

24th September 2018

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RE OBJECTION TO PROPOSED AVEO DEVELOPMENT AT SANCTUARY COVE

I have been dismayed to see the decline and deterioration of a once idyllic and showcase resort.

Mulpha appears to have little concern for the provisions of the Sanctuary Cove Resort Act or the views of the resident community with a number of their developments.

There have been instances where Mulpha has used legal loopholes and questionable tactics to push through proposals which otherwise may not have been approved.

The latest such concern is the proposed AVEO development to which I object for the following reasons:

1. Sanctuary Cove is unique, certainly in Australia, and well maybe unique in the world. **As residents we expressly resist changing the Sanctuary Cove Resort Act (SCRA).** Any change to the wording and or intent of SCRA paves the way for further development which must surely alter the look and feel of this first class facility. As a resident I am totally resistant to any possibility of high density housing being implemented in the Sanctuary Cove Precinct.

2. Aveo is proposing to develop a Retirement Village which is not an existing approved use under SCRA or its Regulations at Sanctuary Cove.

3. If Aveo is proposing a change to SCRA to accommodate such a use, this has not been presented to the community. **Aveo proposal fails to meet the legislative requirements spelled out in the second reading of the Bill which requires 75% of residential lot owners to approve any change which will have a significant effect on residential property owners.**

4. **A retirement village is not within the purpose or intent of the master plan** of Sanctuary Cove as described in the second reading of the Bill which became SCRA.

5. **AVEO proposes to build more residential dwellings than the number of lot entitlements.** The original Sanctuary Cove concept, embodied in SCRA allowed for a number and style of residences. Were this proposed development to receive DA approval it would significantly raise that original gazette number of properties. This will surely adversely impact on the value of existing properties.

6. Aveo plans to put commercial buildings, an administration centre and nursing Home on land that the SCRA designated as residential Zone.

7. Aveo refuses to build to the existing government gazetted Development Control By-Laws.

Many of us have invested significant amounts of capital into our properties and are concerned that no approvals are granted that may impact on our property values.

It is incomprehensible to consider that the current Sanctuary Cove lifestyle could be eroded without sufficient thought having been given to what problems could ensue if the act were to be changed to accommodate the current Aveo proposal.

Yours sincerely