

I am opposed to any modifications to the Waterfront Precinct for the following reasons below.

#### Background

I am a purchaser of a property of an early release (back in June 2016) which is still being built/completed ready for occupancy.

#### Appeal of Shell Cove

The proposed additions to the precinct will cause undue stress to residents who purchased based on the original plans. These original plans left a balance between outdoor space( both vertical and horizontal) and buildings. Any increase to the plans will see an irreversible imbalance to public space and private residences.

The increase in scale and bulk of the project will greatly impact the character of the 'coastal' town that has been advertised and we have bought into when deciding to purchase in the Shell Cove development. The proposed changes remove the coastal feel and make it look like high rise developments such as Surfers Paradise in QLD. It is not at all compatible with their sales material which purchase decisions including mine were made. Currently October 2017 there are images of Shell Cove Town Centre plastered on bill boards and even the model of the town centre with a 9 storey high hotel. They assured me personally recently at their information evening they have always been open with the concept changes in the sales process for purchasers. Not the case unfortunately.

Removal of the '2011 commitment for encouraging both conservation and enjoyment of the natural resources and coastal environment' shows Frasers have a desire to place economic gain of their corporation above the community focus they are building in Shell Cove that they 'sold' to us future residents. No regard for this change in focus for future residents.

#### Parking provision for vehicles

The original planned car parking areas are not sufficient when considering residents and visitors to the precinct. The projections do not take into account modern household living with each household requiring at least two car spaces and often more for residents only - let alone visitors. For example we have 3 vehicles for a 3 bedroom residence and a friend in the same street has 4 vehicles for residents for a 3 bedroom residence. This does not account for visitor parking. This inadequate parking will put pressure on not only residents but street parking for visitors and impact attraction to the area for tourism etc. Traffic flow will also be affected and reports completed are not accurate.

Decreased access for visitors to the Marina precinct will be an impact of such inadequate parking provision which does not support tourism nor community goals of building the marina in the first place.

#### Deceptive Behaviour by Frasers

Community consultation that has been quoted to be have been done on these matters / changes has been either been non-existent or not at all thorough. This is the case given the fact that I am a purchaser in the precinct (with contact details on their database) and are definitively part of the community and no attempt has been made whatsoever to talk about these changes since purchasing in June 2016 except to find out in September 2017 via media (newspapers, TV, social media ) after the fact of their lodgement to the planning council. At the last minute I get invited to an information evening very close to the deadline for comment which I find unfair and deceptive. I find this behaviour deceptive and a false presentation of what I thought I was buying into when I purchased.

The development is not what I based my purchase on. When I agreed to purchase within the Waterfront, my decision was based on the advertised rendered pictures and plans. I, along with all other residents I have spoken to have been deceived by the developer as to the what the precinct will look like.

The disclaimers are not justifiable to such major changes. It is unfair to change the rules after such purchase decisions have been made. Broken promises mean a significant breach of trust with the developer and have a negative impact on quality of life and future community commitments.