

The Director, Dept of Planning and Environment

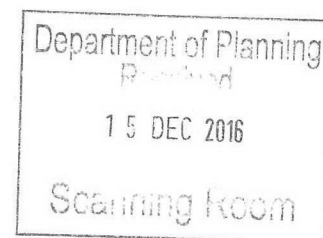
G.P.O. Box 39, Sydney NSW 2001



From E.Wilson

72 Bulgonia Rd, Brightwaters NSW 2264

12.12.16



Objection to Mixed Use Development MP06 0309 Mod3

I submit my objection to the above modification on the following grounds:

MODIFICATION TO BE REJECTED AS NON COMPLIANT

The modification should be disallowed in that the helipad was incorporated previously in the concept plan but was withdrawn by the developer due to community concerns and the impact it had on the marina approval. The marina development was considered and approved on this basis. To allow a further consideration on an existing concept which did not have a helipad to the marina is erroneous and an abuse of the process.

The current proposal is a "new" concept and requires assessment separately under the current planning requirements of LMCC and other bodies.

To include this as a modification is a misuse of the planning protocols and reduces the confidence that the community expects of the planning rules. The ability to go back for another go using a grandfathered process is an abuse. If there is confidence that the concept is valid let it be assessed under existing LMCC and other state policies on its own merits.

DOCUMENTATION AND TIME SCALE TO PREPARE A RESPONSE

The documentation is substantial and most laypersons have limited capacity and the time to fully consider the issues presented. Given the timing of the year coinciding with end of year school activities and Christmas preparations it could be seen as a cynical attempt to bias the responses in favour of the proposal. To be seen as a fair process an extended timeframe should have been given.

To not do so lowers the confidence the community needs that the process has been fair and the administration valid.

RELIANCE ON OTHERS MUST BE ACCEPTED AS A VALID CONCERN BY INDIVIDUAL SUBMITTERS.

Due to the highly technical nature of the documentation, a layperson has great difficulty in coming to grips with forming an opinion and relies on others who have the required expertise and capacity to respond. I rely on the concerns and advice from these sources to present a balance to the information provided by the developer. It goes without saying that the information presented by the developer puts best light on the data and therefore has some bias. It is incumbent on the Planning Department to appraise the documentation independently from appropriate sources to exclude this bias. I rely on the research completed by community groups like MPDAG and individuals like Irene Bates and David Whyte and having read their submissions I support the sentiments and I have included them in my submission.

The massive amount of data presented requires several days at the library to adequately consider, or significant computer facility to download, interpret and consolidate for the preparation of a submission. The vast majority of the community in the area affected by the development do not have such capacity. They rely on other members in the community to act as their voice to form a view. Whilst these submissions have a commonality in expressing the concerns they need to be treated as individual submissions. This includes petitions and form letters

DAY SLEEP PATTERNS INTERRUPTED BY VIOLENT HELICOPTER DISTURBANCE FOR NIGHT SHIFT WORKERS

There are two power stations, one hospital and one nursing home, in addition to mine workers, each of them employing night shift workers every day.

Having worked and experienced 12 hour shifts myself as a normal part of a worker's cycle, it is absolutely immoral to deny him/her the opportunity to rest during the day.

The community is vitally dependent on a reliable electricity supply, and care for patients in hospitals and nursing homes is mandatory.

These night workers in our community cannot tolerate helicopter noise during the day.

HELIPAD PROPOSAL ALIEN TO MAJORITY OF LAKE USE

The helipad operation is alien to the majority use of the lake including the now approved marina users. It is incompatible with the frequent use of the boating community and further restricts the lake use for the application of safety zones. The proposal has no benefit to the local community in both economic terms and lifestyle. It is a proposal which detrimentally affects many for the very few who will use the helipad. This is an especially an affront to the majority of lake users, more so when other more viable alternatives exist.

UNACCEPTABLE ADDITIONAL RISKS

The exposure to additional risks with the operation of the marina and the helipad is unacceptable. It is a major factor why proposals for helipads in similar proposed situations have been rejected by local councils in the past. There is no comfort in the stated fact that the operation will be "managed". The risk assessment must be considered independently.

EXHAUST FUMES.

The exhaust fumes from the operation in an area which is in a basin surround by hills does not allow for a quick dispersal of fumes. On the day of the flight survey the exhaust fumes remained prevalent for some time which required being indoors as the irritation to the respiration was immediate and concerning for the health effects. Those with respiratory issues will be particularly vulnerable.

APPEAL FOR FURTHER INDEPENDENT REVIEW.

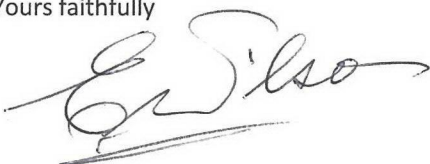
In order to have confidence in the assessment the community needs to feel that a true and fair process has been applied without the influence of bias. This includes technical report reviews independently considered, the taking of minutes from each meeting that the developer has had with the various stakeholders and that these be freely available for inspection. The final deliberation needs to be transparent and if the data is found to be conflicting, the community must have the right to be further involved before the final decision and prior to the formal PCC.

IMPACT ON PROPERTY VALUES

The helipad proposal appears to have had a negative effect on the property market with properties for sale taking longer than usual to sell. The JPG land development has not yet shown that the properties are a good investment as capital growth in the existing first release has been poor. Further evidence is the lack of take up in new releases. The helipad proposal is influential in a prospective buyer's decision. Similarly the negative impacts on existing properties particularly those in the flight zone will reduce the value of their properties. On this basis alone the proposal should be rejected.

I am not affiliated with any political party or made any donations to influence.

Yours faithfully



Name (Print) E. WILSON
Address (Print) 72 BULGONIA RD
BRIGHTWATERS 2264
12-12-16

Director Modification Assessments
Planning Services
Department of Planning and Environment
GPO Box 39
Sydney 2001

RE: Objection to MP 06 _ 0309 MOD 3

Dear Sir/ Madam,

I live in the community of quiet Barden's Bay. A location where I enjoy the peacefulness of this area. Helicopter operations are a real and unacceptable intrusion on my lifestyle, the location and the environment.

The noise intrusion is offensive to the whole concept of Bardens Bay as a place of relative tranquillity enjoyed by residents and visitors for its passive and active recreational activities.

Every flight movement will be a disruption to the ambience of this area.

I strongly object to this new development on the following basis;

1. The development information makes it appear as though the site chosen is because there are no other suitable sites for helicopter operations. Belmont and Wanervale airports are close by. The Belmont (Areo-pelican) airport is just a 12-15 minute boat ride from Bardens Bay. Wanervale airstrip is an approximate 15 minutes car trip to Bardens Bay.
2. There is inadequate analysis of alternative sites listed in the developer's new application.
3. Helicopter operations in this location is an unacceptable noise intrusion for up to 8000 residents, ¹2 schools, a hospital and an aged care facility resulting in up to 2 hours of noise disturbance each day.
4. There are many standards for the assessment of noise, and it is possible by selecting a noise measurement standard by the developer show that the proposed operations are acceptable. However, no matter how many arithmetical calculations are produced and averages recorded, intrusive helicopter noise jar upon the human ear, the wildlife and my lifestyle.

I strongly object to **ANY** helipad or helicopter operations being approved in Bardens Bay. I have not made any political donations.

Signed

Date: 12-12-16



¹ Includes wind up, shut down, overflight, landing and taking off.

I support Morisset Park & District Action Groups (MPDAG) and other local associations objections to Johnson Property Group new development application.