

My main concern about the proposed changes to the plan relates to parking. Other concerns are the additional overshadowing of the marina and boardwalk from the increased building heights, and the changes in the external appearance, particularly the roof designs, of some of the buildings.

1. Parking.

Last year my husband and I viewed the marina precinct plans at the Shellharbour Council offices and concluded then that provisions for parking in the original plan was only just sufficient.

There is no evidence that the proposed changes to the plan containing a further 318 dwellings, has a concomitant increase in parking.

I have serious concerns that resident and visitor parking will overflow into neighbouring residential streets that are not wide enough to accommodate the resultant traffic flows or parking, and will, thereby diminish the amenity of residents by the inconvenience thus caused and, potentially, from people accessing the entertainment and restaurant venues after 5pm and at weekends.

2. Overshadowing & overall appearance of the precinct.

An 11 storey hotel is total unacceptable to me for this area. It would contribute to diminishing the beauty and relaxed atmosphere of the marina precinct and the adjoining residential areas. During my travels within Australia I have observed many foreshore developments (eg. Cairns, Townsville, Launceston), observing that harbour/marina precincts without such tall buildings are attractive and inviting.

I have no objection to a portion of the hotel being residential, provided each residential unit has on-site car parking for 2 vehicles.

3. The proposed changes to the external appearance of some of the buildings are as visually distasteful to me as the buildings at Circular Quay, Sydney, nicknamed the Toaster. What are the architects thinking?! The original designs are congruent with the designs of residential homes in the vicinity, and should be retained.

Finally, the marina precinct design as originally proposed provides little, if any, scope for the expansion of infrastructure should it prove to be insufficient for growth in population and tourism. The proposed changes will only increase utilisation and will have the potential to put unacceptably extraordinary demands on the Shell Cove / Shellharbour retails and service infrastructure.