

## The Waterfront, Shell Cove

I would like to submit comments in regards to the proposed changes to The Waterfront, Shell Cove.

As a future resident and owner of a block of land in The Waterfront, Shell Cove I am making comments and objecting to aspects of the application. We have signed a building contract and upon completion of the house we will be making this our retirement home and therefore I have concerns about the impact of some of the proposed changes compared to the previous 2011 approved masterplan.

Each owner or builder must adhere to design guidelines for The Waterfront so that each home within the estate has a relaxed contemporary coastal feel. The developer is seeking to significantly increase the height of the hotel and apartments. How will the addition of two additional storeys to the apartments and hotel buildings add to the coastal feel? It will be a dramatic visual impact that is not in keeping with the area. I believe that any proposed development in this area should be limited to no more than 4 stories for apartments and 9 stories for hotels so as to maintain some remaining part of the Shellharbour scape.

Careful planning and management is critical to ensure a sustainable future for human activity on the coast. To achieve goals of sustainable living for all who share this common environment, there is a need to balance the diverse viewpoints of human development with conservation principles. Increasing the capacity of people in the same footprint by adding two storeys to both the hotel and apartment buildings will have a negative effect on conservation. This will include but not limited to the effect on demand for the boat marina facilities, traffic congestion, increase in noise levels and increase in the disposal of waste.

Obviously with this development, and its imposed structures such as housing, harbour, commercial and retail works on a coastal environment, there is a need to manage or at least moderate the processes of change to protect the local coastal community's character and lifestyle. I have concerns that the increase to the hotel from 9 to 11 storeys and apartments from 4 to 6 storeys will make the buildings even more in opposition to not only the coastal intent but the current landscape of the overall Shellharbour municipality eg building heights in Shellharbour are not at these proposed heights. Individuals and families who have existing homes or have commenced building in The Waterfront, Shell Cove knowing they have a view of the coast may now discover that the proposed concept plan will impact on that view. In addition, I am concerned about increased overshadowing to other buildings and footpaths due to the increased building heights of the hotel and apartments. Encroachment of high-rise on residential areas of The Waterfront, Shell Cove is infinitely more important than financial gain for the developers, owners and/or council. I do however agree with the proposal to move the hotel to the northern edge of the Town Centre.

The harbour development virtually ensures that there will be people attracted to and able to visit the facilities. An increase in building height will increase the number of not only people but also number of vehicles in the estate. Importantly the increase in traffic and traffic related noise will be unbearable to the residents. The 2016 census indicated that 34.8% of occupied private dwellings had one registered motor vehicle garaged or parked at their address, 36.2% had two registered motor vehicles and 18.1% had three or more registered motor vehicles. With this in mind my concerns are that, the increased number of residents to apartments/hotel including guests to the hotels will lead to inadequate provision for parking and more vehicles will therefore be parked on the street, affecting parking availability for visitors to The Waterfront and influencing traffic congestion, for both visitors and residents. This obviously also affects the ability of emergency vehicles to get through if necessary. The traffic management plan needs to address this aspect and consider more carefully the impact on residents and visitors.

Safety and security for people who will be living in the estate is paramount and the community/residents expect that they and their families will be safe in their own homes. By maintaining the current the 2011 Waterfront approved plan is critical as it will guarantee that The Waterfront is not over populated beyond the approved concept intent. To have family homes in the estate the developers and council need to be aware of the impact on those families. They do not want their homes always surrounded by vehicles that influence access to their homes. Yes, there will be some disruption, particularly when community events are

held within the precinct, but to increase the density of individuals to the footprint of the buildings will add to further congestion.

The current Waterfront, Shell Cove concept design will also have potential impact on social infrastructures. My concerns relate specifically to an increased demand on essential services such as medical services, hospitals and education; more people can lead to overcrowding and thus residents and visitors would not enjoy the natural resources and coastal environment at Shell Cove as much, there would also be an increase noise levels and rubbish.

I believe that the estate will be a great addition to the local area. Creating employment and a first class marina for all residents and visitors to the estate. However not all the proposed changes would be positive and I implore NSW Dept of Planning and Environment to carefully consider each comment made by the community when considering this application.

Regards