

The additional height of buildings aligned north/south along the harbour will overshadow the public areas of the harbour precinct, except at midday, and shall change forever the nature of the development and this seaside village/suburb. These particular buildings shall further erode the openness of this brilliant area. It is completely out of step with the streetscape and with the Shellharbour precinct. Any buildings over 3/4 storeys should have been built, from a planning perspective, on the higher elevations and not at sea level. Whilst this has not been done - further increases in height and density are completely unacceptable. The existing/approved plan for the waterfront is difficult for other Shell Cove residents due to overcrowding, overshadowing, increased traffic congestion and decreased access to the harbour/foreshore without extending the problem further by another +300 dwellings mainly at an inappropriate height..

The amenity of the area is already lost to this development. If the increased buildings' heights are approved, it shall be a complete overdevelopment. There is no community or planning justification for changing the existing approved plans. The hotel proposal is the most offensive aspect of this development. Its height has been proposed to make it a more attractive investment for developers and operators. This is not a satisfactory planning objective. To make the height 11 stories and to include residential does not make planning sense. It does make sense in CBD's of Melbourne, Sydney etc where residential space is critical - but it makes no sense in Shell Cove. Also the concept of a destination high rise hotel does not make financial sense. The business model needs to be scrutinized. The effect on the rest of Shellharbour/Shell Cove is disproportional to the benefits derived. It is basically an unattractive investment for any hotel operator. The proposal is attempting to make the development (the build scenario) an attractive option by increasing floor space ratio and selling 30% as residential when additional residential space can be provided by many other means which have no negative impact on the suburb.