

I am about to leave for a holiday abroad and this is the last day for submissions so this has to be brief. Context.

My wife and I bought an off the plan medium density home in the Australand /Fraser's Shell Cove development precinct, stage one, approx three and a half years ago. We have occupied the dwelling for just on two years now. We researched the region very thoroughly seeking a good retirement home in a quality area. Until we were contacted very suddenly re this new development proposal we thought we had picked very wisely. Constant building is a bit painful but the longer term prospect of knowing exactly what we had bought into made the future look bright.

Specifically:

a) When we bought into Shell Cove we were shown the master plan of the marina precinct. Our home was to be about 300 metres from the commercial edge of the harbour, the "Tavern", Cafes, services etc. We were made aware that there were to be a limited number of height constrained apartments (max 4 Storeys). Every street, building block, medium density development, nature reserve, access way etc was set in cement.

We bought on that assurance and now the rules are changed.

b) The home we purchased off the plan was architect designed to fit the plan. We were allowed to change absolutely nothing. Even when damage occurred and a better solution might have been apt we were forced to accept like for like because it was all part of the plan. No leeway for us or any other resident because the plan was sacred.

c) Many other people have committed their life savings / investment dreams to this plan and share a similar dilemma. As recently as six months ago no one had any inkling of the current proposal and put the money up in good faith.

d) Maybe I missed something re the hotel but I guess believing it was to be a mere tavern I was quite shocked to learn that it might be as much as 8 stories. My mistake I suppose but 11 stories?? This has to be a joke surely. This is regional Shell Cove...not Darling Harbour or Barrangaroo?

e) Numerous other issues come to mind but time is limited. Two examples: Parking provision was limited on the old plan but will now become a joke. Well may the developers say that every home will have garaging but our experience already shows that many people use their garages for storage, workshops, living area etc. and they park in the streets....and not many people these days have only one car. Tenants in particular specialise in these practices. A home hosting air B&B near us frequently has guests clogging our visitor car spaces.

f) I did peruse the Fraser's submission documents for five minutes or so at an open night. Didn't have the expertise to take it all in but did note a reference that the area was well served with schools and provision for others was not required. This a fallacious off the cuff statement that they imagined would be glossed over. Totally fabricated and untrue. The local primary schools are both overflowing. Shell Cove P.S currently has at least 5 portables that I can count from the road, but I am assured 7 is the number. Warilla High School is a total disadvantaged disaster that cannot absorb even more kids even if it was "desirable". The nearby private Anglican College is doing well because there are no quality govt schools in this zone that can/ or will accept Shell Cove children.

To Close:

Fraser's built my home. In concept its great but in practice I have had repairmen here almost constantly for two years. I'll not resort to a whinge list but who'd have thought in the 21st century builders can't even build a rain proof roof? And we are but one of 26 dwellings in our precinct that are experiencing this pain. My question therefore is how can Fraser's be trusted to build an even more intensive development and who is going to repair the harbour when they pack up and leave?