

30 April 2018



The Secretary

NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Anthony Witherdin

Trinity Point – Proposed Helipad
Preferred Project Report (incorporating Response to Submissions)
S75W Modification (MP 06_0309 MOD 3)

Dear Anthony,

Reference is made to the above referenced active s75w modification application.

We are pleased to attach Johnson Property Group's (JPG) Preferred Project Report (PPR), incorporating Response to Submissions and supporting appendices.

This submission includes a response to government authority submissions and public submissions received during the Department's exhibition of the modification application. In consideration of the comprehensive Environmental Assessment (EA) submitted previously against the submissions received, the response includes:

- Ecology - Additional ecological assessment of potential impact on shore and sea birds;
- Acoustics - A summary table that responds directly to each acoustic item included in the Lake Macquarie City Council (LMCC) submission (arising from their independent acoustic expert review of the proposal and submitted acoustic report), and a revised acoustic assessment to incorporate editorial comments raised in the LMCC submission. Additionally, reference is also made to a recent Land and Environment Court judgement that considers helicopter movements and impact assessment, particularly acoustic impact, acoustic methodology and acoustic mitigation, which are consistent with the acoustic methodology and recommendations of the Trinity Point acoustic assessment;
- Social - A revised social assessment, with the inclusion of a new Community and Stakeholder Engagement Plan (CSEP) that includes Brightwaters Christian College, relating to engagement once the applications that would authorise helipad operations have been determined (ie as helipad operations commence).

The response also restates the justification for the proposed low frequency use helipad within the Trinity Point Marina and Mixed-Use development and provide further commentary on its proposed siting on the lake, integrated with and connected to the approved and constructed marina.

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Considerable consultation has occurred by JPG relating to the proposal to add a helipad into the Trinity Point proposal, and we note there is vocal and sustained objection by parts of the community. Analysis of submissions made to date does not reveal that the majority of the local neighbourhoods surrounding the proposal object. Additionally, none of our technical assessments identify that the impacts identified by the vocal objections will be realised nor that the methodologies used or mitigation measures incorporated into the project are flawed or unreasonable. As such, other than as outlined above, the PPR does not include any modification to the proposal as sought.

As discussed, JPG have taken the decision to also finalise and submit the Environmental Impact Statement (EIS) for the development application for a helipad that is before Lake Macquarie City Council (LMCC). The EIS presents the full technical assessments relied upon to both applications for public consumption and merit assessment.

In summary, we are of the strong view that the detailed and extensive environmental investigations support approval of the application.

Should you require further information please contact me on 0408 991 888 or via email bryang@johnsonpropertygroup.com.au

Many thanks

A handwritten signature in black ink, appearing to read 'Bryan Garland', written over a light blue horizontal line.

Bryan Garland
Development Director