

Trinity Point Mixed Use Development

Appendix AC Engagement Report

State Significant Development, Development Application (SSD DA)

Prepared for Johnson Property Group

31 March 2022

Prepared for:

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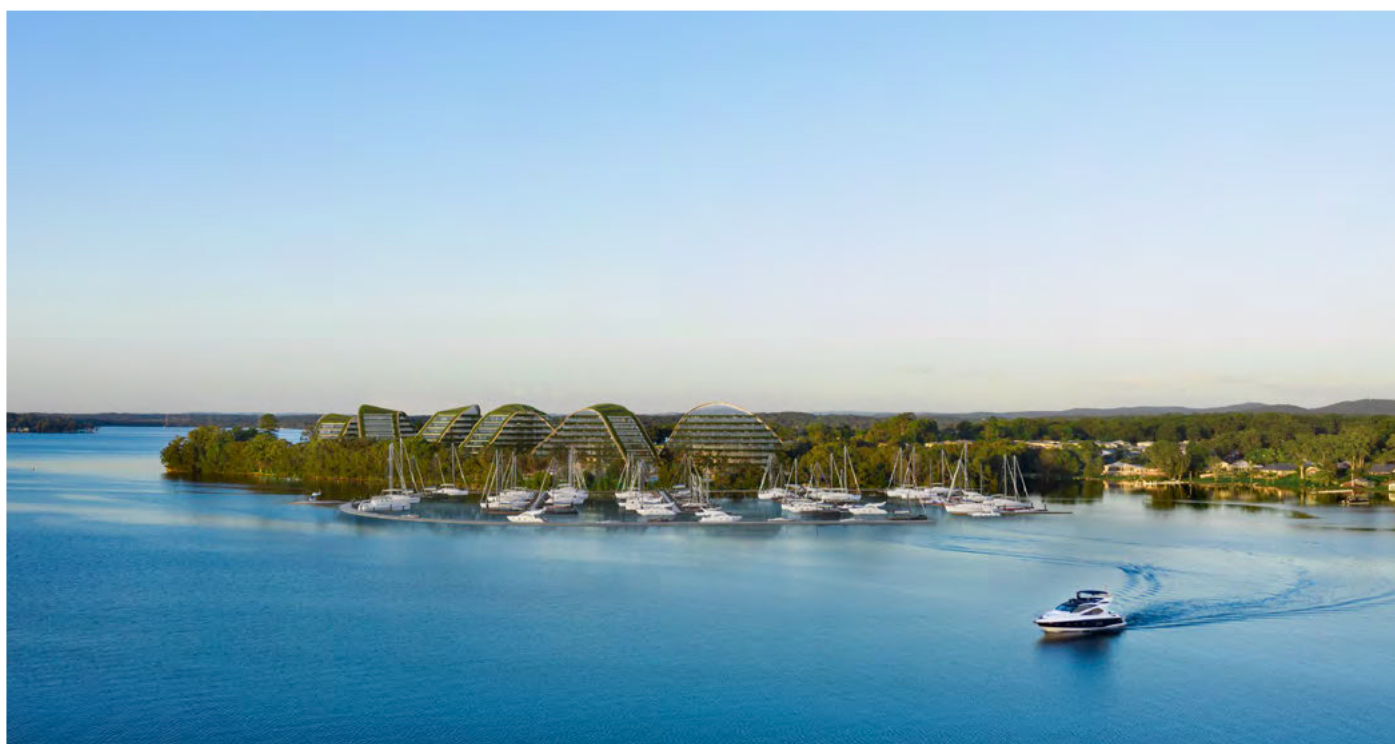


Figure 1: architectural impression of Trinity Point

Acronym legend

SSD	State Significant Development
DA	Development Application
SEARs	Secretary’s Environmental Assessment Requirements
IPC	NSW Independent Planning Commission
EIS	Environmental Impact Statement
DPE	NSW Department of Planning & Environment
TfNSW	Transport for New South Wales
LMCC	Lake Macquarie City Council
RAPs	Registered Aboriginal Parties
SDRP	State Design Review Panel

1. Introduction and requirements for this report

1. Introduction and requirements for this report

This report has been prepared to accompany a State Significant Development (SSD) Development Application (DA) for a mixed use development at Trinity Point, which is submitted to the Minister for Planning and Public Spaces pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The site

The site is located at 49, 81 and 85 Trinity Point Drive, Morisset Park, in Lake Macquarie. The site is within the Lake Macquarie City Council Local Government Area. Trinity Point is located on the eastern seaboard of NSW, on the western side of Lake Macquarie, some 30km south west of Newcastle and 88km north east of Sydney. The below figure identifies the site location.

Trinity Point is located 5km east of the emerging strategic economic centre of Morisset. Morisset is experiencing significant growth and is identified for further expansion opportunity to cater for increased housing demand and commercial needs for Lake Macquarie and the Lower Hunter.

The proposal

The proposal is for a mixed-use development at a site currently zoned SP2 – tourism. Johnson Property Group (the Proponent) has previously obtained development approval for the proposed tourism, hospitality and residential uses. The new concept Development Application (DA) is larger in scale than the previously approved plans and is considered a State Significant Development under the State Environmental Planning Policy State and Regional Development (SEPP SRD) because it contains a tourism component exceeding \$10 million and is located on a site considered to be an environmentally sensitive area.

The Concept DA includes a hotel with 237 rooms and 7 serviced apartment units, 180 residential apartments, a 300-seat function centre and two 300-seat restaurants. These facilities are to be spread across 6 buildings, with 4 buildings for the residential apartments and 2 buildings for the hotel, restaurants and function centre. The proposed facilities are to be spread across six buildings, with four buildings for the residential apartments and two buildings for the hotel, restaurant and function centre. The southernmost residential building (adjacent to Bluff Point) will be six storeys, with all other buildings eight storeys.

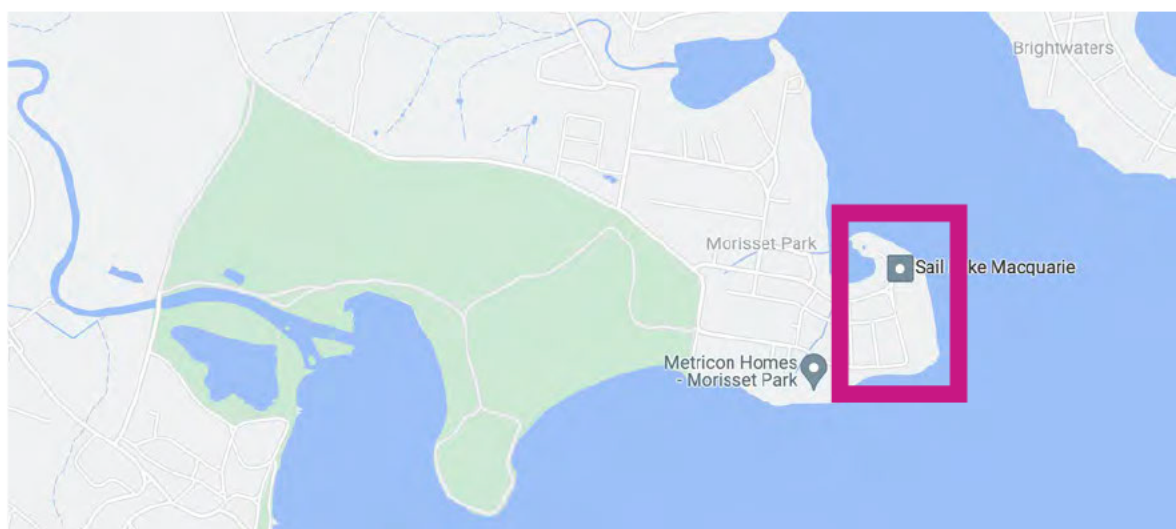


Figure 2: Site location of Trinity Point

1.1 Community engagement requirements

The following work items are required.

SEARs requirements

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:

- *Lake Macquarie City Council*
- *Transport for NSW and any other relevant agencies*
- *Biraban and Bahtabah Local Aboriginal Land Councils and Registered Aboriginal Parties*
- *the community (proportionate to the scale, likely impacts and likely level of community interest in the development) including the Morisset Park and District Action Group*
- *if the development would have required an approval or authorisation under another Act but for the application of section 4.41 and 4.42 of the EP&A Act, the agency relevant to that approval or authorisation*
- *if the development meets any threshold for referral or concurrence under SEPP (Infrastructure) 2007, the agency relevant to that referral or concurrence.*

The EIS must describe the consultation undertaken consistent with the Undertaking Engagement: Guidelines for State Significant Projects, including any issues raised and feedback provided, and how the development has considered and responded. Where amendments have not been made to address an issue, a short explanation should be provided.

SEARs requirements for engagement	How they are met in the report
Lake Macquarie City Council	See Section 4
Transport for NSW and any other relevant agencies	See Section 4
Biraban and Bahtabah Local Aboriginal Land Councils and Registered Aboriginal Parties	See Section 3
the community (proportionate to the scale, likely impacts and likely level of community interest in the development) including the Morisset Park and District Action Group	See Section 3
if the development would have required an approval or authorisation under another Act but for the application of section 4.41 and 4.42 of the EP&A Act, the agency relevant to that approval or authorisation	See Section 4
if the development meets any threshold for referral or concurrence under SEPP (Infrastructure) 2007, the agency relevant to that referral or concurrence.	See Section 4

Table 1: SEARs stakeholder requirements for engagement

1.2 Assessment requirements for the Aboriginal impact assessment and design process

In accordance with the Aboriginal Consultation Requirements, requests for information on knowledge holders were sent to the Heritage NSW Office, the Biraban Local Aboriginal Land Council, the Registrar of Aboriginal Owners, Native Title Services, the Lake Macquarie Council and the Hunter office of Local Land Services. The National Native Title Tribunal only accepts searches of crown land for Aboriginal knowledge holders. There is no crown land in the Project Area.

Based on information collected from government agencies, expressions of interest were sent to the knowledge holders inviting them to become a Registered Aboriginal Party for the project.

As a result of the expressions of interest invitations and the public notice, 15 Aboriginal representatives were nominated to become Registered Aboriginal Parties for the Project (see below).

Organisations/Individual	Representative
A1 Indigenous	Carolyn Hickey
Awabakal & Guringai Pty Ltd	Tracey Howie
Awabakal Descendants Traditional Owners	Peter Leven
Awabakal Traditional Owners Aboriginal Corporation	Kerrie Brauer
Bahtabah Local Aboriginal Land Council	CEO
Biraban Local Aboriginal Land Council	Ashley Williams
Cacatua Culture Consultants	Donna and George Sampson
Corroboree Aboriginal Corporation	Marilyn Carroll-Johnson
Didge Ngunawal Clan	Paul Boyd and Lilly Carrol
Lower Hunter Aboriginal Incorporated	David Ahoy
Michael Green Cultural Heritage Consultant	Michael Green
Murra Bidgee Mullangari Aboriginal Corporation	Ryan Johnson and Darleen Carroll-Johnson
Widescope Indigenous Group	Steven Hickey
Wonn1 Sites	Arthur Fletcher
Individual	Trudy Smith

Table 2: Aboriginal representatives who were nominated to become Registered Aboriginal Parties

1.3 Assessment requirements for the social impact assessment

Community and stakeholder engagement is a strong input to the social impact assessment. The following work items are required in the technical paper by Hadron Group *Social impact Assessment Trinity Point Mixed Use Development*, for which information has been gathered in these consultations.

SEARs requirements

Prepare a social impact assessment, in accordance with the Social Impact Assessment Guidelines for State Significant Projects which:

- identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project*
- considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected*
- assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest*
- includes mitigation measures for likely negative social impacts, and any proposed enhancement measures*
- details how social impacts will be adaptively monitored and managed over time*
- considers how the proposed residential buildings and private communal space provide a sense of community and interaction amongst residents.*

SEARs requirements	Where the relevant issues are described in this report.
Identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project	See Section 3 & 6
Considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected	See Section 3 & 6

Table 3: Assessment requirements for the social impact assessment

1.4 Undertaking Engagement: Guidelines for State Significant Projects, November 2021

The Trinity Point community engagement was undertaken in line with DPE's *Undertaking Engagement: Guidelines for State Significant Projects (2021)*.

Stakeholder's definition

The guidelines define stakeholders as 'individuals, special interest groups, councils and government agencies with an interest in or likely to be affected by the project'. It is to this definition that this report acknowledges and defines stakeholders. As well as the explanation in the guidelines 'engagement will involve informing and consulting with the people and groups who are interested in, or affected by, proposed changes to an area, and obtaining expert advice from relevant councils and government agencies. It can involve informal, casual and innovative processes.'

Participation objectives

The engagement met the department's community participation objectives, as described in the following table (guideline page 6).

Guideline's objectives	How the objectives have been met in the engagement process
Open and inclusive	<ul style="list-style-type: none">• Wide media information• Distribution of two newsletters in surrounding suburbs• JPG requested community stakeholders voice their concerns through the email and phone line
Easy to access	<ul style="list-style-type: none">• Three on site information meetings which were advertised to the public• A website which gets updated with new information• Email• Phone line
Relevant	<ul style="list-style-type: none">• All information distributed and discussed is relevant to the proposal
Timely	<ul style="list-style-type: none">• Consultation was undertaken early, in order to listen and talk as many voices as possible
Meaningful	<ul style="list-style-type: none">• Consultation was planned and conducted in a meaningful way, with the aim to work with and respect the public's opinions of the proposal

Table 4: Community participation objectives from *Undertaking Engagement: Guidelines for State Significant Projects (2021)*.

Implementing the community participation objectives

The guidelines state that to engage effectively, a proponent should do the below tasks (guideline page 8). The below table details these tasks and where they are met in the report

Community participation tasks	How the objectives have been met in the engagement process
Identify the people or groups who are interested in or are likely to be affected by the project	See Sections 2, 3 & 4
Use appropriate engagement techniques. This is particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists	See Section 3

Community participation tasks	How the objectives have been met in the engagement process
Ensure the community are provided with safe, respectful and inclusive opportunities to express their views	See Section 3
Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design	See Sections 3 and 4
Be innovative in their engagement approach and tailor engagement activities to suit the: <ul style="list-style-type: none"> • context (e.g. sensitivity of the site and surrounds) • scale and nature of the project and its impacts • level of interest in the project 	See Section 3
Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with	See Section 3
Clearly outline how and when the community can be involved in the process	See Section 3
Make it easy for the community to access information and provide feedback	See Section 3
Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns	See Section 3
Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions	See Section 7
Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken	See Section 2

Table 5: Community participation tasks from Undertaking Engagement: Guidelines for State Significant Projects (2021).

Planning the engagement strategy

The guidelines (page 8) note the factors proponents should consider when developing their engagement strategy, as described in the following table:

Factors for proponents to consider	How they were met in the Engagement activities
Plan early	Project planning was undertaken as early as possible in order for the engagement to be successful
Engage as early as possible	Engaged early in the planning timeline
Ensure engagement is effective	Each phase of the engagement was undertaken with the intent of being as effective as possible
Ensure engagement is proportionate to the scale and impact of the project	Given the project is state significant, it was important for engagement to be widespread and thorough

Factors for proponents to consider	How they are met in the report
Be innovative	Engagement endeavored to be innovative through the adoption of engagement activities and tools which were stimulating and engaging for stakeholders, whilst also well thought out
Be open and transparent about what can be influenced	At all stages of engagement, staff were clear that the proposal was in the planning stage and were open to the community's feedback and issues
Implement the community participation objectives	Engagement endeavored to meet and exceed the participation objectives

Table 6: Factors proponents should consider when developing their engagement strategy

Deliberation

The guidelines directly state 'Engagement is about facilitating a civil dialogue that can explore whether differences can be addressed, and needs met. If this doesn't happen, clear reporting should show why this is not possible, together with an identification of what has changed and why.'

Throughout engagement, Johnson Property Group were open with the community that during consultation, the proponent was still in the planning stages and were open to feedback and suggestions. JPG encouraged community and stakeholders to air their concerns and give feedback. Through feedback given by the community during engagement, JPG have since changed aspects of their proposal. This shows that they are listening to the communities' needs and wants.

Engagement at each phase in the environmental assessment

Appendix A of the guidelines details the requirements for engagement at each phase in the environmental assessment. The below table details the process - Preparing the EIS - and how the requirement have been met in the engagement process.

Appendix A requirements	How they are met in the report
The proponent must:	
Implement any engagement activities required by the SEARs (including engagement with relevant government agencies, council and the community)	See Sections 3 & 4
Inform the community about the opportunities to engage	See Section 3
Explain how community feedback will be considered and documented	See Section 6
Provide relevant information in plain English so that potential impacts and implications can be readily understood	See Section 3
Be clear about the level of influence engagement will have by identifying what elements can be changed as a result of feedback	See Section 7
Give the community the opportunity to voice their concerns or share local knowledge so that this information can be considered early on in the planning, design and assessment	See Section 3

Requirement expectation	How they are met in the report
Consider the issues raised by the community, council and relevant government agencies when making project refinements and accurately reflect how these issues have been addressed in EIS documentation	See Section 7
Keep the community, council and relevant government agencies informed with up-to date information on the project.	See Sections 3 & 4
The community is able to:	
Seek clarification about the project and its impacts	See Section 3
Provide timely feedback to the proponent about aspects of the project which they support, do not support or wish to be adjusted	See Section 3
Provide clear reasons for any concerns to enable the proponent to consider possible alternative approaches to address the issues	See Section 3

Table 7: Engagement at each phase in the environmental assessment



Figure 3: Artist impression of view from hotel to marina

2. Consultation process for the Development Application

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2.1 A best practice community consultation framework

The International Association of Public Participation (IAP2) framework was used to design the consultation strategy.

IAP2 is a leading international organisation for the improvement and promotion of the practice of community and stakeholder engagement and public participation. It is a familiar logic to many government agencies at both the State and Federal level, and also to the community. IAP2 conducts nationwide training for engagement including government staff on a regular basis.

IAP2's Public Participation Spectrum (below) is designed to assist with the selection of the level of participation that defines the public's role in any community engagement program.

The spectrum shows that different levels of participation depend on the engagement goals, the time frame available for engagement, the resources available for activities and levels of community concern regarding the decision to be made. Most importantly, the IAP2 Spectrum sets out the promise being made to the public at each 'level' of participation


In this instance the proposal team chose to **Involve** the community, asking community and stakeholders for advice in considering the proposal and incorporating advice where practicable. Johnson Property Group will come back to the community to describe how their feedback has helped in designing a modified proposal.

This engagement level, in combination with the IAP2 core values for public participation, has informed a high quality community engagement process for the project.

The project consulted with the community and agencies from September 2021 to January 2022. The process to engage with stakeholders included activities to:

- inform the community and government stakeholders about the proposal,
- consult the community and government stakeholders about the proposal, and
- consider modifications and improvements to the proposal as a response to submissions and issues raised.

See Section 6 for how the proponent will provide feedback to the community and stakeholders on how their issues were considered.

INCREASING IMPACT ON THE DECISION 					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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Figure 4: IAP2's Public Participation Spectrum

2.2 Project stakeholders

DPE's *Undertaking Engagement: Guidelines for State Significant Projects* define stakeholders as 'individuals, special interest groups, councils and government agencies with an interest in or likely to be affected by the project'. Stakeholders who were consulted as part of the Trinity Point Mixed Use development proposal are summarised below. The issues raised from each stakeholder group are described in Section 4.

1. Residential neighbours to the site

Residential neighbours to the site at Trinity Point were consulted with through various engagement activities such as the two community newsletters, which were distributed to the surrounding suburbs (distribution map in Appendix A), doorknocking, the Trinity Point Planning website, phone line, community information morning and restaurant stakeholders' information evening.

2. Local community facilities

Local facilities were consulted through letter correspondence and telephone meetings. Facilities included the Bonnells Bay Public School and Brightwaters Christian College. Details of these telephone meetings are described in Section 4.

3. Water user groups

Local water use groups were consulted through letter correspondence and telephone meetings. Groups included Mannering Park Amateur Sailing Club, South Lake Macquarie Amateur Sailing Club. Details of the telephone meetings are described in Section 4.

The wider local community interested in Lake Macquarie is an important stakeholder.

Further relevant background information is the recent Council consultations for the activation of Lake Macquarie including water and foreshore activity. Called Lake Macquarie City Council – Lake Activation Strategy 2020 – 2030, a summary is provided overpage.

4. Existing restaurant clientele

Clientele from the current restaurant called '8 at Trinity' attend the venue – some regularly. Up to 3,000 people attend the restaurant each week, with some people noting they hold their family gatherings there each year.

This stakeholder group was informed through an email with the community newsletter attached, and an information evening was held to consult this group with 135 RSVPs. The information evening consisted of restaurant clientele talking to SEC Newgate staff about the development, asking questions, discussing local issues including local character and the site proposal in detail. An analysis of the restaurant information evening is in Section 3.

5. Community organisations

Community organisations were consulted through letter correspondence and telephone meetings. Organisations include:

- Dantia (Lake Macquarie Economic Development Company)
- Lake Macquarie Business
- Morisset Park and District Action Group.

Details of the telephone and zoom meetings are described in Section 3.

6. Local Aboriginal stakeholders and Awabakal descendants

Local Aboriginal groups and Awabakal descendants were consulted through the Aboriginal Cultural Heritage consultants. As required through SEARs, the Biraban and Bahtabah Local Aboriginal Land Councils, were consulted, as well as the 15 Registered Aboriginal Parties.

7. Government agencies

The following agency stakeholders were engaged with by Johnson Property Group as required by the SEARs:

- Lake Macquarie City Council
- Transport for NSW
- Biodiversity and Conservation Division (BCD) – Biodiversity Development Assessment Report (BDAR) Waiver or otherwise
- Hunter Water Corporation
- Subsidence Advisory
- Natural Resources Access Regulator (NRAR) (Groundwater interception TBC by EP Risk plus CAA waterfront land)
- Biodiversity and Conservation Division (BCD) – Aboriginal Heritage Impact Permit (AHIP)
- Electricity Authority Ausgrid

Details of these engagements are in Section 5.

Lake Macquarie City Council – Lake Activation Strategy 2020 – 2030) For adoption by Council 25 October 2021

Lake Macquarie City Council developed a strategy in October 2021 with the aim of proactive management of the key natural asset to the area – Lake Macquarie. The adoption of the strategy was discussed in Council’s Built and Natural Assets Standing Committee Meeting on Monday 11 October 2021. The Lake Activation Strategy builds on and integrates lake-based information and recreation, tourism and management actions from local, regional and state planning strategies and guidelines such as the Lake Macquarie Local Environmental Plan, Hunter Regional Plan and NSW Coastal Management Manual. Input was gathered from community through:

- 16 interviews with key lake user groups
- 1,400 visitors to the Shape Lake Macquarie project page
- 500 project postcards developed
- 264 online surveys
- 150+ comments on interactive map
- 55 intercept surveys
- 50 ground stickers
- 15 questions/comments lodged on web page
- 12 interviews with Council staff

Community engagement asked people to tell Council where they were from, which places they loved on the lake, whether they were happy with the facilities and services for lake-based recreation, barriers to lake activation and what could be improved to attract more local people and visitors to our waterway.

Community responses included:

- Lake Macquarie is a healthy waterway
- We need more tourism attractions on Lake Macquarie and its foreshores
- Our marked swimming areas are popular, and people would like to see more netted enclosures
- People value the lake’s natural environment for activities like bird watching and creating connections with nature
- Suggestions for more boating events were common, including sailing regattas, dragon boat races, ferry cruises to view racing and events for power boats and jet skis
- Improvements were suggested for dinghy storage, waste transfer stations, recreational facilities
- The community would like more facilities and events for children and families including on-lake fun such as water parks, pedal boats, boat hire

2.3 Future user experiences

As part of the stakeholder analysis, SEC Newgate considered who would be using the site in the future. Each group has a particular lens through which they view the site. The below is a high-level summary.



Kids

- Safe spaces to play, both on land on and on water
- Holiday destination
- Somewhere to live



Young people

- Places to eat, drink and socialise on both casual and formal occasions
- Active recreational spaces
- Local employment opportunities



Disabled people including mobility impaired people

- Thoughtful and practical routes and connections that allow for the easy and safe movement between places
- Communal spaces that are safe and inclusive for all visitors
- Local employment opportunities



Business groups and suppliers

- Space for meetings, functions and conducting business
- Provider of business through supplying food and beverages



Aboriginal people

- Meaningful Awabakal design and culture reflected in built form and landscape
- Indigenous art and story telling that is unique to the locality
- Celebrating Aboriginal custodianship in the area; respectfully managing the material evidence of occupation in the area.



Site employees

- Place of employment
- Open spaces to enjoy while at work
- Available car parking
- Job security



Families

- Safe spaces for activities, both on land and on water
- Easy access to takeaway food and public toilets
- Holiday destination
- Somewhere to live
- Places to hold family celebratory events
- Public access to water-based events
- Local employment opportunities



Teenagers

- Open spaces to hold activities
- Safe spaces to play, both on land on and on water
- Holiday destination
- Somewhere to live



Government, including Lake Macquarie City Council

- Managers of the Lake Macquarie foreshore
- Providers of community access, assets and facilities
- Activating the Lake Macquarie area



Water users

- Safe places to fish, swim
- Place to moor boat and enjoy Lake Macquarie
- Safe boating access to Lake Macquarie



Previous occupants of the site

- Need space to reflect on past activities of the site
- Occasional users of Bluff Point area to sit and reflect



Seniors

- Safe walking spaces
- Passive recreation
- Good accessibility
- Cafes

2.4 Local demographic characteristics

The guidelines note the proponent is required to '*demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken*'.

The below details the demographic statistics for the surrounding area and were taken into consideration when developing the engagement activities.

- A median age of 56 meant engagement activities needed to be accessible to all ages of the community
- Aboriginal engagement needed to be cognisant of the local community and is addressed in the report
- Due to English being the predominant language spoken in the area, project information in English was considered adequate and there was no need to include a non-English engagement.

Morriset

People: 3,213

Median age: 56

Gender: 52.5% Female, 47.5% Male

Aboriginal and/or Torres Strait Islander people: 110

Other than English, the top spoken languages are Bengali (0.8%) and Rohingya (0.4).

Morriset Park

People: 743

Median age: 42

Gender: 52.2% Female, 47.8% Male

Aboriginal and/or Torres Strait Islander people: 22

Other than English, the top spoken languages are Spanish (1.1%) and German (0.7%)

Brightwaters

People: 903

Median age: 46

Gender: 50.5% Female, 49.5% Male

Aboriginal and/or Torres Strait Islander people: 31

Other than English, the top spoken languages are Greek (1%) and Cantonese (1%).

Source: 2016 Census, Australian Bureau of Statistics

2.5 2021 Consultation process flowchart for the Development Application

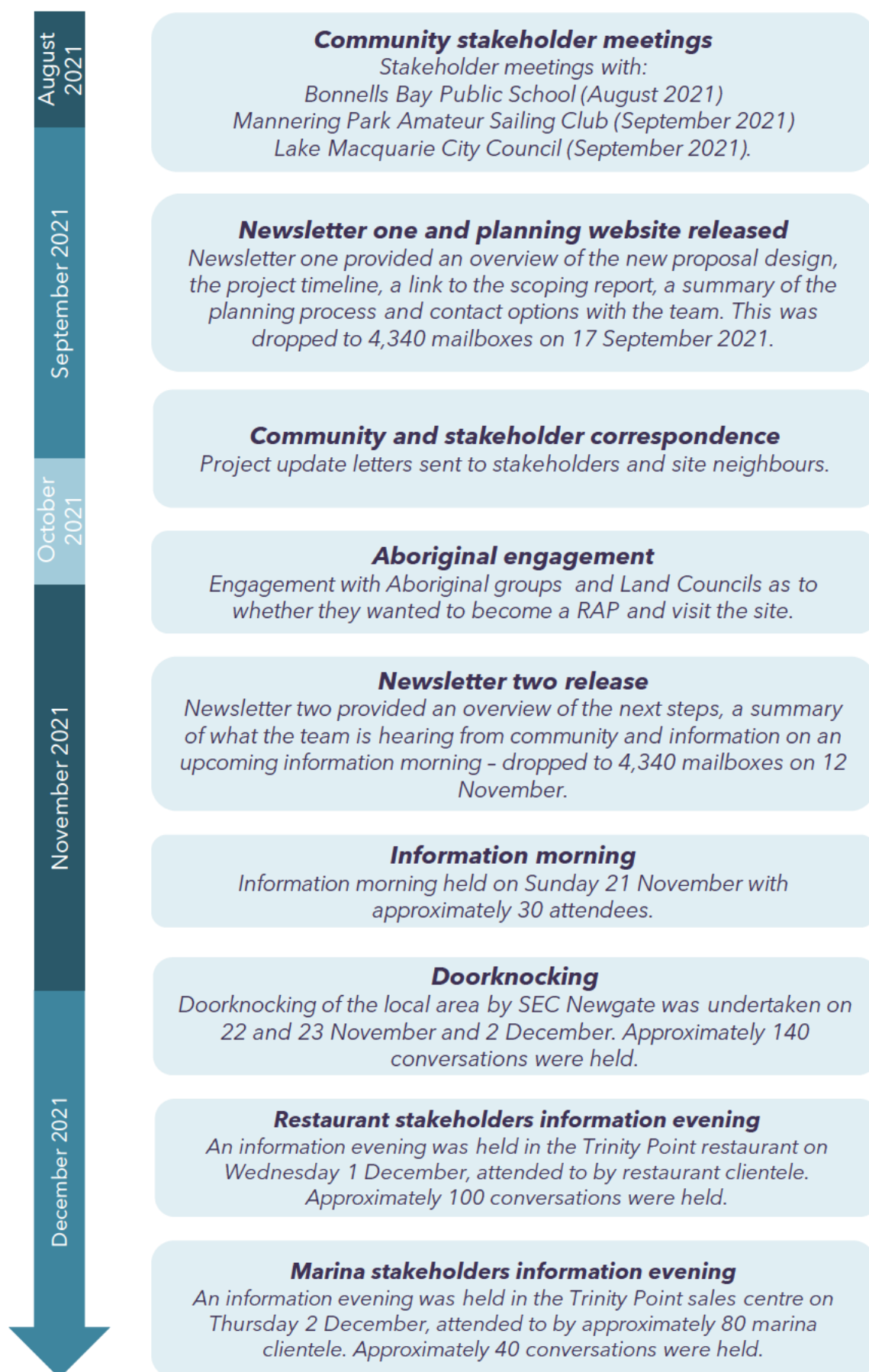


Figure 5: Engagement process

3. Communication activities and issues raised

3. Communication activities and issues raised

3.1 Tools for engagement during consultation

A range of tools was developed to assist the discussions on the proposal. The tools were designed to:

- increase awareness of the proposal
- provide information on the proposal
- create a two-way discussion on the proposal
- enable information and responses to be provided back to the proponent.

2021 Community newsletter one

Newsletter one, distributed to the local community and stakeholders on 17 September, provided an overview of the proposal, the project timeline, a summary of the planning process and direct engagement options with the proponent through the email and information phone number provided.



Figure 6: Community newsletter one, September 2021

2021 Community newsletter two

Newsletter two, distributed to the local community and stakeholders on 12 November, provided an overview of the next steps in the environmental assessment, a summary of what Johnson Property Group (JPG) was hearing from the community, information on the proposal website and the upcoming information day.

Both newsletters were delivered by Distribution Adpost to 4,340 mailboxes in the surrounding area to the site, namely Morisset, Bonnells Bay, Windermere Park, Morisset Park, Brightwaters, Mirrabooka, Silverwater, Sunshine, Balcolyn and Yarrowonga Park. The map of the newsletter distribution is in Appendix A.

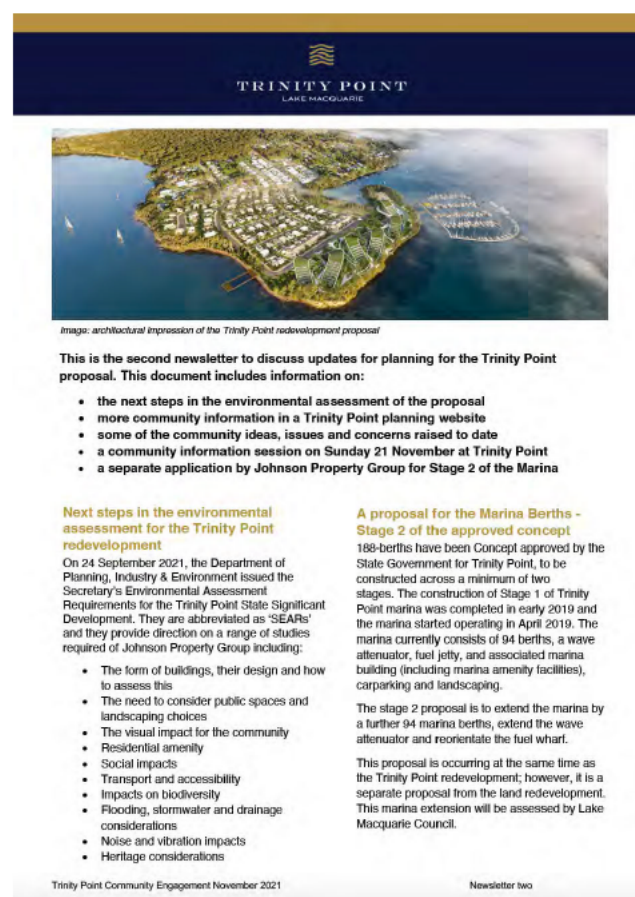


Figure 7: Community newsletter two, November 2021

Website

The Trinity Point Planning website has been live since November 2021. The site can be found at: <https://trinitypointplanning.com.au/stage-2-marina-births/>

It provides information about the Trinity Point redevelopment project, Stage 2 Marina berths, factsheets, frequently asked questions (FAQ's), and a feedback form for people to contact the project team if they have questions or require further information.

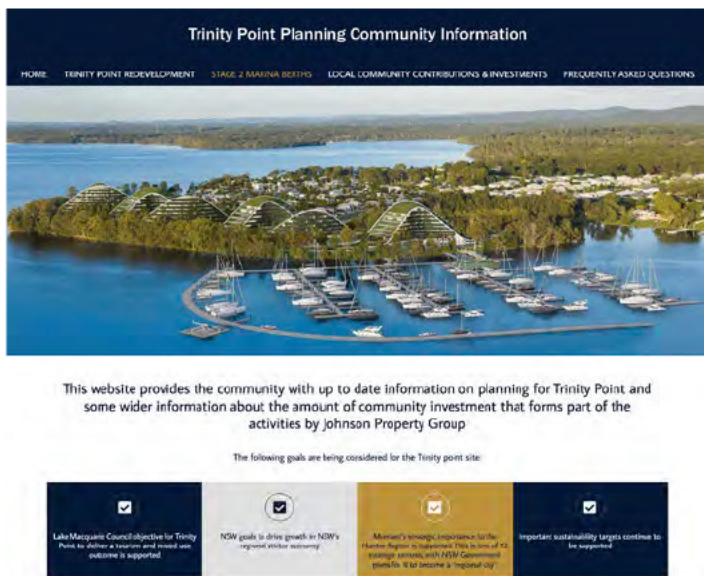


Figure 8: Trinity Point Planning website

Community stakeholder correspondence

Correspondence was sent to the following groups by email; encouraging them to participate in the project and raise any issues they may have regarding the design. Correspondence was sent to:

- **Facilities close to the site :** Bonnells Bay Public School, Brightwaters Christian College, South Lake Macquarie Amateur Sailing Club, Mannering Park Amateur Sailing Club
- **stakeholders:** Dantia, Lake Macquarie Business, Biraban and Bahtabah Local Aboriginal Land Councils, traditionally within Awabakal Country
- **Local community organisations:** Morisset Park and District Action Group.
- 18 emails were received from community members

Meetings

Mannering Park Amateur Sailing Club

SEC Newgate consulted with the Mannering Park Amateur Sailing Club in September 2021. A representative from SEC Newgate contacted Sailing Club Commodore, John Skewes. Mr Skewes was provided a project update and then discussed questions and issues related to the proposal.

Mr Skewes raised issues in relation to both the land side development and the Marina Stage 2 application. Issues raised relevant to the landside development included the following.

- Building height being too high, out of character for the area and setting a precedent for other developments that may want to exceed local height limits
- Concern that the consultation plan doesn't take into consideration the current lack of community resources in the Morisset area
- Stress on local infrastructure from population increase
- There is only one road in and one out of the site – this raises safety concerns
- There is a need for a bushfire exit plan
- There is a need for trailer boat storage as part of the landside development
- The impact of on-street parking for patrons if on-site parking is full
- The development design needs to accommodate rising sea levels
- Concern that new building height will impact the approved helicopter flight paths.

Bonnells Bay Public School

SEC Newgate consulted with Bonnells Bay Public School in August 2021. A representative from SEC Newgate met with the principal of Bonnells Bay Public School, Karin Hird. Ms Hird was given a project update and asked if she had any questions or concerns on the proposal. Ms Hird nominated:

- Increased traffic past the school and safety concerns from this traffic for nearby children.
- Ms Hird requested JPG' provide a plan to mitigate safety issues from increased traffic in the area.
- Concerns regarding surrounding Council infrastructure such as parking and footpaths and requested for these to be upgraded.

Morisset Park District Action Group

Morisset Park District Action Group (MPDAG) is a community group in the Morisset area.

In September 2021, the group submitted correspondence to DPE with their recommended additions to the SEARs for the Trinity Point Proposal. The group is categorised by DPE as one with community interest in the development.

Issues raised included:

- Residential building height exceeding other buildings in vicinity
- Visual impact of proposed buildings from surrounding residential areas and lake
- The approved helicopter operations do not allow for increased building heights and residential occupation
- Increase in local population and subsequent stress on local infrastructure
- Request for access for public access to facilities on site
- Request for restoration of sea baths
- Concern for parking of trailer boats
- Road access to Trinity Point concerns
- Concern for rise of sea levels
- Request for assessments to include analysis of impact on Indigenous heritage on site

Details of the correspondence is included in Appendix B, as well as Johnson Property Group's response to the correspondence on 22 October 2021 and how the issues are to be examined in the assessment process.

On Wednesday the 27th October 2021, SEC Newgate held an online meeting with representatives of MPDAG to discuss the Trinity Point proposal. The attendees had questions regarding:

- Whether the helicopter flight paths would still apply with the proposed development?
- The number of parking allocations for current and new residents? For both vehicles and boats
- Whether the jobs would be guaranteed for locals?
- Where is the economic viability for the proposal?

- Where is the economic viability for the proposal?
- What will be the proposed increase in population from the redevelopment?
- What will be the demographic of the proposed population?
- How will people leave the area in case of a fire?
- Whether JPG's statement of how many people the restaurant currently services is correct?
- If there are people in the area in support of the development?
- Whether community issues will be documented or simply dismissed?
- When will the rezoning applications be launched?

MPDAG's overall concern was the size of the high-density development in the local low-density context and the strain it would bring to the surrounding infrastructure from the increase in population. They noted their concerns about the following.

- Overall, the impact to the existing community of creating a large new population in a relatively small area.
- The impact on local roads of increased vehicle traffic as the roads are currently narrow and not in good condition
- The impact of increased traffic outside Bonnells Bay Public School
- The impact of new residents on local social infrastructure, for example doctors
- The current limited amount of boat launching facilities
- The need for additional on-street parking and the impact to existing residents
- The impact of the proposed restaurants (noise, traffic)
- Impact of the intermittent travel for attendees to conferences and events on the site
- The current limited access to public open space in the local area and that if new residential properties are being planned so too should a community park
- The building height being too high, out of character for the area and setting a precedent for other developments to exceed the local height limits
- The helicopter flights will need to be reconsidered in line with the proposed new building heights

- The development design needs to accommodate rising sea levels
- The need for a bushfire exit plan for residents and site visitors
- Replanting of vegetation in residential areas has used non endemic flora
- Request for JPG to explain their quoted money invested in the area and where it's going
- There is no water transportation to the station

The meeting was summarised into a document and provided to MPDAG for their review. The MPDAG attendees received the meeting notes and declined a follow up meeting.

Rosmairi Dawson

Rosmairi Dawson was [at the time] an independent electoral candidate for Mayor and the West Ward of Lake Macquarie City Council. Ms Dawson expressed interest in the proposal and hence Johnson Property Group met with Ms Dawson on 27 September 2021. JPG provided a briefing on the updated proposal and the planning timeline.

At the meeting Ms Dawson indicated she was positive regarding the concepts of:

- JPG re-instating the sea baths at Trinity Point,
- a function centre on the site
- job creation opportunities for the local community.

She noted a concern regarding the local impact of increased vehicle traffic on local roads, including outside Bonnells Bay Public School.

JPG committed to a follow up meeting with Ms Dawson to give a project update once JPG had concluded their assessments.

Community information morning

An information morning was held on site at the Trinity Point Sales Centre on Sunday 21 November. The information morning was advertised in community newsletter one, and the website. A0 sized information boards on the development were displayed around the room (Appendix C).

Approximately 25 conversations were had with 35 attendees. A range of conversations were held, in which many people expressed ideas, issues and concerns – including their sentiment around the proposal.

Raised queries and comments included:

- Traffic concerns relating to the predicted volume of traffic with one road in and out of the site
- Proposed building height concerns – out of scale with the local area, the resulting change in scenery
- Proposed building height concerns – out of scale with the local area, the resulting change in scenery
- Overdevelopment within the local context
- On-street parking impact if people choose not to park on-site or parking is full
- Request for public access to the on-site facilities
- The adequacy of Trinity Point Drive Road access and the request for local road and footpath upgrades, including widening Trinity Point Drive
- Inappropriate to have a hotel close to the lake
- Stress on local infrastructure from the resultant population increase
- Flora and fauna impacts
- Construction impact
- Request for public access to the foreshore and seating
- Support for the concept of restoring the sea baths
- Important to maintain planting and keep it uniformed on balconies
- Request for public access to the foreshore and seating
- The maintenance of tree planting in the local area, the need to either replace or remove the tree guards, anxious that street trees are retained
- Request to keep the Norfolk pines at Bluff Point
- The development design needs to accommodate rising sea levels

- Speeding trucks in the area is inappropriate
- Need for traffic lights at the local Bonnells Bay Public School due to it currently being unsafe
- Frustration over this change of concept for Trinity Point, noting that further changes were likely and questions regarding the proponent credibility
- Request for public access to the foreshore and seating
- The maintenance of tree planting in the local area, the need to either replace or remove the tree guards, anxious that street trees are retained
- Request to keep the Norfolk pines at Bluff Point
- The development design needs to accommodate rising sea levels
- Speeding trucks in the area is inappropriate
- Need for traffic lights at the local Bonnells Bay Public School due to it currently being unsafe
- Frustration over this change of concept for Trinity Point, noting that further changes were likely and questions regarding the proponent credibility
- Concern for a potential loss of on-street parking
- Request for pedestrian paths and traffic signals at Bonnells Bay Public School as it is currently unsafe
- Current road infrastructure inadequacies and need for upgrades, including:
 - Narrow streets
 - No curbing and guttering
- Impacts from the use of the helipad, including noise
- Stress on current, inadequate local infrastructure from the resultant population increase
- Overdevelopment of the site given the local context
- Speeding in area, a request for speed bumps
- Maintenance of tree planting in the area, need to either or remove the tree guards, anxious that street trees are retained
- Concern regarding an increase in noise – from construction and then the higher density of community

Doorknocking

Doorknocking was undertaken on Monday 22 and Tuesday 23 November 2021, and 2 December 2021. Figures 12 and 13 show the areas knocked. Approximately 140 conversations were had.

SEC Newgate staff asked nearby residents what they liked about living in the area and answers included because it is:

- Quiet
- Peaceful
- Semi-rural
- Affordable

Again, a range of conversations were held, in which many people expressed ideas, issues and concerns.

Raised queries and comments included:

- Traffic concerns relating to the predicted volume of traffic from the proposed site
- Negative sentiment towards one road in and out access
- The proposed building height being out of scale with the local area and the resulting change in scenery and shadowing
- Request for public access to onsite facilities
- Frustration over the change of concept for Trinity Point
- Concerns regarding a change in site zoning to reflect population increased residential use
- Preference for the new design over the approved one
- Request for restoration of the sea baths
- Request for community park facilities
- The development is not affordable for residents in the area to purchase a residence
- Environmental concerns regarding pollution
- Benefit of local employment
- Request for a bike track
- The proposal will bring growth to the area
- Need for a bushfire exit plan
- Flora and fauna impacts including request to maintain bushland in order to keep animals

- Onsite landscaping concerns, including requests for native plantings on the foreshore
- The restaurant is currently too expensive
- Concern for Aboriginal land
- Lighting at night insufficient
- Too many apartment buildings are proposed in the new design
- Could the proponent go with a more local (Australian) brand hotel?
- Concern regarding the noise of garbage trucks at night
- Pathway around the lake too narrow for a pram
- Question regarding where will utilities go on the top of buildings?

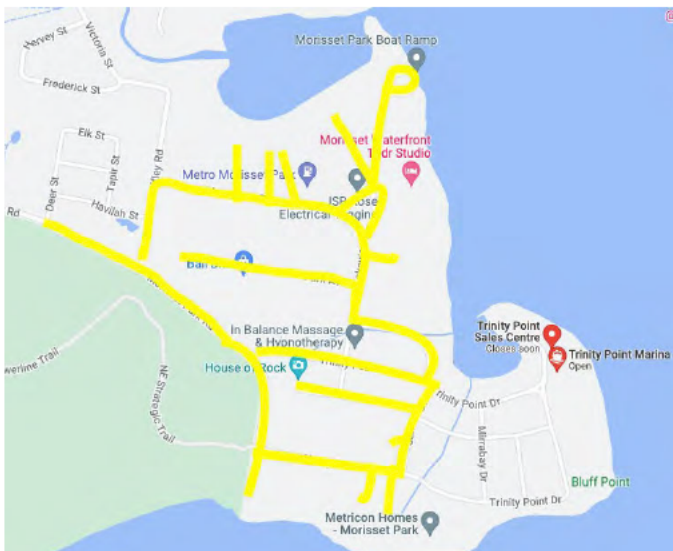


Figure 9: Doorknocking map from Monday 22 and Tuesday 23 November 2021

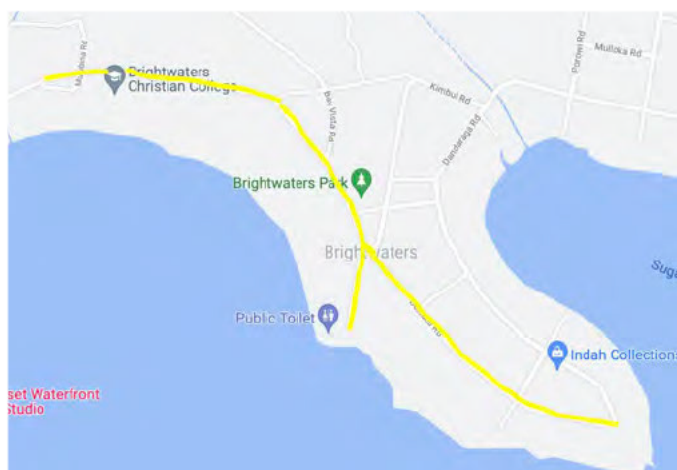


Figure 10: Doorknocking map from Thursday 2 December 2021



Figure 11: Doorknocking on Tuesday 23 November 2021



Figure 12: Doorknocking on Thursday 2 December 2021



Figure 13: Doorknocking on Tuesday 23 November 2021

Restaurant stakeholders' information evening

An information evening was held in the Trinity Point restaurant on Wednesday 1 December. The evening was advertised to restaurant clientele in Johnson Property Group's database (some 16,000 stakeholders).

The restaurant database was considered a prominent stakeholder to the development as restaurant patrons had expressed that the restaurant is important to their social structures. People who were not able to attend the information morning were also invited to attend the restaurant stakeholders' evening during Doorknocking.

A0 sized information boards were displayed around the room about the development (Appendix C). This allowed visitors to gather information about the proposal in the context of the broader redevelopment.

Approximately 100 conversations were held with approximately 120 attendees. Raised queries and comments included:

- Traffic impact on local road network (including safety)
- Request for local road and footpath upgrades
- On-street parking impact
- Building height being too high, out of character for the area and setting a precedent
- Request for public access to the foreshore and seating
- Request for public access to onsite facilities
- Stress on local infrastructure from population increase
- Request for pedestrian paths and traffic signals at Bonnells Bay Public School
- Request for development to respect St John of God history of site
- Environmental concerns; important to preserve site e.g., bushland, less impactive and more green
- Concerns regarding a change in site zoning to reflect increased
- Lack of supporting amenities
- Units are too small and dense

- Request for disability access for footpaths and parking
- Noise from increased uses onsite
- There needs to be an intersection near the school
- Request for restoration of the sea baths
- Impacts from the use of the helipad
- Questions as to how many car spots will be allowed per unit?
- The development design needs to accommodate rising sea levels
- Request for community park facilities
- Concern for the speed of cars going down the street
- Trucks should go down Henry Road
- Need more signage on Trinity Point Drive
- Onsite landscaping
- Health of the lake must be protected due to urban run off



Figure 14: Information boards from the restaurant information evening

Marina information evening

An information evening was held on site at the Trinity Point Sales Centre on Thursday 2 December 2021. The evening was advertised to Marina clientele for Trinity Point.

A0 sized information boards were displayed around the room about the land side redevelopment as well as a board on the Marina (Appendix C). This allowed visitors to gather information about both proposals. Approximately 40 conversations were held with 80 attendees.

Comments and issues raised about the Marina were as follows.

- Improving the standard of infrastructure and facilities in the surrounding suburbs to cater for new community.
- Suggestion regarding the operational efficiencies that could be created between the Marina and the proposed hotel with a request for both to be operated by same team.
- Concern about the proposed height and density of uses on-site.
- Positive impacts of tourism development
- Positive impacts of accommodation to support boating activities at the Marina.

Restaurant suppliers

Two restaurant suppliers were consulted with by SEC Newgate. Telephone calls were held with F Mayer imports and Foodlink Australia where SEC Newgate staff discussed the proposal, the affect of the proposal on the supplier and the surrounding community. Discussions and feedback included:

Benefits for the local community:

- Fantastic opportunity for area
- Increased tourism to the area
- Local employment and income

Impacts from the proposal to the suppliers:

- Give growth to the business
- The supplier demand from the current temporary restaurant is substantial and the new proposal will only add to this

Figure 15: Marina information evening on Thursday 2 December 2021

Aboriginal community engagement

As a result of the Aboriginal consultation process (Aboriginal Cultural Heritage Report by Heritage Now), 15 Registered Aboriginal Parties were identified.

The site was inspected by JPG's Aboriginal cultural heritage consultants in November 2021. The RAPs were invited to inspect the Project Area, but indicated they were satisfied with the previous surveys and extensive excavations which had previously been undertaken in the Project Area.

The assessment methodology was sent to the RAPs for opportunities for feedback. Five RAPs replied saying they were satisfied with the methodology.

Designing with Country

Designing with Country was used during Aboriginal engagement. It was important for the design to be inclusive and eco-centric, rather than ego-centric. Eco-centric refers to the environment as respected and humans are interwoven into the landscape, as opposed to an ego-centric relationship where humans are regarded as most important at the expense of the environment.

In person meetings have been undertaken between the relevant Aboriginal stakeholders, the developer representative, the heritage consultant and the planning and design team. Three themes were identified from these meetings as being important as part of the Designing with Country process:

- Watagan Mountain Ranges
- Living with the Lake
- Caring for Country

Watagans

The Watagan ranges frame the western visage of Lake Macquarie. They mimic the link between the two important resource and spiritual areas of the Awabakal people and were the inspiration for the building design of the new proposal.

Living with the Lake

During the Designing with Country workshops in November 2021, an Aboriginal representative from Bahtabah Local Aboriginal Land Council said, *"Aboriginal people have a spiritual connection to the land and water, if we want to go out to fish, we don't just go and fish we sing to the spirits to help us catch the fish - we are interconnected with the country."*

Aboriginal people did not simply live on the lake they lived with the lake as part of a spiritual and cultural connection to the land and waters.

As such, Aboriginal stakeholders indicated that they want the full breadth of interrelationships with animals, plants, Aboriginal occupation and history to be reflected in the design of the site.

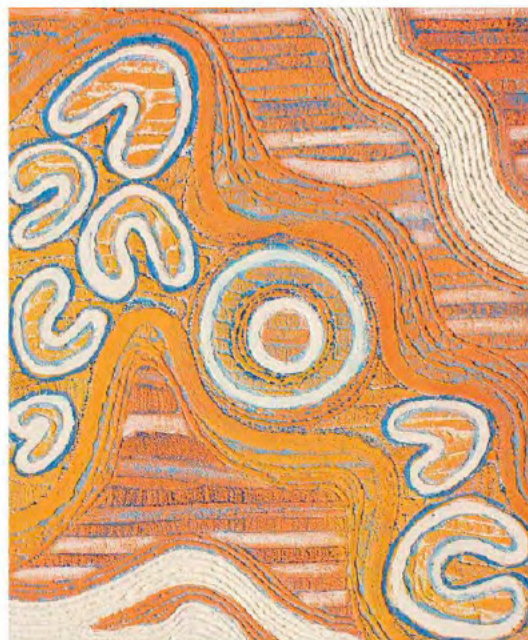
Caring for Country

Caring for Country is the embodiment of the principles of sustainability. The biophilic nature of the proposed design aims to achieve a carbon neutral and harmonious relationship with the surrounding environment and thus is strongly aligned with the Caring for Country ethos of the Awabakal people.



Koichi Takada Architects

Mountains



Ninkinpa Parai - Lake Macquarie Country (by Saretta Fielding, 2021)

Lake

Figure 16: Design intent of the proposed buildings

The landscape design philosophy has been drawn from the architecture concept 'Hills' and the site context - Lake Macquarie, the sandstone colours of the surrounding waters edge cliff faces and by using water pattern as design language to shape the landscape.

Summary of activity

There has been a large-scale investment in community and stakeholder conversations regarding the proposal.

- Media on the project appeared in the Newcastle Herald on 1 September to raise awareness of the proposals.
- Approximately 62 meetings or detailed exchange of correspondence with government agencies, groups and businesses and business groups.
- Approximately 49 person hours undertook the door knocking to over 270 homes and 34 person hours of conversation at local pop-up information stands.
- Approximately 4,340 homes received newsletter both one and two.
- Over 16,000 invitations were sent to people to attend the restaurant and Marina, to comment on the proposal.
- The proponent responded to community questions as studies progressed. Over 27 individual, written responses have been provided to community members with information on the project.

The project team considered the needs of the Morisset community and stakeholders, including government agencies, residents, the business community and other stakeholder groups are building.

Section 6 describes commitments to further community discussions during the EIS exhibition.

In their words ...

"Very supportive, I wish it was here already" - Restaurant information evening 1 December

"Aboriginal people have a spiritual connection to the land and water, if we want to go out to fish, we don't just go and fish we sing to the spirits to help us catch the fish - we are interconnected with the country" - Aboriginal representative

"Traffic is number one issue. One way loop on Henry road. Entry road doesn't seem right" - Doorknocking 22 November

"I think it's great for the area, it provides employment and promotes the area" - Doorknocking 22 November

"If it's done sensitively, we can all live in harmony, I want to keep the environment user friendly" - Restaurant information evening 1 December

"8 stories around the lake is not necessary. The area doesn't need anything like this" - Doorknocking 3 December

"This sets a bad precedent for developers. We need supporting infrastructure." - Doorknocking 23 November

"It's different and will bring something the lake needs. Fingers crossed it goes ahead" - Doorknocking 23 November

Figure 17: Quotes from the engagement activities

4. Agency consultations

4.1 Overview of agency and stakeholder engagement

Agency stakeholder consultations

Meetings and information exchange with stakeholders and agencies have been completed in regards to a wide range of proposal planning. Table 8 lists the issues by agency and Technical Reports where addressed. Appendix D briefly describes the nature of meetings and discussions held.

Agency/ Stakeholder	Technical issues																	
	Architectural Design	Social Impact	Economic Impact	Landscape and Visual Impact Assessment/flora and fauna	Landscape Masterplan	Traffic Impact	Aboriginal Cultural Heritage	Soil/Geotech	Flood Impact	Concept Stormwater Management and Infrastructure Servicing	Operational Waste Management Plan	Access report	Ecologically Sustainable Development Construction Management	Cost Summary Report	Aviation Report	Acoustic Impact	Hydrological and Contamination	Heritage Impact
Ausgrid													X					
Bahtabah Local Aboriginal Land Council							X											
Biodiversity and Conservation Division (Aboriginal Heritage Impact Permit)							X											
Biraban Local Aboriginal Land Council							X											
Heritage NSW																		X
Hunter Water Corporation										X			X					
Lake Macquarie City Council		X	X	X	X	X	X		X	X	X	X	X				X	
Natural Resources Access Regulator										X			X					
NSW Department of Primary Industries																		
NSW Environment, Energy and Science (Flooding and Water)										X			X					
NSW Environment Protection Authority (EPA)							X		X				X					X
NSW Government Architect, State Design Review Panel	X																	
NSW Health		X																
NSW Department of Planning and Environment	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Biodiversity and Conservation Division – Department Planning and Environment				X														

Table 8: Summary of Agency consultation reports

Agency/ Stakeholder	Technical issues																		
	Architectural Design	Social Impact	Economic Impact	Landscape and Visual Impact	Landscape Masterplan	Traffic Impact	Aboriginal Cultural Heritage	Geotech and Environmental Investigation	Flood Impact Assessment	Concept Stormwater Management and Infrastructure Servicing Assessment	Operational Waste Management Plan	Access report	Ecologically Sustainable Development	Construction Management Plan	Cost Summary Report	Aviation Report	Acoustic Impact Assessment	Hydrological and Contamination Assessment	Statement of Heritage Impact
NSW State Emergency Service									X			X							
Registered Aboriginal Parties							X												
Rural Fire Service												X							
School Infrastructure NSW	X																		
Subsidence Advisory NSW								X											
Transport for NSW and any other relevant agencies						X													

4.2 Other agencies

Agencies relative to:

- the development would have required an approval or authorisation under another Act but for the application of section 4.41 and 4.42 of the EP&A Act, the agency relevant to that approval or authorisation
- if the development meets any threshold for referral or concurrence under SEPP (Infrastructure) 2007, the agency relevant to that referral or concurrence.

SEARs requirements	Observation
Other Agencies	
Biodiversity and Conservation Division (BCD) – Biodiversity Development Assessment Report (BDAR) Waiver or otherwise	BDAR Waiver received 22 March 2022.
Hunter Water Corporation	<ul style="list-style-type: none"> • Criteria likely to be met as loadings may require new or augmented systems. • As outlined above, consultation with HWC has been undertaken and requirements under consideration. Intent of engagement satisfied.
Rural Fire Service	Engagement criteria not triggered as land is not mapped as bushfire prone land nor does it result in a potential bushfire hazard. Whilst the current zoning and proposed local provision provides for tourist accommodation and residential uses, given the sites location clear of bushfire prone land, a future evacuation strategy will not be required for bushfire purposes.
School Infrastructure NSW	Engagement criteria not triggered. The proposal will not facilitate more than 100 additional dwellings from those already concept approved for the site (limited to potential for additional 20-30 dwellings only).
Heritage NSW	<ul style="list-style-type: none"> • Criteria met as a future AHIP will be required as it relates to Aboriginal objects, consistent with past approval requirements. • State agencies were consulted as input into the SEARs for the concurrent SSD Concept DA and the requirements for consultation with Registered Aboriginal Parties and cultural heritage assessment are documented and known. Intent of engagement satisfied.
WaterNSW	Engagement criteria not triggered however NRAR have been approached with the proposed carrying out of activity on waterfront land.
NSW Health	<ul style="list-style-type: none"> • Engagement criteria not triggered other the PP supports development of a mix of land uses. • A health assessment is identified as part of the SEARs and NSW Health requirements are documented and known in that context. Intent of engagement satisfied.
NSW Environment Protection Authority (EPA)	Engagement criteria not triggered. The planning proposal does not introduce a new use in proximity to the marina EPL (and future amendments to accommodate the approved helipad), with the marina and helipad always planned as part of the mix of uses at Trinity Point, including residential.

SEARs requirements	Observation
NSW Department of Primary Industries	Engagement criteria not triggered.
High Pressure Pipelines agencies	Engagement criteria not triggered.
NSW Environment, Energy and Science (Biodiversity)	<ul style="list-style-type: none"> Criteria met. As outlined above, EES were consulted as input into the SEARs for the concurrent SSD Concept DA and a BDAR waiver is currently before them for consideration. EES requirements are documented and known. Intent of engagement satisfied.
NSW Environment, Energy and Science (Flooding and Water)	<ul style="list-style-type: none"> Criteria met. As outlined above, EES were consulted as input into the SEARs for the concurrent SSD Concept DA. EES requirements are documented and known. Intent of engagement satisfied.
NSW State Emergency Service (SES)	Engagement criteria not triggered. Whilst land is flood liable and intensification of land uses are proposed, the land does not have low evacuation capability.
Agencies if integrated referrals triggered	
Subsidence Advisory NSW	<ul style="list-style-type: none"> Criteria met as land is in a declared Mine Subsidence District. As outlined above, Subsidence Advisory were consulted as input into the SEARs for the concurrent SSD Concept DA and advised no mine subsidence parameters. Intent of engagement satisfied.
Natural Resources Access Regulator (NRAR)	<ul style="list-style-type: none"> Criteria likely met As outlined above, state agencies were consulted as input into the SEARs for the concurrent SSD Concept DA and requirements relating to the Water Management Act and groundwater are documented and known. Intent of engagement satisfied.
Agencies for SEPPI	
Transport for NSW	Pursue into Schedule three 'Transport and Development' of the Transport and Infrastructure SEPP

Table 9: Summary of agencies consulted

4.3 State Design Review Panel

Johnson Property Group met with the Government Architect NSW, State Design Review Panel (SDRP) on the 27 October 2021 and 8 December 2021.

The recommendations from the Panel have been addressed by JPG and incorporated into the modified design, as discussed in the EIS Main Volume. The Meeting Minutes are enclosed as Appendix G.

4.4 Lake Macquarie City Council engagement regarding public benefits

On 28 February 2022 Johnson Property Group provided correspondence to Lake Macquarie City Council detailing the public benefits of the proposal and to seek agreement about the nature of community benefits that it would like to see. The letter followed in person discussions regarding the delivery and management of public benefits.

Community benefits provided onsite by the development will include:

- public access through the site to the lake edge and the waters of Lake Macquarie
- access to amenities and land uses not available in this area including additional restaurants, hotel and function centre, business centre and wellness centre
- access to passive open space including the provision of a walkway along the foreshore edge, meandering in and out of the land owned by JPG and the adjoining public reserve. It is noted there would be no public foreshore walk without this development as the cultural significance and existing vegetation and topography within the Council owned foreshore area does not permit access without heritage or ecological impact.
- areas throughout the site for Aboriginal and European heritage interpretation and embellishment of the ground plane to add to the community experience onsite.

Council's newly established 7.12 plan will see funds collected from the proposed development.

These funds are proposed to add public benefit to the park land areas within the Trinity Point foreshore owned by Council, in addition to the otherwise planned communities facilities in the broader community.

Public benefit facilities proposed by the proponent and accepted in-principle from Council include:

- public amenities in the north part of the site adjoining the marina
- the reinstatement of the Sea Baths to the south of the site with the Sea Baths to be transferred to Council ownership on completion for public use once reinstated
- an upgrade to Bluff Point to provide a public park with amenities including consideration of cultural heritage
- an upgrade to the foreshore adjoining the sea baths to create a significant community space for interaction with the Sea Baths.

Council have provided written confirmation advising their in-principle support of the public benefits offered by the development and confirming that they are not expecting any further open space and recreational infrastructure other than what has already been secured. The also confirm they are willing to accept the proponents offer to redirect Section 7.12 development contributions to delivery works at Trinity Point that benefit the public and the Lake Macquarie community.

5. Overview of issues raised and how addressed in EIS

5.1 Overview of issues raised

The community and stakeholder engagement activities created a dialogue, received and responded to comments and feedback, and enabled the assessment team to understand issues and sentiment.

Comments and feedback received during the proposal's engagement activities have been collated into seven strategic topic areas as required in the *Preparing an Environmental Impact Statement State Significant Development Guide July 2021*.

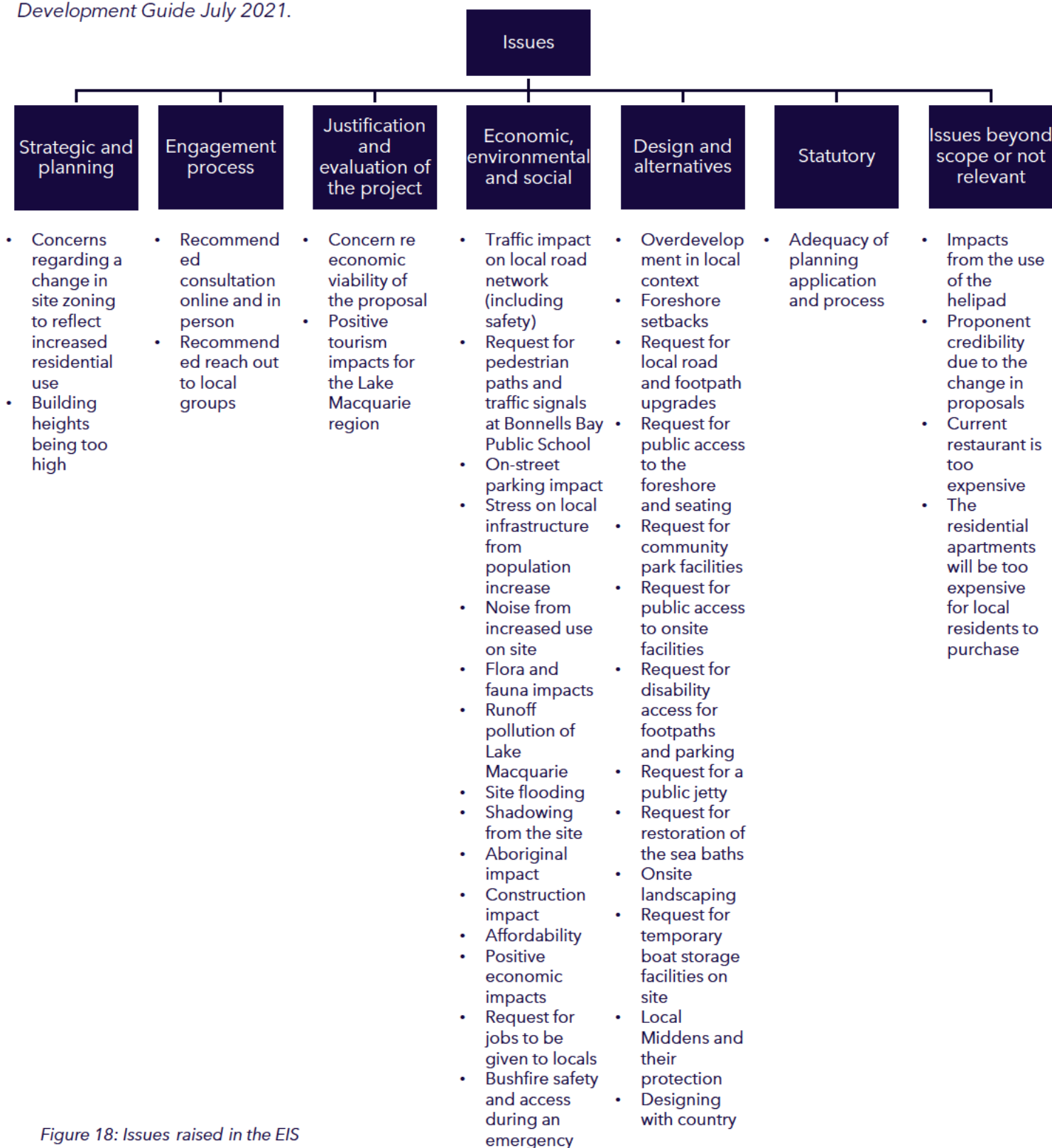


Figure 18: Issues raised in the EIS

5. 2 How issues were considered by the design team

Community and stakeholder views were used to shape the proposal

In 2021 sessions were held with Aboriginal community to consider designing with Country concepts and how site architecture and urban design would best reflect Caring for Country. This is described in the Architectural report.

Ideas, issues and impacts

Following the engagement activities discussed in Section 3, community and stakeholder feedback was considered by the development team to refine the proposal. Johnson Property Group has modified the proposal to meet a number of objectives:

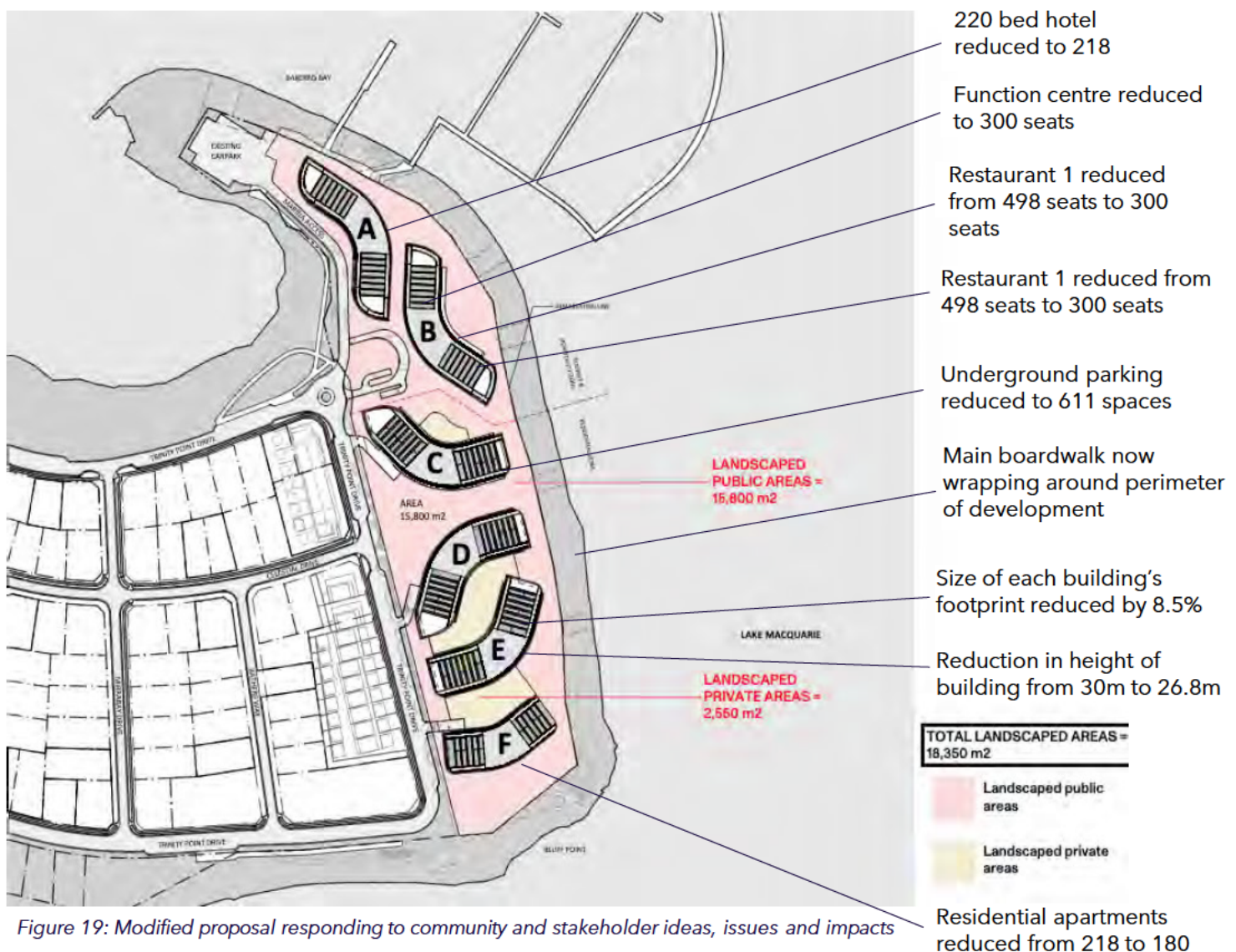
- appreciating the issues raised by community and stakeholders regarding the proposed density of activity on the site.
- appreciating community and stakeholder concerns regarding unprecedented building heights.
- considering the traffic to be generated by the proposed site activity and concerns regarding the impact of this traffic on the local street network.
- the impact of traffic on local background noise levels.
- considering the community concern that visitors to the site may overflow onto on-street parking, and the need to provide car parking on site.
- appreciating community and stakeholder requests to enhance views through the site, to Lake Macquarie and clear access to the foreshore.
- ensuring a better range of local community outcomes, improved living on site and improved visitor experience.

The proposal has been updated as per the following.

- The function centre capacity has been reduced from a capacity of 500 seats to a capacity of 300 seats.
- The capacity of restaurant 1 has been reduced from 398 indoor and 100 outdoor seats, to a capacity of 300 seats (both indoor and outdoor).
- The capacity of restaurant 2 has been reduced from 398 indoor and 100 outdoor seats, to a capacity of 300 seats (both indoor and outdoor).
- The 220-bed hotel has been reduced to 218 beds, with 6 serviced apartments
- Residential apartments have been reduced from 218 to 180
- All parking is underground, one commercial and one residential carpark:
 - The capacity of the underground parking is reduced to reflect the reduced site density, and also to maximise the amount deep soil planting areas on the site.
 - As a result of reduced scale of development, parking has been reduced to 611 spaces.
- The size of each building's footprint has been reduced by approximately 8.5% for each building. This allows for more space for landscaping, pathways and community access.
- Buildings on the site have been rotated in order to provide benefits regarding:
 - maximising the view corridors from Celestial Drive and Trinity Point Drive to Lake Macquarie. Provide a better user experience as they navigate the site.
 - increasing the extent of deep soil on the site, allowing for mature trees and conserving the native biodiversity on site.
 - increasing the proposed site tree canopy for better interface with the adjacent dwelling and improving the visual amenity of the occupants of the dwellings. This will also result in an overall cooling effect for the site and surroundings, as well as providing habitat for birds and other living organisms on site.
 - increasing the setback space from the site to the foreshore.
- A reduction in the height of building F from eight storeys to six storeys.
- The main boardwalk will now wrap around the development site. Public access continues around the entire site perimeter, from the hotel, along the foreshore, around Bluff point and back along Trinity Point Drive. This boardwalk will provide an interesting community asset inclusive of disability access.
- The layout now includes 6,835 metres square of consolidated community space, fronting Trinity Point Drive. This is in response to community requests for more play areas and creates an interesting place for people to meet.

- Create high quality community walkways along the foreshore edge, meandering in and out of JPG lands and the adjoining public reserve to ensure no heritage or ecological impact
- Install restorative vegetation of the foreshore area
- Upgrade Bluff Point sundial and viewing location
- Manage sites of Aboriginal significance
- Consider potential kids play area near the sea baths

How the proposal has been modified in response to community and stakeholder issues



Consolidated community space including 6,835 metres square



Figure 20: Consolidated community spaces

5.3 How issues were addressed in the EIS

Issue raised	How and where addressed in the EIS
Strategic and planning	
Change in zoning concerns <ul style="list-style-type: none"> Concerns regarding a change in site zoning to reflect increased residential use 	<p>The site currently has a tourism zoning on it, and this remains. The existing Local Environment Plan permits residential uses as well as tourism uses.</p> <p>The site is also consistent with Lake Macquarie Council's <i>Destination Management Plan 2018 – 2022</i> (2018) - improving and increasing accommodation facilities and providing activities to deliver unique visitor experiences.</p> <p>See Environmental Impact Statement Main Volume Section 2.1.2.</p>
Height of buildings <ul style="list-style-type: none"> The building heights being too high, and above what is allowed by Council 	<p>The Lake Macquarie Local Environmental Plan clause 4.3 currently restricts building heights of 16 meters. The maximum height of the buildings does not exceed 42m and only architectural roof features occur above 34m. Height was one of the considerations where proposal adjustments were made - see Section 5.1.</p> <p>See EIS Appendix E, <i>Architectural Design Report</i>.</p> <p>An application will be made to Council to amend this restriction.</p>
Design and alternatives	
Overdevelopment <ul style="list-style-type: none"> The proposed represents 'overdevelopment' in the local context of what is permissible 	<p>EIS Appendix E, <i>Architectural Design Report</i>, considers the proposal within the context of the local urban domain. EIS Appendix N, report titled <i>Social Impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group examines the social impacts including impacts to cohesion and sense of place, and surroundings. The report concludes:</p> <ul style="list-style-type: none"> Some local residents have a concern about the impact of an increase in density but there is not a consensus that the increase in density would have a negative impact on the local community sense of place. The proposed design is high quality. The design would enhance high quality public connections to the foreshore.
Foreshore setbacks <ul style="list-style-type: none"> Concern that the foreshore setback is insufficient and may impact the foreshore 	<p>The setbacks have been increased in the final proposal as minimum 6m building setback to the foreshore reserve other than for marina only buildings.</p> <p>See Report titled <i>Report to accompany Request for Planning Proposal Amendment to Clause 7.16 – Trinity Point</i>.</p>
Road and footpath upgrades <ul style="list-style-type: none"> Request for local road and footpath upgrades as part of the proposal 	<p>A range of local road and footpath improvements are planned, such as pedestrian linkage at intersections to connect existing footpath and proposed walkways.</p> <p>See EIS Appendix I, <i>Landscape and Visual Impact Assessment</i> by Terras Landscape Architects.</p>
Access to foreshore <ul style="list-style-type: none"> Request for public access to the Lake foreshore and seating 	<p>The main boardwalk will now wrap around the development site. Public access continues around the entire site perimeter, from the hotel, along the foreshore, around Bluff point and back along Trinity Point Drive. This boardwalk will provide an interesting community asset inclusive of disability access.</p> <p>See Appendix E, <i>Architectural Design Report</i>.</p>

Table 11: Issues raised and how they have been addressed in the EIS

Issue raised	How and where addressed in the EIS
Design and alternatives	
Community park facilities <ul style="list-style-type: none"> Request for a community park facility to be provided as part of the proposal 	<p>The foreshore is owned and managed by Council. The Council adopted Plan of Management identifies three locations around the foreshore for park activities, being adjoining the marina, at Bluff Point and near the sea baths.</p> <p>The proposal will complement and facilitate these opportunities and activities and provide good connections using pathways.</p> <p>In addition to the Council owned land in the Trinity Point Foreshore Reserve, there are a range of parks, playgrounds, reserves and recreation facilities in the vicinity of the site. See EIS Appendix N, report titled <i>Social Impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group.</p>
Public access to onsite facilities <ul style="list-style-type: none"> Request for public access to onsite facilities 	<p>The public will have access to the two restaurants, business centre, small convenience centre, the public reserve at Bluff Point, community seating and a day spa for anyone to book into.</p> <p>See EIS Appendix N, report titled <i>Social Impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group.</p>
Disability access for footpaths and parking <ul style="list-style-type: none"> Request for disability access for footpaths and parking 	<p>The site will incorporate disability access around the development. In particular the main boardwalk which wraps around the entire site perimeter, from the hotel, along the foreshore, around Bluff point and back along Trinity Point Drive, will be accessible to people with a disability.</p> <p>See EIS Appendix Z, <i>Access Report</i>.</p>
Public jetty <ul style="list-style-type: none"> Request for a public jetty to be provided as part of the proposal 	<p>The Marina Stage 2 application was submitted to Lake Macquarie City Council on 18 February 2022. Stage 1 of the Trinity Point Marina established a boardwalk within the marina approximately 120m long and 3m wide. Stage 2 Marina will extend the boardwalk by approximately 98m of boardwalk over water, publicly accessible during daytime hours, establishing in excess of 200m.</p> <p>See report titled <i>Trinity Point Stage 2 Marina Berths Community and Agency Engagement Report</i> by SEC Newgate.</p>
Sea baths <ul style="list-style-type: none"> Request for restoration of the sea baths 	<p>Johnson Property Group has long been enthusiastic about working with Council to restore the sea baths at Trinity Point, inclusive of shark netting, and to dedicate this new restored facility to Council for community benefit.</p> <p>JPG has engaged with Lake Macquarie Council regarding the urban domain benefits described in Section 4 of this report.</p>
Onsite landscaping <ul style="list-style-type: none"> Requests for onsite landscaping, with a focus on native flora and fauna 	<p>Extensive landscaping is proposed as part of the site proposal, including a focus on native flora and fauna.</p> <p>See Report titled <i>Landscape Concept DA by Terras Landscape Architects</i></p>
Boat storage facilities <ul style="list-style-type: none"> Request for temporary boat storage facilities on site as part of the proposal 	<p>Land based boat storage facilities are not provided as part of the proposal.</p>

Issue raised	How and where addressed in the EIS
Statutory	
Planning and application process <ul style="list-style-type: none"> Adequacy of planning application and process 	<p>The Trinity Point 2021 proposal is classified as a State Significant Development. The process for this development requires the preparation and submission of an Environmental Impact Statement to the NSW Government, to support the Concept Development Application. The EIS will be displayed for public submissions for approximately one month. The community is invited to make submissions during this period and Johnson Property Group will be required to address those submissions. These studies will be published on the website and will be communicated to residents.</p> <p>The proposal will also be submitted to Lake Macquarie Council for amendments to the local Environment plan. The application for Stage 2 of the Trinity Point Marina will be assessed by Lake Macquarie Council and determined by the Hunter and Central Coast Regional Planning Panel.</p>
Engagement process	
Consultation recommendations <ul style="list-style-type: none"> Council recommendation for community consultation both online and in person 	<p>Community consultation was undertaken both online and in person. A comprehensive planning website was created to provide information about the Trinity Point redevelopment project, Stage 2 Marina Berths, and Community investments. The site contained factsheets, frequently asked questions (FAQ's), and a feedback form for people to contact the project team if they have questions or require further information.</p> <p>In person engagement consisted of stakeholder meetings, a community information morning, doorknocking, a restaurant stakeholders' information evening and aboriginal engagement. Approximately 49 person hours undertook the door knocking to over 270 homes and 34 person hours of conversation at local information sessions.</p>
Local groups <ul style="list-style-type: none"> Recommendation to reach out to local community groups 	<p>Local stakeholders were consulted including Bonnells Bay Public School, Brightwaters Christian College, Mannering Park Amateur Sailing Club, South Lake Macquarie Amateur Sailing Club, Dantia (Lake Macquarie Economic Development Company), Lake Macquarie Business, Morisset Park and District Action Group, and Biraban and Bahtabah Local Aboriginal Land Councils, traditionally within Awabakal Country.</p>
Economic, environmental and social	
Activation of the Lake	<p>Community feedback from the Lake Macquarie City Council – Lake Activation Strategy 2020 – 2030) included requests for more activation on the lake, tourist attractions, boating events and on-lake facilities for children and families. The proposal is addressing these requests through the proposed development which plans to provide a space for these types of events in the future.</p>

Issue raised	How addressed in the EIS
Economic, environmental and social	
Traffic impact <ul style="list-style-type: none"> Traffic impact on the local road network (including safety) 	<p>All traffic and parking issues are considered in the report titled <i>Trinity Point, Lake Macquarie Traffic Impact Assessment</i> by the Transport Planning Partnership, Appendix O.</p> <p>The development will lead to an increase in traffic movements on the roads leading to the site, particularly Trinity Point Drive. While traffic movements associated with the tourism and hospitality components are not expected to reinforce peak hour traffic, there will be an increase in traffic generally on roads around the site. This impact has been considered having regard to the additional traffic movements created by this proposal over and above those movements already assessed from the development already approved (but not constructed) at Trinity Point.</p>
Path and traffic lights near school <ul style="list-style-type: none"> Request for pedestrian paths and traffic signals at Bonnells Bay Public School 	<p>Traffic modelling results indicate that the proposed development would result in minimal impacts to the road network operation. Overall, the road network conditions with the development traffic would be comparable to base case conditions in the respective study years (2024 and 2034).</p> <p>Across all future modelled scenarios, all intersections would operate at an acceptable LoS C or better during the road network peak periods.</p> <p>There is adequate capacity in the surrounding road network to cater for the traffic generated by the proposed development.</p>
On-street parking <ul style="list-style-type: none"> The need to avoid on-street parking impacts 	<p>The proposal includes underground car parking which includes roughly 611 carpark spaces. Motorcycle and bicycle parking is also proposed on-site. This will be for the hotel guests and apartment users.</p> <p>The proposed development generates a statutory parking requirement of 600 car parking spaces.</p> <p>There is sufficient parking onsite (at grade and in basement parking) to cater for normal day-to-day demand, which should minimise on-street parking.</p>
Change in local amenity <ul style="list-style-type: none"> Impacts to cohesion and sense of place (operational phase) 	<p>The overall impact to local amenity is considered through the issues of parking, traffic, view impact, noise, connectivity to the foreshore and public land, other public investments such as the Sea Baths, facilities available to the community to purchase. The effects are estimated as being of medium impact. See EIS Appendix N, report titled <i>Social Impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group.</p>
Noise from increased use onsite <ul style="list-style-type: none"> Concern for how noise from the development will impact the area 	<p>Noise impacts will be managed in accordance with legislation and regulation, through a Construction Management Plan. The Construction Management Plan will include mitigation measures to reduce the impacts during the construction phase.</p> <p>See Appendix U of the EIS, Acoustic Impact Assessment and Appendix T of the EIS, Construction Management Plan.</p>

Issue raised	How addressed in the EIS
Economic, environmental and social	
<p>Stress on infrastructure from the proposed local population increase</p> <ul style="list-style-type: none"> Concern for how the increased population will impact the already limited resources and infrastructure available 	<p>157 residences are currently in the approved concept plan with 61 additional residences proposed by the updated proposal. The permanent population of the development is estimated at 326 people.</p> <p>If approved, Lake Macquarie Council will require contributions from JPG to support upgrades to local infrastructure consistent with their adopted plans.</p> <p>Community concerns around social infrastructure were predominantly focused on the adequacy of recreational and community facilities, particularly for young people and increased demand for community services and facilities.</p> <p>The social impact assessment identified good capacity of local infrastructure to accommodate the community. The development population would create limited additional demand for social infrastructure however:</p> <ul style="list-style-type: none"> - there is currently sufficient capacity in childcare and after school care to cater to the projected increase in population - the recently approved Myuna Bay Sport and Recreation Centre will significantly increase the supply of recreational facilities in proximity to the site. <p>See EIS Appendix N, report titled <i>Social Impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group.</p> <p>The Lake Macquarie City Council Development Contribution Plan 2012 apportions the estimated cost of facilities required to meet demand from population growth to future developments.</p> <p>The proposed infrastructure includes an expansion of floorspace and facilities at Morisset Library. The proponent has provided \$2,792,500 in contributions to date towards the Morisset Library expansion for other developments in the Morisset area.</p> <p>Council.</p> <p>Council is willing to enter into discussions regarding the redirection of 7.12 development contributions to deliver works at Trinity Point that benefit the public and the Lake Macquarie community (Council correspondence dated 24 March 2021).</p>
<p>Flora and fauna impacts</p> <ul style="list-style-type: none"> Concern for how the development could affect the environment 	<p>A comprehensive landscape strategy has been prepared that identifies native plantings throughout the site. Sections of the foreshore have been identified for rehabilitation. The proposal includes deep soil areas for the establishment of mature vegetation. See Report titled <i>Landscape Concept DA</i> by Tetras Landscape Architects</p> <p>The Biodiversity and Conservation Division at DPE have concluded that a Biodiversity Development Assessment Report is not required and issued a BDAR waiver on 22 March 2022.</p>
<p>Runoff pollution management</p> <ul style="list-style-type: none"> The potential impact of site runoff into Lake Macquarie 	<p>See Appendix S of the EIS, Concept Stormwater Management and Infrastructure Servicing Assessment.</p>

Issue raised	How addressed in the EIS
Economic, environmental and social	
Site flooding <ul style="list-style-type: none"> Concern over the possible future flooding in the site/area 	<p>The proposal complies with all of the flood development controls</p> <p>See Appendix B of the EIS, report titled <i>Flood Impact Assessment</i> by Molino Stewart.</p>
Site shadowing <ul style="list-style-type: none"> Concern over possible site shadowing over the Lake/residential areas 	<p>Shadowing is retained to onsite and there is no shadowing off-site.</p> <p>Please see the Architectural Design Report, EIS Appendix E.</p>
Aboriginal impact <ul style="list-style-type: none"> Impact from the development on Aboriginal community 	<p>The social impact assessment notes the impact to Aboriginal community as positive. Bluff Point is an area of Aboriginal significance. It is part of the Council foreshore reserve. The proposed development will provide enhanced access to Bluff Point and proposes to provide a public park with amenities including consideration of cultural heritage through Section 7.12 contributions.</p> <p>See Appendix N of the EIS, report titled <i>Social Impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group.</p>
Construction impact <ul style="list-style-type: none"> Impact of construction on the local area 	<p>There would be temporary impacts to amenity and surroundings during the construction phase of the development. Changes to amenity may relate to environmental factors such as noise, traffic and parking, vibration, views and air quality. These impacts will be managed in accordance with legislation and regulation, through a Construction Management Plan.</p> <p>See Appendix T <i>Construction Management Plan</i>.</p>
Affordability <ul style="list-style-type: none"> Affordability of the development for the local community to participate 	<p>The restaurants, hotel, apartments and spa will be priced in accordance with market conditions. The proposal is envisaged as a destination offer – similar to the restaurant at current people will plan their visit as an event. Many local community members use the site currently.</p> <p>See Appendix N of the EIS, report titled <i>Social Impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group.</p>
Local jobs <ul style="list-style-type: none"> Request for jobs to be given to locals 	<p>The development is expected to directly support around 300 full-time equivalent jobs (FTE) during its estimated 4-year construction. During operation the development would support 398 jobs (hotel (194 jobs), restaurants (150 jobs), business centre (24 jobs), wellness centre (8 jobs), function centre (18 jobs) and specialty retail (5 jobs).</p> <p>There would be significant flow-on benefits for employment and economic activity during both the construction and operation of the development. The tourism facilities will not only stimulate employment within the supply chains required to service their direct demand but will also have multiplier effects through tourist expenditure in the local area.</p> <p>The proponent intends to include a local employment commitment as part of the procurement process.</p> <p>See EIS Appendix M, report titled <i>Economic Impact Assessment</i> by Hadron Group.</p>

Issue raised	How addressed in the EIS
Bushfire safety <ul style="list-style-type: none"> Bushfire safety and access during an emergency 	<p>The Rural Fire Service was consulted for the Trinity Point Stage 2 Marina Application by JPG. The RFS stated <i>"The NSW Rural Fire Service has reviewed the information provided and advises that there are no concerns with the proposal relating to bush fire protection. Further consultation with the NSW Rural Fire Service is not required for all subsequent stages of the development."</i></p> <p>See the letter addressed to Mathew Radnige on 2 February 2022 from Adam Small, Supervisor Development Assessment & Plan Built & Natural Environment.</p>
Justification and evaluation of the project	
Economic viability <ul style="list-style-type: none"> Concern for economic viability of the proposal 	<p>The development is a private proposal and as such, public justification of the economic viability is not required.</p>
Issues beyond scope or not relevant	
Use of helipad <ul style="list-style-type: none"> Impacts from the use of the helipad 	<p>There is no impact to the approved helipad operations. See EIS Appendix U, <i>Acoustic Impact Assessment</i> and EIS Appendix V, <i>Aviation Report</i>.</p>
Lack of credibility <ul style="list-style-type: none"> Proponent credibility due to the change in proposal 	<p>The proposal is considered and assessed a substantial improvement of the currently approved concept plan.</p>
Restaurant affordability <ul style="list-style-type: none"> The current restaurant is too expensive for the area 	<p>The restaurant has a high number of patrons. There are take away facilities currently available and proposed for people walking along the foreshore.</p>
Apartments affordability <ul style="list-style-type: none"> The residential apartments will be too expensive for local residents to purchase 	<p>The apartments will be priced in accordance with market conditions.</p>

6. Next steps and evaluation of this engagement

6.1 Next steps community engagement

Johnson Property Group is committed to informing community stakeholders of future updates regarding the Trinity Point Mixed Use Development ongoing community engagement.

During the EIS exhibition, all the relevant community groups, including RAPS, that were consulted for this proposal will be notified.

6.2 Evaluation of the engagement program for this proposal

This site will form a significant new space for the Morisset town centre and Lake Macquarie. Preparing for SEARs, Johnson Property Group engaged the community and the site stakeholders, seeking to consider:

- a vision for the future development of the site
- local needs for accessibility
- what the future stakeholders will value on this site.

Subsequent community and stakeholder engagement sought to realise a community-focused project.

The quality of the engagement process is measured by the IAP2 framework (Section 2):

- Was there sufficient communication outreach?
- Was a range of ideas and issues raised?
- Was there sufficient two-way discussion?
- Is the Trinity Point development able to take these ideas on board and progress them?

Each of these considerations were achieved. The stakeholder and community engagement objectives were successfully met through a range of engagement tools and activities.

Engagement undertaken consisted of:

- Reaching out to stakeholders and project neighbours from a range of groups.
- Approximately 62 meetings or detailed exchange of correspondence with government agencies, groups and businesses and business groups.
- Over 16,000 invitations were sent to people who have attended the restaurant and Marina, to comment on the proposal.

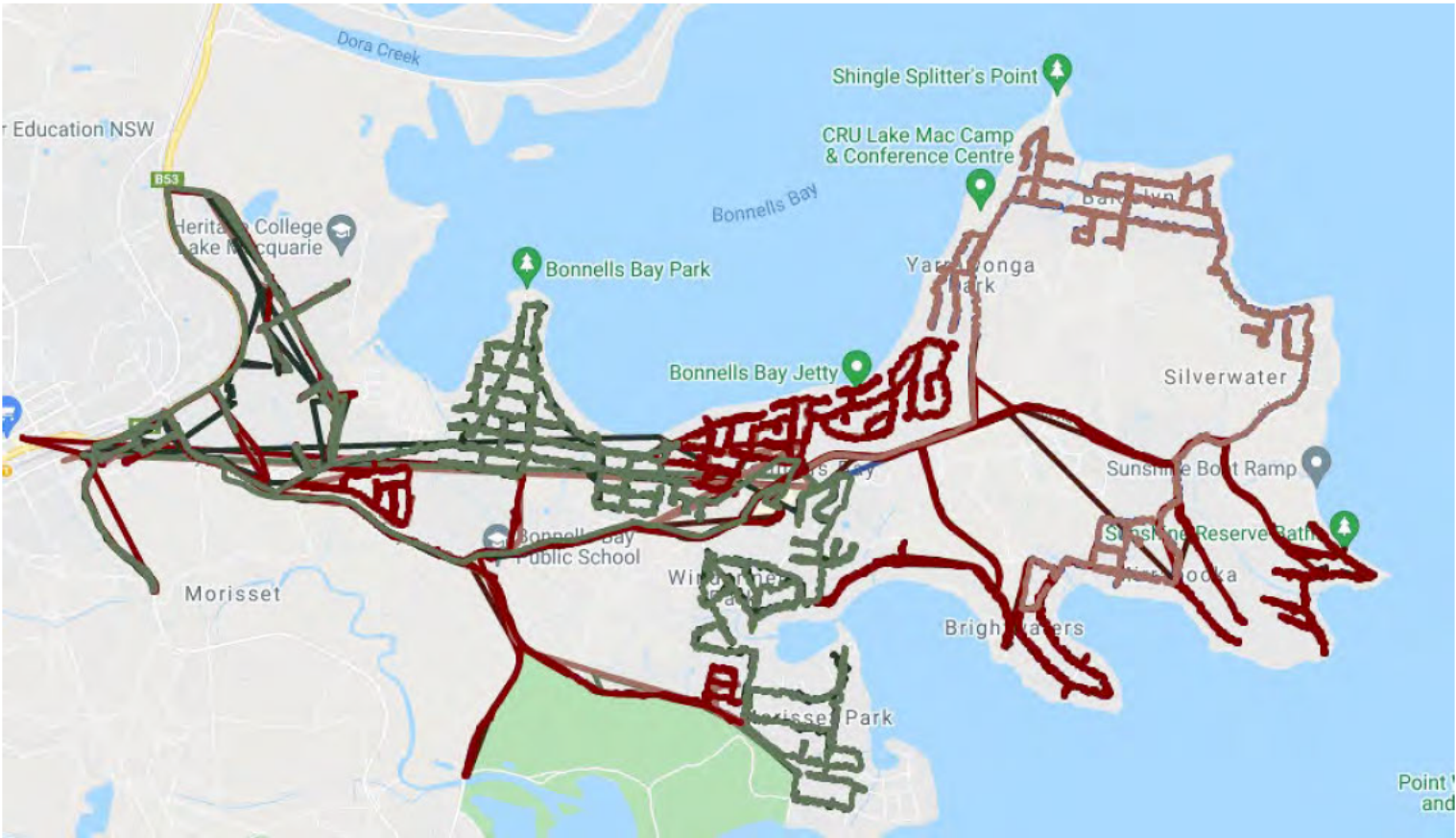
- The proponent responded to community questions as studies progressed. Over 27 individual, written responses have been provided to community members with information on the project.

The issues relating to the Trinity Point Mixed Use Development were captured (described in Section 3 and 4) and have been addressed in the planning for the site (described in Section 5).

There was a range of community responses to the proposal, from strongly supportive, supportive, neutral, negative and strongly negative. Issues and ideas were captured across all groups, meeting the IAP2 framework.

Appendices

Appendix A - Newsletter distribution map



Appendix B – MPDAG correspondence to DPE regarding recommended additions to the SEARs and JPG response

Issue	Response in correspondence dated 22 October 2021	How the issue is examined in the current assessment
Building height and visual impact		
Residential building height at eight storeys, far exceeding the height of other buildings in the area The SEARs report must address the following.	We note your concern regarding the proposed residential building height and the height exceedance of other buildings in the vicinity.	The EIS discusses the justification for the proposed development, including its strategic purpose (tourism), layout, building height, site sustainability and community economic outcomes. See Appendix N, <i>Social impact Assessment Trinity Point Mixed Use Development</i> and EIS Appendix M <i>Economic Impact Assessment</i> , by Hadron Group.
The overall impact on the entire Lake Macquarie LGA of such a major change in residential building height.	Johnson Property Group will meet the SEARs requirement to consider the impact of the height of the proposal, including on Lake Macquarie and surrounds. This will be documented in the planning context considerations, Visual Impact Assessment and considered in the Social Impact Assessment.	EIS Appendix E, <i>Architectural Design Report</i> considers the proposal context and design outcomes. The assessment studies (EIS Appendix N, <i>Social impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group) consider the impact of the proposed building heights on the community.
The visual impact of the proposed structures as viewed both from surrounding residential area and from the Lake itself. Currently this part of the Lake is surrounded by low rise residential buildings located in quiet, semi-rural settings, with predominant views of green landscapes	Johnson Property Group will undertake a visual impact assessment by a specialist. The assessment will be undertaken from the surrounding residential area and across the Lake.	The <i>Visual Impact Assessment</i> by dem analyses the impact of the development from both the surrounding area and from varying aspects of Lake Macquarie.
The proposed pyramid design of the new structures appears to have no relationship to the existing environment. What is the justification for the height and the design?	Koichi Takada Architects have designed the building featuring sculptural, rolling roofs and facades, covered in greenery to provide a physical and visual layering delivering insulation to sun, wind, rain. The new design features a total of six buildings, soft hill shaped, and covered with green roofs. The design intent reflects the natural surrounding hills of the Watagan mountains and creates a cohesive look and feel to the prominent site location at Trinity Point. Tourism is a land use with special needs. Aside from people wanting to enjoy a location for its natural beauty people are attracted to visit locations that house an iconic built form. For this project to be successful and deliver on the direction of Council's strategic planning policies we need to create a strong desire for people to visit Trinity Point. Visitors will drive the success of the project and provide investment and jobs in the area. Iconic architecture is important to help achieve this.	EIS Appendix E, <i>Architectural Design Report</i> , from Koichi Takada Architects discusses the intent of the design and the justification for the proposed building heights.

Issue	Response in correspondence dated 22 October 2021	How the issue is to be examined in the assessment process
Helicopter operations		
<p>The approved helicopter operations do not allow for increased building heights and residential occupation. A current Helicopter acoustic and safety assessment report is now required to address the potential noise and safety impacts on the proposed building plan. The report must:</p> <ul style="list-style-type: none"> • Be conducted and prepared by a qualified acoustic consultant • Be conducted according to Australian Standards. • Provide an acoustic and safety report which impacts on the 6 proposed buildings according to the approved helicopter flight paths. 	<p>The SEARs require Johnson Property Group to address the impacts on the adjacent helicopter landing site and on any existing flight paths. We have a specialist qualified consultant to address this requirement. We advise that there are no changes proposed to the helipad operations from that approved in 2019 by the NSW Land and Environment Court. The approved helicopter operations do not allow for flights over the residential areas (at any height), flight paths are restricted to over the water only. These requirements will be adhered to.</p>	
<p>The helicopter acoustic report must:</p> <ul style="list-style-type: none"> • Be current and conducted on site • Use a twin engine helicopter and loaded accordingly to ASA standards • Provide a comprehensive acoustic and safety level report which directly affects the proposed buildings adjacent to the approved flight paths. Include in the report the noise levels, horizontal and vertical heights across the proposed buildings when taking off and approaching the helipad in the variable wind conditions • Allow for the community to be present when acoustic testing is undertaken 	<p>Noise modelling, with respect to helicopter noise, has been assessed and approved in previous applications. Using the approved results, a noise consultant will consider if there is any additional impact on residential receivers from within the proposed development.</p>	<p>Noise mitigation measures proposed will enable the proposal to comply with noise criteria.</p>
Social and environmental impact		
<p>The SEARS report should address the following issues: The expected increase in the resident population resulting from this proposal</p>	<p>We understand your concern, this will be addressed by the Social Impact Assessment in the Environmental Impact Statement.</p>	<p>EIS Appendix N, report titled <i>Social Impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group details the proposed increase in population with approximately 220 residential apartments (157 already approved). In Morisset Park there is currently a community of approximately 740 people (2016 ABS). The proposal is for an additional 61 apartments, possibly in the range of 60 to 200 people additional people at the site (this depends on if everyone lives there all the time).</p>
<p>Access to recreational facilities for all age groups in the local population. The Concept Plan does not appear to include any on-site playgrounds, parks, playing fields, swimming pools or access to the Lake for small vessels not moored at the marina. It should be noted that there is currently very little such infrastructure in place in Morisset Park, including boat launching facilities.</p>	<p>A range of benefits for the wider community are being considered as part of the redevelopment, these include:</p> <ul style="list-style-type: none"> • The addition of a lake-based tourist site for visitors to enjoy Lake Macquarie • The creation of jobs, both directly on site to staff the restaurant and hotel, and to build the redevelopment • Facilities on site for the community such as the restaurant which provides takeaways as well 	<p>The <i>Social impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group details the proposed recreational facilities. The facilities include:</p> <ul style="list-style-type: none"> • two restaurants • a business centre • a small convenience centre • upgrading of the public reserve at Bluff Point • community seating and walkway around the site • a day spa for anyone to book into.

Issue	Response in correspondence dated 22 October 2021	How the issue is to be examined in the assessment process
	<p>Johnson Property Group would be conditioned, similar to it's completed Trinity Point residential subdivision, to pay monetary contributions to Council towards Council's delivery of local roads and public transport facilities, local open space and recreation facilities, and local community facilities.</p> <p>The Social Impact Assessment will provide further clear advice on this.</p>	<p>The <i>Economic impact Assessment</i> by Hadron Group considers positive construction economic impacts (jobs, local investment) and then the creation of 398 jobs within the function centre, restaurants and hotel).</p> <p>Discussions with Lake Macquarie Council have considered the issue of recreational facilities, this is described in Section 4 of the Consultation Report. The Consultation Report Section 4 regarding engagement with Lake Macquarie Council summarises contributions towards local roads and footpaths and other facilities.</p>
<p>Currently there is only one small boat ramp in Morisset Park with very limited trailer parking available</p>	<p>We note your concern. Lake Macquarie Council is the decision-maker for boating access to the lake. We note that in early October 2021, the Council announced the completion of upgrades to the Balcolyn boat ramp that was jointly funded by Council and Transport for NSW (through the NSW Boating Now program). We also note that Johnson Property Group is contributing from its other project in Cooranbong around \$1.68 million to Council to be put towards local boat ramp and jetty upgrades. This is in addition to any contributions allocated by Council that have already been paid by Johnson Property Group as a result of the completed Trinity Point residential subdivision. We have been advocating for these funds to be spent on boat ramp and jetty upgrades in the Morisset Park area.</p>	<p>No change to this assessment.</p>
<p>The old swimming pool adjoining the Trinity Point site to the south is derelict. Given the recent shark attack nearby and multiple shark sightings in the Lake, the issue of safe swimming at the site needs to be addressed, preferably by the rehabilitation of the old, enclosed lake swimming pool.</p>	<p>Johnson Property Group has long been enthusiastic about working with Council to restore the sea baths at Trinity Point, inclusive of shark netting, and to dedicate this new restored facility to Council for community benefit. Concept plans were presented to Council in circa 2017. This discussion with Council will continue and we are hopeful for a positive outcome for the Lake Macquarie community.</p>	<p>Johnson Property Group wrote to Lake Macquarie City Council on 28 February 2022 detailing their commitment to restore the public sea baths. The letter included JPG's plan to:</p> <ul style="list-style-type: none"> reinstatement of the Sea Baths to the south of the site with the Sea Baths to be transferred to Council ownership on completion for public use once reinstated upgrade the foreshore adjoining the sea baths to create a significant community space for interaction with the Sea Baths.

Issue	Response in correspondence dated 22 October 2021	How the issue is to be examined in the assessment process
The impact on other infrastructure of an increase in the resident population. This would include power supply, internet connections, sewage, control of run-off into the Lake, road access plans in the event of bush fires impinging on the site and access to public transport. While the actual site is not listed as bush fire endangered, the access roads to Morisset Park are.	We understand your concern, this will be addressed in the Environmental Impact Statement.	EIS Appendix N, report titled <i>Social Impact Assessment Trinity Point Mixed Use Development</i> by Hadron Group analyses the impact of the proposal on local infrastructure. Appendix M of the EIS details on-site sewage management and Appendix K addresses stormwater management.
The residential proposal does not appear to address the issue of trailer boat storage for new residents, as underground parking for trailer boats is unlikely to be suitable. The existing residential areas of Trinity Point already have trailer boats parked in the street.	We understand your concern, this is considered consistent with Council's Development Control plan and addressed by the traffic and parking studies and the Social Impact Assessment in the Environmental Impact Statement.	The proposed development does not propose parking facilities for trailer boats.
Road access to Trinity Point is limited. An increase in residential numbers places greater stress on roads. In the event of a bushfire emergency impacting on Fishery Point Rd, the SEARS report must address what plans would be enacted to safeguard the vastly increased resident population.	We understand your concern, this will be addressed by the Traffic Impact Assessment in the Environmental Impact Statement.	The <i>Traffic Impact Assessment</i> by the Transport Planning Partnership, details road access logistics for Trinity Point, including in the event of a bushfire.
The combining of two former Development Applications (one each for a tourism development and a residential development) into one DA seems strange. It appears that the intent of the new Concept Plan is to combine these into one, although the environmental, social and economic impacts of each are quite different.	Precinct planning that incorporates multiple land uses is a normal part of the planning process. The Environmental Impact Statement will address all the impacts together rather than some of the impacts should we split the application into several parts. This proposal seeks approval of a Concept Plan. Further development applications for each individual component of the development will be required to be submitted consistent with any Concept Plan determination.	No change to previous advice.
Other issues raised		
The developer should address the two proposals separately	Please see above.	No change to previous advice.
The latest data on projected sea level rises should be mapped on the proposal, particularly as they affect the low-lying northern part of the site. Inundation maps for Lake Macquarie show that, under a high greenhouse emission model, the entire northern part of the Trinity Point site will be under water by 2050.	We understand your concern; this will be addressed in the Environmental Impact Statement	The <i>Flood Impact</i> report by Molino Stewart analyses projected sea level rises and how the proposal has planned for this.

Issue	Response in correspondence dated 22 October 2021	How the issue is to be examined in the assessment process
Development Application		
We note that the NSW Audit Office has recently stressed the need to emphasise the impact of climate change on land use planning. The low-lying nature of this site and the high probability of the Lake Macquarie shore being impacted by rising sea levels, together with the impact of increasing east coast low weather events, mean that climate change impacts on this site must be taken much more seriously than has been the case to date.	We understand your concern; this will be addressed in the Environmental Impact Statement	The EIS report addresses the affect of climate change on planning and how the proposal has planned for this.
Underground parking for the tourism development would already be below sea level and is likely to require continuous pump out. How would waste water be managed?	We understand your concern; this will be addressed in the Environmental Impact Statement.	The Flood Impact Assessment addresses the maintenance of the underground carpark.
The environmental assessment must include a detailed analysis of indigenous heritage of the site, including examination of existing middens and the impact of excavation on the integrity of the site's indigenous cultural heritage.	We understand your concern; this will be addressed in the Environmental Impact Statement.	Aboriginal Cultural Heritage Assessment details the indigenous heritage of the site.
The site impinges closely on the foreshore reserve which retains some of the site's original vegetation. The impact of large scale development in close proximity to the foreshore reserve must be carefully assessed to exclude any further degradation of the original flora.	We understand your concern; this will be addressed in the Environmental Impact Statement.	The proposal has allowed setbacks to ensure the preservation of the foreshore. The EIS Section 7.3 and Appendix J of the EIS considers the impact of the development on the surrounding environment and foreshore vegetation.
All landscaping of both the tourism and residential sites must use local, endemic species in order to provide as much habitat as possible for native birds and other fauna.	We understand your concern; this will be addressed in the Environmental Impact Statement.	The <i>Landscape Concept DA</i> by Terras Landscape Architects discusses planned site landscaping. This includes a mix or native and exotic flora
What environmental offsets is the developer proposing for the loss of habitat caused by the clearing of the site?	Again, we understand your concern and note this will be addressed in the Environmental Impact Statement.	No environmental offsets are proposed given there is no loss of critical habitat.

Appendix C - Information boards on the Proposal November 2021



TRINITY POINT
LAKE MACQUARIE

16th November 2021

To the community interested in the Trinity Point site,

We have been thinking about this site and how to make it a regional success for a long time.

The NSW Government approved the concept plan on 5 September 2009 and the first applications for the site were approved by the Regional Planning Panel 5 May 2016 for a range of hospitality, residential and tourism uses.

Government required an employment and tourist site here. We tested this with the pop-up restaurant 8@Trinity and the community has responded incredibly positively. We now serve up over 3000 meals over four days, each week. The community has told us and showed us that this site has huge potential.

The site at Trinity Point should meet two needs – both for the community and a commitment to sustainability.

Let's start with the community. Apart from this being a lovely site to visit, employment is a big factor. We employ 75 staff currently and we are investing in training and upskilling our local community. The proposal would provide in the vicinity of 350 jobs.

The site is perfect for important events such as weddings and functions. Generations come together at this place to celebrate their milestones.

The proposal can provide a regional asset of huge community value. People are coming to the region to invest and spend.

Now regards to the site. We had to go back to the drawing board.

Since COVID we took the opportunity to listen to government and the community on placemaking and sustainable design. The proposed new buildings reflect modern engineering and technology – this is appropriate in light of today's fierce debate around the need to act on greenhouse emissions reduction.

The approved plans don't create a distinct and unique sense of place. And they don't accommodate the range of community activities we can support in both small and larger spaces. I believe the new plans reflect these objectives.

I invite you to explore the proposal with us, challenge us, contribute and feedback. Good design is a result of ideas and contribution. I want to meet anyone and everyone to share ideas on making a successful place. The QR code below takes you to the website.

It's a privilege to be a part of this community. I deeply value the community interaction and celebration that is part of Trinity Point now.

Yours sincerely

Keith Johnson



Appendix C - Information boards on the Proposal November 2021

Trinity Point Planning Community Information

Introducing the Proposal

A concept plan is currently approved for Trinity Point that includes residential and tourism land uses. This is shown below and Johnson Property Group is resolved that the design could be so much better. An updated design has been considered, to improve community views through the site, have buildings with sustainable features and enhanced community open space. Trinity Point would remain a tourism and residential site, but with improved environmental and community outcomes.



An invitation to you

As an important part of this, you are invited to consider the proposal. All issues raised by the community need to be carefully considered as part the site's design and assessment.

What land uses are included in this proposal?

The Trinity Point tourism precinct is planned to include a luxury hotel, restaurants and a function centre, gym, wellness centre including day spa, business centre, small convenience store and pool.

At this stage approximately 220 residential apartments are proposed. This is an additional 61 apartments over the number of apartments already approved for Trinity Point.

What are the next steps?

Johnson Property Group is working on the detail and the design will evolve and improve. Specialist consultants will analyse all the issues and possible impacts and document these in an Environmental Impact Statement and amendment to the Local Environment Plan.

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TRINITY POINT
LUXURY RESIDENCES

Appendix C - Information boards on the Proposal November 2021

Trinity Point Planning Community Information

Introducing the Proposal

Currently approved



Proposed



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TRINITY POINT
LAKE MACQUARIE

Appendix C - Information boards on the Proposal November 2021

Trinity Point Planning Community Information

Starting Afresh

An Australian firm called Koichi Takada Architects was chosen to develop new site concepts.

They have taken inspiration from nature for the site design. The design aims to 'naturalise' the architecture with curving rooflines and sustainable features.

Other Koichi Takada designed developments include Urban Forest in Brisbane and Sunflower House in Italy.

A change in the site layout

The existing concept design is shown below. There are three long buildings in front of Trinity Point Drive that essentially remove much of the community views through the site. JPG has concluded that this design doesn't reflect the quality and sustainability required at Trinity Point.

A new layout provides views through the site to the water. The hotel and restaurant now 'greet' the Marina and the foreshore and buildings are not forming a 'wall' along Trinity Point Drive.



- Important setbacks from the foreshore remain preserved
- Proposed mix of land uses is the same
- Various public views through the site to the water

- The hotel and restaurant have a stronger interface with the marina
- Parking is consolidated to select locations – next to the hotel
- Public access through and around the site remains encouraged and enhanced

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LIFE MAGNIFIC

Appendix C - Information boards on the Proposal November 2021

Trinity Point Planning Community Information

A Change in the Shape and Design of the Buildings

The buildings are proposed to change from box like structures (see the currently approved on the left), to curved shaped buildings. The new curved buildings would achieve much greater sustainability outcomes – energy, solar, water, vegetation.



What would the development look like from the water?



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TRINITY POINT
LAKE MACQUARIE

Appendix C - Information boards on the Proposal November 2021

Trinity Point Planning Community Information

Facilities for Community Use

Creating additional ground level public space is one of the objectives of the new scheme. The foreshore also needs to be accessible and protected. The approved concept on the left has less opportunities for open space than the new design to the right.

Currently approved



Proposed



A range of public benefits are planned:

- A lake-based tourist site for visitors to Lake Macquarie
- The creation of jobs, both directly on site to staff the restaurant and hotel, and to build the redevelopment
- Facilities for the community such as the restaurant that also provides takeaways
- The marina provides access to all boat users
- Ongoing maintenance of the public reserve and ongoing protection of the foreshore
- The restoration of Bluff Point
- Community seating in public spaces including Bluff Point
- Johnson Property Group has long been enthusiastic about working with Council to restore the sea baths. This discussion continues.
- Contributions through Council towards local public transport facilities, open space and recreation facilities and contributions towards further upgrades of the intersection of Fishery Point Road and Macquarie Street.



Bluff Point – to be restored and enhanced



Artist's impression of an upgrade of the sea baths being discussed with Lake Macquarie Council

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TRINITY POINT
LAKE MACQUARIE

Appendix C - Information boards on the Proposal November 2021

Trinity Point Planning Community Information

Sustainability

Ecological sustainable development has been a strong part of the development of the new site proposals.



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LAKELANDS

Appendix C - Information boards on the Proposal November 2021

Trinity Point Planning Community Information

Traffic and Parking

- Traffic and parking is an important community issue.
- A traffic and transport consultant is currently undertaking traffic modelling to ensure we clearly understand traffic and parking impacts. The traffic and transport consultant will:
 - Examine existing traffic volumes
 - Consider the traffic and parking needs that would be generated by the proposal
 - Consider the impact of that traffic on local streets and roads including Trinity Point Drive, Morisset Park Road, Fishery Point Road and on the state road network.

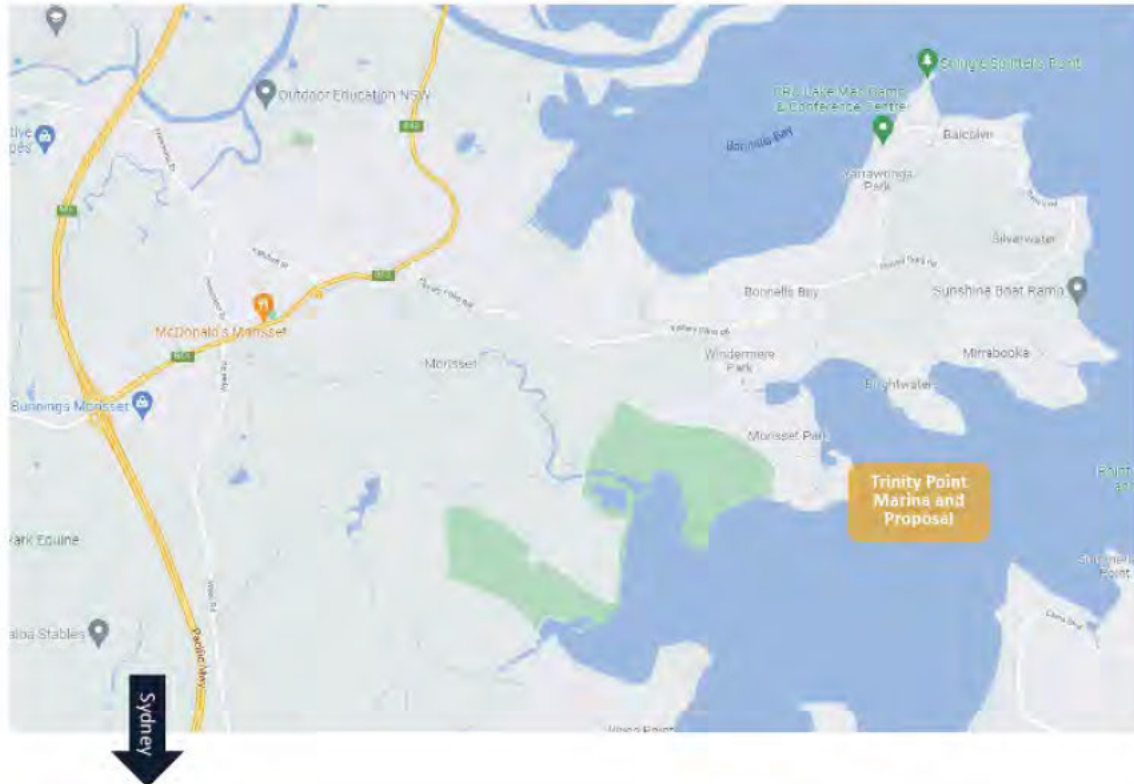
- Discuss the proposal and traffic and parking related issues with Transport for NSW and with Council.

The traffic studies will include the volume of traffic that is possible from the proposed restaurant, hotel, function facilities and residential apartments.

When will this information be available?

This information will be available early in 2022.

This will ensure there is a clear understanding of the potential traffic, transport and parking impacts. This report will be submitted as part of the Environmental Impact Statement and be available to everyone.



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ILLAWARRA

Appendix C - Information boards on the Proposal November 2021

Trinity Point Planning Community Information

The Application Process

Johnson Property Group is preparing the application. Established in 1998, Johnson Property Group is one of the largest privately-owned developers of residential land in New South Wales.

A range of specialist consultants are engaged, including traffic planners, visual assessors, heritage and social planners.

An application will be made to both Local and State Government.

State Government Planning Process



Local Council Planning Process



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LIFE. INSPIRATION.

Appendix C - Information boards on the Proposal November 2021

Trinity Point Planning Community Information

Contact Us

We welcome your thoughts and input. You can make a submission now to the planning team. You can also make further submissions to the State Government when the Environmental Impact Statement is on exhibition.



More information?

- Go to the website – using the QR code
- Or trinitypointplanning.com.au
- Register for updates on the website as well



Send us your ideas, issues and concerns in a submission?

Email community@trinitypoint.com.au

The State Government has a website page on the project and you can register to receive updates from the Department of Planning

The State Government planning website is at www.planningportal.nsw.gov.au/major-projects/project/42736

It is called Trinity Point Mixed Use Development.

You can click the button 'Notify me'.



Lake Macquarie Council will have a website page for tracking the proposal, when it has been submitted. We will provide this to community.

Do you want to discuss the proposal with the engage team?

Please use **1300 888 888** and ask to speak the community engagement team for Trinity Point redevelopment.

Next steps

We welcome the opportunity to meet with any groups who are interested in further discussions.

NOVEMBER 2021



Appendix D - Meeting consultation log

Stakeholder	Date	Purpose & general issues
NSW Department of Planning and Environment (NSW DPE) (Kieran Thomas, Louise Starkey, Emma Butcher)	19 April 2021	Virtual briefing of proposal
Lake Macquarie City Council (LMCC) (Glenn Bunny, Elizabeth Lambert, Amy Regado)	13 May 2021	Onsite briefing of proposal
LMCC (Glenn Bunny and Elizabeth Lambert)	11 June 2021	Discussion regarding planning authority
NSW DPE (Kieran Thomas, Louise Starkey, Emma Butcher) and Lake Macquarie City Council (Amy Regado)	5 August 2021	Virtual scoping meeting
NSW DPE (Marcus Ray, Kieran Thomas)	12 August 2021	Virtual briefing of proposal
LMCC (Glenn Bunny, Amy Regado)	20 August 2021	Discussion regarding Planning Proposal
NSW Government Architect	20 August 2021	Request for briefing of State Design Review Panel
Transport for NSW (TfNSW) (Damien Pfiffer)	23 August 2021	Request meeting to brief on proposal and to discuss linking into Morisset transportation study
LMCC	31 August 2021	Email introductory letter to Mayor, 12x Councillors, CEO, Deputy CEO, Director Built and Natural Assets
Greg Piper MP	31 August 2021	Email introductory letter
The Hon Joel Fitzgibbon MP	31 August 2021	Email introductory letter
Gladys Berejiklian MP	1 September 2021	Email introductory letter and copy of Newcastle Herald Page 1 Exclusive
John Barilaro MP	1 September 2021	Email introductory letter and copy of Newcastle Herald Page 1 Exclusive
Dominic Perrottet MP	1 September 2021	Email introductory letter and copy of Newcastle Herald Page 1 Exclusive
Rob Stokes MP	1 September 2021	Email introductory letter and copy of Newcastle Herald Page 1 Exclusive
Stuart Ayres MP	1 September 2021	Email introductory letter and copy of Newcastle Herald Page 1 Exclusive
Geoff Provest MP	1 September 2021	Email introductory letter and copy of Newcastle Herald Page 1 Exclusive

Stakeholder	Date	Purpose & general issues
Taylor Martin MLC	1 September 2021	Email introductory letter and copy of Newcastle Herald Page 1 Exclusive
Katherine O'Regan (DANTIA)	1 September 2021	Dantia contacted requested briefing
NSW DPE (Kieran Thomas, Louise Starkey, Emma Butcher)	2 September 2021	Copy of Newcastle Herald Page 1 Exclusive
NSW DPE (Kieran Thomas, Louise Starkey, Emma Butcher)	2 September 2021	Copy of Newcastle Herald follow up article
TfNSW (Damien Pfiffer, Liz Smith, Paul McLaughlin)	2 September 2021	Follow up requesting meeting to brief on proposal and to discuss linking into Morisset transportation study
TfNSW (Damien Pfiffer)	2 September 2021	Phone discussion regarding meeting and email briefing note
TfNSW (Liz Smith)	2 September 2021	Phone discussion regarding meeting
LMCC (Amy Regado)	3 September 2021	Discussion on Planning Proposal
DANTIA (Katherine O'Regan)	7 September 2021	Virtual Briefing
Ray Williams MP (on behalf of Premier)	8 September 2021	Written response to Gladys Berejiklian MP introductory letter (1/9/21)
LMCC (Amy Regado, Wes Hain, Iain Moore)	9 September 2021	Discussion on Planning Proposal
Regional NSW (Chris Hanger, Deputy Secretary, Regional Development Alison McGaffin, Regional Director for the Hunter and Louise McMeeking, Director North Coast Regional Development)	14 September 2021	Virtual Briefing
TfNSW (Damien Pfiffer, Liz Smith, Ben Konetschnik, Kate Leonard, Masa Kimura); LMCC (Elizabeth Lambert)	17 September 2021	Virtual Briefing to discuss Morisset Transportation Study and introduce appointment of TTPP as project traffic planners
Amanda Choularton (Senior Policy Advisor - Office of the Hon Stuart Ayres MP)	17 September 2021	Minister Ayres requested we give briefing of Chief of Staff and Senior Policy Advisor on behalf of Minister

Stakeholder	Date	Purpose & general issues
LMCC (Elizabeth Lambert, Amy Regado, Wes Hain, Kate Davies)	17 September 2021	Johnson Property Group discussed with Council the project, the consultation with stakeholders and the community up until the meeting. Council recommended to JPG for: <ul style="list-style-type: none"> • Consultation to be undertaken both online and offline • Engagement with local community groups on Facebook • JPG to hold a stall at the local Morisset markets • JPG to brief the local member, Greg Piper • JPG to inform the community details about the EIS and when it will be accessible to the public • The newsletters to be distributed to a wider area, to include areas such as Summerland Point.
LMCC (Mayor Fraser, Councillors Belcher, Langford, Cubis, Harrison, Morven Cameron, Glenn Bunny, Elizabeth Lambert, Amy Regado, Wes Hain)	20 September 2021	Copy of Community Newsletter
Greg Piper MP	20 September 2021	Copy of Community Newsletter
Rosmairi Dawson (West Ward Candidate)	22 September 2021	Responding to Facebook post. Offer to brief new proposal.
Rosmairi Dawson (West Ward Candidate)	27 September 2021	Virtual Briefing
DPE (Emma Butcher)	27 September 2021	Sought information regarding how to engage with MPDAG
DPE (Emma Butcher)	28 September 2021	Contact MPDAG via email address
DPE (Emma Butcher)	28 September 2021	Clarification on SEARS requirement "Access Impact Statement"
Amanda Choularton (Minister Ayres)	29 September 2021	Follow up to arrange briefing
State Design Review Panel (Brooke Matthews)	29 September 2021	Updated submission dates for State Design Review Panel presentation
DPE (Emma Butcher)	29 September 2021	Seeking ETA on Subsidence Advisory NSW advice
State Design Review Panel (Brooke Matthews)	30 September 2021	Earlier SDRP appointment available if required
State Design Review Panel (Brooke Matthews)	6 October 2021	Clarification on Design package
Amanda Choularton (Minister Ayres)	10 October 2021	Arrange briefing
DPE (Emma Butcher)	11 October 2021	Subsidence Advisory NSW update
Amanda Choularton, Michael Haynes (Minister Ayres)	14 October 2021	Briefing

Stakeholder	Date	Purpose & general issues
DPE (Emma Butcher)	14 October 2021	Subsidence Advisory NSW referral
LMCC (Amy Regado)	14 October 2021	Request for traffic survey data held by Council
DPE (Daniel Simpkins)	19 October 2021	Request for briefing on Planning Proposal
State Design Review Panel	20 October 2021	Presentation
LMCC (Wes Hain)	20 October 2021	Request for briefing on Planning Proposal
LMCC (Amy Regado)	20 October 2021	Update re traffic survey data held by Council
TfNSW (Liz Smith)	22 October 2021	Request for follow up briefing, including discussion on preliminary trip generation results, impacts on the State Road network and traffic counts and modelling.
TfNSW (Liz Smith)	26 October 2021	Response to confirm briefing
State Design Review Panel	4 November 2021	Minutes from meeting
TfNSW (Liz Smith, Ben Konetschnick, Masa Kimura)	5 November 2021	Follow up briefing
State Design Review Panel (Brooke Matthews)	9 November 2021	New State Design Review Panel meeting request
LMCC (Glenn Bunny)	10 November 2021	Discussion regarding contributions to State Road network
LMCC (Wes Hain, Iain Moore, Breanne Bryant)	10 November 2021	Meeting to discuss Planning Proposal
State Design Review Panel	10 November 2021	New Meeting - 2 March 2022
DPE (Daniel Simpkins, Daniel Starreveld); LMCC (Wes Hain, Iain Moore, Breanne Bryant)	11 November 2021	Email with program flowchart, community newsletter 2, and new Trinity Point webpage
LMCC (Glenn Bunny, Elizabeth Lambert, Amy Regado)	11 November 2021	Email with program flowchart, community newsletter 2, and new Trinity Point webpage
Biodiversity and Conservation Division (BCD)	21 February 2022	Brief BCD on the proposal and assist in their assessment of BDAR waiver
Biraban and Bahtabah Local Aboriginal Land Councils and Registered Aboriginal Parties		<i>Consultation log detailed in Historical and Aboriginal Heritage report</i>

Appendix E - Community newsletter one, September 2021



TRINITY POINT
LAKE MACQUARIE

TRANSFORMATIVE TOURISM DESTINATION FOR LAKE MACQUARIE



Image: architectural impression

A luxury regional destination is in the planning process, with the aim of revitalising the Trinity Point foreshore.

Over the last 15 years, Johnson Property Group has been working on a site that would deliver a unique and iconic attraction for Lake Macquarie.

Since previous consultations with the community the proposal has been updated, which we are pleased to share with you today. This updated project would deliver a greater level of sustainability for Trinity Point.

JPG continues to propose a tourism and mix-used destination.

The proposal is for a luxury 220 suite hotel, two high-end restaurants, function centre, day spa, pool and 218 waterfront apartments.

The project would create more than 400 jobs through construction and 200 jobs to then service the hotel and restaurants in the long term. Where possible, local employment is important to the Group.

JPG has invested more than \$150 million into the local economy through phases one and two of the Trinity Point project. This proposal would require a further investment of \$720 million.



Image: artist impression of view from hotel to the marina

Trinity Point Community Engagement September 2021

Appendix E - Community newsletter one, September 2021



TRINITY POINT
LAKE MACQUARIE

The proposal is committed to delivering an iconic design and an environmentally-leading tourism destination for regional New South Wales. It would showcase the area's greatest quality – Lake Macquarie.

The design and environmental plans for the proposed tourism destination aims to set a benchmark for the region. The six buildings are soft hill shapes, covered with green roofs, solar panels and more – designed by Australian firm Koichi Takada Architects.

The Trinity Point project is planned to be highly sustainable. It has features that make it a carbon neutral and energy self-sufficient project.

The green roofs are covered with plants. This creates a cooling effect and, together with layers of solar panels, will help generate the development's energy needs.

The proposal builds on the popularity of the current Trinity Point development – the sold-out holiday housing estate, high-end 8@Trinity restaurant and the first stage of the marina.



Images: current marina and footpaths

Trinity Point Community Engagement September 2021

Next steps

This project is considered a 'State Significant Development' to be considered by the State Government. It also requires local Council approvals.

Johnson Property Group has provided a scoping report to the Department of Planning, Industry and Environment, to request The Secretary's Environmental Assessment Requirements. These Requirements are then addressed in an Environmental Impact Statement.

To download a copy of the Scoping Report, visit the Department's website at

<https://www.planningportal.nsw.gov.au/major-projects/project/42736>

The planning pathway will be subject to extensive and transparent examination by the State Government and Council. JPG has commissioned specialist consultants to publicly advise on all the environmental considerations of the proposal and other issues of interest to the Government and community. These will be presented in the Environmental Impact Statement, planned to be exhibited early in 2022 so that all interested parties can express their views.

We want to hear from the community. Your feedback on the proposal and any ideas or issues you may have is important to us.

To contact the team

Call us: 1300 888 888

Email us:
community@trinitypoint.com.au

Visit us: www.trinitypoint.com.au/future-planning/

Appendix F - Community newsletter two, November 2021



Image: architectural impression of the Trinity Point redevelopment proposal

This is the second newsletter to discuss updates for planning for the Trinity Point proposal. This document includes information on:

- the next steps in the environmental assessment of the proposal
- more community information in a Trinity Point planning website
- some of the community ideas, issues and concerns raised to date
- a community information session on Sunday 21 November at Trinity Point
- a separate application by Johnson Property Group for Stage 2 of the Marina

Next steps in the environmental assessment for the Trinity Point redevelopment

On 24 September 2021, the Department of Planning, Industry & Environment issued the Secretary's Environmental Assessment Requirements for the Trinity Point State Significant Development. They are abbreviated as 'SEARs' and they provide direction on a range of studies required of Johnson Property Group including:

- The form of buildings, their design and how to assess this
- The need to consider public spaces and landscaping choices
- The visual impact for the community
- Residential amenity
- Social impacts
- Transport and accessibility
- Impacts on biodiversity
- Flooding, stormwater and drainage considerations
- Noise and vibration impacts
- Heritage considerations

A proposal for the Marina Berths - Stage 2 of the approved concept

188-berths have been Concept approved by the State Government for Trinity Point, to be constructed across a minimum of two stages. The construction of Stage 1 of Trinity Point marina was completed in early 2019 and the marina started operating in April 2019. The marina currently consists of 94 berths, a wave attenuator, fuel jetty, and associated marina building (including marina amenity facilities), carparking and landscaping.

The stage 2 proposal is to extend the marina by a further 94 marina berths, extend the wave attenuator and reorientate the fuel wharf.

This proposal is occurring at the same time as the Trinity Point redevelopment; however, it is a separate proposal from the land redevelopment. This marina extension will be assessed by Lake Macquarie Council.

Appendix F - Community newsletter two, November 2021



TRINITY POINT
LAKE MACQUARIE

What we are hearing from the community

Community members have been emailing and calling our contact line. Feedback and discussions so far include on the topics of:

- Traffic and transport impacts
- The height of the buildings
- Can the site employ local people?
- The need for additional boating ramps
- Questions over changes in community makeup
- Questions about:
 - Project timeline
 - Community engagement
 - Any changes this proposal may incur for the proposed helicopter flights

Trinity Point Planning website

There are lots of questions being asked and as a result a website for the two proposals for Trinity Point is now live.

The website contains information on the:

- the Trinity Point redevelopment,
- the Stage 2 Marina proposal,
- some initial Q&A that may be helpful to the community
- a range of community investment activity currently being undertaken by Johnson Property Group in south-west Lake Macquarie

Please visit the website at:
<https://trinitypointplanning.com.au/>

Information day at Trinity Point



Johnson Property Group will be holding an information day on site at Trinity Point on Sunday 21 November from 9am to 1pm. All are welcome.

The information tent will be next to the car park at Trinity Point. Come along to see what the project is about and provide your feedback and thoughts on the concept to the study team.

We will also be able to talk about the Marina proposal.

We look forward to seeing you there.



To contact the team

Call us: 1300 888 888

Email us: community@trinitypoint.com.au

Visit us: www.trinitypointplanning.com.au

Appendix G - State Design Review Panel Meeting Minutes

Session	Date	Discussion focus
One	27 October 2021	<p>Provided an introduction to the project and briefing on the development.</p> <p>Recommendations for the proponent to:</p> <ul style="list-style-type: none"> • enrich and deepen consideration and connections with Country; • retain and enhance the idea of 'corridors' that lead from the neighbouring streets to the lake, to provide clear and legible public access routes and provide a framework for visual and pedestrian permeability, that connect the existing neighbourhood towards the water; • provide a clearer hierarchy of spaces and a clearer public domain hierarchy; • reduce basement parking footprint with substantial increase in deep soil planting areas and more permeable surfaces, providing a framework for a landscape strategy that will accommodate landscape of scale, including tree canopy, in combination with landscape suitable to orientation, solar penetration and in response to wayfinding and legibility; • study the transition in form, scale and character from the site, across Trinity Point Drive and to the west; • consider varied built form arrangements including in height; • consider residential amenity and ADG considerations for residential buildings, including building separations relative to height and orientation, and potential for daylight, solar access, natural ventilation and privacy; and • illustrate integration in design of green sloping roof meeting the ground.
Two	8 December 2021	<p>Provided an update on the project and changes to revised concept following panel meeting one.</p> <p>Recommendations for the proponent to:</p> <ul style="list-style-type: none"> • reorientate and shift the built form of the four southern buildings to provide a strong and generous space between Buildings C and D as a permeable public access connection through the site from the neighbourhood in the west, east to the foreshore, and with variable and in some instances increased setbacks to the east; • reduce the extent of basement excavation to provide targeted and effective deep soil areas in desired locations that can facilitate tree canopy and landscaping that assists transition in scale, reinforce vistas and hierarchy of space and access and provide amenity; • improve legibility of a public access connection direct to the public forecourt at Trinity Point roundabout, increasing the volume of the void through Building B that provides visual connection from a public forecourt through to the east and increasing the separation between Buildings B and C to provide a widened boulevard legible access; • reduce the footprint, building length and height of Building F facing Bluff Point, with revised orientation (to 6 storeys), with built form presented as varied heights as topography and roof angles and orientations vary; • nominate a legible hierarchy of spaces, with consolidated primary public spaces and linkages, and more private communal residential areas between the southern three buildings and additional residential basement access point; and • reduce overall GFA (2000m² reduction in residential GFA) and capacity of certain land uses (capacity of function centre and restaurants from 1,500 to 900 seats), to assist on-site parking provision and in response to site strategy and design review recommendation.



Contact

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