

As a resident of Darley Street, Shellharbour, I strongly oppose the proposed amendments to the Shell Cove Boat Harbour Concept Plan on the basis of overall increase in size of the development (both in numbers of dwellings and height of buildings) and the impact this would have on the neighbouring Shellharbour village environment.

Living close to the intersection of Darley Street and Boollwarroo Parade, it concerns me that the proposed changes to Precincts E, F, G & H alone (increase of 272 more dwellings to a total of 750) will see an unacceptable level of traffic using Boollwarroo Parade to exit the Shell Cove Boat Harbour Marina, at a corner where there is only a Stop sign (currently often ignored by drivers) and where there are no footpaths for the safe use of pedestrians. Added to this, there will be a further increase of traffic using Boollwarroo & Darley for any residents of the new development wanting to gain access to the village, restaurants, ocean pool etc.

The increase to the height of the hotel/serviced apartment building, amended usage and its relocation to the northern edge of precinct D appears to be based on pure greed on the part of the developer, in order to gain more room capacity at the expense of residents' views, increased density and enjoyment of the Harbour environment. Indeed, it is most unfair to allow such changes once a concept approval has been in place for over 7 years. All future residents and current locals have made decisions regarding their property choices. Such a modification would be extremely detrimental to the quality of life of those wanting to enjoy the current coastal environment and the accepted plans passed in 2010. As a property owner of Darley Street, Shellharbour since 1987 and previous visitor to our family residence since 1957, I have seen many changes to the area and great signs of progress, however, the latest proposed modifications to the Shell Cove Boat Harbour Precinct do NOT fit a definition of fairness and progress for all.

I urge the Minister for Planning and Environment to refuse the proposed amendment to the above plans and to strongly insist the developers consider their responsibilities for development in tune with the pristine local environment and the rights of residents to live in a safe community.