

30 September 2017.

I wish to express my concerns in relation to the proposed amendments to the original Concept Plan approved for the Shell Cove Boat Harbour Precinct:

MP 07_0027 MOD 1 - Modification to Shell Cove Boat Harbour Concept Plan

I do not believe that these modifications are in keeping with the requisite consideration for the amenity and lifestyle of residents nor appropriate in scale for this small coastal regional environment. It seems absurd to suggest that this in any way meets the wants or needs of existing surrounding residents and those that have already purchased land and forthcoming medium density dwellings under what now appears to be a false premise.

Of gravest concern to me is that the original Concept Plan included an extremely conservative estimate of traffic generation and parking requirements for the approved development, which already considered the possibility of some 4000 vehicle movements in peak times. An additional 318 dwellings will bring with it an unacceptable level of traffic movements and even worse parking conditions, that from my own experience within over-developed areas with many narrow roads and inadequate parking, creates a great deal of animosity and other social problems between residents.

To base calculations on figures such as only 0.55 trips per medium density dwelling is ridiculous and pure deception. At least 75% of locals travel to work via car, well above the NSW average, which should be considered when allowing rounding down of figures rather than up to cater for the location of this development and the fact that large numbers of purchasers are local families who wanted to stay within the Shellharbour area in what was sold as a 'premium residential community and lifestyle destination'.

The medium density dwellings sold to date have predominantly included 3 to 4 bedrooms plus some studios and if you consider census data for the typical make-up of this area, then over 50% of residents have 2 cars and over another 20% have 3 or more cars. This area is predominantly families with children moving toward, or already of driving age and we know that they will be unable to afford to move from parental homes for many many years. The existing plans have not allowed for any of these factors with underestimates for car use for all dwelling types, so adding to this burden on residents is just preposterous. We will be unable to have family or friends come to visit or stay as there is simply nowhere for them to park; though it seems the developer is seriously okay with the idea of a shuttle bus to ferry visitors in from god only knows where in peak periods!

Like numerous others, we purchased property via the ballot system in the belief that the Masterplan and Stage Release Plans we were given when considering making this purchase would be a very close indication of what to expect would be delivered by the developer and that they were governed

by pre-approved planning that included a finite amount of development. To change these plans after people have already invested in the area and then allow hugely significant changes to the lifestyle and amenity of residents, alongside the devaluing of properties by introducing over 300 added dwellings is unacceptable. It is devastating for our family to now have to look forward to overcrowding, noise, social problems, and the destruction of the capacity for this development to be something that truly enhanced our region and the lives of those that chose to make it home, purely to satisfy the greed of Frasers Property Australia. You cannot surely be under the illusion that these modifications are being made for the benefit of residents.

I also believe that Frasers' practices in conducting a feasibility review and supposed community consultation need to be looked into further, alongside the existing infrastructure and its limitations in coping with further development. It is not just the roads that will be under pressure, but schools, medical facilities, the hospital and deficiencies are already apparent in public transportation planning and parking. The proposed height increases will be a vulgar eyesore and are not in keeping with the local area and natural environment.

There should be more to development approvals than just what is feasible to cram into any area and what the public will be left with after the developer has long gone with our money, mental health, hopes and dreams for a long-term family home like that presented in enticing but bordering on fraudulent promotional materials. Please do not be conned the way we were and seriously consider the true impact on our community of any modifications.

Yours Sincerely,
Shellharbour LGA Resident.