

I strongly object to the modified concept plans submitted by Ethos Urban on behalf of Frasers Property Australia.

The additional 278 dwellings will vastly increase the number of residents in the area. Given an average household to be around 4.5 persons, the increase in population for Shell Cove will be substantial.

Many residents such as myself, based our decisions to purchase land and build in the area on the 2013 Shell Cove Boat Harbour Concept Plan in good faith. We had to abide by the restrictions applicable to the dwellings under that plan, including the type of materials used, height restrictions and external colour schemes, so that our houses satisfied the aesthetic requirements of the 2013 Plan for Shell Cove. We also paid a premium to secure our land under the 2013 Plan and now pay local council rates that are well in excess of other surrounding suburbs for the benefit of enjoying what we were lead to believe was the overall plan.

The submission to modify the plan is nothing more than an attempt to reap in additional revenue by the Proponent.

The proposed increase in dwellings will have a devastating affect on the suburb and the local infrastructure. The two direct links into the Shell Cove town centre - Cove Boulevard and Harbour Boulevard (when completed) will not cope with the current proposed population growth, both streets are not wide enough as it is and parking will be at a premium. Residential block sizes have decreased with each new release and we have already seen that most families with SUVs and medium sized cars have trouble fitting onto their own piece of land. Some resort to parking on the curb or their front lawn.

There has been no consideration of the additional recreational boats either. Additional dwellings will mean additional recreational boats, which as is now the case, are parked on the street or on the front lawn of dwellings. This will only add to the congestion that currently exists in the narrow streets within the suburb. This will dramatically impact on access for emergency services.

There is also no consideration for the additional traffic congestion in respect of visitors either. Additional dwellings means additional visitors, over and above those just visiting the Marina.

The increased height limits would also have an adverse impact on other residences in respect of overshadowing. Purchasers of recently released land near the town centre, will be adversely affected.

There is nothing in the proposal that addresses the added impact on essential services, including waste removal (i.e. garbage truck access), hospitals and the 2 overcrowded local primary schools (Shell Cove and Shellharbour) and only local high school (in Flinders).

In respect of the proposed Hotel, it is obvious initial requests for expressions of interest have been falling short. The Proponent is therefore seeking to change the current approval in order to make the Hotel site more appealing. However, there is no consideration for those of us who will live in the surrounding area.

The submission to change the 2013 Plan must be declined.