

The dramatic increase in the number of dwellings within the same areas/precincts would create excessive congestion which will adversely affect the inadequate infrastructure. This includes insufficient parking, dramatically increases traffic, stress on local Shellharbour hospital and schools. The negative impact on the ocean, marina, beach water quality and environment will definitely be compromised due to the dramatic rise in population. The increase in height of the hotel and apartments will create unsightly overshadowing adversely impacting on the quality of life of the residents and visiting tourists. It is just and right that the developers of the Shell Cove Marina precinct should honour the plan that the residents of Shell Cove had agreed to buy into. Rather than benefitting the economy, there is a very high chance that this extremely high density will deter tourists and potential residents from the area due to the overcrowding, overshadowing and inconvenience of appropriate infrastructure.