

## Submission 20/10/17 - Objection to Marina Precinct Changes

By [REDACTED]

I am lodging this submission regarding the proposed Marina precinct changes as submitted by Fraser Property. Living in the Shellharbour Municipality for the last 37 years, my family and I have enjoyed living in a coastal town with a relaxed community atmosphere, abundant recreational facilities, wide open spaces, quiet residential suburbs as well as pristine beaches and a beautiful harbour. All of these qualities, which Shellharbour residents and neighbouring suburbs appreciate, are under threat by the proposed changes to the marina precinct. These changes concern the community lifestyle, infrastructure, environment as well as traffic and parking, which are relevant to all residents within Shell Cove, Shellharbour village and surrounding suburbs, yet most of us have not been notified or consulted about the proposed changes. It is also my understanding that Councillors signed a confidentiality agreement regarding this, which is not only disappointing but highlights the fact that the community wasn't to be notified based on the fact that it was assumed that the community would be against such changes, with those assumptions being spot on.

We have concerns about increasing the number of dwellings and the maximum heights of buildings for many reasons, including:

- \* The direct impact on the relaxed lifestyle feel that Shell Cove and Shellharbour Village is renowned for. Having higher buildings will change our coastal village and will be more cluttered, resembling a city. The impact will change views for many residents effectively making parts of the area detached from the broader environment that essentially lead them to purchase land there. Additionally, increased building heights will create early afternoon shading for visitors and residents who would otherwise be able to enjoy the water area in the sun.

- \* The strain on the local environment, public resources and infrastructure - The area will suffer increased air pollution and waste disposal and will be susceptible to overcrowding and congestion, having social and psychological effects on the community. Public resources such as parks and public amenities will also be harder to access and utilise.

- \* The increase in traffic and traffic congestion - With a population of 68,460 (2016 census), and 35,839 (March 2017 figures) residents being employed in the Shellharbour area, this already puts a great strain on local traffic conditions. With additional dwellings at the Marina precinct, traffic will no doubt create a travel corridor through Shellharbour village and Shell Cove areas as well as increase traffic flow in surrounding main arteries. Public transport is already limited in the area which will also be impacted.

- \* Reduced parking in the area - Additional traffic will also see further difficulties for residents of the Shellharbour area accessing Shellharbour Village and the public / recreational facilities surrounding Shellharbour Harbour, which already has parking restrictions making it very difficult to access the Harbour area, particularly on a weekend. The marina will also have restricted parking due to the limited parking allocations per dwelling, which as it stands under the 2013 proposal, already requires a significant number of residents to park kerb side, which restricts community access to the precinct.

- \* Minimising access to key public locations, including schools, hospitals and shopping facilities. There is already great concerns for the strain on Shellharbour Public Hospital, with BHI figures showing hospitals across the Illawarra are under enormous pressure with emergency waiting times increasing. In 2016, one third of patients presenting to Shellharbour Hospital were forced to wait more than four hours to be seen. Local medical practices in the area are also heavily booked causing difficulties in seeing a doctor unless booking-in a day or several days in advance. Increased traffic will also cause more traffic congestion around local schools, in particular Stella Maris, Shellharbour and Shell Cove public schools, where traffic is already gridlocked at school start and finish times, not to mention the number of school places which will be required to accommodate additional families to the area.

We are concerned about the removal of the original 2013 submission, with the focus more on tourism and economic motivation. As a long term residents we feel that this proposal is not in the best interest of the local community. We request that you please reconsider your decision to change the original Submission and respect the wishes of the community, which focuses on maintaining the environment, lifestyle and ambience of our coastal town.

Thank you for your time in reading and considering this submission.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]