



TRINITY POINT
LAKE MACQUARIE

Trinity Point Marina and Mixed Use Development

Proposed Helipad

FACT SHEET 1

WHY A HELIPAD?

Johnson Property Group (JPG) is proposing the inclusion of a helipad at the approved Trinity Point Marina and Mixed Use Development site at Morisset Park. This fact sheet outlines JPG's reasons for proposing a helipad, and gives a summary of anticipated uses, operators and clientele.

The approved Trinity Point Marina and Mixed Use Concept Plan comprises 188 berth marina, restaurant, café and outdoor dining, function centre, 65 room hotel, up to 250 tourist and residential apartments, and a range of recreational and commercial facilities. Recreational facilities will connect with surrounding Trinity Point reserve and is anticipated to create construction and operational jobs and stimulate the local economy and tourism industry. Trinity Point will deliver Lake Macquarie's first five star luxurious resort. The development has been in planning and consultation for over 10 years. Development approvals are now in place for the first 94 marina berths, 65 room hotel, restaurant, café and outdoor dining, function centre as well as 93 tourist apartments and 34 residential units. Works on the marina began this year, and will be operational during 2017.

Why does JPG propose a limited use helipad for the Trinity Point development?

The success of any tourism project is the ability to offer the broadest range of experiences possible. This might be due to its location near many other facilities that offer a range of attractions and options (such as the Gold Coast), or by offering diverse attractions and services on a single site and becoming a 'destination' in its own right.

Council has for many years sought to achieve a high standard of tourism for Lake Macquarie. With the announcement that Accor Hotels will be the operator of the Trinity Point hotel under its Pullman Brand, our goal is that it becomes the pinnacle tourism destination for Lake Macquarie.

To do this we not only need to offer the 5 - star services our competition offers, we need to exceed those.

The proposed helipad will be part of the overall range of site offerings that when combined will make a valuable contribution to the overall success of Trinity Point. Together with the approved uses, they work in synergy to create a destination, a point of difference and the ability to compete in the tourism market.

It will increase our ability to compete with other destination establishments with helicopter facilities and contribute to attracting new visitors and repeat visitors to the area.

It will increase accessibility from Sydney and diversify on-site services.

It will build prestige and market value, and attract quality commercial operators or partners to the site.

It will enhance our geographic connectivity and help us form part of a regional link with other quality Hunter destinations (such as with the vineyards and with the new cruiser terminal).

In doing so, it will strengthen the local economic benefits already projected to accrue from the approved Marina and Mixed Use Development (such as projected jobs), and help contribute to regional and Council aspirations for high end tourism in the City of Lake Macquarie.

Who will use the helipad?

The helipad is anticipated to be used mainly for tourism purposes, with transfers and day trips between Trinity Point and other locations in NSW, mostly likely Sydney and the Hunter Valley.

Helicopters accessing the helipad are expected to be primarily professional helicopter operators already providing commercial services from Sydney or the Hunter Valley. Private pilots who may own their own helicopter and are visiting Trinity Point may also request use of the helipad with permission granted if they and their craft fulfil CASA requirements and adhere to the helipad's "Prior Permission" and "Fly Neighbourly" policy and detailed operational, environmental and safety requirements. The helipad is not intended to be used for joy flights, and Robinson R22/44 helicopters are excluded (to encourage use of the helipad by experienced pilots).

Passengers are anticipated to include:

- hotel guests arriving and departing from the hotel;
- day trippers to Trinity Point or linking to the Hunter Valley or other regional destinations with Trinity Point as a stop;
- brides and wedding parties arriving for weddings;
- permanent residents undertaking business travel to larger centres;
- public speakers for conferences or guests for events; and
- private/corporate transfers for a range of uses.

How does the helipad fit in with the Trinity Point foreshore reserve?

The helipad is not located on Reserve land and does not impact on the Trinity Point Reserve Management Plan. It is noted the Reserve has considerable social, recreational, ecological, tourist and cultural values, and the proposal will not impact on these values. There has been community identification of the opportunity for JPG to reinstate the 'old baths' at the southern bluff in the Reserve. These discussions are currently occurring with Council but are unrelated to the Helipad proposal.

Creating a "Destination" facility

Services and facilities already approved for the Trinity Point 'destination' facility

- Residential accommodation
- Tourism accommodation
- Infinity pool
- Spa
- Marina
- Water sport
- Passive recreation and relaxation
- Functions
- Retail
- Dining
- Business centre.

Trinity Point is not located near any other tourism uses so must create the destination in its own right and to be competitive in the tourism industry. It must on its own create enough interest that people want to visit, and keep on visiting.

All the above services work together to create a dynamic destination – a helipad will add significantly to the mix.

How does it fit in with local or regional development strategy?

The Trinity Point location has been identified for the provision of tourism and related land uses, a long-term vision of Council. It is one of only a few tourism zoned destination sites with frontage to the areas greatest asset, the Lake itself.

This is reflected in the approved concept plan for the site and multiple development approvals recently received. Tourism forms part of policy objectives at both local (LMCC Lifestyle 2030) and State level (NSW State Plan and Hunter Region Plan).

For reasons outlined earlier in this sheet, a helipad strengthens the Trinity Point development's capacity to contribute to meeting these plans.

What are the benefits to local residents?

The proposed helipad will be part of the shore and water based tourism and recreational facilities at Trinity Point. It is not designed to operate independently of those facilities. Without the approved tourism facilities, there would be no need for the helipad in this location. The small number of movements being sought is adequate to cater for the market and make a contribution to the success of the overall project.

Local residents will have access to a world class resort and marina on their doorstep. A helipad and helicopter access improves the attractiveness of the facility to certain sections of the market and therefore enhances viability and vitality.

We acknowledge there is community interest, including concern, regarding the inclusion of the helipad, including questions regarding the need for it, especially against the perceived amenity risks to local residents. The benefits of the proposed limited use helipad to the overall tourism facility must be balanced against impacts. In particular the receiving environment needs to be considered in detail to determine if the arrival and departure of helicopters has any significant adverse impacts.

This question is twofold:

- the Environmental Assessment prepared for the project concludes that the limited use helipad can be developed with land use controls (including number of flights, types of helicopters, flight paths, times of operation) and management controls (including "Fly Neighbourly" procedures and Prior Permission procedures), which will effectively manage noise and other impacts (please see noise and helipad operations fact sheets); and
- the benefits discussed in this fact sheet are applicable to local, as much as wider City and regional, residents.

JPG, in recognition of the broader context of the site, has limited the number of flights and provided for integrated management of the helipad in conjunction with the approved marina.

Why do you keep changing your mind?

Planning, designing and navigating the approvals for a large scale multi-million dollar development hasn't always been easy, and we would be the last ones to say that we have always got it exactly right or that things always work out the way we want them to. We began consultation around concept planning for the project in 2007 and we passed through several design changes, approval processes and financial crisis challenges in that time.

One of our key aims has been to be balanced, to be fair, to be viable and to be responsive – to the expectations of the community, the demands of government, the opportunities of the market and the needs of the company and operators. At the base of it our intention is to get the best development that responds to what we know already, and that can adapt to the things we don't as they come our way.

In 2008, when we included the original helipad, community members expressed concern regarding noise amongst other things about the development. We made the changes that were right at the time, and the concept plan was eventually approved. During that time, we looked ahead and saw that our thinking around a helipad was not complete, and submitted the relevant documentation to enable us to keep it as an option, where it could be considered in the future on its own merits or impact.

SUMMING UP!

In short, JPG proposes a helipad to:

- Diversify site services;
- Build prestige and market position;
- Strengthen regional links and transport connections;
- Enhance existing economic benefits;
- Attract quality operators and partners;
- Contribute to Council tourism vision; and
- Become a 'destination' facility in our own right.

Need more information?

JPG is committed to ensuring accurate and up to date information about the proposed helipad is available to all interested community members. We have established a Community Information web page <http://trinitypoint.com.au/helipad> that has details around the environmental studies and consultation activities, as well as a series of fact sheets including:

- Fact Sheet 1 – Why a Helipad?
- Fact Sheet 2 – Noise, Helicopter Survey and Flight Paths
- Fact Sheet 3 – Helipad Operations
- Fact Sheet 4 – Public Access and Safety
- Fact Sheet 5 – Community Engagement

We welcome your questions and feedback. Please contact JPG on 8023 8888 or visit the above designated webpage and use the feedback form.