

I originally moved from suburban Sydney to retire and enjoy a quieter lifestyle. We purchased land in the Shell Cove Estate and were promised this lifestyle in a village coastal environment with ocean views.

It is now 18 years and we are in our mid seventies still awaiting the completion of the Shell Cove Marina.

We chose to leave Sydney because of the high density and corresponding stress on infrastructure and the flow on affect on health and the disconnect high density causes to the social fabric of a community.

I fear that this will be the outcome if changes to density in the Shell Cove Boat Harbour Concept Plan are allowed to go ahead. There is already pressure on local schools, hospitals, trains are packed on the morning and evening commute to Sydney for workers. North Wollongong are already feeling these pressures.

While I do not oppose the location change to the Hotel within the Town Centre. I do oppose the increase in height which will mean a residential increase of 30%. Parking is already an issue in this Estate. Long gone is the single vehicle home. Many homes have 3-4 vehicles, caravans and boats and no where for visitors to park. Similarly, the increased height of the apartments from four to six storeys. Urban density is being pushed on this community. It is in total opposition to a relaxed beach environment which tourists are looking for. Why ruin paradise. Why turn this into the Gold Coast when we can be Port Douglas. I have to question the need for increased height in the Hotel design, when a wider footprint covering three levels of three stories with family friendly amenities would be a better fit for this coastal village environment and tourism. The increase heights for the Hotel and residential apartments destroys the 2013 Concept Plan which aimed to conserve the natural resources and coastal environment of Shell Cove.

Cities and towns are already struggling with waste and pollution. We must take care of the natural beauty environment and not place it under stress just to satisfy developers wanting higher density. The proposed proposed changes to the design of the apartments are plain ugly and do not in my opinion satisfy the Urban Design Plan Concepts.

This is a unique opportunity to get this development right. Visitors do not come to the coastal towns of the south coast to see high rise and high density and ugly design.

Please reject the application to modify the original 2013 Plan for the Shell Cove