

Central Coast Council
PO Box 220,
Ulverstone, 7315

2 July, 2023

Dear Councillors and General Manager,

I would like to make a representation in relation to the Development Application DA22107 for 6 Johnsons Beach Road, Penguin – the caravan park.

Apart from the fact that permanent (and long-term) residents will have to move, which I consider, at this time to be a heartless thing to even consider, and the aesthetically-uninspiring design, I have great concerns re the planned construction of the apartment block.

LPS 2022003 refers to the amendment of use from caravan park to a facility featuring short-term holiday apartments with a café/restaurant and function centre - I have no real concerns re this. apart from, as I have said, the design being uninspiring and just like any other apartment block along the east coast of Australia.

DA22107 refers to the specifics of the demolishing of existing structures and construction of new facilities. Under Item 29.4 of the Planning Scheme, Development Standards for Buildings and Work, section 29.4.1 A1 states clearly that “Building height must not be more than 10 metres”.

The plans submitted clearly show that the proposed four-storey, 40-unit apartment block has a maximum height of 16.55 metres. This is obviously not allowed in the town of Penguin.

Even though there is assurance that the new building will not impede the view of the properties behind them, this is not a valid reason to approve this development in its current form, as it is a clear breach of the guidelines. And, importantly, if allowed, this will set a precedent for future developments. Council may find itself embroiled in legal battles in the future.

I hope some middle ground can be found, to accommodate those permanent residents and make the present, poorly-maintained caravan park a more attractive place to visit.

Sincerely Yours,



Tana McMullen

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