

I would like to oppose the proposed changes to the Shell Cove Boat Harbour Concept Plan.

I have been a resident of Shell Cove for the past 4 years.

I am opposed to this for the following reasons:

- We moved to Shell Cove because of the proposed plan that was in place at the time, the new proposal is vastly different to this plan and we feel that if allowed to go ahead it would greatly change the lifestyle that was offered at the time.

- To date the developers have already overpopulated the area by way of the townhouses and units they have developed which is a far increase that was discussed at the time of us purchasing the land.

- We were informed at the time that dual occupancy dwellings would only be built on corner blocks, this is no longer the case.

- The streets are already congested at at most times, with traffic having to stop to continually give way to oncoming vehicles. This will increase dramatically if this plan is approved.

- The area already has police vehicles regularly monitoring speeding traffic on Cove Boulevard, this is likely to increase.

- We are opposed to the increase of building apartment heights and the Hotel becoming 30% residential due to the increase in the scale and bulk of the buildings, the impact on the local infrastructure, essential services, overcrowding, parking, increased traffic congestion, decreased access to and within the boat harbour precinct and the removal of the commitment for encouraging conservation and enjoyment of the natural resources of the Shellharbour area.

- We are very concerned about the detrimental impact the changes will have on the look and appeal of Shell Cove and the Shellharbour area, we feel it would be unfair to change the building rules after a huge amount of residents have bought and or built in Shell Cove on the original plan.

We are opposed to the Marina Waterfront application due to the change in the architectural character and to the diminished public views to the marina and insufficient parking for the area. The original plan that is being advertised has 3 separate buildings placed in a saw tooth pattern, providing great articulation and character, the proposed design greatly changes and strips the original character with the 3 buildings becoming one, which looks ugly and not in keeping with the surrounding estate.

I would also like to state our disappointment in the up keeping of the estate since Frasers have taken over the development. The parks now look uncared for and were once beautifully maintained. We feel that the proposed plan modifications is just showing a greed for making more money and is not considering the environment or the promised lifestyle that was sold us at the time.