

Our decision to purchase in the Shell Cove Marina Precinct instead of in Wollongong city was based on marketing material provided by "Fraser Property" (See attached) and sales presentations held in there Shell Cove office.

Theses proposed changes to the concept plan will not deliver the marketed "relaxed coastal lifestyle" with low to medium density housing. The increase in number of dwellings, & building heights would create an environment more like Wollongong Harbour, which we did not want & neither was mentioned in the original concept & attached documentation.

We do not agree with the fact that a greater demand for housing in the area is a valid reason for changing existing conditions on which decisions to invest & live have been based on as mentioned in 3.2 Residential Modifications.

The proposed removal of the maximum GFA of 150,000 in particular will make room for introduction of more housing now & later on, with no restriction , having a flow on effect on traffic congestion, open space, & facilities. Also noted is that this is not mentioned explicitly in the letter dated 13 the September sent out by the NSW government, thereby not communication this most important change.

Hence we oppose the following modifications:

- * Removal of maximum GFA of 150,000 m2.
- * Increasing housing densities, heights, numbers & topologies.
- * Including serviced apartments & residential accommodation as permissible uses within the hotel building.

THE WATERFRONT MASTERPLAN



THE WATERFRONT
SHELL COVE

REGISTER NOW 13 38 38
thewaterfrontshellcove.com.au



THE WATERFRONT
SHELL COVE

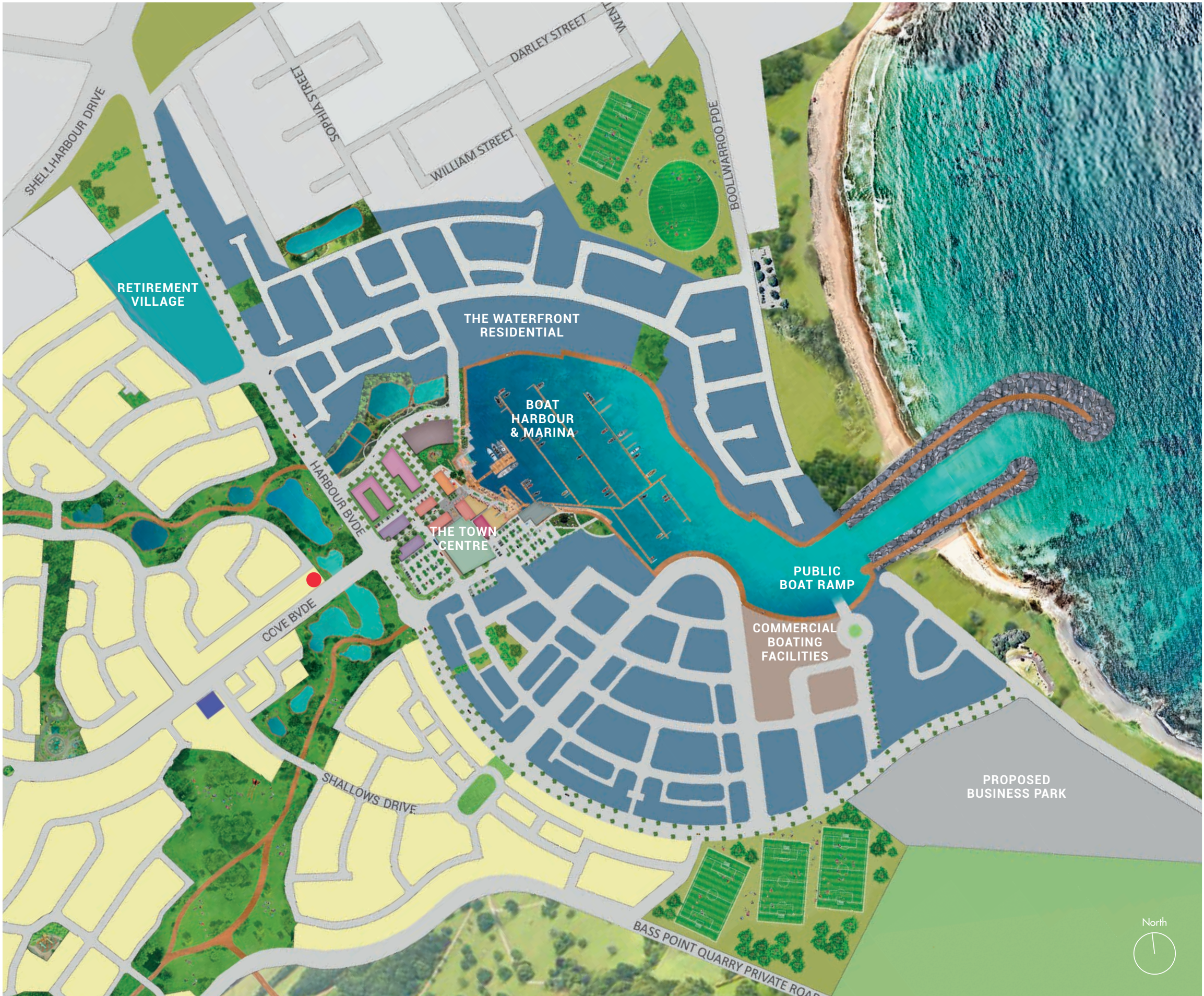
The Waterfront

Shell Cove

- THE WATERFRONT RESIDENTIAL:**
 - Selection of the land lots and off the plan terraces, townhomes, residences and apartments
- THE TOWN CENTRE:**
 - Supermarket
 - Cafés and restaurants
 - Retail shops
 - Community Centre & Library
 - Hotel
 - Apartments
 - Tavern
 - Parks
- WATERFRONT TAVERN & DINING:**

Harbourside dining with selection of cafes, restaurants and a Waterfront tavern positioned along the harbour edge offering alfresco dining and spectacular water views.
- BOAT HARBOUR:**
 - Floating pontoon berthing
 - Central pier for charter boat operations offering Whale and Dolphin watching, diving and more
- PUBLIC BOAT RAMP:**
 - Two lane boat ramp with car and trailer parking
- COMMERCIAL BOATING FACILITIES:**
 - Boat maintenance haul out and hardstand
 - Ship chandlers and boat maintenance workshop
 - Fueling facilities
 - Sewerage pump out
- RETIREMENT VILLAGE:**
 - Residential aged care
 - Independent Living Units
 - Community based facilities for day respite programs and community care

This plan is an artist's impression, is not to scale and should be used as a guide only. The facilities and amenities are indicative only, subject to council approval and subject to change without notice. Purchasers must rely on their own enquiries and the Contract for Sale.



- THE WATERFRONT RESIDENTIAL
- ESTABLISHED RESIDENTIAL
- SUPERMARKET & FRESH FOOD SHOPS
- CAFÉS & RESTAURANTS
- RETAIL SHOPS
- COMMUNITY CENTRE & LIBRARY
- WATERFRONT TAVERN
- HOTEL
- PROPOSED BUSINESS PARK
- COMMERCIAL BOATING FACILITIES
- HARBOURFRONT APARTMENTS
- BOAT HARBOUR & MARINA
- PARKS & RESERVES
- BOARDWALK/PROMENADE
- WALKWAYS/CYCLEWAYS
- APARTMENTS ABOVE RETAIL
- APARTMENTS
- MEDICAL CENTRE
- SALES & INFORMATION CENTRE

