

I wish to object to the modifications to the Shell Cove Boat Harbour Concept Plan of the following grounds:

1. this is a significant departure from the original concept plan which has already been significantly changed.
2. it potential removes the 2013 commitment for encouraging both conservation and enjoyments of the natural resources and coastal environment at Shell Cove.
3. the increased number of dwellings will severely impact on the already overcrowded nature of the surrounding streets which are narrow with limited access for through traffic when resident's cars are parked on the street.
4. the increase in dwelling numbers will impact on traffic congestion, especially on weekends and public holidays when tourist traffic will increase significantly.
5. an increase in building height has the potential to severely impact on the amenity of the harbor foreshore due to crowding and overshadowing and potentially reduce tourist numbers and a subsequent flow on effect to businesses in the area.
6. On a personal level I, and many long term residents, purchased on the basis of the original plan and further changes to the original development plan will see a significant departure from the originally proposed amenity of the area. These changes will have a dramatic visual impact on the original plans and further erode the relaxed coastal lifestyle residents currently enjoy.