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26 September 2017

Planning Services
Department of Planning & Environment
NSW Government
GPO Box 39
SYDNEY NSW 2001

Attention: Director – Modifications Assessments

Dear Sir,

Notice of Modification
Shell Cove Boat Harbour (MP 07_0027 MOD 1)

As a resident of Shell Cove I wish to object to the changes in the height of the proposed building in Shell Cove Marina precinct.

Vista: Shell Cove is a coastal town and the views contribute to the residents and visitors satisfaction and sense of a place and this should not be lost by overdevelopment. The urban coastal character should be preserved and protected by maintaining views and vistas of the ocean and escarpment.

Height of Buildings: Shell Cove is a residential area first and foremost, there are quite a few hotels, motels and apartments around the Shellharbour Council area that are serving visitors very well.

In other areas where waterfront is taken into account, such as places like Port Douglas QLD there is a restriction of 3 stories in the Waterfront area. In Fremantle WA since 2012 there has been a restriction of 3 stories and a maximum of 5. In Kiama (our next door neighbour on the coast) The Sebel Hotel, a 4-1/2 star is only 3 levels and they with a combination of other motels serve that area very well. In addition the Terralong Terrace Apartments in Kiama are 2 stories high.

If all these areas have building height restrictions and can accommodate the influx of tourists and visitors to their areas then we should be following their example. An 11 story hotel would impact on other “like” businesses in the area.

And in our closest City area of Wollongong, which is not a family residential area, the height of the Novotel Hotel is 10 stories high – so it is ridiculous to even contemplate an 11 story hotel in our area. With all the accommodation available in “close by” suburbs and towns it would seem to be very uneconomical to build an 11 story hotel in Shell Cove.

By overdeveloping and creating a “Surfers Paradise” persona you will change the footprint which will be too big for a small coastal town, you also erode the natural community feel of the area.

We are a seaside urban coastal town, not a major city. We expect daylight and sunlight to reach all 1 and 2 story buildings and we build our houses to reflect this.

Parking and additional housing: We are already experiencing parking problems in Shell Cove and if Frasers increase the housing by another 328 additional houses/units and also taking into account that Shell Cove Heights (another subdivision very close by) is producing 400 housing lots then the parking in narrow streets and shopping areas is going to become impossible for both residents and visitors.

In many cases the town house developments built by Frasers, are two story residences with a very small 2 car garage and in some cases a garage for 1 car only. Most residents today have 2 cars and a family often has more than 2, therefore parking in the street has become a huge problem in parts of Shell Cove already.

Overcrowding and increased traffic congestion will also impacts on access to the harbour area for residents and visitors.

Impact on the environment: With additional development the environment should also be considered, refuse and waste disposal, bird life, green space etc. There are very few waste disposal bins in Shell Cove parks and walkways at the present time and the Council have refused to look at this problem. The green spaces are not always well looked after and with the impact of more housing, more hotels, apartments and visitors to the area, the environment needs to be considered.

Comment: I am not opposed to development in our area nor am I opposed to a hotel or apartments in the Marina area, however, what I am opposed to is the height of the buildings being increased to ridiculous levels and extra housing cramped together to fit as many people into one area as the developers possibly can. [REDACTED]. The developers will leave the area and move on and the Council may or may not change in the future, but the residents, which consist of many young families with children and teenagers and many retirees all here to live in and enjoy this area.

Please don't allow building heights and extra housing to change the fact that we are living in a family environment or the fact that we are, after all, a seaside town on the south coast.

Yours faithfully

[REDACTED]

...I do not give political donations