

TO WHOM IT MAY CONCERN:

My belief is that this is not a modification to the current Concept Plan, but it is a totally new plan for the following reasons:

1. Removing the maximum 150,000 sq m residential GFA limit has the potential to give Frasers a free reign on the number of dwellings that can be built including their type ie. increased medium and high density dwellings.
 2. Increasing the maximum number of dwellings from 1238 to 1566 will lead to a greater number of medium and high density dwellings.
 3. Revising the housing densities and typologies confirms Nos 1 and 2 above. Yes profits need to be made for the project to be facilitated BUT increasing the number of medium and high density dwellings will lead to the possibility of super profits.
 4. Increasing the heights of dwellings will increase the percentage of daily shade. I live opposite the new Warrigal Aged Care facility and the sun is blocked out until well after 8am in winter. Our street is wider than most in the marina precinct so the increased shading will be greater around the marina.
 5. While not opposed to the additional 6,000 sq m of land within Precinct E there is considerable concern that dwellings will be medium and high density rather than single storey.
 6. Major concern re the increased number of streets and lane ways as this means more dwellings and vehicles and less sunlight due to the closeness of dwellings.
 7. Of equal concern is the proposed reduction of active street frontages and pedestrian walkways. This must mean that more dwellings will be taking the place of these pedestrian spaces.
- In conclusion, the Marina project is a great project. However, one only has to look to the south of the town centre to see the sad imbalance between single dwellings and medium density dwellings (constructed or under construction). The terms 'future ghetto' and 'modern tenements' come to mind.