

Michelle Niles

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Cheryl dunlop <cdunlop7@bigpond.com>
Sent: Monday, 18 September 2017 2:48 PM
To: DPE CSE Information Planning Mailbox
Subject: Comment on application 07_0027 MOD 1

For the attention of the General Manager / Planning Manager / Planning Department

Application 07_0027 MOD 1
Address Boolwarroo Parade, Shell Cove, Shellharbour,
07_0027 Boolwarroo Parade, Shell Cove - Proposed amendment to the Concept Plan Approval for the Shell Cove Boat Harbour Precinct including: -A refined built form across the entire Boat Harbour Precinct; -The introduction of a broader ranger of dwelling types, including additional apartments; - Amendments to the hotel building, including relocation to the northern edge of the Town Centre; and -A refined road and block layout.
Name of commenter Cheryl dunlop
Address of commenter 50 shallows drive shell cove
Email of commenter cdunlop7@bigpond.com

Comment

We moved to Shell Cove four years ago because we were attracted to the proposed marina and views of the area.

The marina precinct plans looked to compliment the amphitheater style of the suburb, local beach and environment.

The proposed changes to the marina precinct have serious concern due to the increase in the number of high density residential developments, the overall effects of limited views due to the height of the proposed buildings surrounding the waterfront. The original plans had these buildings set back to reduce the overall feel of the environment.

We have grave concerns about increasing dwellings and maximum heights of building for many reasons:

- given promises of maintaining beautiful views of Bass Point and the marina, the proposed changes will impact views for many residents and the low key, relaxed feel that lured faithful buyers to Shell Cove
- 11 storeys in a small coastal town is an eye sore, it puts strain on environment and public resources
- The increases in traffic, and reduced availability of parking is also of great concern. Residents have been waiting for better access to key locations and shopping facilities but the large increase in dwellings puts traffic flow, congestion at risk
- the concern for increase in crime due.
- We are concerned about the removal of the original 2013 submission commitment, replacing with a focus on tourism and economic rationale.

As faithful residents we feel that this proposal is all about ~~money and economy~~ everything else.

We implore you to please consider your decision.

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