

I am lodging this submission as a concerned resident of the Shell Cove Community. The proposed Marina precinct changes submitted by Fraser Property are not in the best interests of the Shell Cove residents or the greater Shellharbour City. I object strongly to all aspects of the proposed changes to the Shell Cove Boat Harbour/marina precinct.

A number of issues that I have with the proposed changes and the increase in the number of dwellings are as follows.

- I am opposed to the increases in apartment building heights, the increased number of apartments, the provision for the hotel to become 30% residential and increased density of the remaining housing lots. The proposed changes to the apartments lack any type of architectural character. The original designs that are on display have a very coastal feel with three separate buildings placed in a saw tooth pattern, whereas what is being proposed now looks like a design that would be plonked in the middle of some large city. I feel that no thought has gone into the proposed changes to the apartment blocks and is not in keeping with what residents envisaged the marina area would be like and is not in keeping with the context and desired future character of the marina town centre. The proposed design is stripped of its architectural character, with the 3 buildings combined into one large mass, not in keeping with the surrounding estate. Another issue with the actual marina is the loading dock facing onto the car park which again is totally unacceptable.
- Essential services in our local area are already stretched beyond capacity. As reported in the media in the past few weeks, Wollongong hospital is in a critical situation from lack of beds and staff, as is Shellharbour Hospital. An increase in the total number of dwellings from 1238 to 1556 will stretch these hospitals even further. Medical centres are already virtually impossible to access on a day to day basis. Families with young children and the elderly are the most affected by this with it quite often taking at least a week to get a doctor's appointment. This is totally unacceptable and I therefore object to any increase in the number of dwellings to prevent further hospital and medical services overcrowding.
- This proposal and the increase by a third in the number of dwellings has not considered the already overcrowding of the two local primary schools and the one high school that the Marina precinct feeds to. Quality education cannot be provided when schools are stretched beyond their capacity. The educational needs of the local children need to be considered and for this reason I again object to the proposed change and increases in the number of dwellings.
- As well as hospital, medical centres and schools in the area suffering negative consequences as a result of changes made to the submission, the main precinct itself will experience extreme parking issues. The allocated 1 car space per 1 bed unit and 1-1/2 car space per 2-3 bed units is totally unacceptable in an area where most families would have at least two cars and this is not taking into account families with teenage children who would also possibly have their own car. Nominated parking overall is insufficient, with no parking allocated for the tavern, marina berth holders or their guests. Public transport in this area is sporadic, to say the least, and it is a community that relies mainly on cars to get to most essential services, shops, trains, place of work, etc. It is a totally inaccurate

assumption that the figures used to support Fraser's parking plan, are relevant to our community. With this lack of planning for adequate parking, there will be a huge over flow of cars onto the local streets to the detriment of all residents who have paid premium rates to secure land or homes in a so-called prestige area.

- Residents buying into the Marina precinct have been sold land based on the proposals in place since 2011. Land has been sold at a premium price and purchasers believed they were buying into a coastal development that was concerned with conservation and enjoyment of the natural resources of Shell Cove. Fraser Property has removed these commitments and with it have removed the understanding with which residents have purchased property in Shell Cove. This in itself seems to be a breach of promise made to all residents in the Shell Cove development. Fraser's original plans and commitments must be followed to ensure resident's rights are protected. My husband and myself purchased in Shell Cove to become part of a coastal community that will be based around a marina that that will follow the original guidelines of this area. We spend a lot of time at Sanctuary Cove on the Gold Coast and this is marina development that has got it right whereas Fraser Development, by increasing the total number and types of dwellings, and increasing building, apartment and hotel heights, have shown little or no regard or consideration for lifestyle impact on the residents of Shell Cove. This is in direct opposition to their marketing campaign. The proposed building and hotel heights are extreme and only suitable to major cities, not coastal towns trying to attract tourists to an area known for its natural beauty. I ask that these proposals be dismissed and Fraser Property be held accountable to the promises it has made to people buying into this area. While Fraser Property insists that their model at the Shell Cove land office has reflected these proposed changes for the past two years, this is just not true. I believe there has been lack of transparency with the community and inadequate discussion. There has been insufficient time for the community to voice their concerns about these changes. This lack of transparency is grounds enough to find sufficient cause to reject all changes that Fraser Property wishes to make to the marina precinct. With the concerns that I and many other residents have raised regarding Fraser Property's proposed changes to the Marina precinct, I would ask that you reject all changes. Fraser's have shown little regard to promises made to the community and has grossly underestimated the impact these changes will have on local resources, infrastructure and lifestyle to this community. As residents of Shell Cove, we have the right to expect the developer to do as they have promised and make this an area that we can be proud of and which will be a wonderful tourist destination, where residents and visitors can enjoy the natural beauty of the area without the high rise and problems of a large city.

Thankyou for your time in considering the objections of the local community.

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