

**Submission
No 178**

**INQUIRY INTO PLANNING PROCESS IN NEWCASTLE
AND THE BROADER HUNTER REGION**

Name: Mr Kerry Suwald

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SUBMISSION TO PLANNING PROCESSES IN NEWCASTLE AND THE BROADER HUNTER REGION

TRINITY POINT DEVELOPMENT, BARDENS BAY, LAKE MACQUARIE

The concept plan for this project was approved by the Planning Minister back in 2009. It was a classic example of developers having a field day as the community was shut out and set up to suffer into the future.

In new plans now on public exhibition, the Johnson Property Group wants to add another 100 villas and a 60 room hotel in addition to the 188 berth marina.

The development is now expected to cost almost \$400 million.

The amended plans have gone on public exhibition by Lake Macquarie council until the end of October 2014.

Community opposition is huge, especially amongst many residents who already saw the project as overdevelopment in 2009.

In its modification report, the Johnson Property Group insists the amended plans have addressed community concerns but community opposition remains steadfast on a number of fronts.

The community has fought long and hard to resist this development, and has had limited opportunity to comment under the controversial Part 3a Planning Laws, and the struggle continues. Many objections are the same as those put forward in 2009.

Overdevelopment

Just as in areas such as Whitebridge (also in Lake Macquarie), this proposal is a gross overdevelopment of the site.

Public access to the site will be severely restricted

Building heights to 4 storeys are excessive for the site.

The developer has tried to jam in as much development as possible leaving little open space, and ugly visual impact.

The marina

A marina of the size proposed is utterly unsuitable for Bardens Bay when considered in terms of its visual intrusion, the loss of navigable water, the accumulating toxicity caused by anti-fouling, wave damage foreshores, competition with other lake users and the risks that large power boats pose to many of them.

It represents excessive privatisation of Crown Land

It would expose Bardens Bay to wave erosion as it would attract the types of boats that have the most impact.

It would have detrimental effects on aquatic ecology.

The ecological values would be impacted by anti-fouling and various unplanned discharges from boats.

The scenic values of Bardens Bay would be destroyed by the absolute visual dominance of the marina, which will take up most of the bay.

Navigability in Bardens Bay would be severely compromised both by the size of the marina and the proposed staging.

The boat repair workshop would produce unacceptable noise and pollution, and is inappropriately located.

The helipad

There is no certainty with regard to helicopter movements, limited hours of operation, no joyflights.

Excessive noise exposure will affect many in nearby communities.

Access and traffic

The entire Morisset peninsula is serviced by only one major road in, Fishery Point Road. A development this size will produce major traffic and access issues.

Questions to be answered

Why was this concept plan approved in the first place? It was approved at a time when, under Part 3A, developers could declare their developments as state significant, thereby by-passing much community comment and the voice of reason. Developers were put first.

Will this development be approved, when it is such a gross overdevelopment of the site, and with such detrimental impacts on people and their communities?

Our region and our state deserve better planning laws.

Good planning benefits the whole community, the environment and future generations.

It is about effective and genuine public participation in strategic planning and development decisions.

It is about an open, accessible, transparent and accountable, corruption free system.

It involves the integration of land use planning with the provision of infrastructure and the conservation of our natural, built and cultural environment.

It includes objective, evidence based assessment of strategic planning and development proposals.

On all the above counts, Johnsons Trinity Point fails.

Kerry Suwald