

The Waterfront, Shell Cove

I would like to submit comments in regards to some of 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. A building contract has been signed and upon completion of the house this will be my retirement home and therefore I have concerns about the impact of some of the proposed changes compared to the previous approved masterplan.

Although I agree to the relocation of the hotel to the northern edge of the Town Centre I believe that should the developer significantly increase the height of the hotel and apartments this will have adverse effects on the community and the surrounding area and not be in keeping with the relaxed contemporary coastal feel.

This development will require management of proposed changes to protect the local coastal community's character and lifestyle. 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 overall landscape of Shellharbour municipality.

People will obviously be attracted to and visit The Waterfront. An increase in building height will increase the number of not only people but also number of vehicles in the estate. My concerns are that, the increased number of residents to the 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. Even the medium and high rise density housing planned in the 2011 approved concept will have significant impact on parking and traffic congestion as most dwellings now have an average of 2-3 cars per household. To increase the number of households will further impact on this issue.

Safety and security for people who will be living in the estate is paramount and the residents expect that they and their families will be safe in their own homes. By maintaining the current 2011 Waterfront approved plan is critical as it will guarantee that The Waterfront is not over populated beyond the approved concept intent. Residents do not want their homes always surrounded by vehicles that influence access to their homes. To increase the density of individuals to the footprint of the buildings will add to further congestion.

The proposed Waterfront, Shell Cove concept design will also affect service provision to the community, such as demand for medical, child care, schools, etc.

I am looking forward to retiring in The Waterfront estate however I am really concerned about the impact of the increased building heights and hope that the NSW Dept of Planning and Environment consider my concerns.

Regards