

Shell Cove Modification Proposal to Increase Apartments by 26% and Increase Height of Buildings Around Harbour Foreshores.

I would urge the Commission to give careful consideration to the views of the Shell Cove residents. Please carefully consider the views expressed in the 203 public submissions on the Department of Planning & Environment website.

It appears to me that the Department's Assessment Report reduces the public comments to one line and then goes on to basically dismiss everything the residents say. Please consider the answers provided by the proponent and authorities to the residents' concern to see if the answers are really valid.

It is difficult to believe that a 26% increase in apartment numbers will only increase traffic by 2%. This report should be subject to careful analysis.

Further I consider insufficient attention is given to parking issues in Shell Cove streets generally. For example, the new townhouse we are moving into soon is part of a development of 14 townhouses with no additional designated parking for visitors provided.

Please consider whether sufficient resident and visitor parking is being planned in new housing and apartment developments. I don't believe it is – many residents in townhouses (with insufficient storage) have 2 or 3 cars, often use the garage to store goods and park their cars on the street. Many streets have cars parked on both sides now, allowing one lane of moving traffic - this will only get worse with more development without more attention being given to this issue.

It's also difficult to accept that the increase in heights proposed around the harbour foreshores will have only minor impact on views and overshadowing. I am particularly thinking of the proposal to increase the apartment stories from currently 3-4 up to 6 at the end of the Promontory Drive, some distance from the town centre. This could result in a doubling of the building height if it changes from 3 to 6 – how that can be considered a minor change is hard to appreciate.

In addition, I support the views of Mr Les Brooks in his report and believe they represent a common sense, realistic view. I think his document is detailed, well thought through and based on first-hand knowledge of the area.

Please don't allow Shell Cove to be overdeveloped, as I am concerned this modification will do just that. More medium to high density housing, tall buildings on the harbour's edge, reduced views and openness, heavy traffic, streets crowded with parked cars. A change in the balance in favour of profits - more tourism, activity and development at the expense of the pristine environment and coastal lifestyle. What is the appeal in that?

Again, I request the Commission to carefully consider the views of the local residents, and not dismiss them summarily. Take their views into account in addition to the various reports put forward by Government and the Proponent, who may have different agendas to the residents.

We really don't want the appeal of our coastal environment and potential of a well-planned harbour precinct to be ruined by over-development, as we've seen elsewhere.

Ed Parkinson
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