

Objection statement

My objection is towards the increased height of the hotel complex and the increased height of the proposed apartment buildings on the marina precincts. The proposed height increases above what was previously approved will impact all existing residents. Residents in specific marina precincts and in neighboring areas will be impacted.

An important issue for me is the lack of consultation with the community. The marina project is long overdue but increasing urban density beyond what has been approved already is not what the community is looking for. Mistakes in this planning process could be un-reversible.

The development of Shell Cove in conjunction with Shellharbour council has been backed first by Australand, who passed ownership and development responsibilities to Frasers. My question for the approvers of this plan is asking if Frasers or the NSW government be responsible for the resultant community and social outcomes. ?

The over development of the Shell Cove Marina project will take away from the pending attraction of the marina and the over development will potentially have a negative impact on overall tourism which has been a key benefit of the marina project.

The ratio of single or duplex housing to apartment units is critical metric for a modern family friendly community, I urge caution before haste.

Ultimately when we look at some of the past planning projects where densification was the primary outcome then problems arose and exists today. For our community projects there is an expectation that state and local planners will restore confidence and integrity in the planning system, we're asking for a planning process that passes the community pub test.

Regarding infrastructure that will support the marina precinct residents, the streets throughout the marina precincts have been built for the current approved plans and any increased densification will induce additional parking and traffic problems. Infrastructure needs to be planned and managed in a way that meets community needs.

I am also encouraging the persons responsible for the approval of this modification to visit the site. In particular to inspect the apartments that are currently under construction in Anchorage Place with emphasis on potential parking and traffic issues. If a site visit can be organised then I further urge an inspection of views from local areas, specifically from the high points of Shellharbour Rd (near Cove Boulevard) and from the Shellharbour Workers Club which will show the indicative impact to the scenic views that currently exist.

What will be the trajectory of these apartment blocks, once the gloss wears off and those who can move on do so?

for an interesting article please refer to the following article..

<http://www.abc.net.au/news/2017-08-23/high-rise-vertical-slums-entrench-disadvantage-bill-randolph/8834784>

Key reasons for objection

- o Poor level of community consultation
- o The expansion of the apartment buildings beyond the approved 4 levels should not be approved.
- o The expansion of the hotel in precinct E beyond the approved 9 stories should not be approved.
- o Over development of the marina precincts could negatively impact on local tourism which is currently charming tourists to this area.
- o Shell Cove is a coastal town and it's expansion needs to be planned and controlled responsibly.
- o Statistical data referenced in the Shell Cove Preliminary Assessment document was based on interpretations from the 1996 and 2001 Census data and there is no reference to more recent census statistics.

- o This development request is not in the best interest of the community and ultimately only the developers will gain from this expansion.

- o The density of housing in the marina precincts is already drawing complaints from community members, with reference in local press articles as "Lego Land".

- o <http://www.illawarramercury.com.au/story/4930282/residents-warn-of-shell-cove-lego-land-amid-expansion-plans/?cs=300>

- o This is a greedy grab for additional Shell Cove dollars and the real problems will only be seen after 2020 when the developers departed.

- o The 4 story apartments if increased to 5 story apartments will have a height increased from 40 feet to 50 feet.

- o The 4 story apartments if increased to 6 story apartments will have a new height of 60 feet.

- o The increased height of the apartment buildings if approved will further diminish the beauty and basic fabric of the local environment.

- o The proposed increase of apartment heights will scar the landscape for existing residents of Shellharbour and surrounding precincts.

- o The increased population density will impact on existing and future youth and community services.

- o It's unfair to change the planning rules after people have bought into a community, it's even more unfair for the people who will live in these apartments.

- o Parking and road access in the marina precincts is already impacted and increasing the population density beyond what is currently approved will further exacerbate the existing parking and traffic problems.

View from Killalea Drive
(View towards 60 foot crane on marina breakwater)



View from Killalea Drive

(View towards 60 foot crane on marina breakwater)



Indicative height comparison of 6 story apartments for Precinct B and Precinct C with a 60 foot crane as a sight reference

Anchorage Parade (Barely a 2 lane road)



Anchorage Parade (Barely a 2 lane road)



Apartment construction

