

# Attachment 21



Department of  
Primary Industries  
Lands

**Reference: DOC16/075244**

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

Dear Mr Garland

**Subject: Proposed Designated Development – helipad associated with Marina Concept Approval MP06\_0309 on Crown land, Trinity Point, Morisset Park.**

I refer to your request dated 12 April 2016 seeking the Department of Primary Industries – Lands (DPI – Lands) comments on the above designated development.

DPI – Lands has reviewed the information provided and does not consider the proposal to alter previous comments made by the Department. However, the following comments are provided:

- The requirements included in the existing DGR's are considered satisfactory and generally address DPI – Lands requirements.
- DPI – Lands provided landowner's consent on 04 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.
- The Helicopter Flight Paths Option 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.

Should you require further information or wish to discuss these comments I can be contacted on (02) 4937 9323 or by email [rod.hay@crowmland.nsw.gov.au](mailto:rod.hay@crowmland.nsw.gov.au).

Yours sincerely,

Rod Hay  
Acting Project Manager, Regional Projects  
**Crown Property Services**  
10 May 2016

## Attachment 22



**TRINITY POINT**  
LAKE MACQUARIE

# **Helipad Proposal**

**Briefing of Lake Macquarie City Councillors  
16 May 2016**

# APPROVED TO DATE

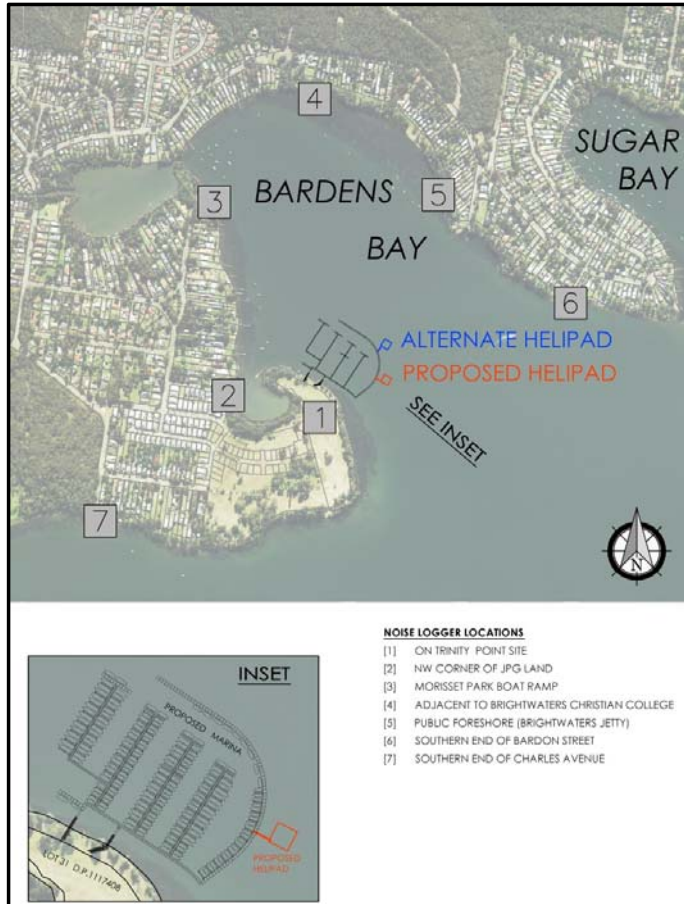
- Part 3A Concept Plan (MP06\_0309) approved in September 2009, as modified in December 2015;
- Stage 1 Marina (DA 1503/2014) approved June 2015, Construction commenced February 2016;
- Tourism & Hospitality (65 room hotel, restaurant & function centre) (DA 1731/2014), approved May 2016; and
- Apartments (4 x buildings consisting of 34 residential apartments & 93 tourist apartments) (DA 496/2015), approved May 2016.

# AERIAL PHOTO OF SITE



**TRINITY POINT**  
LAKE MACQUARIE

# LOCATION OF HELIPAD



- Two potential locations identified. After testing, preferred location selected (shown red)



**TRINITY POINT**  
LAKE MACQUARIE



**JOHNSON PROPERTY GROUP**

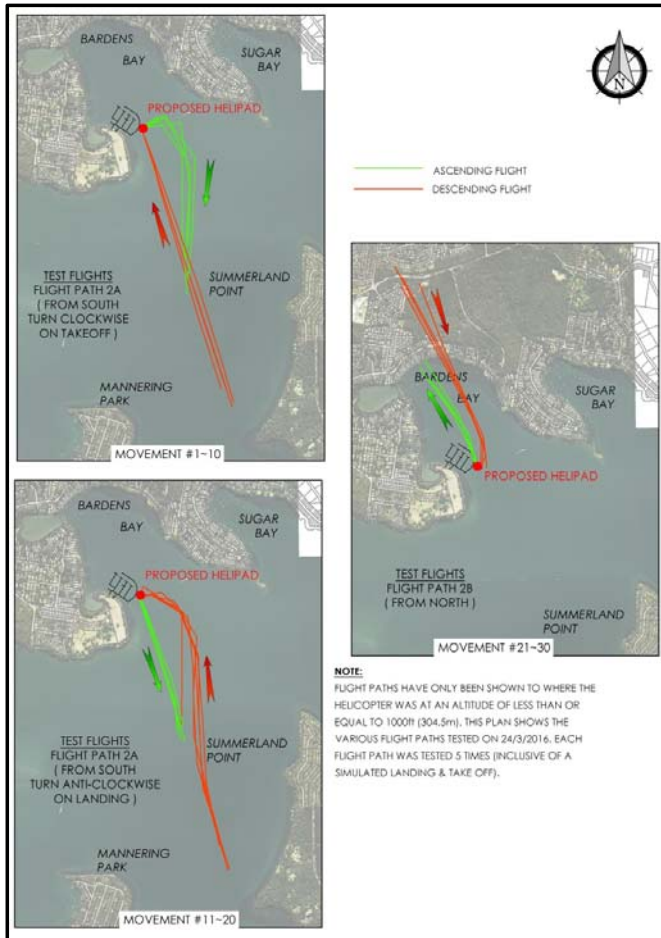
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# NOISE TESTING

- Testing details recommended by noise expert;
- Included actual on site helicopter flights and testing (ie not a theoretical model) with helicopter Airbus AS350 B2 (Squirell);
- Included seven attended noise monitoring loggers around Bardens Bay and nearby;
- Included 64 flight movements over multiple flight paths (each tested five times) in two locations across 3.5 hours; and
- Noise testing observed onsite by Council staff and their noise expert.



# HELICOPTER FLIGHT PATHS



- Flight paths selected to suit multiple weather conditions and predominantly to arrive and depart over water when below cruise altitude.
- Included one flight path tested to the north, where its arrival/departure flies over land.



TRINITY POINT  
LAKE MACQUARIE

# NOISE RESULTS (Preliminary)

- Measuring and assessing helicopter noise undertaken in accordance with AS2363-1990;
- Testing revealed not surprisingly that Location 1 (the Trinity Point project site) experienced highest noise levels, followed by Location 6 (across Bay to east).
- Summary Log Average from Locations 1 and 6 (the two most critical receiver locations) relative to landing / takeoff at preferred helipad:

	dB(A) highest recorded max for any movement	dB(A) max log average	Sound Exposure Level
Location 1	79dB(A)	71-77dB(A)	82.5-86.6
Location 6	75dB(A)	67-72dB(A)	79.4-82.7

*\* Sound exposure level used for calculating Leq*

- Acoustic criteria for dB(A) max is **82dB(A)** max under previous **EPA criteria** and **85dB(A)** max under **AS2363-1990**. Noise results reveal that this maximum is not exceeded for flight paths in and out, and the highest noise recorded **outside of the development site** (ie at location 6) is **75dB(A)**, being less than the maximum;



# NOISE RESULTS (Preliminary)

- Acoustic criteria that applies is Air Services Australia only (not EPA), which is ANEF (Annual Noise Exposure Forecast). 20 ANEF is the acceptable limit for aircraft noise, which for simplicity becomes Leq 55dB(A).
- Preliminary Analysis of the results reveals that acoustically, Trinity Point helipad could cater for some 40 movements per day and sit within relevant noise criteria. Clearly, JPG have no intention of seeking that number of movements per day as it is not required;
- Based on results and preliminary acoustic analysis, and JPG consideration of the intended operation of the helipad and its use, acoustic analysis has been undertaken on a potential frequency of maximum 8 movements per day (ie 4 in, 4 out). That frequency was analysed across multiple flight scenarios and weather conditions with preliminary results for the preferred helipad location being:

	12 hour Leq	ANEF
Location 1	47.1-49.2	9.1-11.2
Location 6	40.4-44.0	2.4-6.0



TRINITY POINT  
LAKE MACQUARIE

# NOISE RESULTS (Preliminary)

- These results confirm that a suite of various noise criteria can be satisfied with 8 movements per day, including:
  - Old EPA criteria of 82dB(A) max and 55dB(A) Leq;
  - AS 2363-1990 criteria of 85dB(A) max and 60dB(A) Leq;
  - ANEF 20;
  - Cumulative helicopter contribution less than ambient Leq + 10 dB.

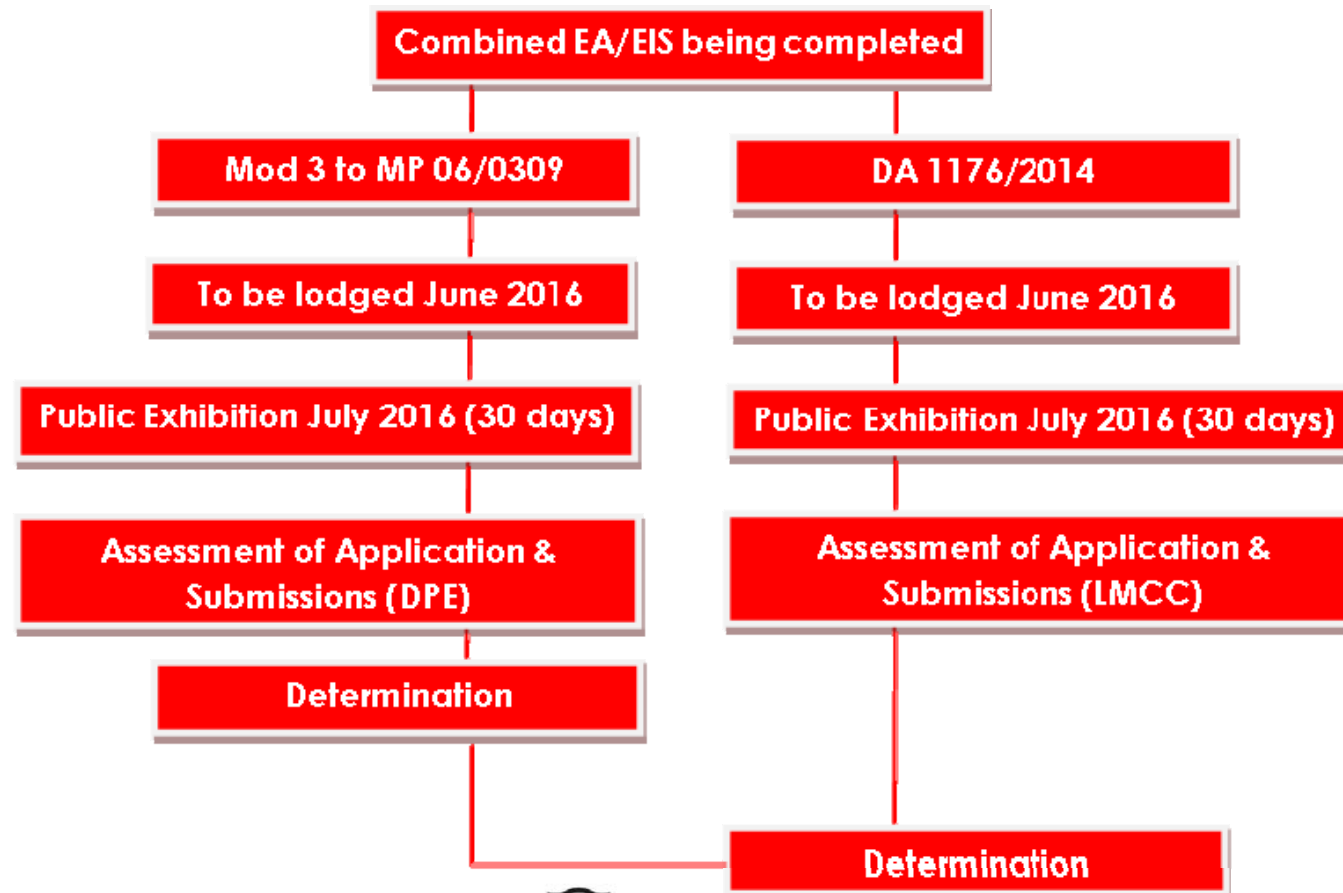
# PROPOSAL

- Helipad (16m x 16m) floating pontoon with corner telescopic piles connected to approved marina via 12 m long gangway;
- No night time use – daylight hours only;
- No refuelling;
- No maintenance;
- Max **8** flights on any day (ie 4 approach / 4 departure), and  
*Note: Helicopter arriving on site & leaving = 2 flights*
- Helicopter Landing Manual.

*Note:* decision yet to be made on need or otherwise for a maximum of movements per week – ie potentially maximum of 38 movements per week



# WHERE TO FROM HERE



**TRINITY POINT**  
LAKE MACQUARIE

# Attachment 23



# Helipad Proposal

Briefing of Lake Macquarie  
Aquatic Services Committee

18 May 2016



TRINITY POINT  
LAKE MACQUARIE





# APPROVED TO DATE

- Part 3A Concept Plan (MP06\_0309) approved in September 2009, as modified in December 2015;
- Stage 1 Marina (DA 1503/2014) approved June 2015, Construction commenced February 2016;
- Tourism & Hospitality (65 room hotel, restaurant & function centre) (DA 1731/2014), approved May 2016; and
- Apartments (4 x buildings consisting of 34 residential apartments & 93 tourist apartments) (DA 496/2015), approved May 2016.

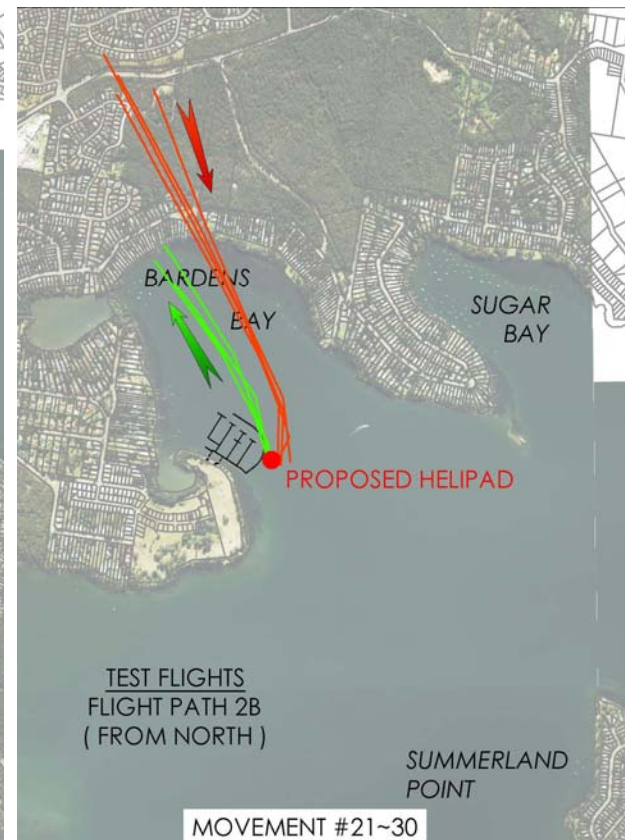
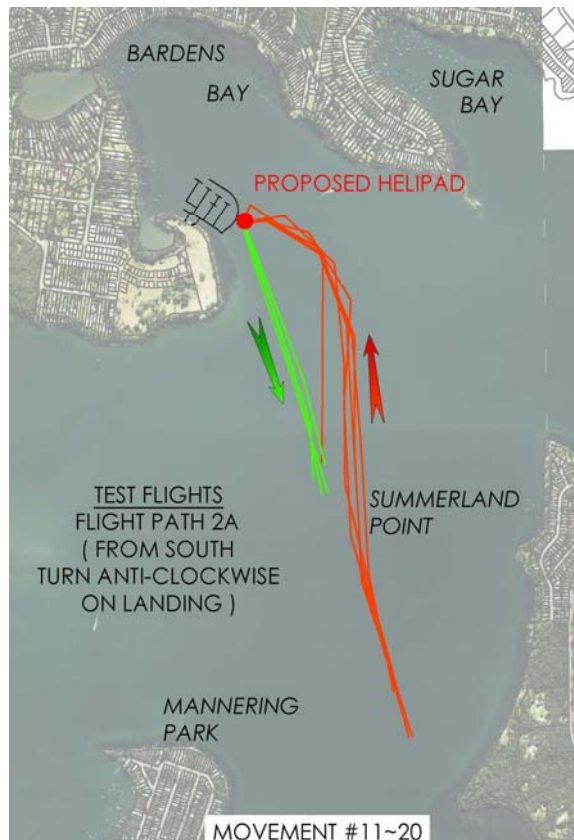
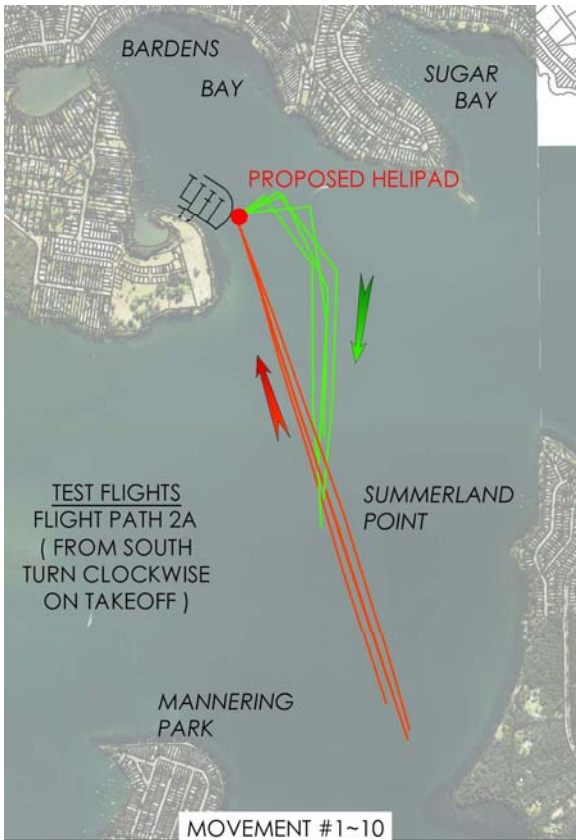
# AERIAL PHOTO OF SITE



# NOISE TESTING

- Testing details recommended by noise expert;
- Included actual on site helicopter flights and testing (ie not a theoretical model) with single engine helicopter Airbus AS350 B2 (Squirell);
- Included seven attended noise monitoring loggers around Bardens Bay and nearby;
- Included 64 flight movements over multiple flight paths (each tested five times) in two locations across 3.5 hours
- Included 3 onsite landings and take-offs to measure power down / up levels; and
- Noise testing observed onsite by Council staff and their noise expert.

# HELICOPTER FLIGHT PATHS



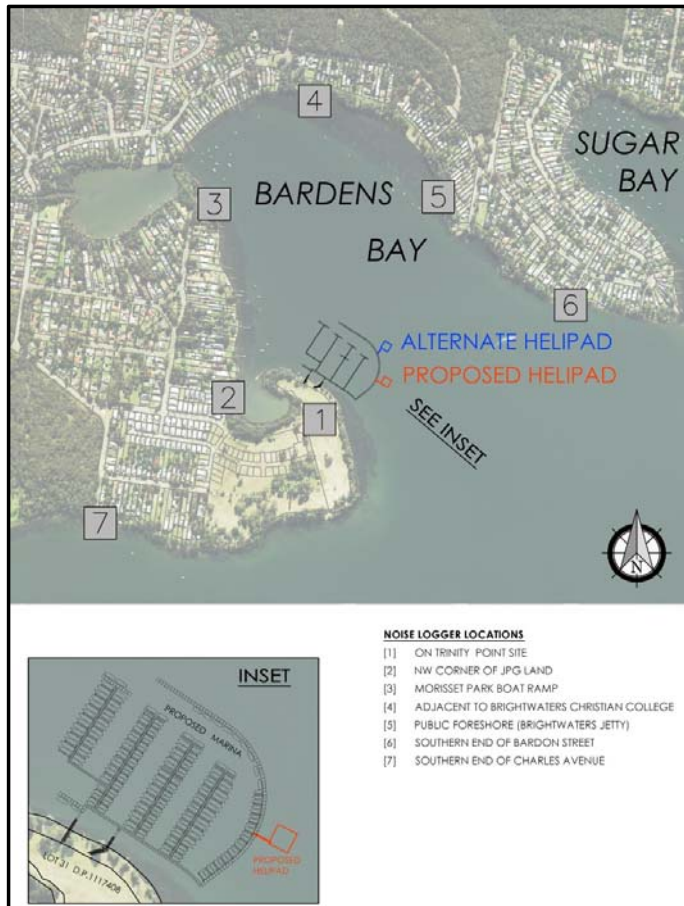
- Flight paths selected to suit multiple weather conditions & predominantly to arrive and depart over water when below cruise altitude.
- Included one flight path tested to the north, where its arrival/departure flies over land.

# NOISE RESULTS (Preliminary)

- Two potential locations identified. After testing, preferred location was selected;
- Measuring and assessing helicopter noise undertaken in accordance with AS2363-1990;
- Acoustic criteria that applies is Air Services Australia only (not EPA), which is ANEF (Australian Noise Exposure Forecast). 20 ANEF is the acceptable limit for aircraft noise, which for simplicity becomes Leq 55dB(A);
- Testing revealed that Location 1 (the Trinity Point project site) experienced highest noise levels, followed by Location 6 (southern end of Bardon Street across Bay to east).



# NOISE RESULTS (Preliminary)



- Summary Log Average from Locations 1 and 6 (the two most critical receiver locations) relative to landing / takeoff at preferred helipad:

	dB(A) highest recorded max for any movement	dB(A) max log average	Sound Exposure Level *
At Trinity Point site (Location 1)	79dB(A)	71-77dB(A)	82.5-86.6
End Bardon St (Location 6)	75dB(A)	67-72dB(A)	79.4-82.7

\* Sound exposure level used for calculating *Leq*



**TRINITY POINT**  
LAKE MACQUARIE

## NOISE RESULTS (Preliminary)

- Acoustic criteria for dB(A) max is **82dB(A)** max under previous **EPA criteria** and **85dB(A)** max under **AS2363-1990**. Noise results reveal that this maximum is not exceeded for flight paths in and out at any monitored location, with the highest noise recorded **onsite** being **79dB(A)** and **outside** of the Trinity Point site (ie at Bardon St) is **75dB(A)**, being less than the AS2363 and old EPA maximums;
- Preliminary Analysis of the results reveals that acoustically, Trinity Point helipad could cater for some 40 movements per day and sit within relevant noise criteria. JPG have no intention of seeking that number of movements per day as it is not required;
- Based on results and preliminary acoustic analysis, and JPG consideration of the intended operation of the helipad and its use, acoustic analysis has been undertaken on a potential frequency of maximum 8 movements per day (ie 4 arrivals, 4 departures). That frequency was analysed across multiple flight scenarios and weather conditions with preliminary results for the preferred helipad location being:

	12 hour Leq	ANEF
At Trinity Point site	47.1 - 49.2	9.1 – 11.2
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TRINITY POINT  
LAKE MACQUARIE

# NOISE RESULTS (Preliminary)

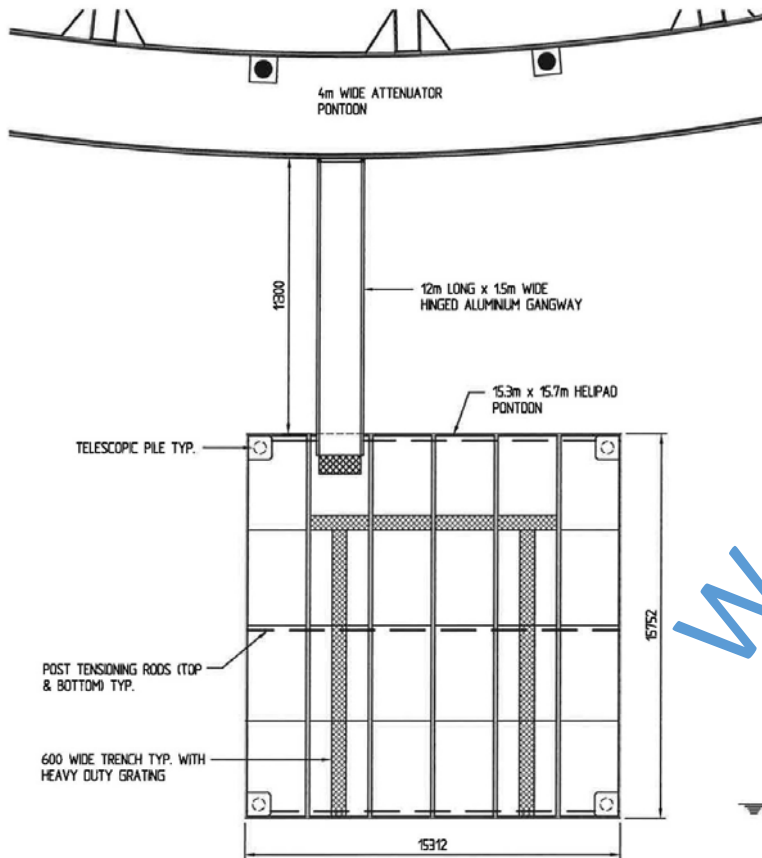
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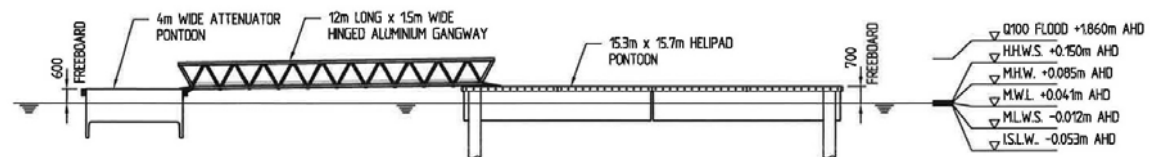
TRINITY POINT  
LAKE MACQUARIE



# PONTOON DESIGN (Preliminary)



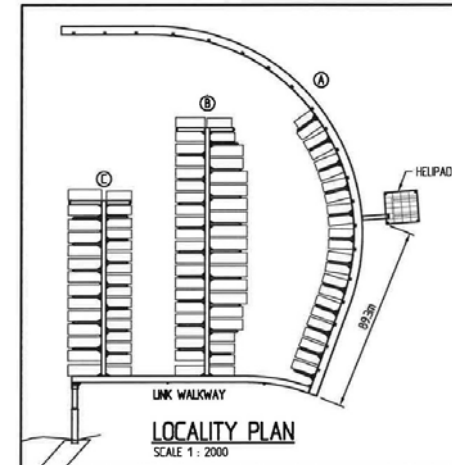
PLAN  
SCALE 1 : 200



ELEVATION  
SCALE 1 : 200

## NOTES:

1. FOR GENERAL NOTES REFER TO DRAWING 47/4-610.



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## Revisions

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PROJECT:  
**TRINITY POINT MARINA**

TITLE:  
**HELIPAD PONTOON GENERAL ARRANGEMENT AND ELEVATION**

Date: 26/04/2016

Drawing No.: 47/4-611

Scale: 1 : 200

Drawn By: T.J.S. Designed By:

Approved By:

JOHNSON PROPERTY GROUP

TRINITY POINT  
LAKE MACQUARIE

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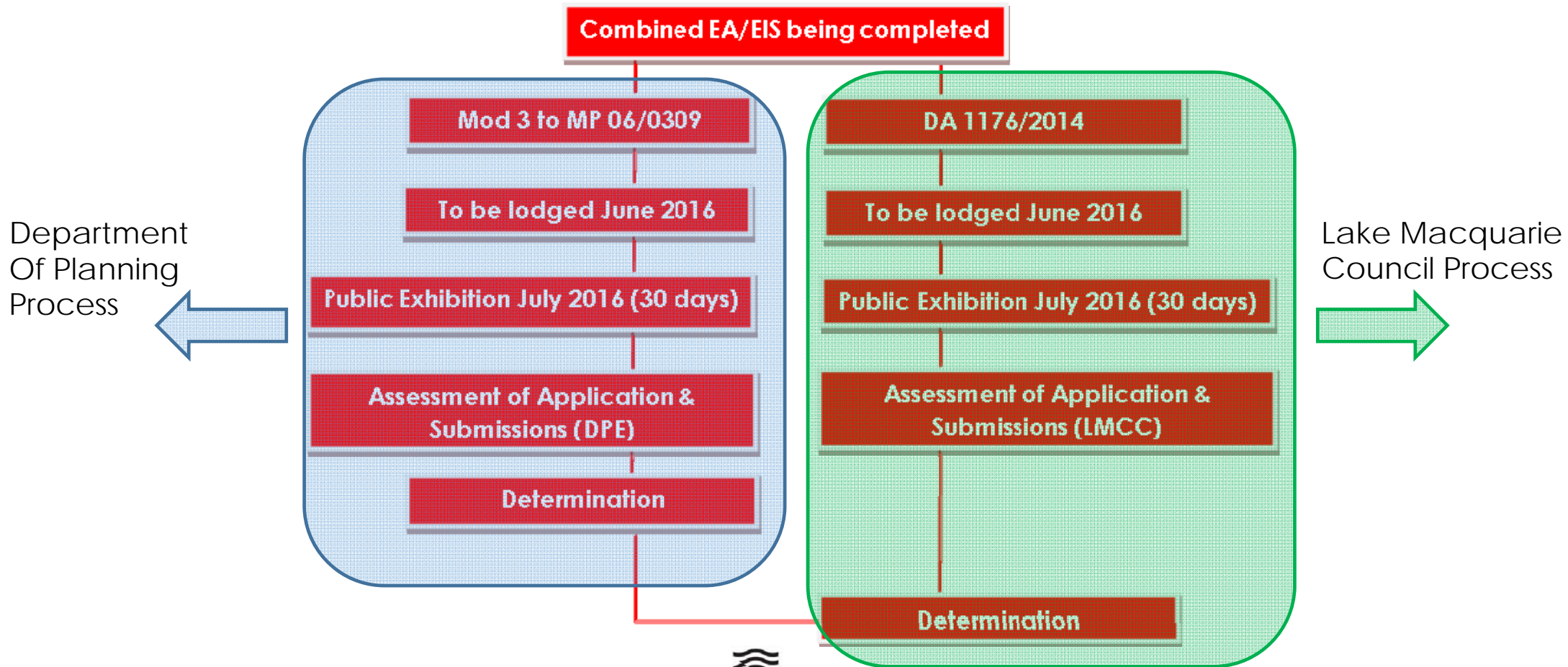
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# WHERE TO FROM HERE



**TRINITY POINT**  
LAKE MACQUARIE

# Attachment 24

**From:** Bryan Garland [<mailto:bryang@johnsonpropertygroup.com.au>]  
**Sent:** Wednesday, 25 May 2016 9:59 AM  
**To:** Chris Dwyer  
**Subject:** Trinity Helipad

Hi Chris

Just sending you a link to this Lakes Mail article published yesterday FYI only.  
<http://www.lakesmail.com.au/story/3925779/drop-in-for-latest-on-trinity-point-helipad/>

Cheers  
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)

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



## NEWS

# What next for the former power station site?

From page 1

"Snowy Hydro owns and operates the Colongra Power Station and has a small buffer zone of its own associated with the power station," Mr Madden said.

"The buffer zone for the Colongra Power Station will be retained."

Delta Electricity owns all

other landholdings associated with the Munmorah Power Station, including buffer zones.

What becomes of the Delta Electricity landholdings after its power station is removed remains to be seen.

"The demolition work being announced today only includes the above-ground

structure and the removal of plant and equipment from the underground structures," Mr Madden said.

"Further work will be required in the coming years before new land uses can be considered."

Liberty Industrial founder and director, Clinton Dick, said the project was in safe

hands.

"We have a proven track record with large industrial demolitions and we understand this type of project extremely well," Mr Dick said.

The demolition project aims to eliminate risks associated with any deterioration of the station, improve the visual impact of the sur-

rounding environment and maximise the reuse and recycling of materials removed from the site, he said.

Munmorah Power Station was built in the 1960s.

At its peak, its generation capacity was 1400 megawatts. The power station closed in July, 2012, due to its ageing infrastructure and

high maintenance costs.

A series of activities to decommission the station to ensure site safety and compliance with environmental licensing was completed in June, 2014.

Colongra Power Station is a 667-megawatt power station, the largest gas-fired power station in NSW.

## INSIDE

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## CONTACTS

General inquiries:  
(02) 4973 7700; 0488 280 184

Email: [info@lakesmail.com.au](mailto:info@lakesmail.com.au)

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Post/Visit: PO Box 626,  
Morisset, 2264

## Drop in for latest on Trinity Point helipad



**ALL CLEAR:** A helicopter approaches the site of the proposed helipad at the Trinity Point development during noise tests on March 24. Picture: David Stewart

THE results are in: noise generated by a helicopter during testing at the site of the proposed helipad at the Trinity Point development are within the permissible guidelines, the developer said.

Johnson Property Group wants to have a helipad added to its marina and mixed use development at Morisset Park.

JPG's Bryan Garland said the results of acoustic testing at seven sights in and around Bardens Bay comply with the relevant legislation.

"The noise results were lower than the guideline levels that govern noise-gener-

ating uses," Mr Garland told the *Lakes Mail* on Tuesday.

The acoustic results in full, and details of the helipad proposal, will be on show when JPG hosts a drop-in information session at Bon-nells Bay Youth and Community Centre on Tuesday, May 31.

Mr Garland said there would be eight to 10 display boards erected, as well as video footage relating to the helipad proposal.

Local residents and any interested parties are invited to drop in any time from 3.30pm to 6.30pm, he said.

— DAVID STEWART

## Fire leads to drugs bust

A FIRE in Lake Macquarie has led police to a stash of drugs and cash. Police allege more than \$35,000 in cash, 38 cannabis plants and eight kilograms of cannabis leaf were found in the warehouse on Kalaroo Road in Redhead. Police uncovered the stockpile after a blaze broke out at the industrial site about noon on Friday, with firefighters discovering a hydroponic set up. All items were seized and will undergo forensic examination. Police investigations continue.

## Lakes Mail

The Lakes Mail is published on Thursdays by Newcastle Newspapers Pty Ltd (incorporated in NSW ACN 000 003 967) at 28 Honeysuckle Drive, Newcastle West, Newcastle, and printed by Fairfax Regional Printers (ACN 066 327 106) at 7 Enterprise Drive, Beresfield.

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## Attachment 25



JOHNSON PROPERTY GROUP

## **TRINITY POINT COMMUNITY CONSULTATION**

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

On Tuesday 31st May 2016 we will be holding a drop-in information session regarding the Helipad proposal.

Residents and interested parties are invited to attend.

**Date:** Tuesday 31st May 2016

**Time:** 3:30pm to 6:30pm

**Venue:** Bonnells Bay Youth and  
Community Centre  
275 Fishery Point Road,  
Bonnells Bay

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**Real Estate****TRINITY POINT COMMUNITY CONSULTATION**

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**Time:** 3:30pm to 6:30pm  
**Venue:** Bonnells Bay Youth and Community Centre  
275 Fishery Point Road, Bonnells Bay

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

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**TYRES**

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★ BP New Lambton  
4957 5327 Scott/Greg  
& 8 Norah Rd Lambton  
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# Attachment 26

**From:** RYAN Bret L [<mailto:Bret.Ryan@rms.nsw.gov.au>]  
**Sent:** Thursday, 26 May 2016 5:17 PM  
**To:** Les Binkin <[les@marmongpointmarina.com.au](mailto:les@marmongpointmarina.com.au)>  
**Cc:** TONSEN Summer J <[Summer.Tonsen@rms.nsw.gov.au](mailto:Summer.Tonsen@rms.nsw.gov.au)>; MCKAY Sonia <[Sonia.McKay@rms.nsw.gov.au](mailto:Sonia.McKay@rms.nsw.gov.au)>  
**Subject:** FW: Floating Helipad for Trinity Point reply to Mr Les Binkin

Hello Les

Thank you for your email re Floating Helipad for Trinity Point and Flight Path information.

As you advised, the location of the pontoon is still not determined and the detailed helipad and helicopter operations have not been provided, so it is difficult for Roads and Maritime Services to provide issues or comments.

However going off the assumed operations of a helipad and information you have provided eg location of proposed helipad - option 1 and 2, and proposed flight paths etc RMS at this stage have some comments listed below which may be required to be addressed if Roads and Maritime Services – Maritime received a formal request to comment.

- RMS suspect issues may arise with helipad operations before sunrise, after set and in times of restricted visibility and the use of lighting in the vicinity.
- Helipad operations and any aircraft using the helipad are not to impede with the safe navigation or general operations of vessels.
- Further information may be requested to provide pollution contingency plans to address noise caused by aircraft and the impacts on vessels moored or operating in the area.
- It is recommended that the helipad 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.

If you require any additional information please contact A/Manager Operations North Bret Ryan on 0419 982 127.

Kind Regards

Bret Ryan  
A/Manager Operations  
North Area | Maritime Operations Branch  
M 0419 982 127

### ***Every journey matters***

Roads and Maritime Services  
PO Box 303  
Forster NSW 2428  
[www.rmsservices.nsw.gov.au](http://www.rmsservices.nsw.gov.au)



**From:** Les Binkin [<mailto:les@marmongpointmarina.com.au>]  
**Sent:** Monday, 18 April 2016 6:29 PM  
**To:** BOEHM Brett; MCKAY Sonia  
**Cc:** Bryan Garland ([bryang@johnsonpropertygroup.com.au](mailto:bryang@johnsonpropertygroup.com.au)); Mathew Radnidge ([mathewr@adwjohnson.com.au](mailto:mathewr@adwjohnson.com.au)); Sandra Hutton ([sandrah@adwjohnson.com.au](mailto:sandrah@adwjohnson.com.au))  
**Subject:** Floating Helipad for Trinity Point and flight path

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.

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)  
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