

SUMMARY

The proposed height increases will dramatically affect our water views which we highly value.

An online petition opposing the proposed height increase in the Shell Cove Marina Precinct showed very strong opposition within the Shell Cove and nearby communities.

My opinion of the hotel building is that it is a residential development not a hotel.

My opinion of the location of a large supermarket (Woolworths) affects traffic within Shell Cove and in order to minimise its impact on traffic it should be located at the intersection of Harbour Boulevard and Shellharbour Road.

OUR WATER VIEWS

The approved Concept Plan for the Marina will have much less impact on our view from our lounge, balcony and upstairs bedroom areas than will the proposed modifications. This is an unreasonable outcome for us. (see attachment 1)

ONLINE PETITION

"STOP THE INCREASE IN HEIGHT OF SHELL COVE MARINA PRECINCT"

The petition states

We the residents of Shell Cove and nearby suburbs wish to stop the proposed increase in building height within the Marina Precinct. Fraser Property Australia have proposed to significantly increase the heights of several buildings within the Shell Cove Marina Precinct. This will increase overshadowing, particularly around the marina foreshore and adjacent buildings, because the said increases have a north-south alignment. It will create overcrowding and will reduce the enjoyment of amenities and foreshore afforded to all Shell Cove residence and visitors. The height increases will forever change the village atmosphere and the environment that is so precious to the broader South Coast community. We accept change but not at the expense of overcrowding and subsequent undue pressure on the coastal environment. It, the proposed development, will form an unacceptable physical barrier between the lowrise residential majority of Shell Cove, and the harbour and the beach.

We received 198 signatures from the Shell Cove and nearby communities. See attachment 2.

The feedback from supporters is.....

- Around half state the proposal is detrimental to the look and appeal of Shell Cove (as a coastal town).
- Many state the proposal will result in overcrowding (and be an overdevelopment).
- Some state it is unfair to change the building rules after most residents have bought into the promised "planned" development.
- Several state the proposal affected existing views

These comments demonstrate the proposal gives too much bulk to the development, it is at odds with the rest of Shell Cove and impacts on the look, feel and nature of this beautiful, peaceful location.

Many are concerned that the recent increase in densification outside the marina precinct, has already led to overcrowding, parking issues and lower aesthetic appeal that are common in suburban Sydney (and elsewhere) and it is these issues residents wanted to avoid when they bought "the dream" and moved to Shell Cove

HOTEL BUILDING IS NOT A HOTEL.

The "Hotel Building" is in fact a residential development which will, for a relatively short term, incorporate an apartment hotel, possibly a Quest. Quest's business model is to develop a site, operate it for 5 or so years, sell to investors many of which are informed that "some day" at the end of the lease period, they can occupy or sell at residential value. For example, Quest at Cronulla is a 6 story apartment hotel (I may get the figures slightly incorrect because I do not have inside knowledge), each of the 2+2 bedroom apartments which face Cronulla Beach, and were only a few

years ago at around \$600k. The residential apartment above started at \$1.05m. Capital growth is what investors are wanting. The point is, at any time after the compulsory lease period (10-20 years), the "hotel" can resort to owner occupier and will have a much greater sale value.

Because the "hotel" will have residential apartments on top that will be sold for \$800k up to \$2-\$3m, the build will be viable. Without the residential component, the build will be less attractive because the "hotel" component apartments will be valued for sale only between \$500-\$800k.

The case against the height increase in the hotel is, in my view, that this is not an 11 storey hotel. It is an 11 storey residential apartment block which will be the precedent for future high rise. It should have been built at Shellharbour City if it was going to be built at all.

WOOLWORTHS

An approximately 3800m² Woolworths is going to be located within the town centre. This is a convenience shop with focussed shoppers who want to do their weekly/monthly shop conveniently, quickly and then to get home asap. For this reason, it is out of place in scale and location because it does not have direct access to Shellharbour Road. (compare with Warilla Grove, Warrawong and Shellharbour City).

So, the proposed location of Woolworths is incorrect from a community perspective because of the location and its impact on traffic flow. It should be located with direct access to Shellharbour Road so the many shoppers from Flinders, Blackbutt, Barrack Heights and Shell Heights will not have to drive into the residential area of Shell Cove to do their weekly shop. There is a parcel of land at the intersection of Harbour Boulevard and Shellharbour Road that can be used for this purpose.

The Marina should be a destination for relaxation and enjoyment. It does not have to be a location for the weekly grocery shopping.

HIGHER APARTMENTS

Our waterfronts will always be a focus for developers. Look at any similar location along Sydney suburban beaches. We are allowing a precedent for a non complying development. This is inappropriate and strategically unacceptable. We do not have space pressures that Sydney etc have and therefore there is no community justification to allow this to happen. If highrise is to be planned, again it should be around Shellharbour City and only the city. Shell Cove is a bowl with a wide rim full of homes with vistas. It is simply bad planning to build highrise in dead end locations where there is not direct access to major roads.

The approved Concept Plan for the Marina will have much less impact on our view from our lounge, balcony and upstairs bedroom areas than will the proposed modifications. This is an unreasonable outcome for us. (see attachment 1)



NSW Department of Planning

	Name	From	Comments
1.	[REDACTED]	Shell Cove, Australia	
3.	[REDACTED]	Kiama, Australia	Preservation of natural beauty and surrounds
4.	[REDACTED]	Shell Cove, Australia	Overcrowding, which is a safety issue for all residents.
5.	[REDACTED]	shell cove, Australia	
6.	[REDACTED]	Shell Cove, Australia	Big rule change is not fair!!!
7.	[REDACTED]	shell cove, Australia	
8.	[REDACTED]	shell cove, Australia	we moved in to shell cove to escape the rabbit warren of estates in sydney. it was billed as an upper class suburb but it is being turned into a ghetto
9.	[REDACTED]	Shell Cove, Australia	
10.	[REDACTED]	Shell Cove, Australia	
11.	[REDACTED]	Shell Cove, Australia	Did not purchase in the area to live in a Las Vegas style hyped up environment. Developers are getting greedy due to current popularity. Families will be put off by the over crowding and focus on the big end of town.
12.	[REDACTED]	Shell Cove, Australia	
13.	[REDACTED]	Shell Cove, Australia	
14.	[REDACTED]	shell cove, Australia	
15.	[REDACTED]	SHELL COVE, Australia	The height of proposed building in the Waterfront area of Shell Cove will detract from those houses in the same vicinity and also from our beautiful area.
16.	[REDACTED]	She'll Cove, Australia	
17.	[REDACTED]	Shell Cove, Australia	There is no need to commercialise natural beauty, keep the construction to a minimum
18.	[REDACTED]	Shell Cove, Australia	The height is simply too much, it's going too far now and imposing on what current residents have paid good money for to live in Shell Cove. Don't block our views and overcrowd with these towering concrete jungles!
19.	[REDACTED]	Shell Cove, Australia	The increase in height limits will forever change the face of Shell Cove, no longer a relaxed coastal suburb.
20.	[REDACTED]	Shell Cove, Australia	
21.	[REDACTED]	Shell Cove, Australia	
22.	[REDACTED]	Shell Cove, Australia	Many locals and Shell Cove residents have been awaiting the marina with anticipation. I'm currently on holidays in Port Stephens and the marinas (continues on next page)

	Name	From	Comments
22.	[REDACTED]	Shell Cove, Australia	<i>(continued from previous page)</i> up here have surrounding buildings of 4-5 storeys. This looks tasteful and respectful to the surrounding environment and respectful of locals. It's unsettling to see the heights of these buildings and think that Frasers is now asking to almost triple the size for Shell Cove. We don't have 11 storey buildings on the south coast and an exception should not be made for the marina. The cove and Bass Point is a marine sanctuary, locals have paid top dollar for views, and local infrastructure has its limits. We firmly believe that Frasers and Shellharbour Council can make ample amount of profits without the size increase.
23.	[REDACTED]	Shell Cove, Australia	The proposed amendments to the marina precinct will have significant detrimental impacts for the area. The additional density and building heights will result in increased traffic and associated parking issues which has not been adequately reflected in the proposal. The increased density will also negatively impact on the aesthetic appeal of the area.
24.	[REDACTED]	Flinders, Australia	
25.	[REDACTED]	Flinders, Australia	
26.	[REDACTED]	Shell Cove, Australia	
27.	[REDACTED]	Shell cove, Australia	The area was sold on the proposal. People should have been told over 15-20 years ago if this is what they were to expect. The rules have changed to suit the big players only.
28.	[REDACTED]	oak flats, Australia	
29.	[REDACTED]	Shell Cove, Australia	I am a local resident and I bought in this area to get AWAY from all this - traffic, noise pollution - not happy.
30.	[REDACTED]	Albion Park Rail, Australia	
31.	[REDACTED]	Shell Cove, Australia	
32.	[REDACTED]	Shell cove, Australia	
33.	[REDACTED]	Shell Cove, Australia	
34.	[REDACTED]	Shell Cove, Australia	
35.	[REDACTED]	Shell Cove, Australia	Do not want the Marina to become over crowded & overshadowed by large imposing buildings. Concerned about the car parking in the area - will this be increased in line with the increase in residences???? Keeping a nice village atmosphere would be nice!
36.	[REDACTED]	Shell Cove, Australia	I live there and desire to do so for quality of life...I want the lifestyle I paid for...not 3 story money makers and more parked cars than the streets can handle.
37.	[REDACTED]	Shell Cove, Australia	
38.	[REDACTED]	Shell Cove, Australia	

	Name	From	Comments
39.	[REDACTED]	Sydney, Australia	Fairness to the community
40.	[REDACTED]	Shell cove, Australia	I live in shell cove. I'm excited for the marina but dread overdevelopment
41.	[REDACTED]	Shell Cove, Australia	The height increase will spoil the coastal feel of the marina area. It will also add too many more residents with increased traffic,cars and parking issues.
42.	[REDACTED]	Shellharbour, Australia	It will destroy the marina view of many residents who bought house blocks years ago, believing they would have views of the harbour. and no, I'm NOT one of them!
43.	[REDACTED]	ShellCove, Australia	
44.	[REDACTED]	Shell Cove, Australia	Extra heights lead to overshadowing...especially in Winter. These extra heights will also change the whole atmosphere of a relaxing seaside Marina. (The reason lots of people have bought into Shell Cove in the first place)
45.	[REDACTED]	Shell cove, Australia	Your selling the veiws of existing residents. Stick to the original plan. This is just a money making move to rip off existing residents
46.	[REDACTED]	Shell Cove, Australia	
47.	[REDACTED]	Shell Cove, Australia	Sensible integrated development not greed squared..Shell Cove Marina 1.0 not Nelson Bay 2.0
48.	[REDACTED]	Shell Cove, Australia	Can't wait for the marina, but noooooo to 11 story buildings. Way to high for our beautiful area.
49.	[REDACTED]	Shell Cove, Australia	
50.	[REDACTED]	Shell cove, Australia	To maintain the beautiful open spaces and avoid overcrowding.
51.	[REDACTED]	Shell cove, Australia	
52.	[REDACTED]	Flinders, Australia	Change is great but not at the expense of turning this area into an overcrowded city area
53.	[REDACTED]	Shell Cove, Australia	
54.	[REDACTED]	SHELL COVE (NSW), Australia	This is suppose to be a family area- thats how it was sole to us. Now its jusgmt getting overcrowded. Small streets, no parking. School is full, no local high school. You have destroyed Shellharbour south beach and now you will destroy the marina. Why is shellharbour having taller buildings than Wollongong? This is suppose to be a town.
55.	[REDACTED]	Flinders, Australia	Because we need to retain the urban country feel of the area and the environmental impacts would be significant.
56.	[REDACTED]	Shellcove, Australia	This is not what we moved into the area for, just a grab for cash at the expense of residents
57.	[REDACTED]	Shell Cove, Australia	Will result on overcrowding with insufficient infrastructure due to poor planning. Huge impact on the environment.
58.	[REDACTED]	mount warrigal, Australia	Stop out growing our city. It's supposed to be a beachy metropolitan area. We won't get that back once it's lost

	Name	From	Comments
59.	[REDACTED]	Shell Cove, Australia	
60.	[REDACTED]	Shell Cove, Australia	Shell Cove is a beautiful community and suburb in which we chose to build our forever home. We are looking forward to the Marina but not at the expense of our seaside lifestyle being forever changed by overdevelopment. NO to 11 storey buildings and overcrowding.
61.	[REDACTED]	Shell Cove, Australia	Stop the greed.
62.	[REDACTED]	Shell Cove, Australia	I don't want to see the area become another grab for money by Frasers and the Shellharbour Council... we moved here for the lifestyle and now that is being ruined by the building height increases as well as the density of the housing and completely insufficient infrastructure.
63.	[REDACTED]	Shell Cove, Australia	This is where I live. Stick to the original plan
64.	[REDACTED]	Christies beach, Australia	This is my home town. I relocated 5mths ago. This is important for the entire community. The taller and more dense the population the less community that is reflected. The village charm and closeness will be lost. Progress is not based on overpopulating small towns and villages.
65.	[REDACTED]	Flinders, Australia	
66.	[REDACTED]	Highgate, United Kingdom	
67.	[REDACTED]	Farmborough Hts, Australia	The infrastructure is not in place for so many extra residents. Parking and traffic congestion will be at a cost to current residents. Current owners have bought in good faith of the original plans for the marina plan as advertised by Frasers.
68.	[REDACTED]	Shell cove, Australia	Increasing the heights of the buildings would detract from the beauty of Shell Cove.
69.	[REDACTED]	Shell Cove, Australia	
70.	[REDACTED]	Shell Cove, Australia	
71.	[REDACTED]	Shell Cove, Australia	
72.	[REDACTED]	Shell Cove, Australia	We have been residents of Shell Cove for 20 yrs. We moved here for a community atmosphere by the sea. We go to the Gold Coast for holidays we don't want to live in it!
73.	[REDACTED]	Shell cove, Australia	
74.	[REDACTED]	., Australia	
75.	[REDACTED]	Shellcove, Australia	
76.	[REDACTED]	Shellcove, Australia	changes to the height restrictions will significantly affect the views and therefore values of properties already constructed under current rules. will change the atmosphere of our beautiful suburb
77.	[REDACTED]	Emu heights, Australia	Shell Cove will end up like sydney

	Name	From	Comments
78.	[REDACTED]	Shell Cove, Australia	We moved here thinking the 'future marina' would be a pleasant area for our suburb. Walking down t the Shallows now looks like a concrete jungle. Too many developers building multi dwellings on small blocks. It looks absolutely disgusting. Not to mention the lack of parking!! Is going to be a nightmare. Stick to the original plan please!!
79.	[REDACTED]	Shell Cove, Australia	I have lived in Shell Cove for 17 years and purchased here for the lifestyle. I was sold on the area when the hotel was supposed to be 4 stories, there was no mention of apartments or hundreds of townhouses. There were strict rules on what could be built on each block in the estate. All these promises of a coastal oasis are to be replaced by overcrowding, if this proposal gets through.
80.	[REDACTED]	Shellharbour, Australia	I live in the village. We dont want the gold coast here
81.	[REDACTED]	Shell Cove, Australia	This high density increase will impact on all Shell Cove residents. We can have the Marina without being greedy. It will simply spoil all the planned existing amenities, such as increased traffic, overshadows, increased demand on resources. It will ruin the village atmosphere that we love and the reason we chose to live here. These height increases are not compatible with our village community. Why spoil what is perfect. [REDACTED]. The Marina will become ugly.
82.	[REDACTED]	Barrack Heights, Australia	When we moved here 37 years ago it was a quiet rural area. Let's keep it at least a beautiful country town instead of an over populated and crammed City. Let's do things for the benefit of the community not for Corporate or Council greed.
83.	[REDACTED]	Shell cove, Australia	The impact on the already inadequate infrastructure The impact concerning essential services e.g. Hospitals schools overcrowding Inadequate provisions for parking Increased traffic congestion Increased overshadowing due to increased heights
84.	[REDACTED]	Flinders, Australia	Keep the area a beautiful regional coastal suburb to be enjoyed by the community and generations to come.
85.	[REDACTED]	Shellharbour, Australia	
86.	[REDACTED]	Shell cove, Australia	
87.	[REDACTED]	Shell Cove, Australia	Our local community will not be overtaken by [REDACTED]
88.	[REDACTED]	Shell Cove, Australia	This is not what I was told Shell Cove would be like 17 years ago.
89.	[REDACTED]	Barrack Heights, Australia	
90.	[REDACTED]	Shell cove, Australia	

	Name	From	Comments
91.	[REDACTED]	Shell Cove, Australia	The building height will be out of place. There will be a lack of parking and too much traffic for the poorly designed streets to handle.
92.	[REDACTED]	Shell Cove, Australia	
93.	[REDACTED]	Shell Cove, Australia	Lack of infrastructure, parking, small streets. No way could we add another 25% to the area. It's hard already.
94.	[REDACTED]	Shell Cove, Australia	
95.	[REDACTED]	Shellcove, Australia	<p>I live in this community & you can't change plan's after resident's have put all money into a property & then change the rules!! Blocking view!!</p> <p>Is this all about [REDACTED] ? Changing plans to suit them & not thinking about anyone else who has already purchased property, going of & looking at the original plans. So sad!</p>
96.	[REDACTED]	Shell cove, Australia	
97.	[REDACTED]	Flinders, Australia	
98.	[REDACTED]	Flinders, Australia	<p>This is not just about height increases, with no notification or consultation with purchasers changes are to be implemented including additional townhomes up to 3storeys in height on the Promontory and added narrow roadways- none of which were detailed on the fraudulent maps we were given at the time of purchase. I have already moved from an area that Shellharbour Council allowed to become over-developed with duplexes & villas without adequate parking which created a wealth of social problems. A 25% increase in dwellings is NOT okay; how about a 25% rebate to all existing purchasers sold homes under false pretences due to the subsequent loss in value, amenity and lifestyle you are inflicting! I believe this is a State planning issue that would require Gareth Ward to step up and support residents interests - in other words , we're screwed!</p>
99.	[REDACTED]	Shell Cove, Australia	<p>As a resident of Shell Cove I'm concerned that the new planned development has degraded the marina foreshore and the developers have manipulated the council into allowing construction of ugly confined ,congested and duplicated residential buildings .. when we bought into this community we loved the parklands and our rural type lifestyle the village lifestyle , where each family had built their own home to live in .. This community housing type development is reminiscent of the 1970's housing commission type of developments which have been shown to not work as these communities with communal driveways and courtyard development turned into gettos. You are cramming far to many families into too little space .. We bought our homes with the hope to living here for a long time and to enjoy our homes , many of us have foreshore water views and want to keep them but from what we are seeing (continues on next page)</p>

	Name	From	Comments
99.	[REDACTED] [REDACTED]	Shell Cove, Australia	<i>(continued from previous page)</i> this new high rise will cancel out that .. how can you just insert 199 more families into the existing infrastructure that was planned over ten years ago without widening roads and adding more parking or making the hotel have more underground parking .. where is the sewer to go to ? the existing process plant won't cope .. where are the children to go to school as already they are at capacity? The high schools are at capacity , the roads are already not wide enough .. I think you better rethink things as your planning isn't good just look at the train station , it didn't even have a toilet .. and the parking situation is laughable , who plans a station with only one way in and out ? Oak flats station with its round driveway is better .. please rethink what you are doing with our community .
100.	[REDACTED]	Shell Cove, Australia	
101.	[REDACTED]	Wilberforce, Australia	
102.	[REDACTED]	Shell cove, Australia	I'm worried about overcrowding of the marina precinct, the added pressure on parking and roads
103.	[REDACTED]	Shell cove, Australia	
104.	[REDACTED]	Shell Cove, Australia	
105.	[REDACTED]	Wilberforce, Australia	We love the village atmosphere of Shell Harbour...dont let it become another ugly bottleneck. Its just un Australian to ho and change the development plans after getting approval from the locals...thats downright sneaky. We have old friends who live in the area and i know they dont want it to become another gold coast.
106.	[REDACTED]	Shell Cove, Australia	We moved from Sydney to get away from high rises and an over populated area. And I think doing this will be ruining a quiet coastal town
107.	[REDACTED]	Shell cove, Australia	
108.	[REDACTED]	Shell Cove, Australia	
109.	[REDACTED]	Shell Cove, Australia	[REDACTED] and ruining what is a beautiful piece of the world! We have paid massive levies to live here and the waterfront is looking terrible! So disappointing!
110.	[REDACTED]	Shell cove, Australia	
111.	[REDACTED]	SHELL COVE, Australia	
112.	[REDACTED]	Shell Cove, Australia	Live in Shell Cove very concerned what the rise in height of the buildings around the Marina will damage the look & feel of our suburb. The extra dwellings have not been matched with infrastructure and most of all it is simply not what we were told the Marina plans were going to be.

	Name	From	Comments
113.	[REDACTED]	Shell Cove, Australia	Overcrowding, streets already have cars parked on the streets. Why do we need to increase the heights, I believe it will add too many more people, cars and will spoil the small coastal feel which is why we chose to live here
114.	[REDACTED]	Barrack Heights, Australia	
115.	[REDACTED]	Shell Cove, Australia	
116.	[REDACTED]	Shell cove, Australia	
117.	[REDACTED]	Shell Cove, Australia	It is out of hand. Fraser development is out of control with the support of Shellharbour Council. The area near the Marina is already know as the Getto. The roads are not wide enough and there is not enough parking. We do not need a 11 story hotel in a regional coastal town. Woolworths should never have been aloud to build a grocery shop on the marina it should have been built in Shellharbour Village. [REDACTED] [REDACTED] This is another project that should be investigated [REDACTED]
118.	[REDACTED]	Warilla, Australia	To keep the village feel. This is a coastal village and should stay thar way. The last thing we want are high rise buildings closing us in.
119.	[REDACTED]	Albion Park, Australia	
120.	[REDACTED]	Sand Springs, OK	
121.	[REDACTED]	Shell Cove, Australia	
122.	[REDACTED]	Mount Warrigal, Australia	Its naturally beautiful. This will ne spoilt by highrises
123.	[REDACTED]	Mt warrigal, Australia	Because li was against this development from the start !! Developers trying to overpopulate our are [REDACTED] and we're left with more traffic less parking and anbig eyesore in our small seaside community !!!!!
124.	[REDACTED]	ALBION PARK, Australia	
125.	[REDACTED]	Shell cove, Australia	
126.	[REDACTED]	Warilla, Australia	
127.	[REDACTED]	Shellharbour, Australia	We do not need to increase the risks to our unique marine environment by squeezing more people into this confined space. The streets are already narrow and parking is limited and now the developer wants to put more pressure on the environment. We do not want to become built out like Wollongong or the Gold Coast
128.	[REDACTED]	Shell Cove, Australia	I have lived Shell Cove for 16 years and have just moved within Shell Cone for the 6th time. High rise buildings will not be keeping wishing the local community.

	Name	From	Comments
129.	[REDACTED]	Shellharbour, Australia	Shellharbour is a south coast beauty spot that is also eminently livable. To allow this increase in height to occur is not appropriate. This is not the Gold Coast. Thank goodness!!!
130.	[REDACTED]	Shell Cove, Australia	We bought into this area from Sydney on the understanding that Shell Cove had building restrictions to ensure it remained a coastal oasis, not an eyesore like Main Beach, Gold Coast. Anything above 4 stories is and always will be an abomination that will scar the Illawarra forever, and change the relaxed, easygoing culture that is so attractive to newcomers. You will create a culture that is counter - intuitive to that you are trying to create.
131.	[REDACTED]	Flinders, Australia	Totally inappropriate modifications to current approved plans with vast negative impacts for the community. Please make sure you make a submission to NSW Govt Dept Planning & Env in relation to the proposed modifications . A petition will hold limited value without great number & support of submissions. Come along to Community Meeting Shell Cove Sales Office Tues 10 Oct 5pm as advised but hidden in comment replies on fb The Waterfront Shell Cove page.
132.	[REDACTED]	Shell Cove, Australia	There are no other buildings even close to the hieght of the proposed hotel in shellharbour. This building will ruin the coastal village feel of the area and look like an eyesore. The infrastructure in place is not adequate for the increase in residents .
133.	[REDACTED]	Flinders, Australia	We don't want another Wollongong or Gold Coast, leave it as it is.
134.	[REDACTED]	Shell Cove, Australia	I live in one of the (ugly) townhouses that many call them and love it. However, it's definitely being overloaded with too many same same houses .. don't spoil this area!. Enough is enough
135.	[REDACTED]	Barrack Heights, Australia	This regional town should not be sacrificed for development greed and lining council pockets.
136.	[REDACTED]	Shell Cove, Australia	We bought in Shell Cove to raise our family in an amazing part of the Country. We were attracted by the natural scenery and well thought out planning. This was 8 years ago and now everything has changed. There's no more restrictions, you can build duplexes wherever you want on the smallest possible blocks. Everyone was to have views where possible, this is all being destroyed. Stop ruining this little coastal paradise!
137.	[REDACTED]	Shell Cove, Australia	
138.	[REDACTED]	Shell Cove, Australia	Its wrong we have no voice on our own suburb/home.....

	Name	From	Comments
139.	[REDACTED]	Shell Cove, Australia	Over crowding, streets to small two ways of getting in and out of Shell Cove, greedy developers and council. Making Shell Cove ugly and to many small blocks and townhouses
140.	[REDACTED]	Shellharbour, Australia	The lack of. Infrastructure, medical services, schools,,transport, inappropriate development in the ecological and aesthetics sence,the narrow roads within shellcove will not cope and parkland will be impacted
141.	[REDACTED]	Shell Cove, Australia	
142.	[REDACTED]	Shell Cove, Australia	Excessive development isn't good for a community.
143.	[REDACTED]	MIAMI, FL	
144.	[REDACTED]	Shell Cove, Australia	
145.	[REDACTED]	Shell cove, Australia	Dont need our area over developed
146.	[REDACTED]	Shell Cove, Australia	It will destroy the area, it is overdevelopment in a coastal urban environment. Look at other waterfront and tourist areas in this type of environment., we are not surfers paradise!
147.	[REDACTED]	Shell cove, Australia	Because I didn't want to live in a high dencity area which resembles houses made of lego
148.	[REDACTED]	Shell cove, Australia	This is the most stupid increase of people in an already congested area. It will interfere with my views [REDACTED] [REDACTED]
149.	[REDACTED]	Shell Cove, Australia	
150.	[REDACTED]	Shell Cove, Australia	Local Schools are at capacity and some have demountables. Streets are to narrow to sustain extra traffic. We love our little community and this is not inline with its original vision.
151.	[REDACTED]	Shell cove, Australia	It's already high enough . The area is already getting overdeveloped this needs to stop
152.	[REDACTED]	Flinders, Australia	I am about to move to Shell Cove and I don't want the marina area to end up like Wollongong and Sydney. The streets are narrow at the marina and there will be problems with car parking. Leave the plans the way they were and don't spoil the ambience of the area. You will create a future slum the way you are going.
153.	[REDACTED]	Shell Cove, Australia	Such an increase in building height will change the charactar of the Marina Precinct. It will contribute to over crowding and put increased pressure on already overcrowded schools, and roads and health services.
154.	[REDACTED]	Port Macquarie, Australia	Dont overdevelop such a lovely area when you can built higher down Wollongong way
155.	[REDACTED]	Shell cove, Australia	

	Name	From	Comments
156.	[REDACTED]	Shell Cove, Australia	<p>Shell Cove is already developing into a ghetto like development. We have only lived in Shell Cove 6 months and are very disappointed. Just to mention a few things that effect our lives! [REDACTED] land is not looked after with overgrown weeds and rubbish on their land. Rev heads leaving burn out marks on roads. Streets too narrow and nowhere to park. [REDACTED] who ruin family's lives and dreams by getting away with building 6 townhouses on 2 building blocks on a battlaxe block in the middle of family homes the noise from these townhouses is ridiculous. Nowhere to put your rubbish bin only picked up once a fortnight. The rates we pay are exorbitant and I am perplexed as to where the money goes to? And now you want to put in more development? You should do a study on Shell Cove and the current status and effects on people's lives before you increase the capacity. People spend their hard earned money and have dreams of a family home, they buy into Shell Cove at the current time thinking that is what they are getting then some bright spark who probably does not even live in Shell Cove changes the plans.....I have heard of developers buying up land under someone else's name, then the developer buying the land off them and putting in townhouses without any consideration or consultation of the owners around them? Shame on you...pure greed.</p>
157.	[REDACTED]	Shell cove, Australia	<p>Will obstruct my ocean veiws... Already getting over developed down there, way to congested down there already.... [REDACTED] [REDACTED] as they can out of this beautiful seaside suburb</p>
158.	[REDACTED]	Shell Cove, Australia	<p>Relocated to Shell Cove 3 months ago because of the beautiful location and village/community atmosphere that was being planned by the developers and council. Raising the building heights will be hugely detrimental to the look and feel of the precinct and having so much more congestion will ruin the environment and wetlands. The roads are too narrow and a lack of parking is already causing considerable congestion and safety hazards with residents leaving caravans and trailers etc permanently on the curb. This restricts drivers visibility and in such a family orientated area is a problem. This will only get worse if the additional homes are approved. Ocean views for the majority of Shell Cove residents will also be wiped out by having higher apartment buildings which is not fair when we bought here in good faith. Let's not turn what should be a jewel of the South Coast into a ghetto like the Gold Coast!</p>
159.	[REDACTED]	Shellharbour, Australia	<p>Highride buikdings are so unnecessary and will totally destroy this beautiful location. The people planning this development need to this of the long term impact and the future experience and not just the bottom line right now.</p>

	Name	From	Comments
160.	[REDACTED]	Barrack Heights, Australia	We already have a lovely city. Wollongong has the high rises and it has destroyed their skyline. Keep Shellharbour out of the hands of the property developers [REDACTED] and will then move on to their next target leaving a mess that can never be undone.
161.	[REDACTED]	Shellharbour, Australia	Developers shouldn't be allowed to cash in at the expense of residents of must deal with overcrowding, increased traffic and so many other issues. It is not keeping with the original vision that residents were initially informed of.
162.	[REDACTED]	Albion Park, Australia	For more than 15 years this project has been presented as a development that fits in with the wider Shellharbour community, both in terms of size and ambience. The new design will place pressure on roads and other infrastructure which is already struggling to cope with the existing population. Shellharbour ratepayers have been asked to support this project based on what has previously been presented. To change it to something more typical of the Gold Coast is unfair and places profits above integrity.
163.	[REDACTED]	Albion Park, Australia	
164.	[REDACTED]	Augustine Heights, Australia	As a previous resident in shell cove I'd hate to see the small community overrun by tourists, high rise buildings and an excess of traffic taking away the beachside local feel. Growth is important but too much growth can be damaging.
165.	[REDACTED]	Shell Cove, Australia	As it will obstruct my views and increase traffic on roads and park ways not planned for.
166.	[REDACTED]	Shell Cove, Australia	The changes to the originl plan and design will greatly impact on the community. Through overcrowding, parking issues and impacts on residences who bought into the Shell Cove community based on the original design and feel of the community. Shell Cove is an incredible place to live but the proposed changes will impact on the aesthetics and charm the marina was to bring to the region. People from out of the area are commenting about how unappealing the new plans are - this could greatly impact on housing prices and market value, if the changes occur and the community perspection is negative. People feel very decieved by these new plans, especially as all billboards in the illawarra have images of the orginal plan. You are setting the marina and Shell Cove up to fail.
167.	[REDACTED]	Shell Cove, Australia	
168.	[REDACTED]	Shell cove, Australia	
169.	[REDACTED]	Shell Cove, Australia	
170.	[REDACTED]	Shell Cove, Australia	
171.	[REDACTED]	Shell Cove, Australia	
172.	[REDACTED]	Shell Cove, Australia	

	Name	From	Comments
173.	[REDACTED]	Shellcove, Australia	It is important as it changes the original appeal of the suburb, which is disliked by many. People's views are being blocked, and the congestion of extra vehicles with limited parking is a problem.
174.	[REDACTED]	Flinders, Australia	Why build a marina with beautiful views in a housing estate only to block the view of it from homes due to high rise hotels?
175.	[REDACTED]	Shell cove, Australia	
176.	[REDACTED]	Blackbutt, Australia	As a home owner in Shell Cove I think original al planning strategies should be adhered to.
177.	[REDACTED]	Shell Cove, Australia	
178.	[REDACTED]	Shell Cove, Australia	This area will not be able to cope with the extra traffic, people. The huge hotel will be an eye sore. We bought land and had to jump through hoops to get our design approved and Fraser's/council can just change as they like... Disgusting.
179.	[REDACTED]	Shellharbour, Australia	
180.	[REDACTED]	Shell cove, Australia	
181.	[REDACTED]	Shell Cove, Australia	An overdevelopment of an already compact space will be detrimental to the aesthetics that were originally proposed in the Marina development.
182.	[REDACTED]	Shell Cove, Australia	
183.	[REDACTED]	Flinders, Australia	
184.	[REDACTED]	Shellcove, Australia	I [?] this area.
185.	[REDACTED]	Shell Cove, Australia	
186.	[REDACTED]	North Nowra, Australia	We are moving to the Waterfront next year in our new town home and feel quite betrayed there has been a lack of transparency when we purchased from both Frasers Development and Shell Harbour Council.
187.	[REDACTED]	Shell Cove, Australia	The increase in height is not only ugly but will block views for residents that have already bought homes for the view. We are excited about the marina but going further up in height will turn this into a concrete jungle rather than a luxurious marina.
188.	[REDACTED]	Shell cove, Australia	
189.	[REDACTED]	Shell cove, Australia	
190.	[REDACTED]	Shell cove, Australia	
191.	[REDACTED]	Shell Cove, Australia	
192.	[REDACTED]	Shell cove, Australia	
193.	[REDACTED]	Shell cove, Australia	
194.	[REDACTED]	Shell cove, Australia	

	Name	From	Comments
195.	[REDACTED]	SHELL COVE NSW, Australia	Loss of views, too much building infill and loss of open space, over crowding, overall detrimental changes to the look of the marina precinct compared to what we were sold.
196.	[REDACTED]	SHELL COVE NSW, Australia	The loss of views due to increases in the heights of proposed buildings. The increase in population density in the area and the over all ugly look of the new proposed application. They got it right the first time, they should be allowed to stuff it up with their greed now.
197.	[REDACTED]	Shell Cove, Australia	The loss of a beautiful Tourist area that was to be enhanced by the Marina. The plans sighted now seem to be going to make the Marina into a high rise metropolitan area with the possible consequences for the whole of our Shellharbour coast and lake area being ruined.
198.	[REDACTED]	Warilla, Australia	
199.	[REDACTED]	Shell cove, Australia	