

## **OVERVIEW**

I am lodging this submission as a concerned resident of the Shell Cove Community. The proposed Marina precinct changes submitted by Frazer property are not in the best interests of the Shell Cove residents or the greater Shellharbour City. I object strongly to all aspects of the plan being approved, in particular

- increasing the hotel from 8-9 to 11 storeys
- increasing apartment buildings from 4 to 6 levels
- increasing dwellings in the precinct area from up to 1,238 to 1,556.

I am extremely concerned for the detrimental impact the proposed changes would have on local essential services and infrastructure, parking, and traffic flow for the area. I also feel that we have been misled up to this point, with all Fraser Property Australia promotional material providing no indication of the proposed changes.

## **IMPACT ON ESSENTIAL SERVICES**

Firstly, the rise in population brought on by these proposed changes, will have a detrimental effect on the already stretched essential services in our local area. The media has reported in the past weeks that Wollongong hospital is in a critical situation from lack of beds and staff, as is Shellharbour hospital (a substantially smaller hospital servicing the Shell Cove and Shellharbour area). A report by the independent Bureau of Health Information in April to June 2016 found that 32.2% of patients presenting at Shellharbour hospital emergency department waited longer than 4 hours for treatment. The same report found that the average for NSW was 26.1%. An increase in people moving to this area will stretch these hospitals even further, which will unfortunately result in unnecessary deaths. Other health related services, especially medical centres, are already virtually impossible to access on a day to day basis, and as a mother of 2 young children, it worries me that Frazer's planned changes to the number of dwellings are set to further exacerbate an already stretched service putting my children's health and lives at risk. I object to any increase in the number of dwellings to prevent further hospital and medical services over-crowding.

As a teacher in the NSW department of Education, I am greatly concerned about how this proposal has not considered the already overcrowded 2 public schools that the Marina precinct feeds to, that being Shell Cove and Shellharbour PS. Quality education can simply not be provided to the children coming to and currently living in the area if schools are further pushed beyond their capacity. Funding, resources and facilities within these schools will also be stretched to the detriment of student education. Inadequate infrastructure in these schools has already seen 9 demountable buildings being used at Shell Cove PS and this will only get worse! We have a right as Shell Cove residents to demand that the educational needs of our children be a priority when you reject these plans for increasing the number of dwellings in the Marina precinct.

## **IMPACT ON PARKING AND TRAFFIC**

As well as hospitals, medical centres and schools in the area suffering negative consequences of overcrowding brought on by these proposed marina changes, the main precinct itself will experience extreme parking issues. The allocated 1 car space per 1 bed unit and 1.5 spaces per 2/3 bed is ridiculous for a community where a couple would certainly have at least 2 cars between them, without even taking into consideration any teenagers who live in the residence. A simple look at the 2016 census indicates that 77% of households in Shell Cove - Dunmore have access to two or more motor vehicles. While public transport is sporadically available this type of community still relies on personal vehicles to get to most essential services, shops, trains etc. Shellharbour is classified as a Rural Regional area, and as such does not have the public transport of a metropolitan city. It is a gross and inaccurate assumption that the figures used to support Frazer's parking plan are relevant to our community. With this lack of planning for adequate parking there will be a huge over flow of

## **Submission on the MP 07\_0027 Modifications to the Shell Cove Boat Harbour Concept Plan**

cars onto the local streets to the detriment to all residents that have paid premium rates to secure land in a so-called prestige area. Daily struggles for car parks are far from a prestige lifestyle!

### **IMPACT ON PROMISED LIFESTYLE**

As a land purchaser in the Nortica land release, we were sold our land with the understanding we were buying into a coastal development that was concerned with conservation and enjoyment of the natural resources of Shell Cove, for both visitors and residents. Frazer property has removed these 2011 commitments from their sustainability criteria and with it has removed the understanding with which we and others purchased our land, houses and townhouses. This in itself seems to be a breach of promises made to all residents in the Shell Cove area. Frazer's original 2011 concept plans and commitments must be followed to ensure purchases rights are protected.

My families' main reason for purchasing land in the marina precinct was to become part of a community that is low key and relaxed. For any one visiting Sanctuary Cove on the Gold Coast you would understand this type of community. Instead, by increasing the total number and types of dwellings, and increasing building, apartment and hotel heights, Frazer property have shown little regards or consideration for the lifestyle impact on the residents which has been a key feature of their marketing campaign. The proposed building and hotel heights are extreme and only suitable to major cities not coastal towns trying to attract tourists based on its natural beauty. A simple comparison to our beautiful neighbouring town of Kiama would demonstrate how these changes are not in keeping with the look and feel of our local area. I also object to these new heights as they will block sunlight and natural sea breezes to neighbouring residences. I demand these proposals be completely dismissed and Frazer property be held accountable to the promises it has made to existing residents in the area.

While Frazer property insists that their model at the Shell Cove land office has reflected these proposed changes for the past 2 years, I find this has not been transparent to the community or discussed adequately to new land buyers. In fact on inspection of the model, hotel and apartment heights are still not displayed accurately at their proposed heights. Frazer property has neglected to advise the whole Shell Cove community of these changes or give the community sufficient time to rebuke or voice their concerns about the changes. This lack of transparency is grounds enough to find sufficient cause to reject all changes to the marina precinct made by Frazer property.

### **SUMMARY**

The concern's I have addressed regarding Frazer property's proposed changes to the Marina precinct highlight the need for you to reject all changes. Frazer property has shown little regard to promises made to the community and has grossly underestimated the impact these changes will have on local resources, infrastructure and lifestyle of the community. While it is understandable that small changes are inevitable as a development this size progresses, it is excessive changes of this nature that should be rejected and Frazer be held accountable to their original plans just as we as land owners are being subjected to countless regulations throughout our own building processes. We as residents and land purchasers have the right to expect that if an area is marketed and presented in a certain way the goal posts cannot move. What is good for one must be good for all!

Thank you for your time in sufficiently considering this submission.

Taryn Goodes

21 Larkin Cres,  
Flinders,  
NSW, 2529  
Ph. 0414453279