

Shelley Hancock MP

NSW LEGISLATIVE ASSEMBLY
SOUTH COAST

or South Coast to express my strong opposition to the commercial development in St Georges Basin (PP023 load (Anson Street) St Georges Basin and Concept load, (Anson Street) St Georges Basin).

sin community as the Member for South Coast for 14

que towns and villages, each with its own character of these beautiful villages. It is quiet, pristine and ential areas. According to 2016 Census data, St 113 spread across 1440 private dwellings.

ges Basin is for fifteen four-storey residential flat rey mixed use residential and commercial building 13 3-use residential and commercial building 7 metres nts.

rejected the proposed development at well-attended nity members attending, through direct lobbying of ient, and through submissions to Shoalhaven City ial Planning Panel, because it is simply out of

nts of this size and scale further north in Wollongong, y Coast. In these regions, a development such as the in certain instances and not be out of character with s in said regions. However, given the current amenity, , a development of this size is simply inappropriate for

In line with the community, I reject this proposal out of loss of amenity, traffic, overshadowing, inadequate pa in the area to cater for an additional 1,000 residents to

Anson Street, where the development site has been p with primarily single-story, one dwelling per lot housin in basin villages would be single-story dwellings.

The proposed development would create an influx of c infrastructure in St Georges Basin is insufficient to wit population. In particular, the road network which is un City Council would suffer dramatically. This congestion current village atmosphere. Additionally, during constr Road would be subject to increased construction and development. This would not only disrupt the current t escalate the degradation and 'wear and tear' of the cu to Shoalhaven City Council.

The Development Application states 783 off street car the development. This provision of parking poorly faci well as space for boats, recreational vehicles and trail the St Georges Basin village lifestyle.

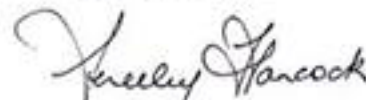
The deficit of public transport in the Bay and Basin req population increase on traffic, infrastructure and parki development. The Bay and Basin receives only four b Friday, with only two circuits on the weekend. These s significant population increase.

Residents have also expressed concern at the height Anson Street which was changed in 2012 during the S review from 8.5m to permit a height of 13m. Resident to 8.5m.

On the South Coast we have seen in the past inappro Currarong and Tomerong which were resoundingly re and the proposals subsequently withdrawn. As with th Tomerong, the proposed development at St Georges nature of the village and would destroy its amenity an

I again reiterate my strong objections to the proposed development on Anson Street, St Georges Basin and my and the community's concern.

Yours sincerely,



The Hon Shelley Hancock MP
Speaker of the NSW Legislative Assembly
Member for South Coast