

Objection statement

My objection within the marina precincts is towards the increased height of the hotel complex from 9 story's to 11 story's and the increased height of the proposed apartment buildings from 4 story's to 6 story's. The proposed height increases above what was previously approved will impact all existing residents including residents of homes already living in the marina precincts, it's an unfair change of rules. Additionally residents in neighbouring areas will also be impacted. Keeping the apartment heights to 4 stories will not reduce job opportunities and it will provide a buffer for environmental and infrastructure concerns which if the increase is approve any buffer will be depreciated.

The marina project is a great initiative and is long overdue but increasing the urban density beyond what is currently approved is not what the community is looking for. Some residents have received benefits of increased property values but more importantly there will be up-scaled social problems as the developers take their profit and move on, mistakes in this planning process could be un-reversible.

My question for the approvers of this plan is who from Frasers or the NSW government will be responsible for the resultant community and social outcomes caused by the over development of Shell Cove. ?

The over development of the Shell Cove Marina project will take away from the attraction of the marina and I believe the over development will have a negative impact on overall tourism which has been previously viewed as a key benefit of the marina project.

In my opinion the recent community feedback sessions held by Frasers and supported by the consultants who were engaged to respond to community concerns was a waste of time as the presentations were biased towards the modification proposal and as expected the reports were not balanced with the community concerns.

Regarding infrastructure, the streets throughout the marina precincts have been built for the current approved plans and any increased densification will induce additional parking and traffic problems. A drive through the precincts outside the construction hours will provide an insight into the parking problems that additional apartments will bring to the community. Already residents are parking on neighbours footpaths where people are now tapping off their footpaths in order to keep cars off their frontages.

I am also encouraging the persons responsible for the approval of this modification to visit the site. In particular to inspect the apartments that are currently under construction in Anchorage Place with emphasis on potential parking and traffic issues. If a site visit can be organised then I further urge an inspection of views from local areas, specifically from the high points of Shellharbour Rd (near Cove Boulevard) and from the Shellharbour Workers Club which will show the indicative impact to the scenic views that currently exist.

For our community there is an expectation that state and local planners will restore confidence and integrity in the planning system, we're asking for a planning process that passes the pub test, the increased heights do not pass the pub test.

Primary reasons for objection

- o It's unfair to change the planning rules after people have bought into a community, it's even more unfair for the people who will live in these apartments.
- o The expansion of the apartment buildings beyond the approved 4 levels should not be approved. Other parts of Shellharbour are being developed with apartment style buildings and this expansion will cater for controlled population growth.
- o Expansion of the hotel in precinct E beyond the approved 9 stories should not be approved, the hotel will still be a prominent landmark at 9 story's.
- o This development request is not in the best interest of the Shell Cove community and ultimately only the developers will gain from this expansion.
- o Despite Frasers response to previous concerns the increased population density will have an impact on existing and future youth and community services.
- o Parking and road access in the marina precincts is already impacted and increasing the population

density beyond what is currently approved will further exacerbate the existing parking and traffic problems.

- o There will be no contractual obligation on Frasers or the local council to fund the additional police, emergency and medical services to support the population increase.

- o Mobile service providers will require additional mobile towers and capacity to support capacity and service demand, history shows there will be community conflict for the provision of new cell towers.

- o You only have to look at the previous generation of suburban walk-up blocks in these areas to find the examples of the over densification.

- * The large multi-unit buildings in less-prestigious locations will drift inexorably into the lower reaches of the private rental market and town centres like Liverpool, Fairfield, Auburn, Bankstown and Blacktown in Sydney point the way.

Supporting media statements, please review...

Reference #1:

<http://www.abc.net.au/news/2017-08-23/high-rise-vertical-slums-entrench-disadvantage-bill-randolph/8834784>

Reference #2:

An additional article in the Illawarra Mercury reports other concerns, I have tried to solicit a response from Shellharbour councillors but it seems the strategy is to ignore and the problems will go away.

The link below is from the Illawarra Mercury story dated

<http://www.illawarramercury.com.au/story/5155228/government-agencies-flag-concerns-on-shell-cove-boat-harbour-changes/>

Reference #3

The density of housing in the marina precincts is already drawing complaints from community members, with reference in local press articles as "Lego Land".

<http://www.illawarramercury.com.au/story/4930282/residents-warn-of-shell-cove-lego-land-amid-expansion-plans/?cs=300>

The agencies represented in this article are...

-  Shellharbour council's city planning manager (Geoff Hoynes) concerning parking problems and discrepancies with council planning guidelines

-  Environment Protection Agency (David Dove) with water quality and sewerage management concerns

-  Roads and Maritime Services (Sharon Barbaro) criticised the modification application, saying it did not provide enough information to allow the traffic authority to assess the affects it would have.

-  The NSW Heritage's Parramatta office regarding views from the Bass Point Reserve

-  Hanson Construction Materials (Andrew Driver) regarding view management and in particular the height of the hotel.

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