware, we have invited Council staff and Council's consultants to observe the noise monitoring fieldwork.

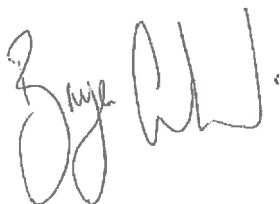
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Should you require further information, or would like to be present during fieldwork, please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks



**Bryan Garland**  
Planning Director

cc: Tony Farrell (Lake Macquarie City Council)  
John Andrews (Lake Macquarie City Council)



14<sup>th</sup> March 2016



## Trinity Point: Proposed Helipad Noise Modelling Investigations

Dear Sir / Madam,

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If you have any general enquiries about the project, please contact Johnson Property Group on 8023 8888.

Many thanks

A handwritten signature in black ink, appearing to read "Bryan Garland".

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235



# Attachment 3



## JOHNSON PROPERTY GROUP

Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park.

To determine its compliance with Government regulations and controls, we intend on conducting site specific noise investigations at Trinity Point, under the direction of the project's acoustic specialist.

As a courtesy, we have pencilled this site specific noise investigation in for one (1) of these dates, either **Monday 21 March 2016 or Tuesday 22 March 2016**. If those dates are unsuitable due to weather conditions the investigation will occur on 1 day in subsequent weeks.

For any general enquiries please contact the office on 8023-8888

# Attachment 4

14<sup>th</sup> March 2016



## Trinity Point: Proposed Helipad Noise Modelling Investigations

Dear Sir / Madam,

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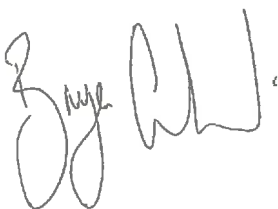
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If you have any general enquiries about the project, please contact Johnson Property Group on 8023 8888.

Many thanks



**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000  
PO Box A1308  
Sydney South NSW 1235

## Distribution Map

Suggested Sites

'Depth of Credlin's ho...

Plot a 10

Find

Map a distribution area

☐ Closest areas up to a given quantity

☐ All areas within a given distance

☐ All areas within individual post codes

☒ All areas within individual suburbs

State

Suburb: Eg. Chesham, Epsom

Build

Modify

Sections

Customise the area

Click 'Edit' to customise your area

When you're ready to progress, click 'Confirm'

Edit

Confirm

Choose a distribution date

19 March 2016

Distribution commences on Saturday and will be completed within the 5 days window

This Map:

Sections Selected: 12

All Maps(1):

Sections Selected: 12

Total People Reached for This Map:

Households Selected: 5142

Households Selected: 5142

9741

Clear Map

Clear ALL Maps

DONE

zopimchat

Chat with us

# Attachment 5

## Mathew Radnidge

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 12:31 PM  
**To:** 'andrewv@ausgrid.com.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Andrew,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with Ausgrid to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)



## Mathew Radnidge

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 12:45 PM  
**To:** 'STEPHEN.NEAL@casa.gov.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Stephen,

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Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

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It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with you to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Tuesday, 12 April 2016 3:14 PM  
**To:** Tregurtha, James; Taylor, Alex  
**Cc:** Sandra Hutton; Mathew Radnidge  
**Subject:** Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Dear James and Alex,

I hope that you have been keeping well since we last spoke.... I was hoping that you might be able to assist me by pointing me in the right direction within your Department as the NSW Department of Planning & Environment has requested that I consult with your Commonwealth Environment Department.

We have a Part 3A Concept Plan approval in NSW (MP 06\_0309) for a marina and tourist development on the shores of Lake Macquarie (40m south of Newcastle) on the central coast of NSW.

We are currently progressing the preparation of an Environmental Impact Statement for a helipad as an additional component of the Part 3A Approved Trinity Point Marina and Mixed Use Development. The helipad will be integrated into the marina and be located on the water in Bardens Bay, Lake Macquarie.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

An application to modify the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the modification application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Part 3A modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with a number of Government Departments (including the Commonwealth) to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could please pass this email onto the right contact within your Department so that they may advise of any matters that need addressing as part of the EIS / Part 3A report. We anticipate submitting our documentation in June 2016 so would appreciate a response by end May 2016.

Please do not hesitate to contact me should you wish to discuss. I can be contacted on 0408 991 888 or via return email

Best Wishes & thanks  
Bryan

**Bryan Garland**  
Planning Director  
Johnson Property Group

M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)



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## Mathew Radnidge

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**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Tuesday, 12 April 2016 11:45 AM  
**To:** Rod Hay  
**Cc:** Sandra Hutton; Mathew Radnidge  
**Subject:** Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Rod,

JPG are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

We have previously received landowner consent from Stewart Vietch, on behalf of Crown Lands, to submit both of these applications.

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, separate to your role as landowner, JPG are required to consult with you to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, I would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Many thanks  
Bryan

**Bryan Garland**  
Planning Director  
Johnson Property Group

M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)



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<http://www.johnsonpropertygroup.com.au>

## Mathew Radnidge

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**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 1:52 PM  
**To:** 'Katrine.O'Flaherty@planning.nsw.gov.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Katrine,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the DGRs, JPG are required to consult with the Hunter Regional Office of the NSW DPE to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

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Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)



## Mathew Radnidge

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**From:** Les Binkin <les@marmongpointmarina.com.au>  
**Sent:** Monday, 18 April 2016 6:31 PM  
**To:** Scott Carter  
**Cc:** Bryan Garland (bryang@johnsonpropertygroup.com.au); Sandra Hutton; Mathew Radnidge  
**Subject:** FW: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Good afternoon Scott,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with you to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

**Les Binkin CMM**  
Managing Director



1 Nanda Street, Marmong Point NSW 2284

Mob 0411 443108 Tel (02) 4958 3333 Fax (02) 4958 2461

[les@marmongpointmarina.com.au](mailto:les@marmongpointmarina.com.au)

[www.marmongpointmarina.com.au](http://www.marmongpointmarina.com.au)

<http://www.youtube.com/watch?v=s7-CYwkYsos>

<http://youtu.be/1lxchm7a8Yk>



## Mathew Radnidge

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 12:56 PM  
**To:** 'alison.collaros@dpi.nsw.gov.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Alison,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with the NSW Office of Water to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

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Ph: 4978 5100

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Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

## Mathew Radnidge

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**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 11:40 AM  
**To:** 'Natasha.Ryan@epa.nsw.gov.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Natasha,

I refer to your recent discussion with Bryan Garland of the Johnson Property Group (JPG) and the subsequent meeting scheduled in on 11 May 2016 at your office.

JPG are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with the NSW EPA to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments prior to our meeting.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

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WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

## Mathew Radnidge

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 2:35 PM  
**To:** 'kbilham@lakemac.nsw.gov.au'; 'cbartley@lakemac.nsw.gov.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton; cbdwyer@lakemac.nsw.gov.au  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Kym & Colin,

I refer to your recent discussions with Bryan Garland of the Johnson Property Group (JPG) regarding being added to the agenda to present to both the Estuary & Coastal Management Committee (Wed 1 June 2016) and Aquatic Service Committee (18 May 2016).

JPG are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with you to identify any issues / comments your committee may want addressed in the combined EIS / Part 3A report.

We look forward to presenting to your respective committees.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road  
WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

**From:** Bryan Garland [<mailto:bryang@johnsonpropertygroup.com.au>]

**Sent:** Friday, 8 April 2016 2:39 PM

**To:** Kym Bilham; Colin Bartley

**Cc:** Sandra Hutton; Mathew Radnidge; Chris Dwyer

**Subject:** RE: Trinity Point Helipad

Hi Kym

Lets say 45minutes. Will probably allocate say 10-15minutes for JPG to present and then the rest for Q&A (on both helipad and marina if there are any marina questions).

Thanks for confirming.

Cheers

Bryan

**From:** Kym Bilham [<mailto:kbilham@lakemac.nsw.gov.au>]

**Sent:** Friday, 8 April 2016 2:36 PM

**To:** Bryan Garland <[bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)>; Colin Bartley <[cbartley@lakemac.nsw.gov.au](mailto:cbartley@lakemac.nsw.gov.au)>

**Cc:** Sandra Hutton <[sandrah@adwjohnson.com.au](mailto:sandrah@adwjohnson.com.au)>; Mathew Radnidge <[mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)>; Chris Dwyer <[cbdwyer@lakemac.nsw.gov.au](mailto:cbdwyer@lakemac.nsw.gov.au)>

**Subject:** RE: Trinity Point Helipad

Hi Bryan

As discussed the next Estuary and Coastal Management Committee meeting is on Wednesday 1<sup>st</sup> June.  
Could you let me know how long you require and I'll schedule it in.

Many thanks, Kym

**Kym Bilham** | Coastal Projects Officer

**Lake Macquarie City Council**

126-138 Main Road Speers Point NSW 2284 | Box 1906 HRMC NSW 2310

P: 02 4921 0724 | F: 02 4921 0351

[kbilham@lakemac.nsw.gov.au](mailto:kbilham@lakemac.nsw.gov.au) | [www.lakemac.com.au](http://www.lakemac.com.au)

**From:** Bryan Garland [<mailto:bryang@johnsonpropertygroup.com.au>]

**Sent:** Friday, 8 April 2016 2:31 PM

**To:** Kym Bilham; Colin Bartley

**Cc:** Sandra Hutton; Mathew Radnidge; Chris Dwyer

**Subject:** RE: Trinity Point Helipad



Dear Kym and Colin

I write in response to the email correspondence below between myself and Symon Walpole.

Could we please be added to the agenda for your Estuary Committee and Aquatic Services Committee to **present to** each of your committees our proposal for the helipad at Trinity Point. The helipad is proposed to be attached to the marina wave attenuator, within Bardens Bay. The Department of Planning & Environment requires Johnson Property Group to consult with **both** of your **committees** prior to us submitting **our** EIS documentation in mid-June 2016.

My attendees will **be**:

- Bryan Garland (Johnson Property Group)
- Sandra Hutton (ADW Johnson)
- Mathew Radnidge (ADW Johnson)
- Les Binkin

We are also happy to use the opportunity to answer any questions **your** committee's may have **relative** to the marina construction activity currently underway.

Could you please respond to confirm that we are **able to present and also** the time that **you would like us to present**. I can be contacted on 0408 991 888 or via return **email**.

Many thanks  
Bryan

**Bryan Garland**  
Planning Director  
Johnson Property Group

M 0408 991 888 E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)



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NSW 2000  
PO Box A1308, Sydney South  
NSW 1235  
[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)

**From:** Symon Walpole [<mailto:SWalpole@lakemac.nsw.gov.au>]

**Sent:** Friday, 8 April 2016 2:19 PM

**To:** Bryan Garland <[bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)>; Chris Dwyer <[cbdwyer@lakemac.nsw.gov.au](mailto:cbdwyer@lakemac.nsw.gov.au)>

**Cc:** Sandra Hutton <[sandrah@adwjohnson.com.au](mailto:sandrah@adwjohnson.com.au)>; Mathew Radnidge <[mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)>; Kym

Bilham <[kbilham@lakemac.nsw.gov.au](mailto:kbilham@lakemac.nsw.gov.au)>; Colin Bartley <[cbartley@lakemac.nsw.gov.au](mailto:cbartley@lakemac.nsw.gov.au)>

**Subject:** RE: Trinity Point Helipad

Hello Bryan

I can confirm that the Office of the Lake Macquarie & Catchment Coordinator; and the Lake Macquarie Project Management Committee no longer exist.

For the LMCC Estuary and Coastal Management Committee, the contact is Kym Bilham ([kbilham@lakemac.nsw.gov.au](mailto:kbilham@lakemac.nsw.gov.au)), and the next meeting is scheduled for 1 June 2016.

For the LMCC Aquatic Services Committee, the contact is Colin Bartley ([cbartley@lakemac.nsw.gov.au](mailto:cbartley@lakemac.nsw.gov.au)) and the next meeting is scheduled for 18 May 2016.

If you can please make contact with Kym and Colin if you would like to present to these committees.

Symon

**Symon Walpole** | Ecosystem Enhancement Coordinator  
**Lake Macquarie City Council**

126-138 Main Road Speers Point NSW 2284 | Box 1906 HRMC NSW 2310

P: 02 4921 0393 | M: 0431 658 250 | F: 02 4921 0351

[swalpole@lakemac.nsw.gov.au](mailto:swalpole@lakemac.nsw.gov.au) | [www.lakemac.com.au](http://www.lakemac.com.au)

Please consider the environment before printing this email.

**From:** Bryan Garland [<mailto:bryang@johnsonpropertygroup.com.au>]

**Sent:** Friday, 8 April 2016 12:04 PM

**To:** Chris Dwyer

**Cc:** Symon Walpole; Sandra Hutton; Mathew Radnidge

**Subject:** Trinity Point Helipad

Dear Chris

As you are aware, we are working with two sets of Secretary Environmental Assessment Requirements. Prior to us submitting our Part 3A Mod 3 documentation and, concurrently, the EIS with Council, we are required to consult with a number of government authorities.

With respect to Council, in addition to the Council itself, the SEARS require us to consult with:

- LMCC Estuary and Coastal Management Committee;
- LMCC Aquatic Services Committee
- The Office of the Lake Macquarie & Catchment Coordinator; and
- The Lake Macquarie Project Management Committee

Can you please advise whether these committees still exist and if so, who would I contact to consult with. Importantly, I understand that some committees may not regularly meet and, noting we are submitting documentation in June, we would like to make contact reasonably quickly to ensure that we do the required consultation beforehand.

I have copied in Symon into this email as previously he was my contact with respect to the Estuary and Aquatic services committee and he may be able to help me with these two.

I look forward to your reply

Thanks

Bryan

**Bryan Garland**  
Planning Director  
Johnson Property Group



**Head Office**

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PO Box A1308, Sydney South  
NSW 1235  
[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)

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## Mathew Radnidge

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 11:21 AM  
**To:** 'Felicity.Barry@environment.nsw.gov.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Felicity,

I refer to your recent discussion with Bryan Garland of the Johnson Property Group (JPG).

JPG are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with you to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

## Mathew Radnidge

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 12:17 PM  
**To:** 'brett.lewis@hunterwater.com.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Brett,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

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As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with you to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)



## Mathew Radnidge

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 1:09 PM  
**To:** 'p.gray@minesub.nsw.gov.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Paul,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

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It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with the Mine Subsidence Board to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,



Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

## Mathew Radnidge

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 11:28 AM  
**To:** Richard Bath  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Richard,

JPG are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

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It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

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It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

## Mathew Radnidge

---

**From:** Les Binkin <les@marmongpointmarina.com.au>  
**Sent:** Monday, 18 April 2016 6:29 PM  
**To:** 'Brett Boehm'; Sonia.McKay@rms.nsw.gov.au  
**Cc:** Bryan Garland (bryang@johnsonpropertygroup.com.au); Mathew Radnidge; Sandra Hutton  
**Subject:** Floating Helipad for Trinity Point and flight path  
**Attachments:** 37429(4)-HELI-01-D.PDF; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Good afternoon Sonia and Brett

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

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As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with you to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

**Les Binkin CMM**  
Managing Director



1 Nanda Street, Marmong Point NSW 2284

Mob 0411 443108 Tel (02) 4958 3333 Fax (02) 4958 2461

[les@marmongpointmarina.com.au](mailto:les@marmongpointmarina.com.au)

[www.marmongpointmarina.com.au](http://www.marmongpointmarina.com.au)

<http://www.youtube.com/watch?v=s7-CYwkYsos>

<http://youtu.be/1lxchm7a8Yk>



## Mathew Radnidge

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 1:43 PM  
**To:** 'Marty.JENKINS@rms.nsw.gov.au'; 'development.hunter@rms.nsw.gov.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Marty,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

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It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with Roads & Maritime Services to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

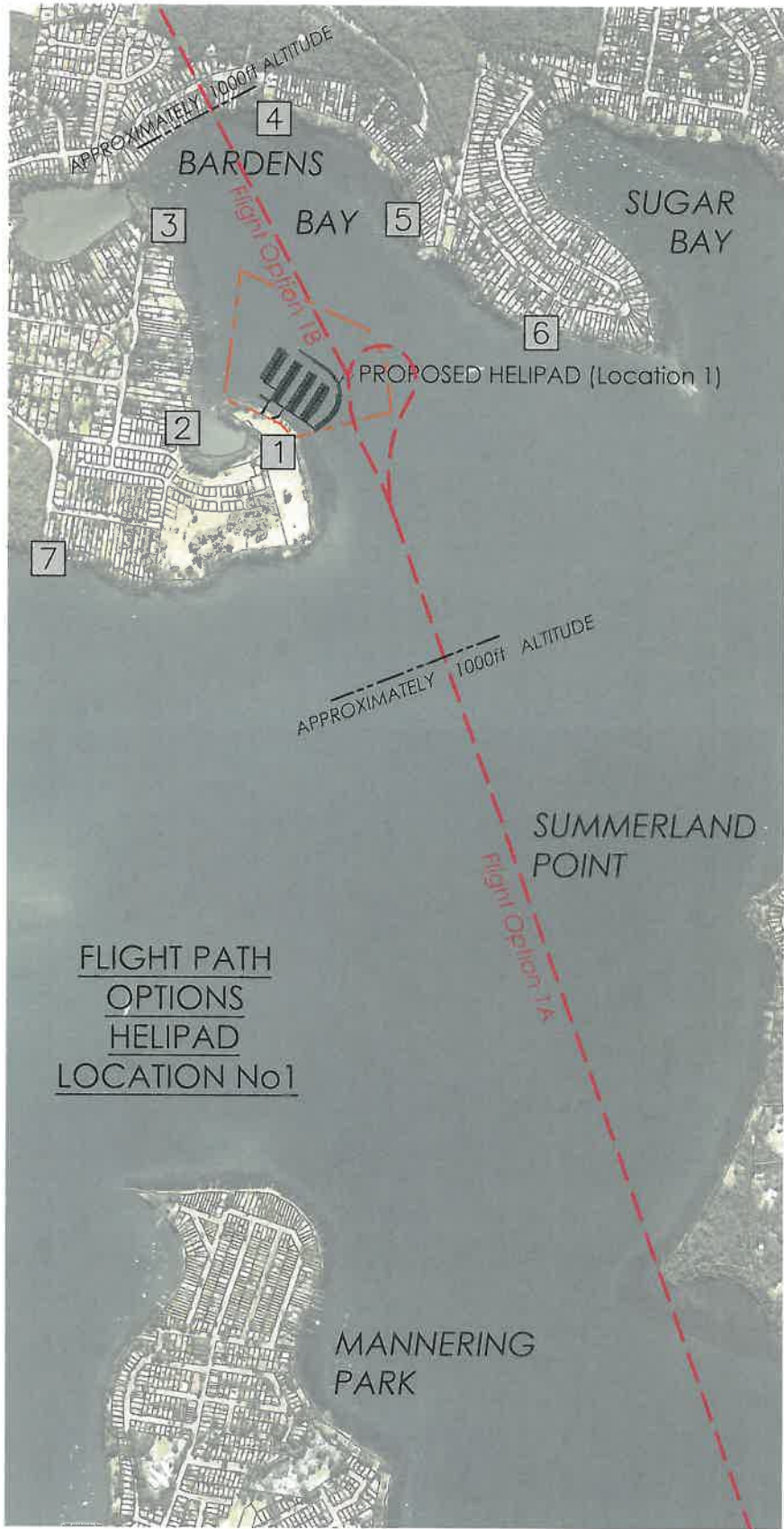
Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)



RECOMMENDED NOISE LOGGER LOCATIONS

- [1] ON TRINITY POINT SITE
- [2] NW CORNER OF JPG LAND
- [3] MORISSET PARK BOAT RAMP
- [4] ADJACENT TO BRIGHTWATERS CHRISTIAN COLLEGE
- [5] PUBLIC FORESHORE (BRIGHTWATERS JETTY)
- [6] SOUTHERN END OF BARDON STREET
- [7] SOUTHERN END OF CHARLES AVENUE



CENTRE OF PROPOSED HELIPAD LOCATIONS		
No.	EAST	NORTH
1	364 086.34	6 334 298.63
2	364 086.33	6 334 188.05

CO-ORDS ARE M.G.A. Zone 56

**NOTE:**  
PLEASE NOTE THAT AT AN ALTITUDE OF GREATER THAN 1000ft CRUISE HEIGHT, FLIGHT PATHS ARE NOT RESTRICTED. SHOWN ARE THE APPROXIMATE LOCATIONS WHERE HELICOPTERS WILL BE AT AN ALTITUDE OF 1000ft. THIS AND FULL FLIGHT PATHS (BEING APPROACH AND DEPART) WILL BE ACCURATELY TRACKED AND REFINED DURING TESTING.

ver.	date	comment	drawn	pm	level information	scale (A3 original size)
C	18.3.2016	FLIGHT PATHS REVISED	MS	CW	DATUM: N/A CONTOUR INTERVAL: N/A	0 500 1000m SCALE: 1:20,000 (FULL)

working beyond expectations

drawing title:

HELICOPTER FLIGHT PATH OPTIONS

location:

TRINITY POINT MARINA

council:

LAKE MACQUARIE

dwg ref:

37429(4)-HELI-01-D

client:

JOHNSON PROPERTY GROUP



central coast office

ph: (02) 4305 4300

hunter office

ph: (02) 4978 5100

www.adwjohanson.com.au





## Planning & Infrastructure

Contact: Mark Schofield  
Phone: 9228 6362  
Fax: 9228 6455  
Email: [mark.schofield@planning.nsw.gov.au](mailto:mark.schofield@planning.nsw.gov.au)

Johnson Property Group  
PO Box A1308  
**SYDNEY SOUTH NSW 1235**

Our ref.: MP 06\_0309 Mod 3

Attention: Mr Bryan Garland – Development Director

Dear Mr Garland

**Subject: Section 75W application – Director General’s requirement  
Proposed helipad – Trinity Point, Lake Macquarie (MP 06\_0309 - Mod 3)**

I refer to your abovementioned application which seeks to modify the Concept Plan approval (MP 06\_0309) issued for the mixed use development at Trinity Point, Lake Macquarie, by adding a helipad.

In accordance with Section 75(3) of the *Environmental Planning and Assessment Act, 1979* you are advised that your Environmental Assessment for the modification application must address those matter specified in the Director Generals requirements (dated 17 April 2008) issued for MP 06\_0309, as they relate to the helipad.

The Department consulted with Lake Macquarie City Council and relevant state & federal government agencies, to ensure the DGRs remained current and relevant. Copies of submissions received from the Office of Environment & Heritage, Lake Macquarie City Council, Roads and Maritime Services and the Department of Primary Industries are attached for your information.

Any technical report which formed part of the Environmental Assessment for the original Concept Plan, and upon which you intend to rely for this modification application, must be accompanied by a supplementary report from the author stating it remains current. The Department raises no objection to the acoustic assessment methodology detailed in your correspondence of the 1 October 2013.

Your contact officer for this proposal, Mark Schofield can be contacted on 9228 6362 or via email at [mark.schofield@planning.nsw.gov.au](mailto:mark.schofield@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Chris Ritchie

**A/Director**

**Industry, Social Projects & Key Sites**

2/12/13



## Department of Primary Industries

OUT13/33645

13 NOV 2013

Mr Mark Schofield  
Industry, Social Projects and Key Sites  
NSW Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Mark.Schofield@planning.nsw.gov.au

Dear Mr Schofield,

**Mixed Use Development at Trinity Point, Lake Macquarie (MP 06\_0309)  
Proposed Modification – input into Director General Requirements**

I refer to your letter dated 23 October 2013 requesting advice from the Department of Primary Industries (DPI) in respect to the above matter.

Comment by Crown Lands

Crown Lands advise that:

- (i) Landowner's Consent was provided on 4 October 2013 to lodgement of the Part 3A modification to include the helipad in the development, and
- (ii) the existing DGR's address Crown Lands requirements.

For further information please contact Rebecca Johnson, Co-ordinator Client Services, (Newcastle office) on 4920 5040 or at [rebecca.johnson@lands.nsw.gov.au](mailto:rebecca.johnson@lands.nsw.gov.au).

Comment by NSW Office of Water

NSW Office of Water recommends the following amendments to the previously issued DGRs (additions as underlined, deletions as crossed-out):

- (a) to Attachment 1 (Director-General's Environmental Assessment Requirements):

7. Groundwater Protection

7.1 Address the NSW Aquifer Interference Policy, NSW State Groundwater Policy Framework Document ~~General~~, NSW Groundwater Quality Protection Policy and NSW Groundwater Dependent Ecosystems Policy.

13. Natural Hazards

Coastal Processes

13.2 Address consistency with ~~Rivers and Foreshores Improvements Act 1948~~, NSW Guidelines for Controlled Activities on Waterfront Land, NSW Coastal Policy, NSW Wetlands Management Policy, NSW State Rivers and Estuaries Policy and NSW Estuary Management Policy.

Consultation

(a) Agencies or other authorities:

~~Department of Water and Energy~~ NSW Office of Water

(b) to Attachment 3 (State Government technical and policy guidelines):

Urban Design: Cycleway/Pathway Design

~~Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)~~  
NSW Guidelines for Controlled Activities on Waterfront Land

Water

Groundwater NSW Aquifer Interference Policy

Waterways NSW Guidelines for Controlled Activities on Waterfront Land

For further information please contact Rohan Macdonald, Water Regulation Officer, Major Projects (Newcastle office) on 4904 2642 or at rohan.macdonald@water.nsw.gov.au.

Comment by NSW Fisheries

NSW Fisheries advise no issues.

For further information please contact Scott Carter, Senior Conservation Manager, (Port Stephens office) on 4916 3931, or at scott.carter@dpi.nsw.gov.au

Yours sincerely



Tony Heffernan

**A/Executive Director Business Services**

25 November 2013

SF2013/173487  
CR2013/007994  
KM

Manager, Industry Projects  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

**Attention: Mr Mark Schofield**

**TRINITY POINT MARINA: PROPOSED MODIFICATION OF CONCEPT PLAN APPROVAL –  
ADDITION OF HELIPAD – REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS FOR  
ENVIRONMENTAL ASSESSMENT (MP 06\_0309)**

Dear Mr Schofield

I refer to the letter dated 23 October 2013 requesting the provision of key issues which Roads and Maritime Services believes should form part of the Director-General's Environmental Assessment Requirements (DGR's) for the modified subject proposal. Please accept my apologies for the delay in responding.

Roads and Maritime advises that the requirements included in the DGR's relating to Traffic and Transport are considered generally satisfactory to allow an appropriate assessment of the Environmental Assessment to be undertaken.

Please contact me on (02) 4924 0688 should you require any further advice.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Dave Young".

Dave Young  
Manager Land Use  
Hunter Region

Cc General Manager  
Lake Macquarie Council

**Roads & Maritime Services**





Office of  
Environment  
& Heritage



Your reference: MP 06\_0309 MOD 1  
Our reference: DOC13/75074; FIL12/7028-04  
Contact: Robert Gibson, 4908 6851

Mr Mark Schofield  
Team Leader - Industry, Social Projects and Key Sites  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Schofield

**RE: DIRECTOR GENERAL'S REQUIREMENTS FOR PROPOSED MODIFICATION TO CONCEPT PLAN APPROVAL (MP 06\_0309) FOR HELIPAD AT TRINITY POINT, LAKE MACQUARIE LGA**

I refer to your letter dated 23 October 2013 seeking comments and a review of Director General's Requirements (DGRs) in relation to the proposed modification to Concept Plan approval (MP 06\_0309) for a mixed use development at Trinity Point. It is understood that the proposed modification is to add a helipad and noise assessment criteria to be used in the detailed assessment of the helipad under a future development application.

The Office of Environment and Heritage (OEH) has reviewed the original DGRs (issued on 17 April 2008) and the section of the 75W Modification Application provided with your letter, and makes the following comments.

The DGRs issued in April 2008 have now expired. OEH's standard DGRs have changed since 2008 and any reissued DGRs would typically include additional assessment requirements for Aboriginal cultural heritage, floodplain and threatened biodiversity issues to be considered in any resulting Environmental Assessment report. However, in this case OEH considers that the proposed helipad and its location away from seagrass beds, a food source for the threatened Green Turtle *Chelonia mydas*, does not trigger the need for updated DGRs with respect to threatened species issues. Therefore, in this instance OEH finds the previously issued DGRs to be current for all relevant matters under the legislation that OEH administers.

If you require any further information regarding this matter please contact Robert Gibson, Regional Biodiversity Conservation Officer, on 4908 6851.

Yours sincerely

6 NOV 2013

**RICHARD BATH**  
A/Regional Manager, Hunter Central Coast  
Regional Operations



**Mark Schofield - Trinity Point MP 06\_0309 Mod 3 - Helipad**

---

**From:** Mark Schofield  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 29/11/2013 4:39 PM  
**Subject:** Trinity Point MP 06\_0309 Mod 3 - Helipad  
**CC:** Chris Baker; Derek Poulton

---

Dear Mark,

In response to your letter of 23 October 2013, received by Council on 28 October 2013, the following information is provided.

Council has reviewed the original DGRs for MP 06\_0309 Mod 3 and the attached modification application information of the Johnson Property Group dated 1 October 2013.

The original DGR number 15 - Establishment of Helipad and Helicopter Noise Impacts is considered to be relevant to the modification proposal, provided that the latest (or current) CASA Guidelines forms the basis for assessment.

It is noted that the proposed acoustic assessment methodology from JPG appears to address the likely acoustic impacts of the modified proposal and amenity of the locality.

If you have any queries regarding this advice please contact me on the numbers below.

Regards,

**Chris Dwyer** | Principal Development Planner  
Lake Macquarie City Council

Phone: (02) 49 210 311 | Fax: (02) 49 210 718 | Mob: 0408 276 837

[cbdwyer@lakemac.nsw.gov.au](mailto:cbdwyer@lakemac.nsw.gov.au) | [www.lakemac.com.au](http://www.lakemac.com.au)

This information is intended for the addressee only. The use, copying or distribution of this message or any information it contains, by anyone other than the addressee is prohibited by the sender.

Any views expressed in this communication are those of the individual sender, except where the sender specifically states them to be the views of Council.

Information provided to Council in correspondence, submissions or requests (verbal, electronic or written), including personal information such as your name and address, may be made publicly available, including via Council website, in accordance with the Government Information (Public Access) Act (GIPA Act) 2009.



NSW GOVERNMENT  
**Department of Planning**

Contact: Thomas Mithen  
Phone: 9228 6336  
Fax: 9228 6540  
Email: [thomas.mithen@planning.nsw.gov.au](mailto:thomas.mithen@planning.nsw.gov.au)  
Our ref: MP 06\_0309

Mr Keith Johnson  
Johnson Property Group  
340 Kent Street  
Sydney NSW 2000

Dear Mr Johnson,

**Subject: Proposed Marina/Residential/Tourist development at Lot 31 DP 1117408, Part Lot 32 DP 1119836 & Part Lot 33 DP 1117408 Trinity Point, Lake Macquarie (off Morisset Road) and the Lake Macquarie waterway (MP 06\_0309).**

On 7 April 2008, the Minister formed the opinion that your amended Project is one to which Part 3A of the Environmental Planning and Assessment Act 1979 ("the Act") applies. In addition, the Minister authorised the lodgement of a Concept Plan.

The Director-General's Environmental Assessment Requirements (DGRs) for the Environmental Assessment (EA) of the project for a Concept Plan are attached to this correspondence at **Attachment 1**. These requirements have been prepared by the Department in consultation with the relevant government agencies including Lake Macquarie City Council. The Director-General may alter or supplement these requirements, if necessary, and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

It is noted that the residential component of the proposal is currently prohibited under the Lake Macquarie Local Environmental Plan 2004 (LEP 2004) and that Council has resolved under Section 54 of the Act to amend the zoning to permit the residential development. The EA for the proposal should therefore not be placed on public exhibition until the draft LEP has received a certificate certifying that it may be publicly exhibited under Section 65 of the Act.

The Department is currently organising to delegate the assessment of the application to Council which will allow Council to undertake exhibition and assessment of the proposal. However, the Minister will remain the consent authority.

Therefore you should contact the Council at least two weeks before you propose to submit the Environmental Assessment (EA) for the project to determine:

- the fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessments that will be required.

**Attachment 2** lists the relevant plans and documents which are likely to be required upon submission of your proposal. A list of some relevant technical and policy guidelines which may assist in the preparation of this EA are at **Attachment 3**.

Prior to exhibiting the EA, the Council will need to review the document to determine if it adequately addresses the DGRs. The Council may consult with other relevant government agencies in making this decision. If the Council considers that the EA does not adequately address the DGRs, they may require the EA to be revised accordingly.

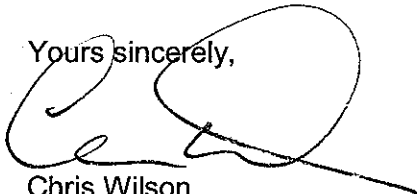
Following this review period, the EA will be made publicly available for a minimum period of 30 days. It will be placed on the Department's and the Council's website along with other relevant information which becomes available during the assessment of the project. You must provide all documents and plans in a suitable format for the web.

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance (NES), it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Commonwealth Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal is likely to have a significant impact on matters of NES and would require an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of NES. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Council immediately as supplementary DGRs will need to be issued.

Copies of responses from government agencies to the Department's request for key issues and assessment requirements are enclosed at **Attachment 4**. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the EA.

If you have any enquiries about these requirements, please contact Thomas Mithen on 02 9228 6336 or via e-mail at [thomas.mithen@planning.nsw.gov.au](mailto:thomas.mithen@planning.nsw.gov.au).

Yours sincerely,



17.4.08

Chris Wilson  
**Executive Director, Major Project Assessments  
as delegate for the Director General**



# Attachment 1

## Director-General's Environmental Assessment Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Application number</b>
MP 06_0309
<b>Project</b>
<p><b>Concept Plan Application:</b> A concept plan approval is sought for construction of a marina comprising 308 wet berths and associated marina club, repair and maintenance facilities, chandlery and helipad, restaurant and café, function rooms, business centre/office, gymnasium, shops, 150 apartments (75 residential and 75 tourist accommodation), boardwalk and associated parking.</p> <p>The application will involve approval of the following conceptual key design parameters: marina and land use, built form, building heights and residential unit types, site coverage, FSR, setbacks, roads and vehicle access, pedestrian through site linkages, public domain works and infrastructure requirements, stormwater management and landscaping.</p>
<b>Location</b>
Lot 31 DP 1117408, Part Lot 32 DP 1119836 & Part Lot 33 DP 1117408 - Trinity Point, Lake Macquarie (off Morisset Road).
<b>Proponent</b>
Johnson Property Group
<b>Date issued</b>
April 2008
<b>Expiry date</b>
2 years from date of issue
<b>General requirements</b>
<p>The Environmental Assessment (EA) for the Concept Plan Application must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. An outline of the scope of the project including: <ul style="list-style-type: none"> <li>• any development options;</li> <li>• justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest;</li> <li>• outline of the staged implementation of the project if applicable;</li> </ul> </li> <li>3. A thorough site analysis including the affected part of the waterway (Lake Macquarie) and a description of the existing environment and constraints mapping;</li> <li>4. Consideration of relevant statutory and non-statutory provisions, in particular relevant provisions arising from environmental planning instruments, State Environmental Planning Policies in particular SEPP 65 – Design Quality of Residential Flat Development, Regional Strategies (including draft Regional Strategies) and Development Control Plans. Including <i>Lake Macquarie Estuary Management Plan</i>; <i>Lake Macquarie Mooring Management Plan</i>; <i>Lake Macquarie Foreshore Stabilisation and Rehabilitation Guidelines</i>; and <i>Lake Macquarie Lifestyle 2020 Strategy</i>. Identify non-compliances and provide justification for any</li> </ol>

- departures.
5. Consideration of impacts, if any, on matters of national environmental significance under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*;
  6. Consideration of the consistency of the project with the objects of the *Environmental Planning and Assessment Act 1979*.
  7. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;
  8. The plans and documents outlined in **Attachment 2**;
  9. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;
  10. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project; and
  11. An assessment of the key issues specified below and a table outlining how and where in the EA document these key issues and the above requirements have been addressed.

### **Key Issues for the Concept Plan**

The EA must address the following key issues:

#### **1. Strategic Planning and Rezoning**

- 1.1 Justify the proposal with reference to relevant local, regional and state planning strategies including the draft Local Environment Plan to amend the zoning of the land to permit residential development on the site. In that regard provide justification for any inconsistencies with these planning strategies.

#### **2. Owner's consent**

- 2.1 The proponent must provide evidence of land owner's consent to make application for all components of the proposal on Crown land, including the marina and helipad.

#### **3. Design and Visual Impact**

- 3.1 Provide a comprehensive Site Analysis identifying constraints and including landform features, levels, vegetation, heritage and other relevant environmental features.
- 3.2 Demonstrate the achievement of design excellence having regard to the significance of the site in relation to Lake Macquarie and its environs. Address impacts of the proposal on the amenity of the foreshore, overshadowing of open space and loss of views from public places and from existing approved development.
- 3.3 Identify urban design guidelines that take into account the existing low density character of the locality and identify appropriate development parameters in relation to building heights (number of storeys and metres), foreshore setbacks, building separations, site coverage and floor space ratios based on careful analysis of the site's constraints and opportunities and the potential visual and environmental impacts.
- 3.4 Address visual impact in the context of adjoining and surrounding development in relation to setting, density, built form, building mass, and height as viewed from the public domain including Lake Macquarie and all publicly accessible foreshore locations. The visual impact of the marina including the pylons and helipad and all other associated structures must be addressed in the visual impact analysis. In that regard a Visual Impact Analysis should include all significant vantage points from where the site can be viewed, both water and land based and provide relevant mitigation measures.

- 3.5 Use visual aids such as a scale model and photomontages to demonstrate visual impacts. Amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas must be addressed.
- 3.6 Demonstrate the suitability of the proposal with the surrounding area in relation to potential character, height, bulk, scale, built form, amenity (including noise) and visual amenity having regard to *SEPP 71, NSW Coastal Policy 1997, Coastal Design Guidelines of NSW (2003)*, objectives of the 6(2) Tourism and Recreation zone and all relevant development control plans including *Lifestyle 2020 Strategy, DCP No. 1 – Principles of Development*.
- 3.7 Address the landscape setting and retention of existing significant vegetation on the site. Demonstrate that any removal of vegetation on the site will have minimal visual impacts.
- 3.8 Provide details of residential unit types and future management of tourist accommodation and measures to ensure conflict between user groups does not occur.

#### **4. Public Access**

- 4.1 Address existing and future opportunities for public access to and along the foreshore and future ownership and management of the foreshore reserve including any arrangements required by or of Lake Macquarie City Council.
- 4.2 Address the views of the *Lake Macquarie Estuary and Coastal Management Committee* and the *Office of the Lake Macquarie and Catchment Co-ordinator* and the related *Lake Macquarie Project Management Committee*;
- 4.3 Assess the impacts on recreational amenity arising from the loss of public access to areas of the lake that are proposed for marina and helipad operations.
- 4.4 Assess the impact on the Council foreshore reserved land and the impacts arising from reduced public access to the foreshore and the waterway.

#### **5. Water Cycle Management**

- 5.1 Address potential impacts on the water quality including stormwater management systems, surface water controls, management of slipways, hardstands and vessels, management of sewerage waste from vessels, fuel and chemical storage and management and spill management having regard to *State Groundwater, Rivers, Wetlands and Estuary Policies, Lake Macquarie Estuary Management Plan, Lake Macquarie Mooring Management Plan and Lake Macquarie Foreshore Stabilisation and Rehabilitation Guidelines*.
- 5.2 Address pollutant runoff loads from the site, treatment of waste, effluent disposal and sediment and erosion control. Demonstrate an acceptable level of water quality protection with respect to downstream receiving waters during and after construction.
- 5.3 Address changes in the hydrological regime of the catchment as a result of the project.
- 5.4 Provide a Water Management Plan and Site Water Balance incorporating on-site re-use of water; prevention of wet weather overflows of contaminated stormwater; segregation of contaminated water from non-contaminated water; spillage controls and bunding.

#### **6. Waste Management**

- 6.1 Identify all potential sources of liquid wastes and non-liquid wastes as defined in the environmental guideline *Assessment, Classification and Management of Liquid and Non-Liquid Wastes (EPA 1999)*. The EA should identify any wastes that will be stored, separated or processed on the site and identify the procedures to be adopted to manage these wastes.
- 6.2 Identify strategies for the management of sewerage waste from vessels and other

sections of the facility including pump-out facilities and holding tanks; connections to sewerage systems operated by Hunter Water Corporation or options for waste water treatment, including examination of re-use options; spill management and containment; and management of privately owned vessels at the marina.

## **7. Groundwater Protection**

- 7.1 Address the *NSW Groundwater Policy Framework Document – General, NSW Groundwater Quality Protection Policy and NSW Groundwater Dependent Ecosystem Policy*.

## **8. Infrastructure Provision**

- 8.1 Address existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.
- 8.2 Address developer contributions, and provide the likely scope of any planning agreement with Council/ Government agencies. In particular the dedication of land zoned open space adjoining the foreshore to Council in accordance with *Lake Macquarie s94 Contributions Plan*.
- 8.3 Address the provision of infrastructure for social and community needs due to residential development.
- 8.4 If applicable, provide details of the deed of agreement with the Roads and Traffic Authority for State Road infrastructure.

## **9. Noise Impact**

- 9.2 A Noise Assessment Report, prepared by a qualified acoustic consultant, is required to investigate potential noise impacts to more sensitive tourist and residential uses on the site and in the vicinity during the construction phase of the proposal and from the general operation of the marina facility and road transport to and from the site. Where necessary outline details of noise amelioration measures for the marina complex (refer to discussion under Section 15 in relation to helicopter noise).

## **10. Traffic and Access**

- 10.1 Prepare a Traffic Impact Study in accordance with the RTA's *Guide to Traffic Generating Developments*. Identify the suitability of the existing road network to accommodate the development and the adequacy of on-site parking and servicing arrangements. The traffic analysis shall use SIDRA or similar traffic model and take into account relevant intersections including current and traffic growth projects for the life of the project, 95<sup>th</sup> percentile back of queue lengths and delays and level of service on all legs. Provide an electronic copy of the traffic analysis/modelling in CD format
- 10.2 Address *Draft SEPP 66 – Integration of Land Use and Transport* and *DoPs EIS Guidelines on Roads and Related Facilities*.
- 10.3 Identify needs (if any) to upgrade roads/junctions and improvement works to ameliorate any traffic inefficiency and safety impacts associated with the development where relevant. This should include identification of pedestrian movements and appropriate treatments.

## **11. Aboriginal and Cultural Heritage**

- 11.1 Address the draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, July 2005)*.
- 11.2 Identify whether the site has significance in relation to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. This is to be undertaken

<p>by an appropriately qualified person in consultation with the local Aboriginal community.</p> <p>11.3 Identify any items of european heritage significance and provide measures for conservation of such items.</p> <p>11.4 Address impacts on World Heritage areas, places listed on the National Heritage List and protected under the EPBC Act.</p>
<b>12. Flora and Fauna</b>
<p>12.1 Assess potential impacts on threatened species, populations and endangered ecological communities in accordance with the draft <i>Guidelines for Threatened Species Assessment DEC &amp; DPI July 2005</i></p> <p>12.2 Address measures for the conservation of flora and fauna and their habitats within the meaning of the <i>Threatened Species Conservation Act 1995</i> and the <i>Fisheries Management Act</i>, having regard to the <i>Draft Guidelines for Threatened Species Assessment (DEC &amp; DPI July 2005)</i>. Address impacts on migratory species, RAMSAR wetlands and species listed under Section 18 and 18A of the EPBC Act.</p> <p>12.3 Assess the impacts on flora and fauna in accordance with the <i>Lake Macquarie Flora and Fauna Survey Guidelines</i>.</p>
<b>13. Natural Hazards</b>
<i>Coastal Processes</i>
<p>13.1 Address coastal hazards and the provisions of the Coastline Management Manual. In particular consider impacts associated with wave and wind action, coastal erosion, sea level rise and more frequent and intense storms (also refer to discussion below under flooding).</p> <p>13.2 Address consistency with <i>Rivers and Foreshores Improvements Act 1948, NSW Coastal Policy, NSW Wetlands Management Policy, NSW State Rivers and Estuaries Policy</i> and <i>NSW Estuary Management Policy</i>.</p>
<i>Contamination</i>
<p>13.3 Identify any contamination on site and appropriate mitigation measures in accordance with the provisions of SEPP 55 – Remediation of Land.</p>
<i>Acid Sulfate Soils</i>
<p>13.4 Identify the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures in accordance with the Acid Sulfate Soil Manual (NSW Acid Sulfate Soil Management Advisory Committee 1998).</p>
<i>Geotechnical</i>
<p>13.5 Prepare a geotechnical assessment of the property to address potential impact of subsidence and future mining of coal resources in the area.</p>
<i>Flooding</i>
<p>13.6 Demonstrate the development is compatible with Council's relevant Flood Policy and in accordance with the guidelines contained in the <i>NSW Floodplain Development Manual (2005)</i>. Provide a Floodplain Risk Management Study addressing the potential impacts of flooding, taking into consideration the potential risks associated sea level rise and changes to hydrological processes, potential shoreline recession and greater frequency and intensity of storms. These risks should be assessed on the impact from development on the flooding regime and impacts from flood on proposed development.</p>

## **14. Marina Development and Potential Impacts**

### **14.1 Address the potential marina impacts:**

- due to the marine structure and operations on the seabed, in particular on seagrass and benthic organisms including the shading effects of the structures proposed measures to prevent/mitigate impact (The design should minimise shading on the seagrass beds);
- due to any structure located on the foreshore to interfere with the free movement of seagrass wrack along the foreshore, and on wave energy and the risk of deflection or refraction to other locations and proposed measures to prevent/mitigate impacts;
- due to stormwater run-off on water quality and seagrass beds and proposed measures to prevent/mitigate impacts;
- due to marina operations and the increase in vessel numbers and usage levels on water quality, aquatic ecology, and recreational amenity;
- due to management of travel lift, hardstand areas, workshop, vessels, management of sewerage waste from vessels, fuel and chemical storage and management and spill management on water quality and seagrass beds and proposed measures to prevent/mitigate impacts;
- on navigation and existing swing moorings on or in the immediate area of Bardens Bay;
- on air quality including dust generation during construction activities and boat maintenance and repairs;
- due to day berthing facilities for the general public;
- due to dredging activities including method to be used; dimension of area of works; nature of sediment; environmental safeguards;
- marine vegetation and include mapping and density distribution and measures to minimise harm to marine vegetation and details of compensatory habitat development to replace lost vegetation;
- on fish species and their habitat; and
- on commercial, recreational or indigenous fishing activities.

14.2 Justify the suitability of the site for a marina development including the extensive infrastructure (eg. breakwalls) to accommodate the proposal in this location.

14.3 Address the cumulative impact on increased boating activities in the locality including the provision of appropriate boating infrastructure.

14.4 Provide hydrographic survey and modelling details and the need for dredging both on-site and for access from other parts of the lake and ocean (via Swansea Channel) and the impacts and on-going maintenance issues.

14.5 Undertake an assessment of potential impacts of the marina development on hydrodynamic processes within Lake Macquarie and Bardens Bay including detailed hydrodynamic modelling undertaken to quantify potential impacts.

14.6 Undertake an analysis of the need for marina facilities and consider other existing and proposed marina developments on Lake Macquarie and the suitability of the site for marina facilities.

14.7 Address the principles of Crown lands management under Section 11 Crown Lands Act 1989 and Part 3 – the land assessment provisions.

14.8 Provide an economic feasibility report, prepared by an appropriately qualified consultant, addressing the proposed marina size and the tourism component.

## 15. Establishment of Helipad and Helicopter Noise Impacts

- 15.1 Address CASA's *Guideline for Establishment and Use of Helicopter Landing Sites (HLS)*, in particular the "Recommended Criteria for a Basic and Standard HLS".
- 15.2 A Noise Assessment Report, prepared by a qualified acoustic consultant is required to investigate potential noise impacts associated with the taking off, approaching and enroute of helicopters to the helipad. The report shall address potential impacts on residential areas and other noise sensitive locations/uses; fauna and their habitats in particular threatened species, populations, or ecological communities of fish or marine vegetation and their critical habitat.
- 15.3 Identify all types of helicopters that are proposed to be used and include flight path, hours and frequency of operation, noise contours/levels, route, noise mitigation measures and/or acoustic treatments and need for such a facility. Best practice in the measurement and prevention/mitigation of noise impacts shall be adopted.

## 16. Energy Efficiency

- 16.1 Demonstrate intended compliance with the *Lake Macquarie Development Control Plan No. 1 – Volume 1 - Energy Efficiency for Residential and Commercial Buildings* and the *Lake Macquarie Greenhouse Action Plan*.
- 16.2 Identify how the proposal will reduce water usage and greenhouse gas emissions to satisfy BASIX targets.

## Consultation

You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:

### (a) Agencies or other authorities:

- Commonwealth Department of Environment, Water, Heritage and the Arts;
- Department of Water and Energy;
- Department of Environment and Climate Change;
- Department of Planning Hunter Regional Office, Newcastle;
- Department of Primary Industries;
- Department of Lands;
- Heritage Council;
- Mine Subsidence Board;
- New South Wales Aboriginal Land Council and Local Aboriginal land Council/s such as the Koombahtoo Local Aboriginal Land Council and other Aboriginal community groups including the Awabakal Descendants Traditional Owners Aboriginal Corporation;
- NSW Road and Traffic Authority;
- Commonwealth Civil Aviation Safety Authority;
- Lake Macquarie City Council;
- NSW Maritime Authority; and
- Hunter Water Board; and
- Relevant energy supply authority.

### (b) Public:

Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. Consultation should include the *Lake Macquarie Estuary and Coastal Management Committee*, *Lake Macquarie Aquatic Services Committee*, *The Office of the Lake Macquarie and Catchment Coordinator* and the *Lake Macquarie Project Management Committee* and address any issues raised in stakeholder forums

The consultation process and the issues raised should be described in the Environmental Assessment.

**Deemed Refusal Period**

**60 days**



## Attachment 2

### Plans and Documents to accompany the Application

#### Plans and Documents of the development

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted with your Concept Plan application:

1. The **existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
  - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
  - the existing levels of the land in relation to buildings and roads;
  - location and height of existing structures on the site;
  - location and height of adjacent buildings and private open space.
2. An **aerial photograph** of the subject site with the site boundary superimposed.
3. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc.).
4. A **locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
  - significant local features such as parks, community facilities and open space, water courses and heritage items;
  - the location and uses of existing buildings, shopping and employment areas;
  - traffic and road patterns, pedestrian routes and public transport nodes; and
  - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.
5. The **Environmental Assessment** in accordance with the Director-General's Environmental Assessment Requirements as outlined in Attachment 1.
6. The **Conceptual Architectural drawings** are to illustrate the following general features:
  - location of any existing building envelopes or structures on the land;
  - and proposed dwelling types;
  - location of proposed public open space;
  - public domain works, proposed communal facilities and servicing points;
  - indicative building heights shown as building envelopes in elevation, significant level changes;
  - FSR, building separations and foreshore setbacks;
  - parking and vehicular access arrangements; and
  - pedestrian access to, through and within the site.

	<p>7. <b>Other Plans</b> including (where relevant):</p> <p><b>Road Hierarchy &amp; Open Space Network Plans</b> - illustrating indicative road and open space networks.</p> <p><b>Stormwater Concept Plan</b> – illustrating the concept for stormwater management from the site.</p> <p><b>Infrastructure Plans</b> – conceptual drawings indicating all proposed infrastructure including roads, water supply, water re-use, sewerage and earthworks.</p> <p><b>Landscape Concept Plan</b> – plan or drawing that shows the indicative planting design and plant species to be used, listing botanical and common names.</p> <p><b>View Analysis</b> – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.</p> <p><b>Flood Evacuation Plan</b> – plan showing the proposed access from the site during extreme flood events.</p> <p><b>Foreshore Open Space Plan</b> – showing location of the cycleway/walkway and any proposed structures or easements over the land.</p> <p><b>Water Cycle Management Plan</b> – showing all hardstand areas and stormwater management systems.</p> <p><b>Waste Management Plan</b> – showing all sources of waste to be stored, separated or processed including pump-out facilities and holding tanks and spil management procedures</p> <p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted with your application:</p> <p>8. The detailed <b>Architectural drawings</b> associated with the marina buildings and structures are to illustrate the following general features:</p> <ul style="list-style-type: none"> <li>• location of any existing building envelopes or structures on the land;</li> <li>• the sections, elevations and floor plans of buildings/structures associated with the marina;</li> <li>• public domain works, proposed communal facilities and servicing points;</li> <li>• public and private parking and vehicular access arrangements; and</li> <li>• pedestrian access to, through and within the marina site and/or waterway and adjoining foreshore areas.</li> </ul> <p>9. The detailed <b>Design Drawings</b> associated with the marina including the breakwater and other associated water based structures including the helipad.</p> <p>10. The detailed <b>Visual Site Analysis</b> associated with the land based development and proposed marina and helipad and associated buildings and structures in the context of surrounding development.</p> <p>11. It is understood the application will be documented to a Project Application standard for the marins including hardstand areas and workshop, helipad, breakwater, travel lift and fuel storage. The detailed environmental/design reports including a Coastal Processes Study, Breakwater Design Study and other relevant assessments to satisfactorily address the issues associated with the marina and associated facilities outlined in <b>Attachment 1</b>.</p>
<p><b>Specialist advice</b></p>	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising</p>

	<p>consultants in relation to issues including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Aquatic Ecology and Coastal processes</li> <li>• Flora and Fauna;</li> <li>• Landscaping;</li> <li>• Aboriginal Archaeology and European Heritage;</li> <li>• Geotechnical and/or hydro-geological (groundwater);</li> <li>• Stormwater/drainage and Flood Management;</li> <li>• Urban Design/Architectural;</li> <li>• Traffic and Access;</li> <li>• Contamination in accordance with the requirements of SEPP 55;</li> <li>• Acid Sulphate Soil Management Plan;</li> <li>• Town Planning, visual analysis including justification of proposed building envelopes and heights in relation to relevant controls;</li> <li>• Social and Economic Impact;</li> <li>• Disability Access;</li> <li>• Building Code Australia;</li> <li>• Hydrodynamic Processes; and</li> <li>• Greenhouse Gas Emissions.</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 25 hard copies of the Environmental Assessment;</li> <li>• 25 sets of architectural and landscape plans to scale, including ten (10) sets at A3 size (to scale);</li> <li>• 6 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below); and</li> <li>• If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Council to key agencies.</li> <li>• Six (6) full sets of all documentation (EA and plans) (hard copy) to scale for placement in the Morisset Council library</li> </ul>
<b>Electronic Documents</b>	<p>Electronic documents presented to Council and the Department of Planning for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> <li>• Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files.</li> <li>• File names will need to be logical so that the Council and Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files.</li> <li>• Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Council and Department can publish them in the correct order.</li> <li>• Graphic images will need to be provided as [.gif] files.</li> <li>• Photographic images should be provided as [.jpg] files.</li> <li>• Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each.</li> <li>• Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Council and Department can publish them in the correct order.</li> </ul> <p>Alternatively, these electronic documents may be placed on your own web site with a link to the Council's and Department of Planning's website.</p>

## Attachment 3

### State Government technical and policy guidelines

The following list provides relevant technical and Policy Guidelines which may assist in the preparation of the Environmental Assessment. It should be noted, however, that this list is not exhaustive as other documents and policies may need to be reviewed. It is also important to note that not of all of these guidelines may be relevant to your proposal.

The majority of these documents can be found on the relevant Departmental Websites, on the NSW Government's on-line bookshop at <http://www.bookshop.nsw.gov.au> or on the Commonwealth Government's publications website at <http://www.publications.gov.au>.

Aspect	Policy /Methodology
<b>Biodiversity</b>	
<b>Flora and Fauna</b>	Draft Guideline for assessment of impacts on Threatened Species under Part 3A (Department of Planning 2005)
<b>Fish and Aquatic Ecosystems</b>	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)
	Threatened Species Management Manual (NPWS, 1998)
<b>Coastal Planning</b>	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast, NSW Government, 1997
	Coastal Design Guidelines for NSW, PlanningNSW, February 2003
	NSW Wetlands Management Policy (DLWC, March 1996)
<b>Bushfire</b>	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
<b>Contamination of Land</b>	
	Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)
<b>Environmental Management Systems</b>	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)
<b>Heritage</b>	
<b>Aboriginal</b>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC July 2005)
	Draft Guideline for assessment of impacts on Aboriginal Heritage under Part 3A ( Planning 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
<b>Non-Indigenous</b>	Assessing Heritage Significance Update for Heritage Manual (Heritage Office, 2000)
	NSW Heritage Manual (NSW Heritage Office, 1996)
<b>Noise</b>	

Aspect	Policy /Methodology
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS 3671-1989)
<b>Rehabilitation</b>	
	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
<b>Safety and Hazards</b>	
	Electrical Safety Guidelines (Integral Energy)
<b>Soils</b>	
	Acid Sulfate Soil Manual (ASSMAC)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
<b>Traffic &amp; Transport</b>	
	Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)
	Guide to Traffic Generating Developments (RTA, 2002)
<b>Urban Design: Cycleway/Pathway Design</b>	
	Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)
<b>Water</b>	
	Water quality guidelines for the protection of aquatic ecosystems for upland rivers. (ANZECC, 2000)
<b>Floodplain</b>	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
<b>Groundwater</b>	NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2)
<b>Stormwater</b>	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
<b>Waterways</b>	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
<b>Climate Change</b>	Floodplain Risk Management Guideline – Practical Consideration of Climate Change (DECC 25 October 2007)
<b>EPBC Act</b>	
<b>FOR CONTROLLED ACTION</b>	<b>A</b> Commonwealth Environment Protection and Biodiversity Conservation Act 1999: Guide to implementation in NSW: March 2007

## **Attachment 4**

### **Agency Responses to Request for Key Issues**

#### **- For Information Only**

- Lake Macquarie Council
- NSW Department of Primary Industries
- NSW Department of Natural Resources (now known as Department Water and Energy)
- NSW Department of Planning Hunter Regional Office
- NSW Department of Environment and Climate Change (formerly DEC)
- NSW Roads and Traffic Authority
- NSW Department of Lands
- NSW Maritime Authority
- Rural Fire Service
- Civil Aviation Safety Authority





Mr Bryan Garland  
Johnson Property Group  
PO Box A1308  
SYDNEY SOUTH NSW 1235

Dear Mr Garland

**Trinity Point Morisset Park Helipad (EAR 846)  
Secretary's Environmental Assessment Requirements**

I refer to your request for the Secretary's Environmental Assessment Requirements (EARs) for the preparation on an Environmental Impact Statement (EIS) for the above development proposal. The EARs are attached. In preparing the EARs, the Secretary also consulted with a number of State agencies and their additional requirements for the EIS are also attached.

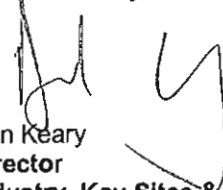
The department draws your attention to the requirements for Future Applications in the Concept Approval MP 06\_0309 for a marina, tourist and residential accommodation and associated facilities. The EIS is required to address these requirements and comprehensively justify any proposed departure from the approved concept plans.

Form A of your request indicates that the proposal is not Integrated Development. If integrated approvals are identified before the development application is lodged, you must undertake your own consultation with the relevant agencies about requirements for the integrated approvals. Notwithstanding, you are still required to consult with the relevant agencies identified in the EARs about environmental assessment matters.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment on (02) 6274 1111 or [www.environment.gov.au](http://www.environment.gov.au).

If you have any further enquiries, please contact Nicola Chisholm on the contact details above.

Yours sincerely,

  
30/7/14  
Dan Keary  
Director  
Industry, Key Sites & Social Projects  
as the Secretary's nominee

# Environmental Assessment Requirements

Section 78A (8) of the *Environmental Planning and Assessment Act 1979*.

## Designated Development

<b>EAR Number</b>	846
<b>Proposal</b>	A proposed floating pontoon helipad with 7 flight movements per week or more to support the approved marina and mixed use development.
<b>Location</b>	71 Trinity Point Drive, Morisset Park, NSW
<b>Applicant</b>	Johnson Property Group
<b>Date of Expiry</b>	30 July 2016
<b>General Requirements</b>	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>strategic context</b> – including: <ul style="list-style-type: none"> <li>- justification for the proposal and suitability of the site; and</li> <li>- a demonstration that the proposal is permissible and consistent with relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies.</li> </ul> </li> <li>• <b>helipad and flight path layouts</b> – Including an assessment against any criteria in the Commonwealth Civil Aviation Safety Authority's Guideline for Establishment and Use of Helicopter Landing Sites (HLS); and</li> <li>• <b>noise and vibration impacts</b> – Including a comprehensive assessment of construction, operational and aircraft noise impacts under relevant Environment Protection Authority guidelines including the NSW Industrial Noise Policy and Interim Construction Noise Guidelines.</li> <li>• <b>visual impacts</b> – of the floating helipad, particularly when viewed from: <ul style="list-style-type: none"> <li>- properties along the foreshore;</li> <li>- waterway users; and</li> <li>- public and other significant land-based vantage points.</li> </ul> </li> <li>• <b>marine and water quality impacts</b> – including: <ul style="list-style-type: none"> <li>- an assessment of impacts to water quality, benthic morphology; seagrasses, water circulation, flushing, and wave bounce; and</li> <li>- measures implemented to mitigate marine and water quality impacts.</li> </ul> </li> <li>• <b>flooding and coastal hazards</b> – Including a demonstration that the development is compatible with the <i>NSW Floodplain Development Manual 2005</i>, <i>NSW Coastline Hazard Policy</i>, and any relevant coastal zone management plan or similar published by Lake Macquarie City Council.</li> <li>• <b>aquatic flora and fauna</b> – particularly with regard to critical habitats, protected species, threatened species, populations or ecological communities, or habitats, marine vegetation and the presence and potential spread of the pest species.</li> <li>• <b>public access</b> – including impacts to recreational uses of Bardens Bay.</li> <li>• <b>marine safety and navigation.</b></li> <li>• <b>waste management</b> – including management measures for the containment of pollutants (e.g. fuel and other wastes).</li> <li>• <b>road traffic</b> – including an assessment of the impacts of construction and operational traffic, and requirements for car parking and road access.</li> <li>• <b>heritage</b> – including Aboriginal cultural heritage.</li> <li>• <b>emergency procedures.</b></li> <li>• <b>cumulative impacts.</b></li> </ul>



<b>Environmental Planning Instruments</b>	<p>The EIS must assess the proposal against the relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>• <i>Lake Macquarie Local Environmental Plan 2004</i></li> <li>• <i>Lake Macquarie Development Control Plan 2014</i></li> <li>• <i>Draft Lake Macquarie Local Environmental Plan 2014</i></li> <li>• <i>Lower Hunter Regional Strategy</i></li> <li>• <i>Lake Macquarie Mooring Management Plan</i></li> <li>• <b>Relevant Development</b> Control Plans and Section 94 plans.</li> </ul>
<b>Guidelines</b>	<p>The Department of Planning and Environment does not publish any specific EIS guidelines for helipads.</p>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues raised in the EIS. In particular, you should consult with:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority;</li> <li>• Office of Environment and Heritage;</li> <li>• Department of Primary Industries;</li> <li>• Roads and Maritime Services;</li> <li>• Commonwealth Civil Aviation Safety Authority;</li> <li>• Lake Macquarie Council;</li> <li>• Lake Macquarie Estuary and Coastal Management Committee;</li> <li>• Lake Macquarie Aquatic Service Committee;</li> <li>• Relevant Aboriginal groups; and</li> <li>• Surrounding landowners and occupiers that may be impacted.</li> </ul>



Department of  
Primary Industries  
Office of Water

Contact: Rohan Macdonald  
Phone: 4904 2642  
Fax: 4904 2503  
Email: [rohan.macdonald@water.nsw.gov.au](mailto:rohan.macdonald@water.nsw.gov.au)

Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Our ref: 20 ERM2014/0595  
File No:  
Your Ref: Lake Macquarie LGA SR ID No. 846

By email: [necola.chisholm@planning.nsw.gov.au](mailto:necola.chisholm@planning.nsw.gov.au)

**Attention:** Necola Chisholm

9 July 2014

Dear Ms Chisholm

**Re: Proposed Development / Controlled Activity Approval**  
**Trinity Point, Morisset Park – Proposed helipad associated with Trinity Point**  
**marina and mixed use development**

I refer to your request for requirements for the preparation of an Environmental Impact Statement (EIS) for the above local designated development. The Office of Water has reviewed the information provided and does not consider that the proposal would need any approvals or licences under the *Water Management Act 2000* or *Water Act 1912*. However, further consideration should be given to the following in the preparation of the EIS to ensure all water management issues are addressed appropriately:

- Take into account the objects and water management principles of the *Water Management Act 2000*; and
- Take into account the Office of Water Guidelines for Controlled Activities.

If you require further information please contact Rohan Macdonald on 4904 2642 or [rohan.macdonald@water.nsw.gov.au](mailto:rohan.macdonald@water.nsw.gov.au).

Yours sincerely

Alison Collaros  
A/Senior Water Regulation Officer  
Office of Water - South Coast Hunter



Office of  
Environment  
& Heritage

Your reference: SR ID No. 846  
Our reference: DOC14/113071-01; EF14/1136  
Contact: Ziggy Andersons, 4908 6820

Ms Nicola Chisolm  
Environmental Planning Officer  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Chisolm,

**RE: ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR TRINITY POINT HELIPAD – LAKE  
MACQUARIE LOCAL GOVERNMENT AREA**

I refer to your e-mail dated 26 June 2014 requesting the Office of Environment and Heritage (OEH) to provide input into requirements for the preparation of an Environmental Impact Statement (EIS) for the above development.

OEH understands that the proposal is a designated development and that the request for Secretary's Environmental Assessment Requirements (EARs) is pre-empting the fact that a technical assessments may recommend a helipad that triggers a designated development.

The EIS for the proposed helipad would need to determine if seagrass beds and the endangered species *Posidonia australis* are present within the proposed location. If so the proponent will need to assess the potential impacts (i.e. shading) of the proposal and the subsequent impacts this may have on the vulnerable Green Turtle (*Chelonia mydas*). ✓

To be able to assess the impact the proposal will have on these matters the appropriate assessment guidelines will need to be followed.

If you have any questions concerning this advice, please contact Ziggy Andersons, Regional Biodiversity Conservation Officer, on 4908 6820.

Yours sincerely

4 JUL 2014

**RICHARD BATH**  
Senior Team Leader Planning, Hunter Central Coast Region  
Regional Operations



Our reference: DOC14/119805, EF14/498  
Contact: Natasha Ryan (02) 4908 6833  
Electronic correspondence to: [hunter.region@epa.nsw.gov.au](mailto:hunter.region@epa.nsw.gov.au)

Department of Planning and Environment  
GPO BOX39  
SYDNEY NSW 2001

Email: [Necola.chisholm@planning.nsw.gov.au](mailto:Necola.chisholm@planning.nsw.gov.au)

Dear Ms Chisholm

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR DESIGNATED DEVELOPMENT  
PROPOSED HELIPAD – TRINITY POINT – LAKE MACQUARIE LGA SR ID No.846**

I refer to your email dated 26 June 2014 to the Environment Protection Authority (EPA) regarding the above proposed development and request to provide Environmental Assessment Requirements (EARs) for a proposed designated development for a Helipad at Trinity Point Lake Macquarie SR ID No.846 and the attached letter from Johnson Property Group to Department of Planning and Environment (DPE) dated 13 June 2014.

The EPA understands that Johnson Property Group are seeking a modification of the Trinity Point Concept Approval MP06\_0309 to include a helipad but simultaneously Johnson Property Group are seeking EARs as part of development assessment under Part 4 of the *Environmental Planning and Assessment Act 1979* for the helipad.

The EPA understands that at this stage Johnson Property Group do not know whether the scale and thresholds of the Helipad would trigger the development to be a designated development.

**Licensing Requirements**

The EPA is the appropriate regulatory authority for the scheduled activity of *Helicopter-related activities* under the *Protection of the Environment Operations Act 1997* (POEO Act) and the helipad would require an Environment Protection Licence (EPL), if approval for the development is granted, and if the activity intends use of more than 30 flight movements per week (where take-off and landing are separate flight movements) and that is conducted within 1km of a dwelling not associated with the landing, taking-off or parking of helicopters. The scheduled activity relates to maintenance and parking of helicopters. The EPA does not have a roll in assessing or regulating in-flight activities.

The Environmental Impact Statement (EIS) should address requirements of Section 45 of the POEO Act determining the extent of each impact and providing sufficient information to enable the EPA to assess the project and determine appropriate limits and conditions for an EPL.

Should project approval be granted, and the activity requires an EPL, the proponent will need to make a separate application to the EPA for an EPL for the proposed activity prior to undertaking any on site works.

PO Box 488G Newcastle NSW 2300  
Email: [hunter.region@epa.nsw.gov.au](mailto:hunter.region@epa.nsw.gov.au)  
117 Bull Street, Newcastle West NSW 2302  
Tel: (02) 4908 6800 Fax: (02) 4908 6810  
ABN 43 692 285 758  
[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

Additional information is available through EPA's *Guide to Licensing* document ([www.environment.nsw.gov.au/licensing/licenceguide.htm](http://www.environment.nsw.gov.au/licensing/licenceguide.htm)).

### Environmental Assessment Requirements

The EPA has considered the limited details of the proposal as provided in your email and attached letter and has identified the information it requires to be addressed in the EIS to make a reliable appraisal of the impacts of the proposal. The main issues requiring assessment for this project are summarised below and included as **Attachment A**:

1. Potential noise and vibration impacts due to construction and operation;
2. Waste management, chemical storage and fuel management;
3. Impacts on water quality and soil management and
4. Impacts on air quality.

**Attachment A** presents a more detailed explanation of EPA's main areas of interest. Please note that the issuing of EARs is a statutory requirement for the EPA and should not be construed as support or endorsement of the proposed development.

**Attachment B** provides links to numerous reference materials that may assist the proponent to prepare an adequate EIS. The proponent should also refer to any relevant industry codes of practice and best practice management guidelines, as appropriate.

The proponent should be aware that any commitments made in the EIS may be formalised into EPA's suggested approval conditions for the proposal and the EPL. Accordingly, pollution control measures should not be proposed if they are impractical, unrealistic, or beyond the financial viability of the development.

EPA requests that the proponent provide **one printed copy** and **one electronic copy** of the EIS and any supporting or background reports when lodging the application with the EPA. These documents should be lodged with the EPA's Regional Manager – Hunter at PO BOX 488G Newcastle NSW 2300 and emailed to [hunter.region@epa.nsw.gov.au](mailto:hunter.region@epa.nsw.gov.au)

If you require any further information or wish to discuss the matter please contact Natasha Ryan on 02 49086833.

Yours sincerely



4 JUL 2014

**MARK HARTWELL**  
Head Regional Operations - Hunter  
Environment Protection Authority

Encl: Attachment A and B



## **ATTACHMENT A**

### **ENVIRONMENTAL PROTECTION AUTHORITY – REQUEST FOR ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR A PROPOSED DESIGNATED DEVELOPMENT (LGA SR ID No.846) TRINITY POINT HELIPAD**

#### **GENERAL INFORMATION**

The following information must be provided in the Environmental Impact Statement (EIS) to enable EPA to accurately assess the environmental implications of the proposed activity. The EIS must adequately describe the development proposal and the existing environment including air, noise, waters, soils, chemicals and waste.

#### **THE PROPOSAL**

The objectives of the proposal should be clearly stated and refer to:

- The size and type of the operation;
- The nature of the processes and the products, by-products and wastes produced;
- The use or disposal of products or wastes;
- The anticipated level of performance in meeting required environmental standards and cleaner production principles;
- The staging and timing of the proposal; and
- The proposal's relationship to any other industry or facility.

#### **THE PREMISES**

The EIS will need to fully identify all of the processes and activities intended for the site and during the life of the project. This will include details of:

- a site plan prepared by a registered surveyor clearly showing the boundaries of any proposed premises that will be subject to an Environment Protection Licence (EPL) and the proposed locations of any discharge points covered by an EPL;
- ownership and/or land use details of any premises and land likely to be affected by the proposed development including lot and DP numbers;
- maps and/or aerial photographs, showing:
  - The location of the proposed facility and details of the surrounding environment;
  - The proposed layout of the site;
  - All equipment proposed for use at the site;
  - Appropriate land use zoning;
  - Topography, vegetation, location of utilities and services;
  - The location of residences and properties that may be impacted by the operation;
  - The location of any environmentally sensitive areas such as conservation areas, wetlands, creeks or streams, watercourses and stormwater systems;
  - Surface water management systems;
  - Chemicals, including fuel, used on the site and proposed methods for their transportation, storage, use and emergency management;
  - Waste generation and disposal;
  - Methods to mitigate any expected environmental impacts of the development;

## WATER MANAGEMENT

The EIS must provide sufficient information to demonstrate that the proposed development can be operated whilst complying with the *Protection of the Environment Operations Act 1997* (POEO Act), in particular, the protection of water quality during construction and operation of the facility.

The methodology, data and assumptions used to design any pollution control works and assess the potential impact of the proposal on water quality (ground and surface waters), must be fully documented and justified.

The EIS must include an adequacy assessment of stormwater controls. This assessment must determine sediment basins are adequately sized based on relevant guidelines and that discharges to waters from any sediment basins or other treatment systems comply with the requirements of the POEO Act.

The EIS must identify any fuel or chemical storage areas to be established on the site and describe the measures proposed to minimise the potential for leakage or the migration of pollutants into the soil/waters or from the site.

The EIS should also describe the sewage treatment and effluent management processes used on site including the proposed numbers of occupancy using the premises.

In particular the EIS must address:

1. The potential impacts of the development on acid sulfate soils in accordance with the relevant guidelines in the *Acid Sulfate Soils Manual* (Stone *et al.* 1998) and the *Acid Sulfate Soils Laboratory Methods Guidelines* (Ahern *et al.* 2004).
2. Description of mitigation and management options that will be used to prevent, control, abate or minimise potential impacts from the disturbance of acid sulfate soils associated with the project and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.
3. An assessment of potential impacts on soil and land resources, being guided by *Soil and Landscape Issues in Environmental Impact Assessment* (DLWC 2000). The nature and extent of any significant impacts should be identified. Particular attention should be given to:
  - a. Soil erosion and sediment transport - in accordance with *Managing urban stormwater: soils and construction*, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC 2008).
  - b. Mass movement (landslides) – in accordance with *Landslide risk management* guidelines presented in Australian Geomechanics Society (2007).
  - c. Urban and regional salinity – guidance given in the Local Government Salinity Initiative booklets which includes *Site Investigations for Urban Salinity* (DLWC, 2002).

Note: this must include assessment on the estuarine lithofacies, should it be relevant.

4. A description of the mitigation and management options that will be used to prevent, control, abate or minimise identified soil and land resource impacts associated with the project. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

5. Demonstration that all practical options to avoid discharge have been implemented and environmental impact minimised where discharge is necessary.
6. Where relevant a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.
7. Description of existing surface and groundwater quality. An assessment needs to be undertaken for any water resource likely to be affected by the proposal. Issues to include in the description of the receiving waters should include, for example:
  - o water chemistry
  - o sensitive ecosystems or species conservation values
  - o specific human uses (e.g. fishing, proximity to recreation areas)
  - o a description of any impacts from existing industry or activities on water quality
8. The Water Quality Objectives for the receiving waters relevant to the proposal. These refer to the community's agreed environmental values and human uses endorsed by the NSW Government as goals for ambient waters (<http://www.environment.nsw.gov.au/ieo/index.htm>). Where groundwater may be impacted the assessment should identify appropriate groundwater environmental values.
9. The indicators and associated trigger values or criteria for the identified environmental values. This information should be sourced from the ANZECC (2000) Guidelines for Fresh and Marine Water Quality ([http://www.mincos.gov.au/publications/australian\\_and\\_new\\_zealand\\_guidelines\\_for\\_fresh\\_and\\_marine\\_water\\_quality](http://www.mincos.gov.au/publications/australian_and_new_zealand_guidelines_for_fresh_and_marine_water_quality)).
10. Any locally specific objectives, criteria or targets which have been endorsed by the NSW Government.
11. The impacts against the relevant ambient water quality outcomes. Demonstrating how the proposal will be designed and operated to:
  - o protect the Water Quality Objectives for receiving waters where they are currently being achieved; and
12. Any water quality monitoring undertaken as part of the EA should be undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutant in NSW* (2004) (<http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf>).

## **NOISE AND VIBRATION IMPACTS**

The EIS must include a noise assessment of the existing environment, potential impacts and proposed noise amelioration measures. EPA's "*New South Wales Industrial Noise Policy*" (EPA, 2000) provides a guide to the methodology and assessment criteria used by EPA to determine noise limits or levels.

The evaluation should take into account the ground-based operational phases of the development over the "operating" hours proposed and take into account adverse weather conditions including temperature inversions. Sound power levels measured or estimated for all plant and equipment should be clearly stated and justified.



The EIS should include an assessment of cumulative noise impacts, having regard to existing developments and developments which have received development consent in the area but which have not commenced.

The EIS must identify the transport route(s) to be used, the hours of operation and quantify the noise impacts. The EPA's publication '*NSW Road Noise Policy*' describes the methods generally used by EPA to determine noise planning levels for road traffic noise in locations of varying sensitivity.

In particular, the Environmental Assessment (EA) must consider and assess the following impacts:

#### 1. Noise and Vibration

In relation to noise, the following *matters* should be addressed (where relevant) as part of the EA.

##### General

1. Construction noise associated with the proposed development should be assessed using the *Interim Construction Noise Guideline* (DECC, 2009). <http://www.environment.nsw.gov.au/noise/constructnoise.htm>
2. Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (DEC, 2006). <http://www.environment.nsw.gov.au/noise/vibrationguide.htm>

##### Industry

3. Operational noise from activities to be undertaken on the premises should be assessed using the guidelines contained in the *NSW Industrial Noise Policy* (EPA, 2000) and *Industrial Noise Policy Application Notes*. <http://www.environment.nsw.gov.au/noise/industrial.htm>

#### **AIR QUALITY**

The EIS must include an Air Quality Impact Assessment (AQIA). The AQIA must identify and describe in detail all possible sources of air pollution and activities/processes with the potential to cause air pollutants including odours and fugitive dust emissions beyond the boundary of any premises proposed to be licenced by an EPL. This should cover both the construction and operational phases of the development. The AQIA ~~should include cumulative impacts associated with existing developments and any developments having been granted development consent but which have not commenced.~~

The EIS should demonstrate that the facility will operate within EPA's objectives which are to minimise adverse effects on the amenity of local residents and sensitive land uses and to limit the effects of emissions on local, regional and inter-regional air quality.

The EIS must describe in detail the measures proposed to mitigate the impacts and quantify the extent to which the mitigation measures are likely to be effective in achieving the relevant environmental outcomes.

The AQIA must be prepared in accordance with the EPA's "*Approved Methods and Guidance for the Modelling & Assessment of Air Pollutants in NSW*". The AQIA must describe the methodology used and any assumptions made to predict the impacts. Air pollutant emission rates, ambient air quality data and meteorological data used in the assessment must be clearly stated and justified.

In particular the AQIA should:

1. Assess the risk associated with potential discharges of fugitive and point source emissions for all stages of the proposal. Assessment of risk relates to environmental harm, risk to human health and amenity.
2. Justify the level of assessment undertaken on the basis of risk factors, including but not limited to:
  - a. proposal location;
  - b. characteristics of the receiving environment; and
  - c. type and quantity of pollutants emitted.
3. Describe the receiving environment in detail. The proposal must be contextualised within the receiving environment (local, regional and inter-regional as appropriate). The description must include but need not be limited to:
  - a. meteorology and climate;
  - b. topography;
  - c. surrounding land-use; receptors; and
  - d. ambient air quality.
4. Include a detailed description of the proposal. All processes that could result in air emissions must be identified and described. Sufficient detail to accurately communicate the characteristics and quantity of all emissions must be provided.
5. Include a consideration of 'worst case' emission scenarios and impacts at proposed emission limits.
6. Account for cumulative impacts associated with existing emission sources as well as any currently approved developments linked to the receiving environment.
7. Include air dispersion modelling where there is a risk of adverse air quality impacts, or where there is sufficient uncertainty to warrant a rigorous numerical impact assessment. Air dispersion modelling must be conducted in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2005) <http://www.environment.nsw.gov.au/resources/air/ammodelling05361.pdf>.
8. Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations (POEO) Act (1997)* and the *POEO (Clean Air) Regulation (2010)*.
9. Provide an assessment of the project in terms of the priorities and targets adopted under the NSW State Plan 2010 and its implementation plan Action for Air.
10. Detail emission control techniques/practices that will be employed by the proposal.

#### ***DANGEROUS GOODS and CHEMICAL TRANSPORT, STORAGE and HANDLING***

The EIS must outline all details regarding the transport, handling, storage and use of dangerous goods, chemicals and products, including fuel, both on site and with ancillary activities and describe the measures proposed to minimise the potential for leakage or the migration of pollutants into the air, land or waters from the site.

## WASTE FACILITIES

The EIS should include:

1. Details of the layout of any proposed waste facility, the treatment process and the environmental controls at the facility.
2. Details of the quantity and type of liquid and/or non-liquid waste(s) generated, handled, processed or disposed of at the premises. Waste must be classified according to EPA's *Waste Classification Guidelines 2008*.
3. Details of liquid waste and non-liquid waste management at the facility, including:
  - the transportation, assessment and handling of waste arriving at or generated at the site;
  - any stockpiling of wastes or recovered materials at the site;
  - any waste processing related to the facility, including reuse, recycling, reprocessing or treatment both on- and off-site;
  - the method for disposing of all wastes or recovered materials at the facility;
  - the emissions arising from the handling, storage, processing and reprocessing of waste at the facility;
  - the proposed controls for managing the environmental impacts of these activities.
4. Details of procedures for the assessment, handling, storage, transport and disposal of all **hazardous waste** used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes.
5. Details of the quantity, type and specifications for all **output products** proposed to be produced from the facility. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply. In documenting or describing the composition of output products and/or wastes generated from the proposed facility reference should be made to the relevant EPA *resource recovery exemption* (<http://www.epa.nsw.gov.au/waste/RRecoveryExemptions.htm>) or the *Waste Classification Guidelines 2008* (<http://www.epa.nsw.gov.au/waste/envguidlms/index.htm>).
6. Details of intended (or potential) end uses for output products from the facility and the relevant product standards which would be used to assess those products against.
7. Details of the type and quantity of any chemical substances (including hydrocarbon (oils and fuels, explosives etc.) to be used or stored and describe arrangements for their safe use and storage.

## GENERAL WASTE

The EIS should:

1. Include a detailed plan for in-situ classification of waste material, including the sampling locations and sampling regime that will be employed to classify the waste, particularly with regards to the identification of contamination hotspots.

2. Identify, characterise and classify all waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste.

**Note:** All waste must be classified in accordance with EPA's *Waste Classification Guidelines*.

3. Identify, characterise and classify all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste. This includes waste that is intended for re-use or recycling.

**Note:** All waste must be classified in accordance with EPA's *Classification Guidelines*.

4. Include a commitment to retaining all sampling and classification results for the life of the project to demonstrate compliance with EPA's *Waste Classification Guidelines*.

5. Provide details of how waste will be handled and managed onsite to minimise pollution, including:

a) Stockpile location and management

- Labelling of stockpiles for identification, ensuring that all waste is clearly identified and stockpiled separately from other types of material (especially the separation of any contaminated and non-contaminated waste).
- Proposed height limits for all waste to reduce the potential for dust and odour.
- Procedures for minimising the movement of waste around the site and double handling.
- Measures to minimise leaching from stockpiles into the surrounding environment, such as sediment fencing, geofabric liners etc.

b) Erosion, sediment and leachate control including measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site during works. The EA should show the location of each measure to be implemented. The Proponent should consider measures such as:

- Sediment traps
- Diversion banks
- Sediment fences
- Bunds (earth, hay, mulch)
- Geofabric liners
- Other control measures as appropriate

The Proponent should also provide details of:

- how leachate from stockpiled waste material will be kept separate from stormwater runoff;
- treatment of leachate through a wastewater treatment plant (if applicable); and
- any proposed transport and disposal of leachate off-site.

6. Provide details of how the waste will be handled and managed during transport to a lawful facility. If the waste possesses hazardous characteristics, the Proponent must provide details of how the waste will be treated or immobilised to render it suitable for transport and disposal.

7. Include details of all procedures and protocols to be implemented to ensure that any waste leaving the site is transported and disposed of lawfully and does not pose a risk to human health or the environment.
8. Include a statement demonstrating that the Proponent is aware of EPA's requirements with respect to notification and tracking of waste.
9. Include a statement demonstrating that the Proponent is aware of the relevant legislative requirements for disposal of the waste, including any relevant Resource Recovery Exemptions, as gazetted by EPA from time to time.
10. Outline contingency plans for any event that affects operations at the site that may result in environmental harm, including: excessive stockpiling of waste, volume of leachate generated exceeds the storage capacity available on-site etc.

#### **MONITORING PROGRAMS**

The EIS should include a detailed assessment of any noise, air quality, water quality or waste monitoring required during the on-going operation of the facility to ensure that the development achieves a satisfactory level of environmental performance and to demonstrate that any activity licenced by an EPL is carried out in an environmental satisfactory manner. The evaluation should include a detailed description of the monitoring locations, sample analysis methods and the level of reporting proposed.

#### **EPA STATUTORY REQUIREMENTS**

The EIS should confirm that the proposed activity is listed in Schedule 1 of the POEO Act and will therefore require an EPL from EPA.

Please note that this response does not cover biodiversity or Aboriginal cultural heritage issues, which are the responsibility of the Office of Environment and Heritage.



**ATTACHMENT B****GUIDANCE MATERIAL**

Title	Web address
<b><u>Relevant Legislation</u></b>	
<i>Contaminated Land Management Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N</a>
<i>Environmentally Hazardous Chemicals Act 1985</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+14+1985+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+14+1985+cd+0+N</a>
<i>Environmental Planning and Assessment Act 1979</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N</a>
<i>Protection of the Environment Operations Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N</a>
<i>Water Management Act 2000</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N</a>
<b><u>Licensing</u></b>	
Guide to Licensing	<a href="http://www.environment.nsw.gov.au/licensing/licenceguide.htm">www.environment.nsw.gov.au/licensing/licenceguide.htm</a>
<b><u>Air Issues</u></b>	
<b>Air Quality</b>	
Approved methods for modelling and assessment of air pollutants in NSW (2005)	<a href="http://www.environment.nsw.gov.au/resources/air/ammodelling05361.pdf">http://www.environment.nsw.gov.au/resources/air/ammodelling05361.pdf</a>
POEO (Clean Air) Regulation 2010	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N</a>
<b><u>Greenhouse Gas</u></b>	
The Greenhouse Gas Protocol: Corporate Standard, World Council for Sustainable Business Development & World Resources Institute	<a href="http://www.ghgprotocol.org/standards/corporate-standard">http://www.ghgprotocol.org/standards/corporate-standard</a>
National Greenhouse Accounts (NGA) Factors, Australian Department of Climate Change (Latest release),	<a href="http://www.climatechange.gov.au/publications/greenhouse-acctg/national-greenhouse-factors.aspx">http://www.climatechange.gov.au/publications/greenhouse-acctg/national-greenhouse-factors.aspx</a>
National Greenhouse and Energy Reporting System, Technical Guidelines (latest release)	<a href="http://www.climatechange.gov.au/en/government/initiatives/national-greenhouse-energy-reporting/tools-resources.aspx">http://www.climatechange.gov.au/en/government/initiatives/national-greenhouse-energy-reporting/tools-resources.aspx</a>
National Carbon Accounting Toolbox	<a href="http://www.climatechange.gov.au/government/initiatives/ncat.aspx">http://www.climatechange.gov.au/government/initiatives/ncat.aspx</a>

Title	Web address
Australian Greenhouse Emissions Information System (AGEIS)	<a href="http://ageis.climatechange.gov.au/">http://ageis.climatechange.gov.au/</a>
<b>Noise and Vibration</b>	
Interim Construction Noise Guideline (DECC, 2009)	<a href="http://www.environment.nsw.gov.au/noise/constructnoise.htm">http://www.environment.nsw.gov.au/noise/constructnoise.htm</a>
Assessing Vibration: a technical guideline (DEC, 2006)	<a href="http://www.environment.nsw.gov.au/noise/vibrationguide.htm">http://www.environment.nsw.gov.au/noise/vibrationguide.htm</a>
Industrial Noise Policy Application Notes	<a href="http://www.environment.nsw.gov.au/noise/traffic.htm">http://www.environment.nsw.gov.au/noise/traffic.htm</a>
<b>Waste, Chemicals and Hazardous Materials and Radiation</b>	
<b>Waste</b>	
Environmental Guidelines: Solid Waste Landfills (EPA, 1996)	<a href="http://www.environment.nsw.gov.au/resources/waste/envguidlns/solidlandfill.pdf">http://www.environment.nsw.gov.au/resources/waste/envguidlns/solidlandfill.pdf</a>
Draft Environmental Guidelines - Industrial Waste Landfilling (April 1998)	<a href="http://www.environment.nsw.gov.au/resources/waste/envguidlns/industrialfill.pdf">http://www.environment.nsw.gov.au/resources/waste/envguidlns/industrialfill.pdf</a>
Waste Classification Guidelines (DECC, 2008)	<a href="http://www.environment.nsw.gov.au/waste/envguidlns/index.htm">http://www.environment.nsw.gov.au/waste/envguidlns/index.htm</a>
Resource recovery exemption	<a href="http://www.environment.nsw.gov.au/waste/RRrecoveryExemptions.htm">http://www.environment.nsw.gov.au/waste/RRrecoveryExemptions.htm</a>
<b>Water and Soils</b>	
<b>Acid sulphate soils</b>	
Acid Sulfate Soils Planning Maps	<a href="http://canri.nsw.gov.au/download/">http://canri.nsw.gov.au/download/</a>
Acid Sulfate Soils Manual (Stone et al. 1998)	Manual available for purchase from: <a href="http://www.landcom.com.au/whats-new/the-blue-book.aspx">http://www.landcom.com.au/whats-new/the-blue-book.aspx</a> Chapters 1 and 2 are on DP&I's Guidelines Register at: Chapter 1 Acid Sulfate Soils Planning Guidelines: <a href="http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Planning%20Guidelines.pdf">http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Planning%20Guidelines.pdf</a> Chapter 2 Acid Sulfate Soils Assessment Guidelines: <a href="http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Assessment%20Guidelines.pdf">http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Assessment%20Guidelines.pdf</a>
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	<a href="http://www.derm.qld.gov.au/land/ass/pdfs/lmg.pdf">http://www.derm.qld.gov.au/land/ass/pdfs/lmg.pdf</a> This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
<b>Soils – general</b>	
Soil and Landscape Issues in Environmental Impact Assessment (DLWC 2000)	<a href="http://www.dnr.nsw.gov.au/care/soil/soil_pubs/pdfs/tech_rep_34_new.pdf">http://www.dnr.nsw.gov.au/care/soil/soil_pubs/pdfs/tech_rep_34_new.pdf</a>
Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D.	Vol 1 - Available for purchase at <a href="http://www.landcom.com.au/whats-new/publications-reports/the-blue-book.aspx">http://www.landcom.com.au/whats-new/publications-reports/the-blue-book.aspx</a> Vol 2 -

Title	Web address
Main Roads; E. Mines and quarries) (DECC 2008)	<a href="http://www.environment.nsw.gov.au/stormwater/publications.htm">http://www.environment.nsw.gov.au/stormwater/publications.htm</a>
<b>Water</b>	
Water Quality Objectives	<a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	<a href="http://www.mincos.gov.au/publications/australian_and_new_zealand_guidelines_for_fresh_and_marine_water_quality">http://www.mincos.gov.au/publications/australian_and_new_zealand_guidelines_for_fresh_and_marine_water_quality</a>
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	<a href="http://www.environment.nsw.gov.au/resources/legislation/approved_methods-water.pdf">http://www.environment.nsw.gov.au/resources/legislation/approved_methods-water.pdf</a>



## Necola Chisholm

---

**From:** Sonia McKay <Sonia.McKay@rms.nsw.gov.au>  
**Sent:** Monday, 14 July 2014 11:37 AM  
**To:** Necola Chisholm; Jane Flanagan  
**Cc:** Allisha Hudson; Brett Boehm  
**Subject:** RE: Request for Secretary EARs for Designated Development - Helipad

Hello Necola

Thank you for the additional information. We don't have any further comments at this stage.

Kind regards

Sonia

Sonia McKay  
Principal Manager North  
Boating Operations Branch  
T 02 4962 8517 F 02 4962 8588 M 0417 299 705  
[www.rmsservices.nsw.gov.au](http://www.rmsservices.nsw.gov.au)

Roads and Maritime Services  
PO Box 653 Newcastle NSW 2300



---

**From:** Necola Chisholm [<mailto:Necola.Chisholm@planning.nsw.gov.au>]  
**Sent:** Thursday, 10 July 2014 9:06 AM  
**To:** Sonia McKay; Jane Flanagan  
**Cc:** Allisha Hudson; Brett Boehm  
**Subject:** RE: Request for Secretary EARs for Designated Development - Helipad

Sonya,

Many thanks for your email, to address each point below, please see my comments in green. I hope these will assist your team to provide a response for input into the Environmental Assessment Requirements. I have reattached the document from the proponent.

Please advise when you can provide comments for this request.

Regards  
Necola

---

**From:** Sonia McKay [<mailto:Sonia.McKay@rms.nsw.gov.au>]  
**Sent:** Wednesday, 9 July 2014 10:07 AM  
**To:** Necola Chisholm; Jane Flanagan  
**Cc:** Allisha Hudson; Brett Boehm  
**Subject:** FW: Request for Secretary EARs for Designated Development - Helipad

Hello Necola and Jane

We have only recently been made aware of the designated development involving a helipad over the water and that comments are due today.

1. We would want to know the exact location of the helipad (it says within the proposed leased area) so as to determine if there is any impact to navigation. We would envisage the need for the pontoon to be well lit, warning safety signs to be erected and maybe some navigation marker buoys placed around the area. – A plan has been provide as part of the request, please refer to plan DA050 for the approx. location (please refer to page 5). However the noise assessment will determine the final location. It is envisaged that the Helicopter Landing Site (HLS) will be used during daylight hours, however, the HLS will be lit at night and have the appropriate navigation makers in the area. The EIS will address this.
2. Where would refuelling take place? – Refuelling will not take place at the HLS
3. Noise implications. – A noise assessment will be completed as part of the EIS.
4. Emergency procedures if an accident was to occur at the marina or over the water. – This will be documented in the Operation Management Plan to be submitted as part of the EIS.

Kind regards

Sonia

Sonia McKay  
Principal Manager North  
Boating Operations Branch  
T 02 4962 8517 F 02 4962 8588 M 0417 299 705  
[www.rmsservices.nsw.gov.au](http://www.rmsservices.nsw.gov.au)

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## Necola Chisholm

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**From:** STEPHEN NEAL <STEPHEN.NEAL@casa.gov.au>  
**Sent:** Tuesday, 8 July 2014 8:12 AM  
**To:** Necola Chisholm  
**Cc:** CAROLYN HUTTON  
**Subject:** Request for Secretary EARs for Designated Development - Helipad  
[SEC=UNCLASSIFIED]

UNCLASSIFIED

Dear Ms Chisholm

I refer to your email of 26 June 2014 regarding the development of a proposed helipad at Trinity Point in the Lake Macquarie Local Government Area.

CASA does not provide permission for a helicopter landing site to be developed. The civil aviation legislation emphasises the pilot's responsibility in being able to operate safely in accordance with civil aviation regulatory requirements. The proponent may wish to refer to the guidance material below:

[http://www.casa.gov.au/wcmswr/assets/main/download/caaps/ops/92\\_4.pdf](http://www.casa.gov.au/wcmswr/assets/main/download/caaps/ops/92_4.pdf)  
[http://www.casa.gov.au/wcmswr/assets/main/download/caaps/ops/92\\_2.pdf](http://www.casa.gov.au/wcmswr/assets/main/download/caaps/ops/92_2.pdf)

I trust this information is of assistance.

Yours sincerely

Steve Neal  
Section Head  
Government, Industry and Community Relations Section  
CASA Corporate Relations

Phone 6217 1352

---

**From:** Necola Chisholm [<mailto:Necola.Chisholm@planning.nsw.gov.au>]  
**Sent:** Thursday, 26 June 2014 11:10 AM  
**To:** HUTTON, CAROLYN  
**Subject:** Request for Secretary EARs for Designated Development - Helipad

**Proposal –Helipad – Trinity Point – Lake Macquarie LGA SR ID No. 846  
(Designated Development)**

Good Morning,

**Johnson Property Group Pty Ltd** (the Applicant) has requested the requirements of the Secretary of the Department of Planning and Environment for the preparation of an Environmental Impact Statement (EIS) for the above local designated development located in the **Lake Macquarie LGA**.

Under Schedule 2 of the Environmental Planning and Assessment Regulation 2000, the Secretary is requesting your requirements for the EIS.

Your requirements should focus on the information you consider should be included in the EIS to enable you to determine whether you would issue the approval and the information **required** for you to determine what your general terms of approval may be.

When providing your information requirements for this EIS, please highlight in your letter the specific issues which you consider are critical to your assessment of the integrated approval and those issues which are of particular concern (for example, water quality impact on a wetland of State significance). Any other issues may be included as an attachment.

It would be greatly appreciated if we could receive your advice by **Wednesday 9 July 2014**, otherwise the Secretary (or Delegate) will advise the Applicant to consult you directly for your requirements. If this occurs, it would be appreciated if you would forward a copy of any requirements to us for our records.

I have attached a copy of the applicant's request and associated documents for your reference.

If you have any enquiries please contact myself or **Jane Flanagan** ([jane.flanagan@planning.nsw.gov.au](mailto:jane.flanagan@planning.nsw.gov.au) p: 02 9228 6416).

Kind Regards,

**Necola Chisholm**

Environmental Planning Officer - Tuesday & Thursday only  
Industry, Key Sites & Social Projects  
Development Assessment Systems and Approvals  
Department of Planning & Environment  
GPO Box 39 | Sydney NSW 2001  
T 02 9228 6456 F 02 9228 6455 E [necola.chisholm@planning.nsw.gov.au](mailto:necola.chisholm@planning.nsw.gov.au)

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## Necola Chisholm

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**From:** Chris Dwyer <cbdwyer@lakemac.nsw.gov.au>  
**Sent:** Friday, 27 June 2014 9:18 AM  
**To:** Necola Chisholm  
**Cc:** John Andrews; Symon Walpole  
**Subject:** RE: Request for Secretary EARs for Designated Development - Helipad

Hi Necola,

Unfortunately I have been on leave and received your email today. I am on leave again next week and as such provide a very brief response to your email.

It is understood that the proposed helipad is on the location of a marina that has been approved, and is to be subject of a modification, to Concept Plan approval MP 06\_0309 at Trinity Point, Lake Macquarie.

The original Concept Plan application included a helipad, however through the assessment of that application the helipad was withdrawn.

The applicant then in October 2013 applied to modify the Concept Plan approval (MP 06\_0309 Mod 3) to add, or reintroduce, a helipad and insert noise assessment criteria to be used in assessment for any future Part 4 Development Application.

Council responded to the Department that the assessment criteria as originally set in the DGR's for a helipad, remained sufficient (assuming the latest versions of assessment criteria were used). The revised DGR's were then advised to the applicant by the Department on 2 December 2013.

Given this history, it is considered that the most recent DGRs of 2 December 2013 may also relate to the request for EARs, as the proposal is for the same land use, being a helipad on the marina.

The issue critical to an assessment of a helipad in this location is acoustic impact. Therefore a robust acoustic assessment against current acoustic reporting standard and guidelines, undertaken by a suitably qualified acoustic consultant, is required. Types, makes and models of helicopters, frequency of take offs and landings, and hours of operation of the helipad should also be addressed.

Should you require further information please contact me on the numbers below.

Regards

Chris Dwyer | Principal Development Planner  
Lake Macquarie City Council

Phone: (02) 49 210 311 | Mob: 0408 276 837

[cbdwyer@lakemac.nsw.gov.au](mailto:cbdwyer@lakemac.nsw.gov.au) | [www.lakemac.com.au](http://www.lakemac.com.au)

---

**From:** Necola Chisholm [mailto:Necola.Chisholm@planning.nsw.gov.au]  
**Sent:** Thursday, 26 June 2014 11:07 AM  
**To:** Chris Dwyer  
**Subject:** Request for Secretary EARs for Designated Development - Helipad

# Attachment 6

## Mathew Radnidge

---

**From:** Richard Bath <Richard.Bath@environment.nsw.gov.au>  
**Sent:** Wednesday, 13 April 2016 9:46 AM  
**To:** Mathew Radnidge  
**Cc:** Bryan Garland; Sandra Hutton; Ziggy Andersons  
**Subject:** RE: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Mathew

OEH has no additional issues or comments in regard to this proposal.

Regards

Richard Bath  
**Senior Team Leader Planning**  
Hunter Central Coast Region  
Regional Operations Group  
Office of Environment and Heritage  
Locked Bag 1002 Dangar NSW 2309  
(Level 4/26 Honeysuckle Drive Newcastle)  
T: 4927 3152  
M: 0408 266 986  
W: [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

**From:** Mathew Radnidge [<mailto:mathewr@adwjohnson.com.au>]  
**Sent:** Tuesday, 12 April 2016 11:28 AM  
**To:** Richard Bath  
**Cc:** Bryan Garland; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Richard,

JPG are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).



It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with you to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

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# Attachment 7

## Mathew Radnidge

---

**From:** Kallan Arbuckle <karbuckle@ausgrid.com.au>  
**Sent:** Wednesday, 20 April 2016 2:05 PM  
**To:** Mathew Radnidge  
**Cc:** Andrew Vandenberg; John Oswald  
**Subject:** Re: Fw: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal (Helipad)  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf; MOD 3 DGRs 06\_0309.pdf

Hi Mat,

Based on the locations and flight paths provided, Ausgrid does not have any issues with the proposed helipad.

REGARDS,

**KALLAN ARBUCKLE | ENGINEERING OFFICER**  
**CUSTOMER SUPPLY PLANNING & RELIABILITY - NEWCASTLE**  
Distribution Operations & Reliability | Ausgrid  
Wallsend Administration Building, 145 Newcastle Road, Wallsend NSW 2287 AUSTRALIA  
☎ (02) 4910 1251 (51251) | 📠 0429 440 977  
📠 (02) 4951 9459 (59459) | ✉ [karbuckle@ausgrid.com.au](mailto:karbuckle@ausgrid.com.au)

**From:** John Oswald/Ausgrid  
**To:** Kallan Arbuckle/Ausgrid@Ausgrid,  
**Cc:** Andrew Vandenberg/Ausgrid@Ausgrid  
**Date:** 12/04/2016 01:38 PM  
**Subject:** Fw: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal (Helipad)

---

Kal

This is an interesting one for you. However your first check should be, is this our Area? I think it just sneaks in to our Area.

I can't see any issues we might have. Just check the flight paths north (Bardens Bay) & south, but at 1000 feet we should be fine.

Regards,

**JOHN OSWALD - MANAGER**  
**DESIGN & PLANNING PORTFOLIO - NEWCASTLE**  
**NETWORK SERVICES**

**Ausgrid**

Wallsend Depot, Building 3, Abbott Street Wallsend NSW 2287 AUSTRALIA

☎ (02) 4951 9479 (59479) | 📠 0416 209130

📠 (02) 4951 9459 (59459) | ✉ [joswald@ausgrid.com.au](mailto:joswald@ausgrid.com.au)

----- Forwarded by John Oswald/Ausgrid on 12/04/2016 01:26 PM -----

From: Andrew Vandenberg/Ausgrid  
To: John Oswald/Ausgrid@Ausgrid,  
Cc: Jordan Holliday/Ausgrid@Ausgrid, Wayne Armstrong/Ausgrid@Ausgrid  
Date: 12/04/2016 01:20 PM  
Subject: Fw: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

---

Hi John

This came in directly to me but appears to be a DA/Part 3A consultation for additional helipad, not directly related to connection (unless pad needs some lights).

Would you mind arranging for someone to assess and respond re any operational impacts?

If you need input from Contestable Connections, we have a supply project running out of the Tuggerah Office (attn Jordan Holiday).

Regards,

**Andrew Vandenberg | Team Leader - Contestable Connections | Contestable Connections | Ausgrid**

Level Ground, 145 Newcastle Road, Wallsend NSW 2287 AUSTRALIA

☎: 02 4910 1451 (Extn 51451) | 📠: 02-49101842 | 📞: 0438 323 738 | ✉: [andrewv@ausgrid.com.au](mailto:andrewv@ausgrid.com.au) |

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----- Forwarded by Andrew Vandenberg/Ausgrid on 12/04/2016 12:54 PM -----

From: Mathew Radnidge <mathewr@adwjohnson.com.au>  
To: "andrewv@ausgrid.com.au" <andrewv@ausgrid.com.au>,  
Cc: Bryan Garland <bryang@johnsonpropertygroup.com.au>, Sandra Hutton <sandrah@adwjohnson.com.au>  
Date: 12/04/2016 12:34 PM  
Subject: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

---

Hi Andrew,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section

75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with Ausgrid to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road  
WARNERS BAY NSW 2282  
Ph: 4978 5100  
Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

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Ausgrid has collected your business contact details for dealing with you in your business capacity. More information about how we handle your personal information, including your right of access is contained at <http://www.ausgrid.com.au/>

# Attachment 8

## Mathew Radnidge

---

**From:** Les Binkin <les@marmongpointmarina.com.au>  
**Sent:** Thursday, 21 April 2016 11:45 AM  
**To:** Mathew Radnidge  
**Cc:** Sandra Hutton; Bryan Garland  
**Subject:** Fwd: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Matt, please see below comment from Scott Carter of Fisheries in reference to the helipad.  
Cheers

Les Binkin 0411443108  
Sent from Binko's iPhone!!

Begin forwarded message:

**From:** Scott Carter <[scott.carter@dpi.nsw.gov.au](mailto:scott.carter@dpi.nsw.gov.au)>  
**Date:** 21 April 2016 at 11:29:46 AM AEST  
**To:** Les Binkin <[les@marmongpointmarina.com.au](mailto:les@marmongpointmarina.com.au)>  
**Subject:** RE: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Les

Thanks for contacting the Department. The location of the helipad is not over seagrass and the noise and potential pollution issue fall under different jurisdictions to Fisheries NSW.  
The only potential issue would be recreational fishing/navigational impacts.  
As such I really have nothing to comment on.

regards

Scott Carter  
**Regional Manager - Central/Metro,  
Aquatic Ecosystems**

`.><(((°>` . . . . . ><(((°>

NSW Department of Primary Industries, Locked Bag 1, NELSON BAY NSW 2315  
Port Stephens Fisheries Institute, Taylors Beach Road, Taylors Beach TAYLORS BEACH NSW 2316  
T: 02 4916 3931, F: 02 4982 1232,  
WWW: [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au)

FISH HABITAT PROTECTION POLICIES AND PERMIT APPLICATION FORMS AVAILABLE

AT: <http://www.dpi.nsw.gov.au/fisheries/habitat/help/permit>

Email Completed Applications to: [ahp.central@dpi.nsw.gov.au](mailto:ahp.central@dpi.nsw.gov.au)

Chqs payable to: Department of Trade and Investment

\* NB - from date of receipt of application please allow up to 28 days for Land Owners Consent,  
Permits and Consultations. Please allow up to 40 days for Integrated Development Applications

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---

**From:** Les Binkin [mailto:[les@marmongpointmarina.com.au](mailto:les@marmongpointmarina.com.au)]  
**Sent:** Monday, 18 April 2016 6:31 PM  
**To:** Scott Carter  
**Cc:** Bryan Garland ([bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)); Sandra Hutton

([sandrah@adwjohnson.com.au](mailto:sandrah@adwjohnson.com.au)); Mathew Radnidge ([mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au))

**Subject:** FW: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Good afternoon Scott,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with you to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

**Les Binkin CMM**  
Managing Director



1 Nanda Street, Marmong Point NSW 2284  
Mob 0411 443108 Tel (02) 4958 3333 Fax (02) 4958 2461  
[les@marmongpointmarina.com.au](mailto:les@marmongpointmarina.com.au)  
[www.marmongpointmarina.com.au](http://www.marmongpointmarina.com.au)  
<http://www.youtube.com/watch?v=s7-CYwkYsos>  
<http://youtu.be/1lxchm7a8Yk>



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# Attachment 9

## Mathew Radnidge

---

**From:** Amy.blakely@planning.nsw.gov.au  
**Sent:** Friday, 22 April 2016 9:58 AM  
**To:** Mathew Radnidge  
**Subject:** 37429(4) Trinity Point Morisset Park, Helipad DPE COMMENTS

Hi Mathew

Thank you for the referral and opportunity to comment on the above proposal.

We appreciate being kept up to date on the project but do not have any further comments to make at this stage.

However, we would like to be forwarded the Environmental Impact Statement, once complete.

Thanks again

Amy

**Amy Blakely**

Planning Services

NSW Department of Planning & Environment

Hunter office

PO BOX 1226

NEWCASTLE NSW 2000

P: 4904 2723

E:[amy.blakely@planning.nsw.gov.au](mailto:amy.blakely@planning.nsw.gov.au)



# Attachment 10

## Mathew Radnidge

---

**From:** Paul Gray <p.gray@minesub.nsw.gov.au>  
**Sent:** Friday, 22 April 2016 3:33 PM  
**To:** Mathew Radnidge  
**Cc:** Mark Cafe; Ian Bullen  
**Subject:** RE: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Mathew, I don't think the Board will have any major issues with the proposed helipad. Once the location is finalised the Board will assess the subsidence implications and the design parameters will be in line with the current Conditional Approval for the Development, regards

**Paul Gray**  
**Acting District Manager**

Mine Subsidence Board | An Agency of the Department of Finance, Services and Innovation  
p (02) 4908 4300 | m 0425 275 572  
e [p.gray@minesub.nsw.gov.au](mailto:p.gray@minesub.nsw.gov.au) | [www.minesub.nsw.gov.au](http://www.minesub.nsw.gov.au)  
Ground Floor, Government Offices, 117 Bull Street Newcastle West NSW 3202



**Finance,  
Services &  
Innovation**

Please consider the environment before printing this email

---

**From:** Mathew Radnidge [<mailto:mathewr@adwjohnson.com.au>]  
**Sent:** Friday, 22 April 2016 15:22  
**To:** Paul Gray  
**Subject:** FW: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Paul,

I am just touching base with you to ensure that you received the below email and can look at it or pass onto the relevant person at MSB that can.

Have a good weekend.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**  
7/335 Hillsborough Road  
WARNERS BAY NSW 2282  
Ph: 4978 5100  
Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

---

**From:** Mathew Radnidge  
**Sent:** Tuesday, 12 April 2016 1:09 PM  
**To:** 'p.gray@minesub.nsw.gov.au'  
**Cc:** 'Bryan Garland'; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Paul,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with the Mine Subsidence Board to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**  
7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

# Attachment 11

Dear Bryan,

In response to the request below, your action is being undertaken in an area of NSW that is covered by my team. In the first instance I suggest you call me on your return (e.g Tuesday next week) to talk through the project and establish whether or not you need to refer your project to the Department for consideration under the *Environment Protection and Biodiversity Conservation Act, 1999*. (EPBC Act) This is the first step in understanding whether your project may or may not have a significant impact on a matter of national environmental significance (MNES) (the matters the Commonwealth protects under the EPBC Act). To get a sense of the matters that might be impacted, you might like to run a search using the Department's [protected matter search tool](#). You should also note that the Department now recovers the costs of referrals and environmental assessments from proponents noting that exemptions can be sought. Details can be found [here](#).

If through the referral process your action is determined by the Minister or his delegate to have or be likely to have had a significant impact on a MNES, the action becomes a 'controlled action' and further environmental impact assessment is required. If not a controlled action, no further commonwealth assessment under the EPBC Act is required. However if it is a controlled action, it is at that point that the bilateral agreement with NSW *can* be invoked (noting that this is a voluntary decision by NSW Planning) and, if the timing of the two processes still aligns, the matters to be assessed under the EPBC can then be included in a single assessment. I believe this is the point of input you have referred to in your email below. This single assessment documentation is then used to gain separate approvals from the state planning minister and Minister for the Environment. It is also possible to run the EPBC Act assessment separately and in parallel to the state process. This might be the case for example where a Development Application is approved by local government and not the state (as only certain state assessment and approval processes are covered under the bilateral agreement).

Further background on the EPBC Act referral process can be found [here](#), but I am happy to talk you through all of this when you call. If I am unavailable, you may wish to contact Mark Jenkins (copied) on (02) 6274-1558.

Yours sincerely

**Dugal McFarlane**

B.Sc (Hons.), CEnvP, MEIANZ

Assistant Director | NSW Assessments North

Assessments (NSW/ACT) & Fuel Branch | *Environment Standards Division*

**Department of the Environment**

GPO Box 787, Canberra ACT 2601

Email: [Dugal.McFarlane@environment.gov.au](mailto:Dugal.McFarlane@environment.gov.au) | Direct: (02) 6274-1671 | [www.environment.gov.au](http://www.environment.gov.au)

***Note: under section 491 of the Environment Protection and Biodiversity Conservation Act 1999 it is an offence to knowingly provide false and/or misleading information to a departmental officer.***

**From:** Bryan Garland [<mailto:bryang@johnsonpropertygroup.com.au>]

**Sent:** Tuesday, 12 April 2016 3:14 PM

**To:** Tregurtha, James; Taylor, Alex



**Cc:** Sandra Hutton; Mathew Radnidge

**Subject:** Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Dear James and Alex,

I hope that you have been keeping well since we last spoke.... I was hoping that you might be able to assist me by pointing me in the right direction within your Department as the NSW Department of Planning & Environment has requested that I consult with your Commonwealth Environment Department.

We have a Part 3A Concept Plan approval in NSW (MP 06\_0309) for a marina and tourist development on the shores of Lake Macquarie (40m south of Newcastle) on the central coast of NSW.

We are currently progressing the preparation of an Environmental Impact Statement for a helipad as an additional component of the Part 3A Approved Trinity Point Marina and Mixed Use Development. The helipad will be integrated into the marina and be located on the water in Bardens Bay, Lake Macquarie.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

An application to modify the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the modification application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Part 3A modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with a number of Government Departments (including the Commonwealth) to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could please pass this email onto the right contact within your Department so that they may advise of any matters that need addressing as part of the EIS / Part 3A report. We anticipate submitting our documentation in June 2016 so would appreciate a response by end May 2016.

Please do not hesitate to contact me should you wish to discuss. I can be contacted on 0408 991 888 or via return email

Best Wishes & thanks  
Bryan

**Bryan Garland**

Planning Director  
Johnson Property Group

M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

**Head Office**

Level 12, 48 Hunter Street, Sydney  
NSW 2000  
PO Box A1308, Sydney South  
NSW 1235  
[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)

# Attachment 12

## Mathew Radnidge

---

**From:** GICR CASA <GICR@casa.gov.au>  
**Sent:** Wednesday, 27 April 2016 1:50 PM  
**To:** Mathew Radnidge  
**Subject:** GI16/306 RE: Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal [DLM=For-Official-Use-Only]

For Official Use Only

Dear Mr Radnidge

I refer to your email of 12 April 2016 regarding an Environmental Impact Statement for a proposed helipad at Trinity Point Morisset Park, Lake Macquarie.

CASA does not oversight, regulate or make assessments of helicopter landing sites. Civil aviation legislation requires the pilot in command of a helicopter to be responsible for ensuring that a site used for landing and taking off is suitable for the purpose and in accordance with civil aviation regulatory requirements.

I trust this information is of assistance.

Yours sincerely

Steve Neal  
Section Head  
Government and Corporate Relations

---

**From:** Mathew Radnidge [mathewr@adwjohnson.com.au]  
**Sent:** Tuesday, 12 April 2016 12:44 PM  
**To:** NEAL, STEPHEN  
**Cc:** Bryan Garland; Sandra Hutton  
**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Stephen,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

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A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification,

development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with you to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge  
Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road  
WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

# Attachment 13

## Mathew Radnidge

---

**From:** Rohan Macdonald <rohan.macdonald@dpi.nsw.gov.au>  
**Sent:** Friday, 29 April 2016 9:30 AM  
**To:** Mathew Radnidge  
**Subject:** Re: FW: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Mat,

As discussed DPI Water considers that, for the purposes of the Water Management Act 2000 and Water Act 1912, no approvals or licences are required for the construction and use of the proposed helipad and no further assessment by this agency is necessary.

Feel free to give me a call if you have any questions.

Regards,  
Rohan

Rohan Macdonald | Water Regulation Officer  
Department of Primary Industries | Water  
3/26 Honeysuckle Dr | Newcastle NSW 2300  
PO BOX 2213 DANGAR NSW 2309  
T: 02 4904 2642  
F: 02 4904 2503  
E: [rohan.macdonald@dpi.nsw.gov.au](mailto:rohan.macdonald@dpi.nsw.gov.au)  
W: [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au) | [www.water.nsw.gov.au](http://www.water.nsw.gov.au)

***Please note change to @dpi in email address***

**Requests for review or comment on reports or specific projects can be sent directly to [water.referrals@dpi.nsw.gov.au](mailto:water.referrals@dpi.nsw.gov.au) for action**



[Read the DPI Strategic Plan and watch our video](#)



On 29 April 2016 at 08:18, Mathew Radnidge <[mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)> wrote:

Good morning Rohan,

I am just touching base with you to see if you have had a chance to consider the below.

Regards,

**Mat Radnidge**

**SENIOR TOWN PLANNER**

**Hunter Office**



7/335 Hillsborough Road,

Warners Bay NSW 2282

Email : [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Website: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

**Ph: 02 49785 100**

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---

**From:** Mathew Radnidge

**Sent:** Tuesday, 26 April 2016 9:19 AM

**To:** 'Alison Collaros'

**Cc:** '[rohan.macdonald@water.nsw.gov.au](mailto:rohan.macdonald@water.nsw.gov.au)'; '[water.enquiries@dpi.nsw.gov.au](mailto:water.enquiries@dpi.nsw.gov.au)'

**Subject:** RE: FW: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Thanks Alison.

We look forward to any commentary from Rohan.

Regards,

Mat Radnidge

Town Planner



**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

**From:** Alison Collaros [<mailto:alison.collaros@dpi.nsw.gov.au>]

**Sent:** Tuesday, 26 April 2016 9:17 AM

**To:** Mathew Radnidge

**Subject:** Re: FW: 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Mat

I can confirm that we received your email dated 12/4/16 and that it has been forwarded to Rohan McDonald for review.

Please note that I have taken on a different position in DPI and am no longer looking after controlled activity approvals. Please send any future enquiries to [water.enquiries@dpi.nsw.gov.au](mailto:water.enquiries@dpi.nsw.gov.au).

Kind Regards

**Alison Collaros** | Principal Policy Officer, Assessments  
Planning Policy & Assessment Advice | DPI Strategy & Policy  
Locked Bag 1 | Taylors Beach Rd | Nelson Bay | NSW 2315  
T: 02 4916 3800 | F: 02 4982 3979 |  
E: [alison.collaros@dpi.nsw.gov.au](mailto:alison.collaros@dpi.nsw.gov.au) | W: [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au)

On 22 April 2016 at 15:26, Mathew Radnidge <[mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)> wrote:

Hi Alison,

I am just touching base with you to confirm receipt of the below email and that you or another person at NSW Office of Water can review.

Regards,

Mat Radnidge

Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

---

**From:** Mathew Radnidge

**Sent:** Tuesday, 12 April 2016 12:56 PM

**To:** '[alison.collaros@dpi.nsw.gov.au](mailto:alison.collaros@dpi.nsw.gov.au)'

**Cc:** 'Bryan Garland'; Sandra Hutton

**Subject:** 37429(4) - Trinity Point Morisset Park, Helipad - Invitation for Comment on Proposal

Hi Alison,

Johnson Property Group (JPG) are currently progressing the preparation of an Environmental Impact Statement for a helipad as a component of the Part 3A Approved Trinity Point Marina and Mixed Use Development at Morisset Park (Lake Macquarie). The helipad will be integrated into the marina and be located on the water in Bardens Bay.

Over the past two weeks critical acoustic testing has been undertaken by JPG and the results of this testing are currently being analysed. This has included testing of two alternate helipad locations and multiple flight path options as shown on the attached plan. Once the results are properly analysed, this will determine the proposed helipad location, the recommended flight paths and the frequency of helicopter movements that will be applied for.

The Trinity Point Marina and Mixed Use development was approved via the NSW Department of Planning & Environment's Part 3A Concept Approval (MP 06\_0309).

A Section 75W modification application relating to the Part 3A Concept Plan is currently before the NSW Department of Planning & Environment (Modification 3), seeking the addition of this helipad. The Department have advised their Environmental Assessment Requirements for the Section 75W application (see attached). In addition to the Concept Plan modification, development approval is required to be obtained under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will trigger the provisions for Designated Development and JPG have separately obtained the Secretary's Environmental Assessment Requirements for this application (see attached).

It is intended that the assessment of this Development Application will run in parallel to the separate Section 75W modification to amend the Concept Plan Approval.

As a requirement of the NSW Department of Planning & Environment, JPG are required to consult with the NSW Office of Water to identify any issues / comments your department may want addressed in the combined EIS / Part 3A report.

It would be appreciated if you could advise of any matters you would like addressed as part of the EIS. It would be appreciated if JPG could receive your comments within two weeks of the date of this email.

Please note that should you wish, JPG would be willing to meet with you to discuss the proposal from the week commencing 2 May 2016.

Please do not hesitate to contact me should you wish to discuss.

Regards,

Mat Radnidge

Town Planner

**ADW Johnson – Hunter Office**

7/335 Hillsborough Road

WARNERS BAY NSW 2282

Ph: 4978 5100

Email: [mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)

Web: [www.adwjohnson.com.au](http://www.adwjohnson.com.au)

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This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

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This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

# Attachment 14

## Mathew Radnidge

---

**From:** JENKINS Marty W <Marty.JENKINS@rms.nsw.gov.au>  
**Sent:** Monday, 2 May 2016 2:18 PM  
**To:** Mathew Radnidge  
**Subject:** Trinity Point - Helipad

Mathew

I refer to your email dated 12 April 2016 regarding preparation of an EIS for a helipad proposed at the Trinity Point development. I apologise for the delay in responding.

Roads and Maritime understands that your email relates specifically to any issues Roads and Maritime consider should be addressed in the EIS regarding the proposed helipad.

Hunter Land Use has no issues as it is considered the helipad would have no impact on the classified road network. However, as the location of the helipad is on the water (Bardens Bay) your email has been forwarded to *Boating Operations North* (Sonia McKay) for their consideration.

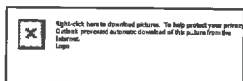
I understand they will reply directly to ADW Johnson.

If you require any further information please contact Hunter Land Use on (02) 4924 0688 or email [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au)

regards

**Martin Jenkins**  
Development Assessment Officer  
Land Use Development | Hunter Region  
T 02 4924 0267 F 02 4924 0342  
[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au)

Roads and Maritime Services  
59 Darby St Newcastle NSW 2300



Before printing, please consider the environment

**IMPORTANT NOTICE:** This email and any attachment to it are intended only to be read or used by the named addressee. It is confidential and may contain legally privileged information. No confidentiality or privilege is waived or lost by any mistaken transmission to you. Roads and Maritime Services is not responsible for any unauthorised alterations to this email or attachment to it. Views expressed in this message are those of the individual sender, and are not necessarily the views of Roads and Maritime Services. If you receive this email in error, please immediately delete it from your system and notify the sender. You must not disclose, copy or use any part of this email if you are not the intended recipient.



# Attachment 15



## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Monday, 2 May 2016 3:12 PM  
**To:** Greg Piper  
**Cc:** Keith Johnson  
**Subject:** Trinity Point: Helipad Community Information Session  
**Attachments:** 160502 Helipad Letter to Greg Piper MP.pdf

Dear Greg

Following on from our recent helicopter fieldwork at Trinity Point, I write to advise that Johnson Property Group will be conducting a community information drop in session at **Bonnells Bay Youth & Community Centre** between the hours of **3.30pm and 6.30pm on Tuesday 31 May 2016**. The purpose of this session will be to display information to residents and interested community members regarding the helipad proposal for Trinity Point before we submit the combined Environmental Impact Statement / Part 3A modification report to Government. The format will be similar to the information session you attended for Stage 1 of the marina.

Enclosed in the attached letter is a separate invitation letter that we will distribute via Australia Post to residents in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrowonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This separate letter will be distributed to mailboxes in the week commencing 9 May 2016. An invitation to the event will also be published in the Lakes Mail in the week commencing 23 May 2016.

If you are available sometime in the afternoon or early evening of Tuesday 31 May 2016, then we would welcome your attendance at this community information session. Alternatively, if you are not available but would like a briefing on our helipad proposal, please let me know as I would be more than happy to run you through it.

Many thanks  
Bryan

**Bryan Garland**  
Planning Director  
Johnson Property Group

M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)



**Head Office**  
Level 12, 48 Hunter Street, Sydney  
NSW 2000  
PO Box A1308, Sydney South  
NSW 1235  
[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)

2 May 2016



**Mr Greg Piper MP**  
Member for Lake Macquarie  
92 Victory Parade  
TORONTO NSW 2283

Correspondence sent by email

**Trinity Point – Proposed Helipad  
Community Information Consultation Session**

Dear Greg,

I write as a follow up to my recent letter to you on 11 March 2016 regarding Johnson Property Group's Helipad proposal at the Trinity Point Marina and Mixed Use Development in Morisset Park.

As you may have seen in the media recently, we conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations.

The NSW Department of Planning and Environment, in their Secretary Environmental Assessment Requirements, require Johnson Property Group to consult *relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues raised*.

As part of this consultation process, we have organised the following community information session.

**Date:** Tuesday 31 May 2016  
**Time:** Drop-in between 3.30pm to 6.30pm  
**Location:** **Bonnells Bay Youth & Community Centre**  
275 Fishery Point Road, Bonnells Bay NSW 2264

Similar to the community information session we conducted prior to submitting the Stage 1 Marina Development Application, information relating to the helipad proposal will be on display. Johnson Property Group and its team of specialist consultants will be present to answer any questions.

If you are available at some stage on the afternoon of 31 May 2016, we would welcome your attendance at this community information session.

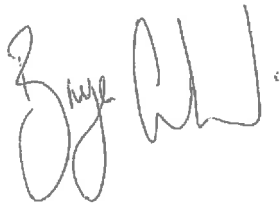
Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

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Should you require further information please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks

A handwritten signature in black ink, appearing to read 'Bryan Garland', with a stylized flourish at the end.

**Bryan Garland**  
Planning Director

9<sup>th</sup> May 2016



## **Trinity Point – Proposed Helipad**

### **Invitation to Attend Community Information Session**

Dear Sir / Madam,

You may be aware that Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park. The helipad is proposed to be integrated into the marina and be located on the water in Bardens Bay.

I had previously written to residents on the Morisset Peninsula and within areas of Summerland Point and Mannering Park in mid-March to advise them of upcoming noise and flight path testing. Whilst some residents have acknowledged receipt of this initial letter, there were a few residents who indicated that they did not receive it and for that, we can only apologise.

As you may be aware, Johnson Property Group conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations.

Johnson Property Group invites you to attend an open community information session to obtain further details about the helipad proposal. The details of the community information session are as follows:

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**Time:** Drop-in between 3.30pm to 6.30pm

**Location:** Bonnells Bay Youth & Community Centre

275 Fishery Point Road, Bonnells Bay NSW 2264

On display will be proposed components of the application that will be lodged in due course.

If you have any general enquires about the project, please contact Johnson Property Group on 8023 8888.

Yours Sincerely,

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Monday, 2 May 2016 3:13 PM  
**To:** jharrison@lakemac.nsw.gov.au  
**Cc:** Keith Johnson; Tony Farrell; Chris Dwyer  
**Subject:** Trinity Point: Helipad Community Information Session  
**Attachments:** 160502 Helipad Letter to LM Mayor.pdf

Dear Mayor Harrison,

I provide this email and attached letter as a courtesy.

Following on from our recent helicopter fieldwork at Trinity Point, I write to advise that Johnson Property Group will be conducting a community information drop in session at **Bonnells Bay Youth & Community Centre** between the hours of **3.30pm and 6.30pm** on **Tuesday 31 May 2016**. The purpose of this session will be to display information to residents and interested community members regarding the helipad proposal for Trinity Point before we submit the combined Environmental Impact Statement / Part 3A modification report to Government. The format will be similar to the information session we conducted for Stage 1 of the marina.

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Many thanks  
Bryan

Bryan Garland  
Planning Director  
Johnson Property Group

M 0408 991 888 | E bryang@johnsonpropertygroup.com.au



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[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)

2 May 2016



**Councillor Jodie Harrison**  
Mayor of Lake Macquarie  
PO Box 1906  
HUNTER REGION MAIL CENTRE NSW 2310

Correspondence sent by email

**Trinity Point – Proposed Helipad  
Community Information Consultation Session**

Dear Mayor Harrison,

I write as a follow up to my recent letter to you on 11 March 2016 regarding Johnson Property Group's Helipad proposal at the Trinity Point Marina and Mixed Use Development in Morisset Park.

As you may have seen in the media recently, we conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations.

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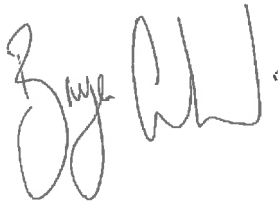
Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

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Should you require further information please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks

A handwritten signature in black ink, appearing to read 'Bryan Garland', with a stylized flourish at the end.

**Bryan Garland**  
Planning Director

cc: Chris Dwyer (Lake Macquarie City Council)

9<sup>th</sup> May 2016



## **Trinity Point – Proposed Helipad**

### **Invitation to Attend Community Information Session**

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Yours Sincerely,

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235



## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Wednesday, 4 May 2016 9:34 AM  
**To:** Mathew Radnidge  
**Subject:** Fwd: Trinity Point: Helipad Community Information Session  
**Attachments:** image003.png; ATT00001.htm; 160502 Helipad Letter to LM Councillors.pdf; ATT00002.htm

Is this what you were after?

Begin forwarded message:

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Date:** 2 May 2016 at 3:13:56 PM AEST  
**To:** "[badamthwaite@lakemac.nsw.gov.au](mailto:badamthwaite@lakemac.nsw.gov.au)" <[badamthwaite@lakemac.nsw.gov.au](mailto:badamthwaite@lakemac.nsw.gov.au)>, "[blangford@lakemac.nsw.gov.au](mailto:blangford@lakemac.nsw.gov.au)" <[blangford@lakemac.nsw.gov.au](mailto:blangford@lakemac.nsw.gov.au)>, "[rdenton@lakemac.nsw.gov.au](mailto:rdenton@lakemac.nsw.gov.au)" <[rdenton@lakemac.nsw.gov.au](mailto:rdenton@lakemac.nsw.gov.au)>, "[bjohnston@lakemac.nsw.gov.au](mailto:bjohnston@lakemac.nsw.gov.au)" <[bjohnston@lakemac.nsw.gov.au](mailto:bjohnston@lakemac.nsw.gov.au)>, "[dwallace@lakemac.nsw.gov.au](mailto:dwallace@lakemac.nsw.gov.au)" <[dwallace@lakemac.nsw.gov.au](mailto:dwallace@lakemac.nsw.gov.au)>, "[kpaxinos@lakemac.nsw.gov.au](mailto:kpaxinos@lakemac.nsw.gov.au)" <[kpaxinos@lakemac.nsw.gov.au](mailto:kpaxinos@lakemac.nsw.gov.au)>, "[rdawson@lakemac.nsw.gov.au](mailto:rdawson@lakemac.nsw.gov.au)" <[rdawson@lakemac.nsw.gov.au](mailto:rdawson@lakemac.nsw.gov.au)>, "[wharrison@lakemac.nsw.gov.au](mailto:wharrison@lakemac.nsw.gov.au)" <[wharrison@lakemac.nsw.gov.au](mailto:wharrison@lakemac.nsw.gov.au)>, "[kfraser@lakemac.nsw.gov.au](mailto:kfraser@lakemac.nsw.gov.au)" <[kfraser@lakemac.nsw.gov.au](mailto:kfraser@lakemac.nsw.gov.au)>, "[cgriffith@lakemac.nsw.gov.au](mailto:cgriffith@lakemac.nsw.gov.au)" <[cgriffith@lakemac.nsw.gov.au](mailto:cgriffith@lakemac.nsw.gov.au)>, "[jpauling@lakemac.nsw.gov.au](mailto:jpauling@lakemac.nsw.gov.au)" <[jpauling@lakemac.nsw.gov.au](mailto:jpauling@lakemac.nsw.gov.au)>, "[lcoghlán@lakemac.nsw.gov.au](mailto:lcoghlán@lakemac.nsw.gov.au)" <[lcoghlán@lakemac.nsw.gov.au](mailto:lcoghlán@lakemac.nsw.gov.au)>  
**Cc:** "[jharrison@lakemac.nsw.gov.au](mailto:jharrison@lakemac.nsw.gov.au)" <[jharrison@lakemac.nsw.gov.au](mailto:jharrison@lakemac.nsw.gov.au)>, Keith Johnson <[keithj@johnsonpropertygroup.com.au](mailto:keithj@johnsonpropertygroup.com.au)>, Tony Farrell <[tfarrell@lakemac.nsw.gov.au](mailto:tfarrell@lakemac.nsw.gov.au)>, Chris Dwyer <[cbdwyer@lakemac.nsw.gov.au](mailto:cbdwyer@lakemac.nsw.gov.au)>  
**Subject:** Trinity Point: Helipad Community Information Session

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Many thanks  
Bryan

**Bryan Garland**  
Planning Director  
Johnson Property Group  
M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

2 May 2016



**Elected Councillors of Lake Macquarie**  
PO Box 1906  
HUNTER REGION MAIL CENTRE NSW 2310

Correspondence sent by email

**Trinity Point – Proposed Helipad  
Community Information Consultation Session**

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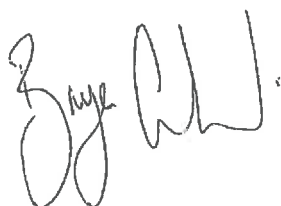
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Level 12, 48 Hunter Street  
Sydney NSW 2000  
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Sydney South NSW 1235

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Many thanks

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**Bryan Garland**  
Planning Director

cc: Mayor Jodie Harrison  
Chris Dwyer (Lake Macquarie City Council)

9<sup>th</sup> May 2016



## **Trinity Point – Proposed Helipad**

### **Invitation to Attend Community Information Session**

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Yours Sincerely,

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Monday, 2 May 2016 3:14 PM  
**To:** Chris Dwyer  
**Cc:** Tony Farrell; John Andrews; Keith Johnson  
**Subject:** Trinity Point: Helipad Community Information Session  
**Attachments:** 160502 Helipad Letter to Council Staff.pdf

Dear Chris

I provide this email and attached letter as a courtesy.

Following on from our recent helicopter fieldwork at Trinity Point, I write to advise that Johnson Property Group will be conducting a community information drop in session at **Bonnells Bay Youth & Community Centre** between the hours of **3.30pm and 6.30pm on Tuesday 31 May 2016**. The purpose of this session will be to display information to residents and interested community members regarding the helipad proposal for Trinity Point before we submit the combined Environmental Impact Statement / Part 3A modification report to Government. The format will be similar to the information session we conducted for Stage 1 of the marina.

Enclosed in the attached letter is a separate invitation letter that we will distribute via Australia Post to residents in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrowonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This separate letter will be distributed to mailboxes in the week commencing 9 May 2016. An invitation to the event will also be published in the Lakes Mail in the week commencing 23 May 2016.

If you are available sometime in the afternoon or early evening of Tuesday 31 May 2016, then we would welcome your attendance at this community information session.

Many thanks  
Bryan

Bryan Garland  
Planning Director  
Johnson Property Group  
M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)



**Head Office**  
Level 12, 48 Hunter Street, Sydney  
NSW 2000  
PO Box A1308, Sydney South  
NSW 1235  
[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)

2 May 2016



**The General Manager**  
Lake Macquarie City Council  
PO Box 1906  
HUNTER REGION MAIL CENTRE NSW 2310

Correspondence sent by email

**Trinity Point – Proposed Helipad  
Community Information Consultation Session**

Dear Chris,

I write as a follow up to my recent letter to you on 11 March 2016 regarding Johnson Property Group's Helipad proposal at the Trinity Point Marina and Mixed Use Development in Morisset Park.

As you witnessed, we conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations.

The NSW Department of Planning and Environment, in their Secretary Environmental Assessment Requirements, require Johnson Property Group to consult *relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues raised.*

As part of this consultation process, we have organised the following community information session.

**Date:** Tuesday 31 May 2016  
**Time:** Drop-in between 3.30pm to 6.30pm  
**Location:** **Bonnells Bay Youth & Community Centre**  
275 Fishery Point Road, Bonnells Bay NSW 2264

Similar to the community information session we conducted prior to submitting the Stage 1 Marina Development Application, information relating to the helipad proposal will be on display. Johnson Property Group and its team of specialist consultants will be present to answer any questions.

If you are available at some stage on the afternoon of 31 May 2016, we would welcome your attendance at this community information session.

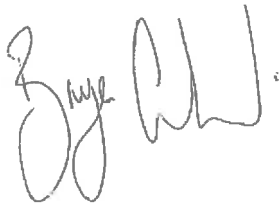
Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

In the week commencing 9 May 2016, we will be distributing via Australia Post, the attached letter to the letterboxes of the 6,533 homes in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrowonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This letter advises residents of this information drop in session and invites them along to see and discuss our proposal. We will also place advertising in the Lakes Mail newspaper in the week of 23 May 2016.

Should you require further information please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks

A handwritten signature in black ink, appearing to read 'Bryan Garland', with a stylized flourish at the end.

**Bryan Garland**  
Planning Director

cc: Tony Farrell (Lake Macquarie City Council)  
John Andrews (Lake Macquarie City Council)



9<sup>th</sup> May 2016



## **Trinity Point – Proposed Helipad**

### **Invitation to Attend Community Information Session**

Dear Sir / Madam,

You may be aware that Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park. The helipad is proposed to be integrated into the marina and be located on the water in Bardens Bay.

I had previously written to residents on the Morisset Peninsula and within areas of Summerland Point and Mannering Park in mid-March to advise them of upcoming noise and flight path testing. Whilst some residents have acknowledged receipt of this initial letter, there were a few residents who indicated that they did not receive it and for that, we can only apologise.

As you may be aware, Johnson Property Group conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations.

Johnson Property Group invites you to attend an open community information session to obtain further details about the helipad proposal. The details of the community information session are as follows:

**Date:**           **Tuesday 31 May 2016**

**Time:**           **Drop-in between 3.30pm to 6.30pm**

**Location:**   **Bonnells Bay Youth & Community Centre**

**275 Fishery Point Road, Bonnells Bay NSW 2264**

On display will be proposed components of the application that will be lodged in due course.

If you have any general enquires about the project, please contact Johnson Property Group on 8023 8888.

Yours Sincerely,

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Monday, 2 May 2016 3:14 PM  
**To:** Natasha Ryan  
**Cc:** Les Binkin  
**Subject:** Trinity Point: Helipad Community Information Session  
**Attachments:** 160502 Helipad Letter to EPA.pdf

Dear Natasha

I provide this email and attached letter as a courtesy (noting we are catching up next week).

Following on from our recent helicopter fieldwork at Trinity Point, I write to advise that Johnson Property Group will be conducting a community information drop in session at **Bonnells Bay Youth & Community Centre** between the hours of **3.30pm and 6.30pm** on **Tuesday 31 May 2016**. The purpose of this session will be to display information to residents and interested community members regarding the helipad proposal for Trinity Point before we submit the combined Environmental Impact Statement / Part 3A modification report to Government.

Enclosed in the attached letter is a separate invitation letter that we will distribute via Australia Post to residents in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrowonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This separate letter will be distributed to mailboxes in the week commencing 9 May 2016. An invitation to the event will also be published in the Lakes Mail in the week commencing 23 May 2016.

If you are available sometime in the afternoon or early evening of Tuesday 31 May 2016, then we would welcome your attendance at this community information session. Alternatively, if you are not available but would like a briefing on our helipad proposal, please let me know as I would be more than happy to run you through it.

Many thanks  
Bryan

Bryan Garland  
Planning Director  
Johnson Property Group  
M 0408 991 888 | E bryang@johnsonpropertygroup.com.au



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NSW 2000  
PO Box A1308, Sydney South  
NSW 1235  
www.johnsonpropertygroup.com.au

2 May 2016



**The Regional Operations Officer – Hunter**  
NSW Environment Protection Authority  
PO Box 488G  
Newcastle NSW 2300

Correspondence sent by email

**Trinity Point – Proposed Helipad  
Community Information Consultation Session**

Dear Natasha,

I write as a follow up to our discussion regarding Johnson Property Group's Helipad proposal at the Trinity Point Marina and Mixed Use Development in Morisset Park.

As you may have seen in the media recently, we conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations.

The NSW Department of Planning and Environment, in their Secretary Environmental Assessment Requirements, require Johnson Property Group to consult *relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues raised.*

As part of this consultation process, we have organised the following community information session.

**Date:** Tuesday 31 May 2016  
**Time:** Drop-in between 3.30pm to 6.30pm  
**Location:** Bonnells Bay Youth & Community Centre  
275 Fishery Point Road, Bonnells Bay NSW 2264

Similar to the community information session we conducted prior to submitting the Stage 1 Marina Development Application, information relating to the helipad proposal will be on display. Johnson Property Group and its team of specialist consultants will be present to answer any questions.

If you are available at some stage on the afternoon of 31 May 2016, we would welcome your attendance at this community information session.

In the week commencing 9 May 2016, we will be distributing via Australia Post, the attached letter to the letterboxes of the 6,533 homes in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point,

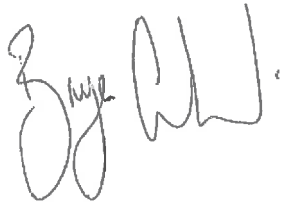
Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

Sunshine, Windermere Park, Yarrawonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This letter advises residents of this information drop in session and invites them along to see and discuss our proposal. We will also place advertising in the Lakes Mail newspaper in the week of 23 May 2016.

Should you require further information please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks

A handwritten signature in black ink, appearing to read 'Bryan Garland', with a stylized flourish at the end.

**Bryan Garland**  
Planning Director

9<sup>th</sup> May 2016



## **Trinity Point – Proposed Helipad**

### **Invitation to Attend Community Information Session**

Dear Sir / Madam,

You may be aware that Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park. The helipad is proposed to be integrated into the marina and be located on the water in Bardens Bay.

I had previously written to residents on the Morisset Peninsula and within areas of Summerland Point and Mannering Park in mid-March to advise them of upcoming noise and flight path testing. Whilst some residents have acknowledged receipt of this initial letter, there were a few residents who indicated that they did not receive it and for that, we can only apologise.

As you may be aware, Johnson Property Group conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations.

Johnson Property Group invites you to attend an open community information session to obtain further details about the helipad proposal. The details of the community information session are as follows:

**Date:**           **Tuesday 31 May 2016**

**Time:**           **Drop-in between 3.30pm to 6.30pm**

**Location:**   **Bonnells Bay Youth & Community Centre**

**275 Fishery Point Road, Bonnells Bay NSW 2264**

On display will be proposed components of the application that will be lodged in due course.

If you have any general enquires about the project, please contact Johnson Property Group on 8023 8888.

Yours Sincerely,

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Monday, 2 May 2016 3:13 PM  
**To:** Rod Hay  
**Cc:** Les Binkin  
**Subject:** Trinity Point: Helipad Community Information Session  
**Attachments:** 160502 Helipad Letter to Crown Lands.pdf

Dear Rod

I provide this email and attached letter as a courtesy.

Following on from our recent helicopter fieldwork at Trinity Point, I write to advise that Johnson Property Group will be conducting a community information drop in session at **Bonnells Bay Youth & Community Centre** between the hours of **3.30pm and 6.30pm** on **Tuesday 31 May 2016**. The purpose of this session will be to display information to residents and interested community members regarding the helipad proposal for Trinity Point before we submit the combined Environmental Impact Statement / Part 3A modification report to Government. The format will be similar to the information session we conducted for Stage 1 of the marina.

Enclosed in the attached letter is a separate invitation letter that we will distribute via Australia Post to residents in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrowonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This separate letter will be distributed to mailboxes in the week commencing 9 May 2016. An invitation to the event will also be published in the Lakes Mail in the week commencing 23 May 2016.

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Many thanks  
Bryan

Bryan Garland  
Planning Director  
Johnson Property Group

M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)



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[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)

2 May 2016



**Acting Project Manager, Regional Projects**  
NSW Department of Primary Industries - Lands  
141 Newcastle Road  
East Maitland NSW 2323

Correspondence sent by email

**Trinity Point – Proposed Helipad  
Community Information Consultation Session**

Dear Rod,

I write as a follow up to my email to you on 12 April 2016 regarding Johnson Property Group's Helipad proposal at the Trinity Point Marina and Mixed Use Development in Morisset Park.

As you may have seen in the media recently, we conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations. The location of the helipad is proposed within the waterbody of Bardens Bay, integrated into the marina development.

The NSW Department of Planning and Environment, in their Secretary Environmental Assessment Requirements, require Johnson Property Group to consult *relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues raised.*

As part of this consultation process, we have organised the following community information session.

**Date: Tuesday 31 May 2016**  
**Time: Drop-in between 3.30pm to 6.30pm**  
**Location: Bonnells Bay Youth & Community Centre**  
275 Fishery Point Road, Bonnells Bay NSW 2264

Similar to the community information session we conducted prior to submitting the Stage 1 Marina Development Application, information relating to the helipad proposal will be on display. Johnson Property Group and its team of specialist consultants will be present to answer any questions.

If you are available at some stage on the afternoon of 31 May 2016, we would welcome your attendance at this community information session.

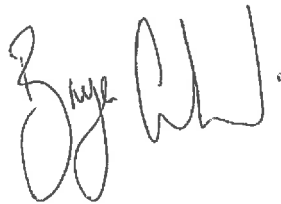
Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

In the week commencing 9 May 2016, we will be distributing via Australia Post, the attached letter to the letterboxes of the 6,533 homes in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrowonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This letter advises residents of this information drop in session and invites them along to see and discuss our proposal. We will also place advertising in the Lakes Mail newspaper in the week of 23 May 2016.

Should you require further information please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks

A handwritten signature in black ink, appearing to read 'Bryan Garland', with a stylized flourish at the end.

**Bryan Garland**  
Planning Director



9<sup>th</sup> May 2016



## **Trinity Point – Proposed Helipad**

### **Invitation to Attend Community Information Session**

Dear Sir / Madam,

You may be aware that Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park. The helipad is proposed to be integrated into the marina and be located on the water in Bardens Bay.

I had previously written to residents on the Morisset Peninsula and within areas of Summerland Point and Mannering Park in mid-March to advise them of upcoming noise and flight path testing. Whilst some residents have acknowledged receipt of this initial letter, there were a few residents who indicated that they did not receive it and for that, we can only apologise.

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**Date:**           **Tuesday 31 May 2016**

**Time:**           **Drop-in between 3.30pm to 6.30pm**

**Location:**   **Bonnells Bay Youth & Community Centre**

275 Fishery Point Road, Bonnells Bay NSW 2264

On display will be proposed components of the application that will be lodged in due course.

If you have any general enquires about the project, please contact Johnson Property Group on 8023 8888.

Yours Sincerely,

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Monday, 2 May 2016 3:13 PM  
**To:** Nicola Chisholm  
**Cc:** Kate MacDonald; Keith Johnson; Sandra Hutton  
**Subject:** Trinity Point: Helipad Community Information Session  
**Attachments:** 160502 Helipad Letter to DPE.pdf

Dear Nicola

I provide this email and attached letter as a courtesy.

Following on from our recent helicopter fieldwork at Trinity Point, I write to advise that Johnson Property Group will be conducting a community information drop in session at **Bonnells Bay Youth & Community Centre** between the hours of **3.30pm and 6.30pm** on **Tuesday 31 May 2016**. The purpose of this session will be to display information to residents and interested community members regarding the helipad proposal for Trinity Point before we submit the combined Environmental Impact Statement / Part 3A modification report to Government. The format will be similar to the information session we conducted for Stage 1 of the marina.

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Many thanks  
Bryan

Bryan Garland  
Planning Director  
Johnson Property Group  
M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)



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[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)

2 May 2016



**The Secretary**  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Correspondence sent by email

**Trinity Point – Proposed Helipad  
Community Information Consultation Session**

Dear Kate,

I write as a follow up to my recent letter to you on 11 March 2016 regarding Johnson Property Group's Helipad proposal at the Trinity Point Marina and Mixed Use Development in Morisset Park.

As you may have seen in the media recently, we conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations.

The NSW Department of Planning and Environment, in their Secretary Environmental Assessment Requirements, require Johnson Property Group to consult *relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues raised*.

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**Date:**            **Tuesday 31 May 2016**

**Time:**           **Drop-in between 3.30pm to 6.30pm**

**Location:**    **Bonnells Bay Youth & Community Centre**  
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Similar to the community information session we conducted prior to submitting the Stage 1 Marina Development Application, information relating to the helipad proposal will be on display. Johnson Property Group and its team of specialist consultants will be present to answer any questions.

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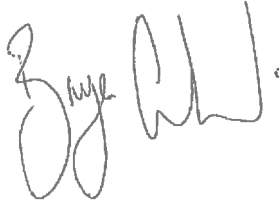
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Sunshine, Windermere Park, Yarrawonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This letter advises residents of this information drop in session and invites them along to see and discuss our proposal. We will also place advertising in the Lakes Mail newspaper in the week of 23 May 2016.

Should you require further information please contact me on 0408 991 888 or via email [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

Many thanks

A handwritten signature in black ink, appearing to read 'Bryan Garland', written in a cursive style.

**Bryan Garland**  
Planning Director

cc: Nicola Chisolm (Department of Planning & Environment)

9<sup>th</sup> May 2016



## **Trinity Point – Proposed Helipad**

### **Invitation to Attend Community Information Session**

Dear Sir / Madam,

You may be aware that Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park. The helipad is proposed to be integrated into the marina and be located on the water in Bardens Bay.

I had previously written to residents on the Morisset Peninsula and within areas of Summerland Point and Mannering Park in mid-March to advise them of upcoming noise and flight path testing. Whilst some residents have acknowledged receipt of this initial letter, there were a few residents who indicated that they did not receive it and for that, we can only apologise.

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Johnson Property Group invites you to attend an open community information session to obtain further details about the helipad proposal. The details of the community information session are as follows:

**Date: Tuesday 31 May 2016**

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**Location: Bonnells Bay Youth & Community Centre**

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On display will be proposed components of the application that will be lodged in due course.

If you have any general enquires about the project, please contact Johnson Property Group on 8023 8888.

Yours Sincerely,

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

# Attachment 16

## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Monday, 2 May 2016 4:57 PM  
**To:** Cr Ken Paxinos  
**Cc:** Keith Johnson  
**Subject:** RE: Trinity Point: Helipad Community Information Session

Dear Councillor Paxinos

Thank you for your email. JPG have definitely **NOT** said that statement about emergency services use of the helipad at Trinity Point (nor do I think we are entitled to say that anyway).

Notwithstanding though, the size of the helipad that we are designing and proposing at Trinity Point is for a smaller sized aircraft than the larger size of the aircraft we typically associate with emergency services. We leave it up to the individual pilot of the emergency services aircraft to determine the safety of landing at the Trinity Point helipad. We definitely would not stop them (nor would we want to) from landing at Trinity Point if they need to.

I hope this answer helps. Happy to answer any further questions you may have.

Thanks  
Bryan

---

**From:** Cr Ken Paxinos [<mailto:kpaxinos@lakemac.nsw.gov.au>]  
**Sent:** Monday, 2 May 2016 4:35 PM  
**To:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Subject:** Re: Trinity Point: Helipad Community Information Session

Thank you Bryan. Just a quick question...I have been told JPG has refused to consider permitting emergency services use of the proposed helipad. I would appreciate your clarification/rebuttal on this.

Best regards

Ken Paxinos  
Councillor, Lake Macquarie City Council  
Ph: 0409 896 619

On 2 May 2016, at 3:14 PM, Bryan Garland <bryang@johnsonpropertygroup.com.au> wrote:

Dear Councillors,

I provide this email and attached letter as a courtesy.

Following on from our recent helicopter fieldwork at Trinity Point, I write to advise that Johnson Property Group will be conducting a community information drop in session at **Bonnells Bay Youth & Community Centre** between the hours of **3.30pm and 6.30pm on Tuesday 31 May 2016**. The purpose of this session will be to display information to residents and interested community members regarding the helipad proposal for Trinity Point before we submit the combined Environmental Impact Statement / Part 3A modification report to Government. The format will be similar to the information session we conducted for Stage 1 of the marina.

Enclosed in the attached letter is a separate invitation letter that we will distribute via Australia Post to residents in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrowonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This separate letter will be distributed to mailboxes in the week commencing 9 May 2016. An invitation to the event will also be published in the Lakes Mail in the week commencing 23 May 2016.

If you are available sometime in the afternoon or early evening of Tuesday 31 May 2016, then we would welcome your attendance at this community information session. Alternatively, if you are not available but would like a briefing on our helipad proposal, please let me know as I would be more than happy to run you through it.

Many thanks  
Bryan

**Bryan Garland**

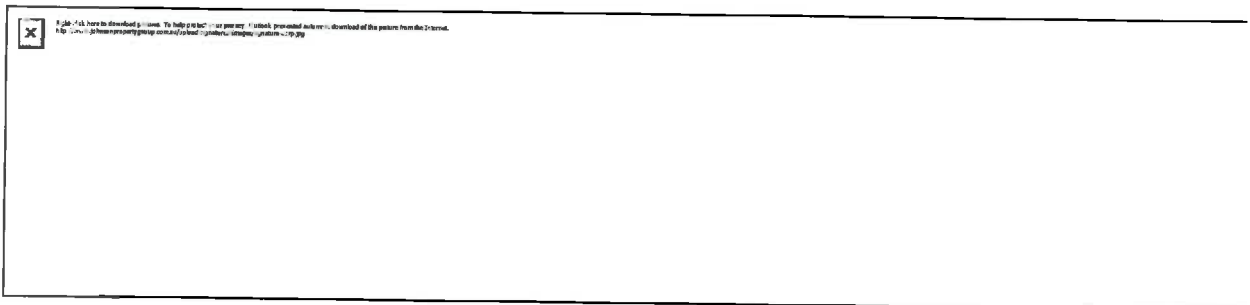
Planning Director  
Johnson Property Group

M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

<image003.png>

**Head Office**

Level 12, 48 Hunter Street, Sydney NSW 2000  
PO Box A1308, Sydney South NSW 1235  
[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)



<160502 Helipad Letter to LM Councillors.pdf>

This information is intended for the addressee only. The use, copying or distribution of this message or any information it contains, by anyone other than the addressee is prohibited by the sender.

Any views expressed in this communication are those of the individual sender, except where the sender specifically states them to be the views of Council.

Information provided to Council in correspondence, submissions or requests (verbal, electronic or written), including personal information such as your name and address, may be made publicly available, including via Council website, in accordance with the Government Information (Public Access) Act (GIPA Act) 2009.



# Attachment 17

## Mathew Radnidge

---

**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Monday, 2 May 2016 8:19 PM  
**To:** Sandra Hutton; Mathew Radnidge  
**Subject:** Fwd: Trinity Point: Helipad Community Information Session

Begin forwarded message:

**From:** Cr Rosmairi Dawson <rdawson@lakemac.nsw.gov.au>  
**Date:** 2 May 2016 at 7:35:31 PM AEST  
**To:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Subject:** Re: Trinity Point: Helipad Community Information Session

Hi Brian,

Thank you for the invitation. I will try and drop in on my way home from work after 5.30.

Regards,

Rosmairi Dawson  
Councillor, West Ward,  
Lake Macquarie City Council.  
Mobile: 0417 300 170

On 2 May 2016, at 3:14 pm, Bryan Garland <bryang@johnsonpropertygroup.com.au> wrote:

Dear Councillors,

I provide this email and attached letter as a courtesy.

Following on from our recent helicopter fieldwork at Trinity Point, I write to advise that Johnson Property Group will be conducting a community information drop in session at **Bonnells Bay Youth & Community Centre** between the hours of **3.30pm and 6.30pm on Tuesday 31 May 2016**. The purpose of this session will be to display information to residents and interested community members regarding the helipad proposal for Trinity Point before we submit the combined Environmental Impact Statement / Part 3A modification report to Government. The format will be similar to the information session we conducted for Stage 1 of the marina.

Enclosed in the attached letter is a separate invitation letter that we will distribute via Australia Post to residents in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrawonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This separate letter will be distributed to mailboxes in the week commencing 9 May 2016. An invitation to the event will also be published in the Lakes Mail in the week commencing 23 May 2016.

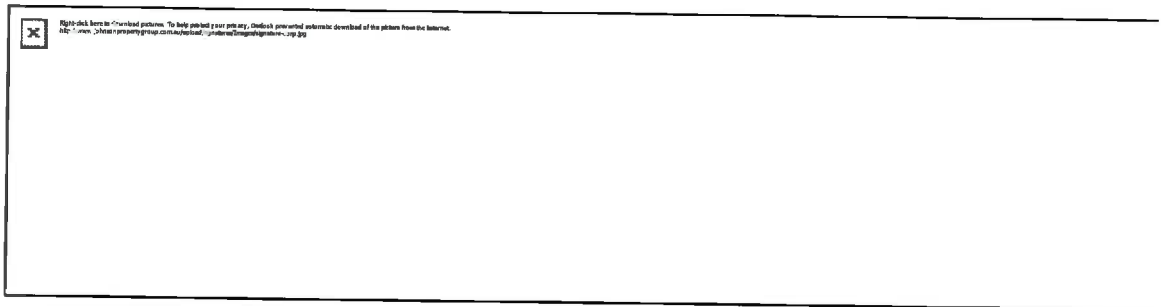
If you are available sometime in the afternoon or early evening of Tuesday 31 May 2016, then we would welcome your attendance at this community information session. Alternatively, if you are not available but would like a briefing on our helipad proposal, please let me know as I would be more than happy to run you through it.

Many thanks  
Bryan

**Bryan Garland**  
Planning Director  
Johnson Property Group  
M 0408 991 888 | E [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)

<image003.png>

**Head Office**  
Level 12, 48 Hunter Street, Sydney NSW 2000  
PO Box A1308, Sydney South NSW 1235  
[www.johnsonpropertygroup.com.au](http://www.johnsonpropertygroup.com.au)



<160502 Helipad Letter to LM Councillors.pdf>

This information is intended for the addressee only. The use, copying or distribution of this message or any information it contains, by anyone other than the addressee is prohibited by the sender.

Any views expressed in this communication are those of the individual sender, except where the sender specifically states them to be the views of Council.

Information provided to Council in correspondence, submissions or requests (verbal, electronic or written), including personal information such as your name and address, may be made publicly available, including via Council website, in accordance with the Government Information (Public Access) Act (GIPA Act) 2009.

# Attachment 18

## Mathew Radnidge

---

**From:** Angela Besant <angela@insiteheritage.com.au>  
**Sent:** Tuesday, 3 May 2016 11:03 AM  
**To:** Mathew Radnidge  
**Subject:** FW: trinity point  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf

See below

Angela Besant | **Director**



**INSITE HERITAGE**  
PTY LTD

PO Box 98 Wangi Wangi NSW 2267  
P/F 0249755818 | M 0412836031

---

**From:** Angela Besant [<mailto:angela@insiteheritage.com.au>]  
**Sent:** 19 April 2016 10:25  
**To:** [Kerrie@awabakal.com.au](mailto:Kerrie@awabakal.com.au); PeterLeven ([peterleven@y7mail.com](mailto:peterleven@y7mail.com)); [projects@birabanlalc.com.au](mailto:projects@birabanlalc.com.au); [bahtabhmick@hotmail.com](mailto:bahtabhmick@hotmail.com); 'Tracey Howie'; [cacatua@resetdsl.net.au](mailto:cacatua@resetdsl.net.au); [wonn1sites@gmail.com](mailto:wonn1sites@gmail.com)  
**Cc:** [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)  
**Subject:** trinity point

Please find attached information regarding a proposal for a helipad at Trinity Point. The proposal will be subject to consultation and an EIS.

The helipad will be located out on the water and integrated into the marina proposal. The critical acoustic testing was completed over the last few weeks.

One of the requirements of the process is to consult with Aboriginal groups during preparation of the EIS, and we appreciate input in the early stage of the proposal.

Our next meeting is on the 6<sup>th</sup> May at Bonnells Bay – and will be an opportunity to discuss the helipad further

Many thanks  
Angela

Angela Besant | **Director**



**INSITE HERITAGE**  
PTY LTD

PO Box 98 Wangi Wangi NSW 2267  
P/F 0249755818 | M 0412836031

## Mathew Radnidge

---

**From:** Angela Besant <angela@insiteheritage.com.au>  
**Sent:** Tuesday, 3 May 2016 11:04 AM  
**To:** Mathew Radnidge  
**Subject:** FW: trinity point  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf

Angela Besant | **Director**



**INSITE HERITAGE**  
PTY LTD

PO Box 98 Wangi Wangi NSW 2267  
P/F 0249755818 | M 0412836031

---

**From:** Angela Besant [<mailto:angela@insiteheritage.com.au>]  
**Sent:** 19 April 2016 12:15  
**To:** [ilearning@bigpond.com](mailto:ilearning@bigpond.com)  
**Subject:** FW: trinity point

Sorry – I forgot you !!!!!

Angela Besant | **Director**



**INSITE HERITAGE**  
PTY LTD

PO Box 98 Wangi Wangi NSW 2267  
P/F 0249755818 | M 0412836031

---

**From:** Angela Besant [<mailto:angela@insiteheritage.com.au>]  
**Sent:** 19 April 2016 10:25  
**To:** [Kerrie@awabakal.com.au](mailto:Kerrie@awabakal.com.au); PeterLeven ([peterleven@y7mail.com](mailto:peterleven@y7mail.com)); [projects@birabanlalc.com.au](mailto:projects@birabanlalc.com.au); [bahtabahmick@hotmail.com](mailto:bahtabahmick@hotmail.com); 'Tracey Howie'; [cacatua@resetdsl.net.au](mailto:cacatua@resetdsl.net.au); [wonn1sites@gmail.com](mailto:wonn1sites@gmail.com)  
**Cc:** [bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)  
**Subject:** trinity point

Please find attached information regarding a proposal for a helipad at Trinity Point. The proposal will be subject to consultation and an EIS.

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Our next meeting is on the 6<sup>th</sup> May at Bonnells Bay – and will be an opportunity to discuss the helipad further

Many thanks  
Angela

Angela Besant | **Director**



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P/F 0249755818 | M 0412836031

## Mathew Radnidge

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**From:** Angela Besant <angela@insiteheritage.com.au>  
**Sent:** Tuesday, 3 May 2016 11:04 AM  
**To:** Mathew Radnidge  
**Subject:** FW: trinity point  
**Attachments:** 37429(4)-HELI-01-D.pdf; SEARs - Helipad July 2014.pdf

Angela Besant | **Director**



**INSITE HERITAGE**  
PTY LTD

PO Box 98 Wangi Wangi NSW 2267  
P/F 0249755818 | M 0412836031

---

**From:** Angela Besant [<mailto:angela@insiteheritage.com.au>]  
**Sent:** 19 April 2016 12:20  
**To:** david ([davahoy@gmail.com](mailto:davahoy@gmail.com))  
**Subject:** trinity point

---

Please find attached information regarding a proposal for a helipad at Trinity Point. The proposal will be subject to consultation and an EIS.

The helipad will be located out on the water and integrated into the marina proposal. The critical acoustic testing was completed over the last few weeks.

One of the requirements of the process is to consult with Aboriginal groups during preparation of the EIS, and we appreciate input in the early stage of the proposal.

Our next meeting is on the 6<sup>th</sup> May at Bonnells Bay – and will be an opportunity to discuss the helipad further

Many thanks  
Angela

Angela Besant | **Director**



**INSITE HERITAGE**  
PTY LTD

PO Box 98 Wangi Wangi NSW 2267



### RECOMMENDED NOISE LOGGER LOCATIONS

- [1] ON TRINITY POINT SITE
- [2] NW CORNER OF JPG LAND
- [3] MORISSET PARK BOAT RAMP
- [4] ADJACENT TO BRIGHTWATERS CHRISTIAN COLLEGE
- [5] PUBLIC FORESHORE (BRIGHTWATERS JETTY)
- [6] SOUTHERN END OF BARDON STREET
- [7] SOUTHERN END OF CHARLES AVENUE



CENTRE OF PROPOSED HELIPAD LOCATIONS		
No.	EAST	NORTH
1	364 086.34	6 334 298.63
2	364 086.33	6 334 188.05

CO-ORDS ARE M.G.A. Zone 56

#### NOTE:

PLEASE NOTE THAT AT AN ALTITUDE OF GREATER THAN 1000ft CRUISE HEIGHT, FLIGHT PATHS ARE NOT RESTRICTED. SHOWN ARE THE APPROXIMATE LOCATIONS WHERE HELICOPTERS WILL BE AT AN ALTITUDE OF 1000ft. THIS AND FULL FLIGHT PATHS (BEING APPROACH AND DEPART) WILL BE ACCURATELY TRACKED AND REFINED DURING TESTING.

drawing title:

### HELICOPTER FLIGHT PATH OPTIONS

location: TRINITY POINT MARINA

council: LAKE MACQUARIE

dwg ref: 37429(4)-HELI-01-D

client:



central coast office ph: (02) 4305 4300  
hunter office ph: (02) 4978 5100  
www.adw-johnson.com.au

ver.	date	comment	drawn	pm	level information	scale (A3 original size)
C	18.3.2016	FLIGHT PATHS REVISED	MS	CW	DATUM: N/A CONTOUR INTERVAL: N/A	0 500 1000m SCALE: 1:20,000 (FULL)

As shown on and excluding



Mr Bryan Garland  
Johnson Property Group  
PO Box A1308  
SYDNEY SOUTH NSW 1235

Dear Mr Garland

**Trinity Point Morisset Park Helipad (EAR 846)  
Secretary's Environmental Assessment Requirements**

I refer to your request for the Secretary's Environmental Assessment Requirements (EARs) for the preparation on an Environmental Impact Statement (EIS) for the above development proposal. The EARs are attached. In preparing the EARs, the Secretary also consulted with a number of State agencies and their additional requirements for the EIS are also attached.

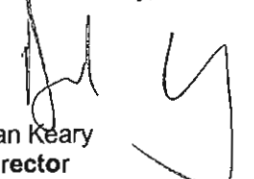
The department draws your attention to the requirements for Future Applications in the Concept Approval MP 06\_0309 for a marina, tourist and residential accommodation and associated facilities. The EIS is required to address these requirements and comprehensively justify any proposed departure from the approved concept plans.

Form A of your request indicates that the proposal is not Integrated Development. If integrated approvals are identified before the development application is lodged, you must undertake your own consultation with the relevant agencies about requirements for the integrated approvals. Notwithstanding, you are still required to consult with the relevant agencies identified in the EARs about environmental assessment matters.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment on (02) 6274 1111 or [www.environment.gov.au](http://www.environment.gov.au).

If you have any further enquiries, please contact Nicola Chisholm on the contact details above.

Yours sincerely,

  
30/7/14  
Dan Keary  
Director  
Industry, Key Sites & Social Projects  
as the Secretary's nominee

# Environmental Assessment Requirements

Section 78A (8) of the *Environmental Planning and Assessment Act 1979*.

## Designated Development

<b>EAR Number</b>	846
<b>Proposal</b>	A proposed floating pontoon helipad with 7 flight movements per week or more to support the approved marina and mixed use development.
<b>Location</b>	71 Trinity Point Drive, Morisset Park, NSW
<b>Applicant</b>	Johnson Property Group
<b>Date of Expiry</b>	30 July 2016
<b>General Requirements</b>	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>strategic context</b> – including: <ul style="list-style-type: none"> <li>- justification for the proposal and suitability of the site; and</li> <li>- a demonstration that the proposal is permissible and consistent with relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies.</li> </ul> </li> <li>• <b>helipad and flight path layouts</b> – Including an assessment against any criteria in the Commonwealth Civil Aviation Safety Authority's Guideline for Establishment and Use of Helicopter Landing Sites (HLS); and</li> <li>• <b>noise and vibration impacts</b> – Including a comprehensive assessment of construction, operational and aircraft noise impacts under relevant Environment Protection Authority guidelines including the NSW Industrial Noise Policy and Interim Construction Noise Guidelines.</li> <li>• <b>visual impacts</b> – of the floating helipad, particularly when viewed from: <ul style="list-style-type: none"> <li>- properties along the foreshore;</li> <li>- waterway users; and</li> <li>- public and other significant land-based vantage points.</li> </ul> </li> <li>• <b>marine and water quality impacts</b> – including: <ul style="list-style-type: none"> <li>- an assessment of impacts to water quality, benthic morphology; seagrasses, water circulation, flushing, and wave bounce; and</li> <li>- measures implemented to mitigate marine and water quality impacts.</li> </ul> </li> <li>• <b>flooding and coastal hazards</b> – Including a demonstration that the development is compatible with the <i>NSW Floodplain Development Manual 2005</i>, <i>NSW Coastline Hazard Policy</i>, and any relevant coastal zone management plan or similar published by Lake Macquarie City Council.</li> <li>• <b>aquatic flora and fauna</b> – particularly with regard to critical habitats, protected species, threatened species, populations or ecological communities, or habitats, marine vegetation and the presence and potential spread of the pest species.</li> <li>• <b>public access</b> – including impacts to recreational uses of Bardens Bay.</li> <li>• <b>marine safety and navigation.</b></li> <li>• <b>waste management</b> – including management measures for the containment of pollutants (e.g. fuel and other wastes).</li> <li>• <b>road traffic</b> – including an assessment of the impacts of construction and operational traffic, and requirements for car parking and road access.</li> <li>• <b>heritage</b> – including Aboriginal cultural heritage.</li> <li>• <b>emergency procedures.</b></li> <li>• <b>cumulative impacts.</b></li> </ul>



<b>Environmental Planning Instruments</b>	<p>The EIS must assess the proposal against the relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>• <i>Lake Macquarie Local Environmental Plan 2004</i></li> <li>• <i>Lake Macquarie Development Control Plan 2014</i></li> <li>• <i>Draft Lake Macquarie Local Environmental Plan 2014</i></li> <li>• <i>Lower Hunter Regional Strategy</i></li> <li>• <i>Lake Macquarie Mooring Management Plan</i></li> <li>• <b>Relevant Development</b> Control Plans and Section 94 plans.</li> </ul>
<b>Guidelines</b>	<p>The Department of Planning and Environment does not publish any specific EIS guidelines for helipads.</p>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues raised in the EIS. In particular, you should consult with:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority;</li> <li>• Office of Environment and Heritage;</li> <li>• Department of Primary Industries;</li> <li>• Roads and Maritime Services;</li> <li>• Commonwealth Civil Aviation Safety Authority;</li> <li>• Lake Macquarie Council;</li> <li>• Lake Macquarie Estuary and Coastal Management Committee;</li> <li>• Lake Macquarie Aquatic Service Committee;</li> <li>• Relevant Aboriginal groups; and</li> <li>• Surrounding landowners and occupiers that may be impacted.</li> </ul>



Department of  
Primary Industries  
Office of Water

Contact: Rohan Macdonald  
Phone: 4904 2642  
Fax: 4904 2503  
Email: [rohan.macdonald@water.nsw.gov.au](mailto:rohan.macdonald@water.nsw.gov.au)

Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Our ref: 20 ERM2014/0595  
File No:  
Your Ref: Lake Macquarie LGA SR ID No. 846

By email: [necola.chisholm@planning.nsw.gov.au](mailto:necola.chisholm@planning.nsw.gov.au)

**Attention:** Necola Chisholm

9 July 2014

Dear Ms Chisholm

**Re: Proposed Development / Controlled Activity Approval**  
**Trinity Point, Morisset Park – Proposed helipad associated with Trinity Point**  
**marina and mixed use development**

I refer to your request for requirements for the preparation of an Environmental Impact Statement (EIS) for the above local designated development. The Office of Water has reviewed the information provided and does not consider that the proposal would need any approvals or licences under the *Water Management Act 2000* or *Water Act 1912*. However, further consideration should be given to the following in the preparation of the EIS to ensure all water management issues are addressed appropriately:

- Take into account the objects and water management principles of the *Water Management Act 2000*; and
- Take into account the Office of Water Guidelines for Controlled Activities.

If you require further information please contact Rohan Macdonald on 4904 2642 or [rohan.macdonald@water.nsw.gov.au](mailto:rohan.macdonald@water.nsw.gov.au).

Yours sincerely

Alison Collaros  
A/Senior Water Regulation Officer  
Office of Water - South Coast Hunter



Office of  
Environment  
& Heritage

Your reference: SR ID No. 846  
Our reference: DOC14/113071-01; EF14/1136  
Contact: Ziggy Andersons, 4908 6820

Ms Nicola Chisolm  
Environmental Planning Officer  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Chisolm,

**RE: ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR TRINITY POINT HELIPAD – LAKE  
MACQUARIE LOCAL GOVERNMENT AREA**

I refer to your e-mail dated 26 June 2014 requesting the Office of Environment and Heritage (OEH) to provide input into requirements for the preparation of an Environmental Impact Statement (EIS) for the above development.

OEH understands that the proposal is a designated development and that the request for Secretary's Environmental Assessment Requirements (EARs) is pre-empting the fact that a technical assessments may recommend a helipad that triggers a designated development.

The EIS for the proposed helipad would need to determine if seagrass beds and the endangered species *Posidonia australis* are present within the proposed location. If so the proponent will need to assess the potential impacts (i.e. shading) of the proposal and the subsequent impacts this may have on the vulnerable Green Turtle (*Chelonia mydas*). ✓

To be able to assess the impact the proposal will have on these matters the appropriate assessment guidelines will need to be followed.

If you have any questions concerning this advice, please contact Ziggy Andersons, Regional Biodiversity Conservation Officer, on 4908 6820.

Yours sincerely

4 JUL 2014

**RICHARD BATH**  
Senior Team Leader Planning, Hunter Central Coast Region  
Regional Operations



Our reference: DOC14/119805, EF14/498  
Contact: Natasha Ryan (02) 4908 6833  
Electronic correspondence to: [hunter.region@epa.nsw.gov.au](mailto:hunter.region@epa.nsw.gov.au)

Department of Planning and Environment  
GPO BOX39  
SYDNEY NSW 2001

Email: [Necola.chisholm@planning.nsw.gov.au](mailto:Necola.chisholm@planning.nsw.gov.au)

Dear Ms Chisholm

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR DESIGNATED DEVELOPMENT  
PROPOSED HELIPAD – TRINITY POINT – LAKE MACQUARIE LGA SR ID No.846**

I refer to your email dated 26 June 2014 to the Environment Protection Authority (EPA) regarding the above proposed development and request to provide Environmental Assessment Requirements (EARs) for a proposed designated development for a Helipad at Trinity Point Lake Macquarie SR ID No.846 and the attached letter from Johnson Property Group to Department of Planning and Environment (DPE) dated 13 June 2014.

The EPA understands that Johnson Property Group are seeking a modification of the Trinity Point Concept Approval MP06\_0309 to include a helipad but simultaneously Johnson Property Group are seeking EARs as part of development assessment under Part 4 of the *Environmental Planning and Assessment Act 1979* for the helipad.

The EPA understands that at this stage Johnson Property Group do not know whether the scale and thresholds of the Helipad would trigger the development to be a designated development.

**Licensing Requirements**

The EPA is the appropriate regulatory authority for the scheduled activity of *Helicopter-related activities* under the *Protection of the Environment Operations Act 1997* (POEO Act) and the helipad would require an Environment Protection Licence (EPL), if approval for the development is granted, and if the activity intends use of more than 30 flight movements per week (where take-off and landing are separate flight movements) and that is conducted within 1km of a dwelling not associated with the landing, taking-off or parking of helicopters. The scheduled activity relates to maintenance and parking of helicopters. The EPA does not have a roll in assessing or regulating in-flight activities.

The Environmental Impact Statement (EIS) should address requirements of Section 45 of the POEO Act determining the extent of each impact and providing sufficient information to enable the EPA to assess the project and determine appropriate limits and conditions for an EPL.

Should project approval be granted, and the activity requires an EPL, the proponent will need to make a separate application to the EPA for an EPL for the proposed activity prior to undertaking any on site works.

PO Box 488G Newcastle NSW 2300  
Email: [hunter.region@epa.nsw.gov.au](mailto:hunter.region@epa.nsw.gov.au)  
117 Bull Street, Newcastle West NSW 2302  
Tel: (02) 4908 6800 Fax: (02) 4908 6810  
ABN 43 692 285 758  
[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

Additional information is available through EPA's *Guide to Licensing* document ([www.environment.nsw.gov.au/licensing/licenceguide.htm](http://www.environment.nsw.gov.au/licensing/licenceguide.htm)).

### Environmental Assessment Requirements

The EPA has considered the limited details of the proposal as provided in your email and attached letter and has identified the information it requires to be addressed in the EIS to make a reliable appraisal of the impacts of the proposal. The main issues requiring assessment for this project are summarised below and included as **Attachment A**:

1. Potential noise and vibration impacts due to construction and operation;
2. Waste management, chemical storage and fuel management;
3. Impacts on water quality and soil management and
4. Impacts on air quality.

**Attachment A** presents a more detailed explanation of EPA's main areas of interest. Please note that the issuing of EARs is a statutory requirement for the EPA and should not be construed as support or endorsement of the proposed development.

**Attachment B** provides links to numerous reference materials that may assist the proponent to prepare an adequate EIS. The proponent should also refer to any relevant industry codes of practice and best practice management guidelines, as appropriate.

The proponent should be aware that any commitments made in the EIS may be formalised into EPA's suggested approval conditions for the proposal and the EPL. Accordingly, pollution control measures should not be proposed if they are impractical, unrealistic, or beyond the financial viability of the development.

EPA requests that the proponent provide **one printed copy** and **one electronic copy** of the EIS and any supporting or background reports when lodging the application with the EPA. These documents should be lodged with the EPA's Regional Manager – Hunter at PO BOX 488G Newcastle NSW 2300 and emailed to [hunter.region@epa.nsw.gov.au](mailto:hunter.region@epa.nsw.gov.au)

If you require any further information or wish to discuss the matter please contact Natasha Ryan on 02 49086833.

Yours sincerely



4 JUL 2014

**MARK HARTWELL**  
Head Regional Operations - Hunter  
Environment Protection Authority

Encl: Attachment A and B



## ATTACHMENT A

### ENVIRONMENTAL PROTECTION AUTHORITY – REQUEST FOR ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR A PROPOSED DESIGNATED DEVELOPMENT (LGA SR ID No.846) TRINITY POINT HELIPAD

#### GENERAL INFORMATION

The following information must be provided in the Environmental Impact Statement (EIS) to enable EPA to accurately assess the environmental implications of the proposed activity. The EIS must adequately describe the development proposal and the existing environment including air, noise, waters, soils, chemicals and waste.

#### THE PROPOSAL

The objectives of the proposal should be clearly stated and refer to:

- The size and type of the operation;
- The nature of the processes and the products, by-products and wastes produced;
- The use or disposal of products or wastes;
- The anticipated level of performance in meeting required environmental standards and cleaner production principles;
- The staging and timing of the proposal; and
- The proposal's relationship to any other industry or facility.

#### THE PREMISES

The EIS will need to fully identify all of the processes and activities intended for the site and during the life of the project. This will include details of:

- a site plan prepared by a registered surveyor clearly showing the boundaries of any proposed premises that will be subject to an Environment Protection Licence (EPL) and the proposed locations of any discharge points covered by an EPL;
- ownership and/or land use details of any premises and land likely to be affected by the proposed development including lot and DP numbers;
- maps and/or aerial photographs, showing:
  - The location of the proposed facility and details of the surrounding environment;
  - The proposed layout of the site;
  - All equipment proposed for use at the site;
  - Appropriate land use zoning;
  - Topography, vegetation, location of utilities and services;
  - The location of residences and properties that may be impacted by the operation;
  - The location of any environmentally sensitive areas such as conservation areas, wetlands, creeks or streams, watercourses and stormwater systems;
  - Surface water management systems;
  - Chemicals, including fuel, used on the site and proposed methods for their transportation, storage, use and emergency management;
  - Waste generation and disposal;
  - Methods to mitigate any expected environmental impacts of the development;

## WATER MANAGEMENT

The EIS must provide sufficient information to demonstrate that the proposed development can be operated whilst complying with the *Protection of the Environment Operations Act 1997* (POEO Act), in particular, the protection of water quality during construction and operation of the facility.

The methodology, data and assumptions used to design any pollution control works and assess the potential impact of the proposal on water quality (ground and surface waters), must be fully documented and justified.

The EIS must include an adequacy assessment of stormwater controls. This assessment must determine sediment basins are adequately sized based on relevant guidelines and that discharges to waters from any sediment basins or other treatment systems comply with the requirements of the POEO Act.

The EIS must identify any fuel or chemical storage areas to be established on the site and describe the measures proposed to minimise the potential for leakage or the migration of pollutants into the soil/waters or from the site.

The EIS should also describe the sewage treatment and effluent management processes used on site including the proposed numbers of occupancy using the premises.

In particular the EIS must address:

1. The potential impacts of the development on acid sulfate soils in accordance with the relevant guidelines in the *Acid Sulfate Soils Manual* (Stone *et al.* 1998) and the *Acid Sulfate Soils Laboratory Methods Guidelines* (Ahern *et al.* 2004).
2. Description of mitigation and management options that will be used to prevent, control, abate or minimise potential impacts from the disturbance of acid sulfate soils associated with the project and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.
3. An assessment of potential impacts on soil and land resources, being guided by *Soil and Landscape Issues in Environmental Impact Assessment* (DLWC 2000). The nature and extent of any significant impacts should be identified. Particular attention should be given to:
  - a. Soil erosion and sediment transport - in accordance with *Managing urban stormwater: soils and construction*, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC 2008).
  - b. Mass movement (landslides) – in accordance with *Landslide risk management* guidelines presented in Australian Geomechanics Society (2007).
  - c. Urban and regional salinity – guidance given in the Local Government Salinity Initiative booklets which includes *Site Investigations for Urban Salinity* (DLWC, 2002).

Note: this must include assessment on the estuarine lithofacies, should it be relevant.

4. A description of the mitigation and management options that will be used to prevent, control, abate or minimise identified soil and land resource impacts associated with the project. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

5. Demonstration that all practical options to avoid discharge have been implemented and environmental impact minimised where discharge is necessary.
6. Where relevant a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.
7. Description of existing surface and groundwater quality. An assessment needs to be undertaken for any water resource likely to be affected by the proposal. Issues to include in the description of the receiving waters should include, for example:
  - o water chemistry
  - o sensitive ecosystems or species conservation values
  - o specific human uses (e.g. fishing, proximity to recreation areas)
  - o a description of any impacts from existing industry or activities on water quality
8. The Water Quality Objectives for the receiving waters relevant to the proposal. These refer to the community's agreed environmental values and human uses endorsed by the NSW Government as goals for ambient waters (<http://www.environment.nsw.gov.au/ieo/index.htm>). Where groundwater may be impacted the assessment should identify appropriate groundwater environmental values.
9. The indicators and associated trigger values or criteria for the identified environmental values. This information should be sourced from the ANZECC (2000) Guidelines for Fresh and Marine Water Quality ([http://www.mincos.gov.au/publications/australian\\_and\\_new\\_zealand\\_guidelines\\_for\\_fresh\\_and\\_marine\\_water\\_quality](http://www.mincos.gov.au/publications/australian_and_new_zealand_guidelines_for_fresh_and_marine_water_quality)).
10. Any locally specific objectives, criteria or targets which have been endorsed by the NSW Government.
11. The impacts against the relevant ambient water quality outcomes. Demonstrating how the proposal will be designed and operated to:
  - o protect the Water Quality Objectives for receiving waters where they are currently being achieved; and
12. Any water quality monitoring undertaken as part of the EA should be undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutant in NSW* (2004) (<http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf>).

## **NOISE AND VIBRATION IMPACTS**

The EIS must include a noise assessment of the existing environment, potential impacts and proposed noise amelioration measures. EPA's "*New South Wales Industrial Noise Policy*" (EPA, 2000) provides a guide to the methodology and assessment criteria used by EPA to determine noise limits or levels.

The evaluation should take into account the ground-based operational phases of the development over the "operating" hours proposed and take into account adverse weather conditions including temperature inversions. Sound power levels measured or estimated for all plant and equipment should be clearly stated and justified.

The EIS should include an assessment of cumulative noise impacts, having regard to existing developments and developments which have received development consent in the area but which have not commenced.

The EIS must identify the transport route(s) to be used, the hours of operation and quantify the noise impacts. The EPA's publication '*NSW Road Noise Policy*' describes the methods generally used by EPA to determine noise planning levels for road traffic noise in locations of varying sensitivity.

In particular, the Environmental Assessment (EA) must consider and assess the following impacts:

#### 1. **Noise and Vibration**

In relation to noise, the following *matters* should be addressed (where relevant) as part of the EA.

##### **General**

1. Construction noise associated with the proposed development should be assessed using the *Interim Construction Noise Guideline* (DECC, 2009). <http://www.environment.nsw.gov.au/noise/constructnoise.htm>
2. Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (DEC, 2006). <http://www.environment.nsw.gov.au/noise/vibrationguide.htm>

##### **Industry**

3. Operational noise from activities to be undertaken on the premises should be assessed using the guidelines contained in the *NSW Industrial Noise Policy* (EPA, 2000) and *Industrial Noise Policy Application Notes*. <http://www.environment.nsw.gov.au/noise/industrial.htm>

#### **AIR QUALITY**

The EIS must include an Air Quality Impact Assessment (AQIA). The AQIA must identify and describe in detail all possible sources of air pollution and activities/processes with the potential to cause air pollutants including odours and fugitive dust emissions beyond the boundary of any premises proposed to be licenced by an EPL. This should cover both the construction and operational phases of the development. The AQIA ~~should include cumulative impacts associated with existing developments and any developments having been granted development consent but which have not commenced.~~

The EIS should demonstrate that the facility will operate within EPA's objectives which are to minimise adverse effects on the amenity of local residents and sensitive land uses and to limit the effects of emissions on local, regional and inter-regional air quality.

The EIS must describe in detail the measures proposed to mitigate the impacts and quantify the extent to which the mitigation measures are likely to be effective in achieving the relevant environmental outcomes.

The AQIA must be prepared in accordance with the EPA's "*Approved Methods and Guidance for the Modelling & Assessment of Air Pollutants in NSW*". The AQIA must describe the methodology used and any assumptions made to predict the impacts. Air pollutant emission rates, ambient air quality data and meteorological data used in the assessment must be clearly stated and justified.

In particular the AQIA should:



1. Assess the risk associated with potential discharges of fugitive and point source emissions for all stages of the proposal. Assessment of risk relates to environmental harm, risk to human health and amenity.
2. Justify the level of assessment undertaken on the basis of risk factors, including but not limited to:
  - a. proposal location;
  - b. characteristics of the receiving environment; and
  - c. type and quantity of pollutants emitted.
3. Describe the receiving environment in detail. The proposal must be contextualised within the receiving environment (local, regional and inter-regional as appropriate). The description must include but need not be limited to:
  - a. meteorology and climate;
  - b. topography;
  - c. surrounding land-use; receptors; and
  - d. ambient air quality.
4. Include a detailed description of the proposal. All processes that could result in air emissions must be identified and described. Sufficient detail to accurately communicate the characteristics and quantity of all emissions must be provided.
5. Include a consideration of 'worst case' emission scenarios and impacts at proposed emission limits.
6. Account for cumulative impacts associated with existing emission sources as well as any currently approved developments linked to the receiving environment.
7. Include air dispersion modelling where there is a risk of adverse air quality impacts, or where there is sufficient uncertainty to warrant a rigorous numerical impact assessment. Air dispersion modelling must be conducted in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2005) <http://www.environment.nsw.gov.au/resources/air/ammodelling05361.pdf>.
8. Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations (POEO) Act (1997)* and the *POEO (Clean Air) Regulation (2010)*.
9. Provide an assessment of the project in terms of the priorities and targets adopted under the NSW State Plan 2010 and its implementation plan Action for Air.
10. Detail emission control techniques/practices that will be employed by the proposal.

#### ***DANGEROUS GOODS and CHEMICAL TRANSPORT, STORAGE and HANDLING***

The EIS must outline all details regarding the transport, handling, storage and use of dangerous goods, chemicals and products, including fuel, both on site and with ancillary activities and describe the measures proposed to minimise the potential for leakage or the migration of pollutants into the air, land or waters from the site.

## WASTE FACILITIES

The EIS should include:

1. Details of the layout of any proposed waste facility, the treatment process and the environmental controls at the facility.
2. Details of the quantity and type of liquid and/or non-liquid waste(s) generated, handled, processed or disposed of at the premises. Waste must be classified according to EPA's *Waste Classification Guidelines 2008*.
3. Details of liquid waste and non-liquid waste management at the facility, including:
  - the transportation, assessment and handling of waste arriving at or generated at the site;
  - any stockpiling of wastes or recovered materials at the site;
  - any waste processing related to the facility, including reuse, recycling, reprocessing or treatment both on- and off-site;
  - the method for disposing of all wastes or recovered materials at the facility;
  - the emissions arising from the handling, storage, processing and reprocessing of waste at the facility;
  - the proposed controls for managing the environmental impacts of these activities.
4. Details of procedures for the assessment, handling, storage, transport and disposal of all **hazardous waste** used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes.
5. Details of the quantity, type and specifications for all **output products** proposed to be produced from the facility. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply. In documenting or describing the composition of output products and/or wastes generated from the proposed facility reference should be made to the relevant EPA *resource recovery exemption* (<http://www.epa.nsw.gov.au/waste/RRecoveryExemptions.htm>) or the *Waste Classification Guidelines 2008* (<http://www.epa.nsw.gov.au/waste/envguidlms/index.htm>).
6. Details of intended (or potential) end uses for output products from the facility and the relevant product standards which would be used to assess those products against.
7. Details of the type and quantity of any chemical substances (including hydrocarbon (oils and fuels, explosives etc.) to be used or stored and describe arrangements for their safe use and storage.

## GENERAL WASTE

The EIS should:

1. Include a detailed plan for in-situ classification of waste material, including the sampling locations and sampling regime that will be employed to classify the waste, particularly with regards to the identification of contamination hotspots.

2. Identify, characterise and classify all waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste.

**Note:** All waste must be classified in accordance with EPA's *Waste Classification Guidelines*.

3. Identify, characterise and classify all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste. This includes waste that is intended for re-use or recycling.

**Note:** All waste must be classified in accordance with EPA's *Classification Guidelines*.

4. Include a commitment to retaining all sampling and classification results for the life of the project to demonstrate compliance with EPA's *Waste Classification Guidelines*.

5. Provide details of how waste will be handled and managed onsite to minimise pollution, including:

a) Stockpile location and management

- Labelling of stockpiles for identification, ensuring that all waste is clearly identified and stockpiled separately from other types of material (especially the separation of any contaminated and non-contaminated waste).
- Proposed height limits for all waste to reduce the potential for dust and odour.
- Procedures for minimising the movement of waste around the site and double handling.
- Measures to minimise leaching from stockpiles into the surrounding environment, such as sediment fencing, geofabric liners etc.

b) Erosion, sediment and leachate control including measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site during works. The EA should show the location of each measure to be implemented. The Proponent should consider measures such as:

- Sediment traps
- Diversion banks
- Sediment fences
- Bunds (earth, hay, mulch)
- Geofabric liners
- Other control measures as appropriate

The Proponent should also provide details of:

- how leachate from stockpiled waste material will be kept separate from stormwater runoff;
- treatment of leachate through a wastewater treatment plant (if applicable); and
- any proposed transport and disposal of leachate off-site.

6. Provide details of how the waste will be handled and managed during transport to a lawful facility. If the waste possesses hazardous characteristics, the Proponent must provide details of how the waste will be treated or immobilised to render it suitable for transport and disposal.

7. Include details of all procedures and protocols to be implemented to ensure that any waste leaving the site is transported and disposed of lawfully and does not pose a risk to human health or the environment.
8. Include a statement demonstrating that the Proponent is aware of EPA's requirements with respect to notification and tracking of waste.
9. Include a statement demonstrating that the Proponent is aware of the relevant legislative requirements for disposal of the waste, including any relevant Resource Recovery Exemptions, as gazetted by EPA from time to time.
10. Outline contingency plans for any event that affects operations at the site that may result in environmental harm, including: excessive stockpiling of waste, volume of leachate generated exceeds the storage capacity available on-site etc.

#### **MONITORING PROGRAMS**

The EIS should include a detailed assessment of any noise, air quality, water quality or waste monitoring required during the on-going operation of the facility to ensure that the development achieves a satisfactory level of environmental performance and to demonstrate that any activity licenced by an EPL is carried out in an environmental satisfactory manner. The evaluation should include a detailed description of the monitoring locations, sample analysis methods and the level of reporting proposed.

#### **EPA STATUTORY REQUIREMENTS**

The EIS should confirm that the proposed activity is listed in Schedule 1 of the POEO Act and will therefore require an EPL from EPA.

Please note that this response does not cover biodiversity or Aboriginal cultural heritage issues, which are the responsibility of the Office of Environment and Heritage.



**ATTACHMENT B****GUIDANCE MATERIAL**

<b>Title</b>	<b>Web address</b>
<b><u>Relevant Legislation</u></b>	
<i>Contaminated Land Management Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N</a>
<i>Environmentally Hazardous Chemicals Act 1985</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+14+1985+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+14+1985+cd+0+N</a>
<i>Environmental Planning and Assessment Act 1979</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N</a>
<i>Protection of the Environment Operations Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N</a>
<i>Water Management Act 2000</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N</a>
<b><u>Licensing</u></b>	
Guide to Licensing	<a href="http://www.environment.nsw.gov.au/licensing/licenceguide.htm">www.environment.nsw.gov.au/licensing/licenceguide.htm</a>
<b><u>Air Issues</u></b>	
<b>Air Quality</b>	
Approved methods for modelling and assessment of air pollutants in NSW (2005)	<a href="http://www.environment.nsw.gov.au/resources/air/ammodelling05361.pdf">http://www.environment.nsw.gov.au/resources/air/ammodelling05361.pdf</a>
POEO (Clean Air) Regulation 2010	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N</a>
<b>Greenhouse Gas</b>	
The Greenhouse Gas Protocol: Corporate Standard, World Council for Sustainable Business Development & World Resources Institute	<a href="http://www.ghgprotocol.org/standards/corporate-standard">http://www.ghgprotocol.org/standards/corporate-standard</a>
National Greenhouse Accounts (NGA) Factors, Australian Department of Climate Change (Latest release),	<a href="http://www.climatechange.gov.au/publications/greenhouse-acctg/national-greenhouse-factors.aspx">http://www.climatechange.gov.au/publications/greenhouse-acctg/national-greenhouse-factors.aspx</a>
National Greenhouse and Energy Reporting System, Technical Guidelines (latest release)	<a href="http://www.climatechange.gov.au/en/government/initiatives/national-greenhouse-energy-reporting/tools-resources.aspx">http://www.climatechange.gov.au/en/government/initiatives/national-greenhouse-energy-reporting/tools-resources.aspx</a>
National Carbon Accounting Toolbox	<a href="http://www.climatechange.gov.au/government/initiatives/ncat.aspx">http://www.climatechange.gov.au/government/initiatives/ncat.aspx</a>

Title	Web address
Australian Greenhouse Emissions Information System (AGEIS)	<a href="http://ageis.climatechange.gov.au/">http://ageis.climatechange.gov.au/</a>
<b>Noise and Vibration</b>	
Interim Construction Noise Guideline (DECC, 2009)	<a href="http://www.environment.nsw.gov.au/noise/constructnoise.htm">http://www.environment.nsw.gov.au/noise/constructnoise.htm</a>
Assessing Vibration: a technical guideline (DEC, 2006)	<a href="http://www.environment.nsw.gov.au/noise/vibrationguide.htm">http://www.environment.nsw.gov.au/noise/vibrationguide.htm</a>
Industrial Noise Policy Application Notes	<a href="http://www.environment.nsw.gov.au/noise/traffic.htm">http://www.environment.nsw.gov.au/noise/traffic.htm</a>
<b>Waste, Chemicals and Hazardous Materials and Radiation</b>	
<b>Waste</b>	
Environmental Guidelines: Solid Waste Landfills (EPA, 1996)	<a href="http://www.environment.nsw.gov.au/resources/waste/envguidlns/solidlandfill.pdf">http://www.environment.nsw.gov.au/resources/waste/envguidlns/solidlandfill.pdf</a>
Draft Environmental Guidelines - Industrial Waste Landfilling (April 1998)	<a href="http://www.environment.nsw.gov.au/resources/waste/envguidlns/industrialfill.pdf">http://www.environment.nsw.gov.au/resources/waste/envguidlns/industrialfill.pdf</a>
Waste Classification Guidelines (DECC, 2008)	<a href="http://www.environment.nsw.gov.au/waste/envguidlns/index.htm">http://www.environment.nsw.gov.au/waste/envguidlns/index.htm</a>
Resource recovery exemption	<a href="http://www.environment.nsw.gov.au/waste/RRrecoveryExemptions.htm">http://www.environment.nsw.gov.au/waste/RRrecoveryExemptions.htm</a>
<b>Water and Soils</b>	
<b>Acid sulphate soils</b>	
Acid Sulfate Soils Planning Maps	<a href="http://canri.nsw.gov.au/download/">http://canri.nsw.gov.au/download/</a>
Acid Sulfate Soils Manual (Stone et al. 1998)	<p>Manual available for purchase from:  <a href="http://www.landcom.com.au/whats-new/the-blue-book.aspx">http://www.landcom.com.au/whats-new/the-blue-book.aspx</a></p> <p>Chapters 1 and 2 are on DP&amp;I's Guidelines Register at:            Chapter 1 Acid Sulfate Soils Planning Guidelines:  <a href="http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Planning%20Guidelines.pdf">http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Planning%20Guidelines.pdf</a></p> <p>Chapter 2 Acid Sulfate Soils Assessment Guidelines:  <a href="http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Assessment%20Guidelines.pdf">http://www.planning.nsw.gov.au/rda/guidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Assessment%20Guidelines.pdf</a></p>
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	<a href="http://www.derm.qld.gov.au/land/ass/pdfs/lmq.pdf">http://www.derm.qld.gov.au/land/ass/pdfs/lmq.pdf</a> This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
<b>Soils – general</b>	
Soil and Landscape Issues in Environmental Impact Assessment (DLWC 2000)	<a href="http://www.dnr.nsw.gov.au/care/soil/soil_pubs/pdfs/tech_rep_34_new.pdf">http://www.dnr.nsw.gov.au/care/soil/soil_pubs/pdfs/tech_rep_34_new.pdf</a>
Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D.	<p>Vol 1 - Available for purchase at  <a href="http://www.landcom.com.au/whats-new/publications-reports/the-blue-book.aspx">http://www.landcom.com.au/whats-new/publications-reports/the-blue-book.aspx</a></p> <p>Vol 2 -</p>

Title	Web address
Main Roads; E. Mines and quarries) (DECC 2008)	<a href="http://www.environment.nsw.gov.au/stormwater/publications.htm">http://www.environment.nsw.gov.au/stormwater/publications.htm</a>
<b>Water</b>	
Water Quality Objectives	<a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	<a href="http://www.mincos.gov.au/publications/australian_and_new_zealand_guidelines_for_fresh_and_marine_water_quality">http://www.mincos.gov.au/publications/australian_and_new_zealand_guidelines_for_fresh_and_marine_water_quality</a>
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	<a href="http://www.environment.nsw.gov.au/resources/legislation/approved_methods-water.pdf">http://www.environment.nsw.gov.au/resources/legislation/approved_methods-water.pdf</a>

## Necola Chisholm

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**From:** Sonia McKay <Sonia.McKay@rms.nsw.gov.au>  
**Sent:** Monday, 14 July 2014 11:37 AM  
**To:** Necola Chisholm; Jane Flanagan  
**Cc:** Allisha Hudson; Brett Boehm  
**Subject:** RE: Request for Secretary EARs for Designated Development - Helipad

Hello Necola

Thank you for the additional information. We don't have any further comments at this stage.

Kind regards

Sonia

Sonia McKay  
Principal Manager North  
Boating Operations Branch  
T 02 4962 8517 F 02 4962 8588 M 0417 299 705  
[www.rmsservices.nsw.gov.au](http://www.rmsservices.nsw.gov.au)

Roads and Maritime Services  
PO Box 653 Newcastle NSW 2300



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**From:** Necola Chisholm [<mailto:Necola.Chisholm@planning.nsw.gov.au>]  
**Sent:** Thursday, 10 July 2014 9:06 AM  
**To:** Sonia McKay; Jane Flanagan  
**Cc:** Allisha Hudson; Brett Boehm  
**Subject:** RE: Request for Secretary EARs for Designated Development - Helipad

Sonya,

Many thanks for your email, to address each point below, please see my comments in green. I hope these will assist your team to provide a response for input into the Environmental Assessment Requirements. I have reattached the document from the proponent.

Please advise when you can provide comments for this request.

Regards  
Necola

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**From:** Sonia McKay [<mailto:Sonia.McKay@rms.nsw.gov.au>]  
**Sent:** Wednesday, 9 July 2014 10:07 AM  
**To:** Necola Chisholm; Jane Flanagan  
**Cc:** Allisha Hudson; Brett Boehm  
**Subject:** FW: Request for Secretary EARs for Designated Development - Helipad

Hello Necola and Jane

We have only recently been made aware of the designated development involving a helipad over the water and that comments are due today.

1. We would want to know the exact location of the helipad (it says within the proposed leased area) so as to determine if there is any impact to navigation. We would envisage the need for the pontoon to be well lit, warning safety signs to be erected and maybe some navigation marker buoys placed around the area. – A plan has been provide as part of the request, please refer to plan DA050 for the approx. location (please refer to page 5). However the noise assessment will determine the final location. It is envisaged that the Helicopter Landing Site (HLS) will be used during daylight hours, however, the HLS will be lit at night and have the appropriate navigation makers in the area. The EIS will address this.
2. Where would refuelling take place? – Refuelling will not take place at the HLS
3. Noise implications. – A noise assessment will be completed as part of the EIS.
4. Emergency procedures if an accident was to occur at the marina or over the water. – This will be documented in the Operation Management Plan to be submitted as part of the EIS.

Kind regards

Sonia

Sonia McKay  
Principal Manager North  
Boating Operations Branch  
T 02 4962 8517 F 02 4962 8588 M 0417 299 705  
[www.rmsservices.nsw.gov.au](http://www.rmsservices.nsw.gov.au)

Roads and Maritime Services  
PO Box 653 Newcastle NSW 2300



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## Necola Chisholm

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**From:** STEPHEN NEAL <STEPHEN.NEAL@casa.gov.au>  
**Sent:** Tuesday, 8 July 2014 8:12 AM  
**To:** Necola Chisholm  
**Cc:** CAROLYN HUTTON  
**Subject:** Request for Secretary EARs for Designated Development - Helipad  
[SEC=UNCLASSIFIED]

UNCLASSIFIED

Dear Ms Chisholm

I refer to your email of 26 June 2014 regarding the development of a proposed helipad at Trinity Point in the Lake Macquarie Local Government Area.

CASA does not provide permission for a helicopter landing site to be developed. The civil aviation legislation emphasises the pilot's responsibility in being able to operate safely in accordance with civil aviation regulatory requirements. The proponent may wish to refer to the guidance material below:

[http://www.casa.gov.au/wcmswr/assets/main/download/caaps/ops/92\\_4.pdf](http://www.casa.gov.au/wcmswr/assets/main/download/caaps/ops/92_4.pdf)  
[http://www.casa.gov.au/wcmswr/assets/main/download/caaps/ops/92\\_2.pdf](http://www.casa.gov.au/wcmswr/assets/main/download/caaps/ops/92_2.pdf)

I trust this information is of assistance.

Yours sincerely

Steve Neal  
Section Head  
Government, Industry and Community Relations Section  
CASA Corporate Relations

Phone 6217 1352

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**From:** Necola Chisholm [<mailto:Necola.Chisholm@planning.nsw.gov.au>]  
**Sent:** Thursday, 26 June 2014 11:10 AM  
**To:** HUTTON, CAROLYN  
**Subject:** Request for Secretary EARs for Designated Development - Helipad

**Proposal –Helipad – Trinity Point – Lake Macquarie LGA SR ID No. 846  
(Designated Development)**

Good Morning,

**Johnson Property Group Pty Ltd** (the Applicant) has requested the requirements of the Secretary of the Department of Planning and Environment for the preparation of an Environmental Impact Statement (EIS) for the above local designated development located in the **Lake Macquarie LGA**.

Under Schedule 2 of the Environmental Planning and Assessment Regulation 2000, the Secretary is requesting your requirements for the EIS.

Your requirements should focus on the information you consider should be included in the EIS to enable you to determine whether you would issue the approval and the information **required** for you to determine what your general terms of approval may be.



When providing your information requirements for this EIS, please highlight in your letter the specific issues which you consider are critical to your assessment of the integrated approval and those issues which are of particular concern (for example, water quality impact on a wetland of State significance). Any other issues may be included as an attachment.

It would be greatly appreciated if we could receive your advice by **Wednesday 9 July 2014**, otherwise the Secretary (or Delegate) will advise the Applicant to consult you directly for your requirements. If this occurs, it would be appreciated if you would forward a copy of any requirements to us for our records.

I have attached a copy of the applicant's request and associated documents for your reference.

If you have any enquiries please contact myself or **Jane Flanagan ([jane.flanagan@planning.nsw.gov.au](mailto:jane.flanagan@planning.nsw.gov.au) p: 02 9228 6416)**.

Kind Regards,

**Necola Chisholm**

Environmental Planning Officer - Tuesday & Thursday only  
Industry, Key Sites & Social Projects  
Development Assessment Systems and Approvals  
Department of Planning & Environment  
GPO Box 39 | Sydney NSW 2001  
T 02 9228 6456 F 02 9228 6455 E [necola.chisholm@planning.nsw.gov.au](mailto:necola.chisholm@planning.nsw.gov.au)

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## Necola Chisholm

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**From:** Chris Dwyer <cbdwyer@lakemac.nsw.gov.au>  
**Sent:** Friday, 27 June 2014 9:18 AM  
**To:** Necola Chisholm  
**Cc:** John Andrews; Symon Walpole  
**Subject:** RE: Request for Secretary EARs for Designated Development - Helipad

Hi Necola,

Unfortunately I have been on leave and received your email today. I am on leave again next week and as such provide a very brief response to your email.

It is understood that the proposed helipad is on the location of a marina that has been approved, and is to be subject of a modification, to Concept Plan approval MP 06\_0309 at Trinity Point, Lake Macquarie.

The original Concept Plan application included a helipad, however through the assessment of that application the helipad was withdrawn.

The applicant then in October 2013 applied to modify the Concept Plan approval (MP 06\_0309 Mod 3) to add, or reintroduce, a helipad and insert noise assessment criteria to be used in assessment for any future Part 4 Development Application.

Council responded to the Department that the assessment criteria as originally set in the DGR's for a helipad, remained sufficient (assuming the latest versions of assessment criteria were used). The revised DGR's were then advised to the applicant by the Department on 2 December 2013.

Given this history, it is considered that the most recent DGRs of 2 December 2013 may also relate to the request for EARs, as the proposal is for the same land use, being a helipad on the marina.

The issue critical to an assessment of a helipad in this location is acoustic impact. Therefore a robust acoustic assessment against current acoustic reporting standard and guidelines, undertaken by a suitably qualified acoustic consultant, is required. Types, makes and models of helicopters, frequency of take offs and landings, and hours of operation of the helipad should also be addressed.

Should you require further information please contact me on the numbers below.

Regards

Chris Dwyer | Principal Development Planner  
Lake Macquarie City Council

Phone: (02) 49 210 311 | Mob: 0408 276 837

[cbdwyer@lakemac.nsw.gov.au](mailto:cbdwyer@lakemac.nsw.gov.au) | [www.lakemac.com.au](http://www.lakemac.com.au)

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**From:** Necola Chisholm [mailto:Necola.Chisholm@planning.nsw.gov.au]  
**Sent:** Thursday, 26 June 2014 11:07 AM  
**To:** Chris Dwyer  
**Subject:** Request for Secretary EARs for Designated Development - Helipad



# Attachment 19

9<sup>th</sup> May 2016



## **Trinity Point – Proposed Helipad**

### **Invitation to Attend Community Information Session**

Dear Sir / Madam,

You may be aware that Johnson Property Group has proposed introducing a helipad as a component of the Trinity Point Marina and Mixed Use Development at Morisset Park. The helipad is proposed to be integrated into the marina and be located on the water in Bardens Bay.

I had previously written to residents on the Morisset Peninsula and within areas of Summerland Point and Mannering Park in mid-March to advise them of upcoming noise and flight path testing. Whilst some residents have acknowledged receipt of this initial letter, there were a few residents who indicated that they did not receive it and for that, we can only apologise.

As you may be aware, Johnson Property Group conducted flight and noise monitoring between 9.14am and 12.44pm on Thursday 24 March 2016. The testing involved 64 helicopter movements across 5 different flight paths in 2 separate helipad locations.

Johnson Property Group invites you to attend an open community information session to obtain further details about the helipad proposal. The details of the community information session are as follows:

**Date:**           **Tuesday 31 May 2016**

**Time:**           **Drop-in between 3.30pm to 6.30pm**

**Location:**   **Bonnells Bay Youth & Community Centre**

275 Fishery Point Road, Bonnells Bay NSW 2264

On display will be proposed components of the application that will be lodged in due course.

If you have any general enquires about the project, please contact Johnson Property Group on 8023 8888.

Yours Sincerely,

**Bryan Garland**  
Planning Director

Level 12, 48 Hunter Street  
Sydney NSW 2000

PO Box A1308  
Sydney South NSW 1235

Extract Dat	29/02/2016	Boundary Type	Locality	State	NSW
Postcode	Locality Name	Total Count	Total Priv	Total Bus	Priv St
2264	BALCOLYN - 2264	376	376	0	376
2264	BRIGHTWATERS - 2264	376	373	3	373
2259	MANNERING PARK - 2259	857	826	35	804
2264	MIRRABOOKA - 2264	303	303	1	303
2264	MORISSET PARK - 2264	236	236	1	236
2259	SUMMERLAND POINT - 2259	903	886	21	840
2264	SUNSHINE - 2264	193	193	0	193
2264	WINDERMERE PARK - 2264	277	277	0	277
2264	YARRAWONGA PARK - 2264	153	153	0	153
2264	BONNELLS BAY - 2264	1648	1606	45	1533
2264	SILVERWATER - 2264	107	107	0	107
2259	WYEE - 2259	737	719	21	672
2259	WYEE POINT - 2259	367	367	1	367
		6533			

Point Coverage	ADVERTISING					
Priv RSD	Priv POB	Priv Cntr	Bus St	Bus RSD	Bus POB	Bus Cntr
	0	0	0	0	0	0
	0	0	0	3	0	0
	0	19	3	23	0	12
	0	0	0	1	0	0
	0	0	0	1	0	0
	0	46	0	9	0	12
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	0	73	0	27	0	18
	0	0	0	0	0	0
	0	47	0	6	0	15
	0	0	0	1	0	0

# Attachment 20

## Mathew Radnidge

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**From:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Sent:** Tuesday, 10 May 2016 9:49 AM  
**To:** Mathew Radnidge  
**Subject:** FW: Trinity Point: Helipad Community Information Session

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**From:** [Necola.Chisholm@planning.nsw.gov.au](mailto:Necola.Chisholm@planning.nsw.gov.au) [<mailto:Necola.Chisholm@planning.nsw.gov.au>]  
**Sent:** Tuesday, 10 May 2016 9:25 AM  
**To:** Bryan Garland <bryang@johnsonpropertygroup.com.au>  
**Cc:** [KATE.MACDONALD@PLANNING.NSW.GOV.AU](mailto:KATE.MACDONALD@PLANNING.NSW.GOV.AU); Keith Johnson <[keith@johnsonpropertygroup.com.au](mailto:keith@johnsonpropertygroup.com.au)>; 'Sandra Hutton' <[sandrah@adwjohnson.com.au](mailto:sandrah@adwjohnson.com.au)>; [Chris.Ritchie@planning.nsw.gov.au](mailto:Chris.Ritchie@planning.nsw.gov.au)  
**Subject:** RE: Trinity Point: Helipad Community Information Session

Bryan,

Many thanks for your email and letter regarding the progress of the Community Consultation for the Modification request. Following the Consultation sessions, the Department is happy to meet to discuss the results of the Noise testing and the Community Consultation sessions.

Kindest regards  
Necola

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**From:** Bryan Garland [<mailto:bryang@johnsonpropertygroup.com.au>]  
**Sent:** Monday, 2 May 2016 3:13 PM  
**To:** Necola Chisholm  
**Cc:** Kate MacDonald; Keith Johnson; Sandra Hutton  
**Subject:** Trinity Point: Helipad Community Information Session

Dear Necola

I provide this email and attached letter as a courtesy.

Following on from our recent helicopter fieldwork at Trinity Point, I write to advise that Johnson Property Group will be conducting a community information drop in session at **Bonnells Bay Youth & Community Centre** between the hours of **3.30pm and 6.30pm** on **Tuesday 31 May 2016**. The purpose of this session will be to display information to residents and interested community members regarding the helipad proposal for Trinity Point before we submit the combined Environmental Impact Statement / Part 3A modification report to Government. The format will be similar to the information session we conducted for Stage 1 of the marina.

Enclosed in the attached letter is a separate invitation letter that we will distribute via Australia Post to residents in the suburbs of Balcolyn, Brightwaters, Mannering Park, Mirrabooka, Morisset Park, Summerland Point, Sunshine, Windermere Park, Yarrawonga Park, Bonnells Bay, Silverwater, Wyee and Wyee Point. This separate letter will be distributed to mailboxes in the week commencing 9 May 2016. An invitation to the event will also be published in the Lakes Mail in the week commencing 23 May 2016.

Many thanks  
Bryan



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PROPERTY  
GROUP

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http://www.johann-property-group.com.au/uploads/images/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/103