

Kelvin Street,
Penguin Tas. 7316
30/06/2023

CENTRAL COAST COUNCIL

Division

Rec'd 05 JUL 2023

File No

Doc. Id

The General Manager,
Central Coast Council.
P.O. Box 220,
Ulverstone. 7315

Re: Johnson's Beach
Resort Development Application DA 2022107.

Dear Manager,

This letter is submitted to council with strong objection to the above proposal going ahead on the following grounds.

- 1} Exceeds building height limits of eight and half metres imposed by council on the township of Penguin.
- 2} Penguin township does not need development of this kind right on it's foreshore of this magnitude. Penguin needs to retain it's ambiance and uniqueness. It's a well known fact that many towns on mainland Australia are and have been swallowed up by foreshore over development.
- 3} Infrastructure around a project of this size is totally inappropriate for a town the size of Penguin.
- 4} Access to the area is very restrictive. Narrow road along Johnson's Beach including blind curve/crest in road and passes very close to children's skate park and public toilets will create a very dangerous situation with large increase in vehicular traffic.
- 5} Also a dangerous situation is going to come into existence with there already being a railway crossing, traffic lights and a very short distance existing between the entry off Preservation Bay Drive to the railway junction.
The large increase in traffic is only going to make the current situation worse.
- 6] The site of this proposed huge development will be constructed on a former tip site and land fill area.
Proposals/Developments of similar height and design have been submitted to council in fairly recent years and have not been proceeded with due to community disapproval and out of character design with the township of Penguin. Put simply, the town's citizens don't want high rise development ruining it's foreshores.
- 7} Due to the very limited access to this site. What provisions are to be put in place for emergency heavy vehicles e.g. Fire Brigade or Ambulance with only one access in and out of the site ?
- 8{ The small township of Penguin will lose it's appeal of its ambiance and uniqueness and will become over crowded with traffic that this type of development will create.


There already exists limited car parking space in Penguin.

9} Close to foreshore developments of this nature should not be approved because of future environmental impacts.

Together with the proposed development planned for the old football ground, I plead with council to give their fullest consideration to the future of this lovely town as it is now.

10 } The Penguin township will be left without a caravan park should this development go ahead.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tim J. Conroy', with a large, stylized flourish extending to the right.

Tim J. Conroy.