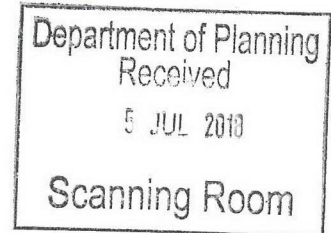


PCU075103

B & L Phillips
8 Park Avenue,
MORISSET PARK NSW 2264

3 July, 2018

Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY. 2001



Attention: Director – Modification Assessments

Dear Sir/Madam,

Re: APPLICATION LOCATION PROPONENT COUNCIL AREA APPROVAL AUTHORITY	MP 06_0309 MOD 3 Trinity Point Drive, Morisset Park Johnson Property Group Lake Macquarie Minister for Planning
-------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------

Thank you for your letter of 25 June, 2018, advising of the Modification Request for Mixed-Use Development at Trinity Point Drive, Morisset Park.

We appreciate the opportunity to make a submission in relation to this proposed modification. **My husband and I strongly oppose this proposed Helipad for the following reasons:**

The stated modifications to the development application and the additional information provided by the developer, make no difference to our objections to the proposed Helipad. These objections remain as:

1. We sold our farm and purchased our home here at Morisset Park approximately 2 ½ years ago to retire, because of the quiet ambience of the area. It is almost semi-rural with bushland and the lake adding to the peaceful atmosphere here. This quiet, peaceful life will no longer exist for us if we have noisy helicopters landing and taking off from Trinity Point.
2. We currently have rescue (or Careflight) helicopters flying over our house on occasions which we tolerate even though on those occasions, any conversation has to stop until the very noisy helicopter has gone past. A helipad built at Trinity Point with **regular** helicopter flights would be totally unacceptable and make our once peaceful life, unbearable.
3. Because of the loss of the peace and quiet that would occur if a helipad is built at Trinity Point, the value of our property will, without question, be reduced. The asset we have in our home as aged pensioners, will be considerably eroded. This is a huge concern for us as we expect that we will have to realise this asset if and when we need to transfer into an aged-care facility.

4. We suspect that the reason many allotments in the new Johnson Property Group development at Trinity Point have taken so long to be sold and built on, is the prospect of a Helipad being included in that development with noisy helicopters coming and going. That scenario would not surprise us – who would want to live there or even stay at the proposed Hotel complex if there are noisy helicopters coming and going. The whole point of living in such a picturesque spot or staying in the hotel, would be ruined if that happened.
5. We would expect that visitors arriving by helicopter at Trinity Point would also be likely to travel by bus or car to Morisset and/or other areas around the Central Coast. The existing road system to Morisset is patently inadequate for the current volume of traffic. The Trinity Point Road is way too narrow, with street trees hindering traffic movement and street parking. The volume of traffic in and around Bonnells Bay Public School is horrendous at school drop-off and pick-up times, with children and parents playing Russian roulette EVERY day of school term. This congestion is most definitely going to increase as more and more houses are being constructed in this area. To add to the existing traffic problem on the only route to Morisset, by encouraging visitors to the area via helicopter would be ridiculously poor planning to put it mildly.
6. We do not understand why the property description for this proposed helipad was shown as Lot 31 DP1117408, 71 Trinity Point Drive, Morisset Park. The plan of the development shows the proposed Helipad is actually **IN** Bardens Bay not **on** Lot 31. How is it possible for such a major development to be proposed for a site (Bardens Bay) that is not owned by the developer ?
7. We are also bewildered as to why this application, which was apparently lodged in 2014, is still being considered. The current LEP, as we understand it, does not allow for the construction of a helipad in Bardens Bay. Why ? Most probably because it was realised that helipads were inappropriate for a location such as Trinity Point. This application should be determined in accordance with the relevant current LEP – not a superceded LEP.

I have made a submission “on-line” in respect to this modified application but was unable to attach this letter as a PDF file.

Thank you for considering our submission.

Yours faithfully,


for B. & L Phillips.