

26 Mystics Drive

Shell Cove, NSW 2529

26.09.2017

Dear Sir

MP 07-0027 MOD 1, Boollwarroo Parade, Shell Cove

Here are my objections to the proposed modification of Application 07-0027 Boollwarroo Parade Shell Cove:

INCREASED BUILDING HEIGHTS

1. HOTEL

I object to the proposed increase in height of the Hotel, (from 8 to 11 storeys). The existing approved eight storeys will be a significant enough blight on the beautiful coastal vista of Shellharbour South Beach. 11 stories will have a far worse impact on the views out to the ocean from many of the Shell Cove and Shellharbour Village residential areas. Shell Cove is a relatively flat coastal environment, particularly surrounding the marina site, and a one-off very tall man-made building structure will stand out as an 'Eyesaw' on the horizon.

2. APARTMENTS AND RESIDENTIAL BUILDINGS

I object to the proposed increase in height of the Apartment and Residential Buildings, (up to 6 storeys). Residential apartments and homes in the Marina Precinct are currently approved for heights of between 2 and 4 storeys. Increases to heights of 4 to 6 storeys will have a further negative impact of blocking and destroying picturesque ocean and beach views currently seen from existing residential areas of Shell Cove and Shellharbour Village.

INCREASED HOUSING DENSITY, (1238 to 1556 dwellings)

1. MOTOR VEHICLE TRAFFIC and PEDESTRIAN CONFLICTS

The greatest impact of the proposed increase in housing density will be the increased number of motor vehicles on the local roads. Harbour Bvde and Cove Bvde are the only 2 main road Entry/Exits from the eastern end of Shell Cove. The increased traffic volumes on these roads will increase the risk of vehicle accidents and motorist injuries and deaths. The Marina area will also have high volumes of pedestrian traffic due to the nature of the development. Increased traffic density will therefore increase the risk of vehicle/pedestrian conflicts and pedestrian injuries, particularly due to the high number of road/pedestrian intersections in the area.

2. CONSERVATION OF NATURAL RESOURCES and COASTAL ENVIRONMENT

It appears the 2013 commitment to encourage conservation and enjoyment of the local natural resources and coastal environment is being ignored and progressively eroded away. The Shell Cove Boat Harbour is a magnificent jewel in the crown of the beautiful Illawarra/South Coast region. The proposal to increase the size of the development, as per the application modification, presumably to increase profits from the development, is no good reason to over-develop the site, from what currently appears to be a well balanced development.

Peter Maskiell