

Fraser Properties amended proposal differs significantly to the accepted Plan that was the basis for their purchase.

The 20 year old Shell Cove Marina Project had community support on the basis of being an acceptable mix of lifestyle and tourism. This proposed amendment crosses the line from community to commercial exploitation.

The density of the project will mean that strain will be placed on existing services like public transport and sanitation. The addition of so many extra dwellings will mean that the lifestyle will be altered and the attraction of the district will be damaged.

I object to the proposed change as I believe that they are contrary to the expectations of the community. These expectations are based on up to 20 years of a proposal existing.

I have concerns over infrastructure issues brought on by extra development the compromises to lifestyle that the community had accepted are now pushed beyond.

Provision for parking, the volume of traffic, the proportion of free space to the number of people, the shadows cast by tall buildings, the impairment of the vista and views of existing residents are just some of the factors that should preclude the proposal from being accepted.