

Kasha Dubinska

24 Hales Street

Penguin 7316

The 6th of July 2023

Dear Ms Ayton

Re: LPS2022003 and DA2022107

I am writing to you to express many of our concerns re the proposed development at the existing caravan park site in Penguin. I ask the Council to take please leadership in conserving our beautiful town. Please look for an alternative development on a smaller scale to preserve the small village feel of our town which has been herald so widely on many TV programs and by visitors to Penguin.

1. 4 storeys is over the height limit for Penguin.

2. Location of storm water drain and the distance away from drain makes density of number of buildings and size of carpark in proposed application on small site impossible. There is no enough infrastructure such as pipes for water and sewerage for the number of people visitors and workers on such a small site.

3. Location of dense building on coastal site at times of Climate Change with rising sea levels.

Council has already spent a large amount of money to upgrade the sea wall and beach area.

4. It is dangerous to have increased vehicle numbers in narrow thoroughfare leading to the proposed development area.

5. Pressure on existing amenity infrastructure at Johnson's Beach, bins are overflowing already in the area.

Environmental impacts will wipe the reputation of Penguin as a special place in Tasmania.

1. Spoil the quaintness of Penguin by going the way of other coastal locations in Australia with multi-storey accommodation for some people on the Penguin foreshore. The company's other buildings are not picturesque and are utilitarian rather than environmental.

2. There is still a small Little Penguin community at this location which is sure to disappear should this development go ahead.

3. Shore birds have been wiped out from our three beaches in Penguin in the last five years, from increased volume of dogs now allowed on all three beaches and building of sea-wall.

The remaining larger birds will also be wiped out with increased garbage and people that this development will bring at times.

4. Johnson's Beach is a lovely beach for locals, this will be spoiled by such a big development.

The north-west coast of Tasmania, has ample local accommodation that is not full to capacity and is run by local people. An unattractive development will spoil the uniqueness of our beautiful area.

Would the Council please take measures to prevent the spoiling of the small amount of coast line we still have in Australia with an improved development plan. Please keep Penguin unique and visited for its unique standing.