

Our objections to the Shell Cove Boat Harbour Precinct Section 75W Modification / 08 August 2017
3.0 Concept Plan Modification follow:

1. The view that there is a higher demand for apartment living and attached dwellings (3.2) is an opinion not a fact. It will lead to greater congestion on the roads around the precincts themselves and for pedestrians walking around the town centre in particular.
2. The proposed removal of a maximum GFA and an increase in dwellings by 328 (3.2.1) will further exacerbate the congestion. Density is too great now (one only has to look at the current construction to the south of the proposed town centre).
3. The proposed increase in residential building heights throughout all precincts and the town centre (3.2.2) and the addition of many additional streets (3.5) are other contributing factors to downgrading the viability, enjoyment and comfort of those living in and visiting the marina area. This is further diminished by decreasing the active street frontages / pedestrian walkways in the town centre (5.2.1). I find it hard to believe that those putting the original proposal together did not have the figures for Pitt St Mall, King St Wharf, Cockle Bay, Circular Quay and Rouse Hill back then.
4. The increased number of dwellings, their increased heights, the increase in the number of streets (and their narrowness) will severely decrease solar access (5.2.4) for residents and visitors particularly during the colder months.
5. The removal of a GFA limit (5.2.3) is of particular concern as there could be no restrictions on the the oversupply of high and medium density constructions. Not too many years into the future the boat harbour precinct could easily resemble a ghetto.
6. An increased number of dwellings will lead to an increased number of residents and visitors. Thus the need for more open space (not less) is obvious (5.2.5).
7. Conclusions:
 - a. The Boat Harbour Modification plan is basically a completely new plan, much of which, I believe, was in the minds of those who proposed the original plan (see Pt. 3).
 - b. The proposal to increase the number of dwellings, their height and the number of streets, while decreasing the total area of public spaces and walkways will, I believe, have a limiting effect on people's enjoyment and use of the marina precinct.
 - c. One wonders whether this has all been decided anyway given that the sign on Harbour Boulevard just north of the proposed town centre already has the hotel at 11 storeys.

Yours sincerely

Chris and Cathy Miller