

Dear General Manager,

Regarding the:

"Draft Amendment PLS2022003 to the Central Coast Local Provisions Schedule (LPS) and Permit DA2022107"

Advertised in The Advocate 24 June 2023 and 8 July 2023.

This is a written representation voicing a strong objection to the proposed permit for development application DA2022107, and a current objection to the draft amendment LPS2022003.

LPS2022003

The proposed amendment LPS2022003 at present should not be supported as it completely disregards a neglected part of the community (which continues to increase in proportion): those individuals that do not have the socioeconomic status to attend and enjoy non-low cost holiday accommodation, or whom have no ongoing other permanent housing options at present. This amendment completely opposes the expectation to "avoid alienation and *displacement* [emphasis added] of local communities and significant change in local character, function and identity". It additionally removes and does not "designate sites for camping, caravan and mobile home use". I note that the proposal references camping and caravan facilities within 2.5km of the site, which again highlights the disregard for individuals whom currently enjoy the site for its proximity to amenities such as Johnson's beach and its facilities, as well as being within easy walking distance to Penguin town centre.

If the above displacement issues cannot be appropriately addressed then the site-specific amendment does not align with the strategies of development and should be refused. If the above issues are addressed in a future amendment request, then only at that point should an amendment be considered.

It is not the time to approve an amendment that has the effect of active displacement of individuals during a statewide crisis in housing and cost of living.

DA2022107

The more straightforward objection is to that of development application DA2022107. This application has clearly been produced with a focus on profits at the expense of Penguin's character. If this was to go ahead it would be selling out what makes Penguin special: the coastal village character. Arguments around compromising the coastal village character of Penguin can be provided at the General Manager's request as even a 10m structure on the coastline would warrant reservations, as it would likely drastically alter the coastal village character aesthetic of Penguin irreversibly. However further representations around the 'coastal village character' of Penguin are not required as the proposal is clearly not

consistent with development standards in the State Planning Provisions.

Development Standards for Buildings and Works

According to 29.4.1 of the state planning provisions the building must not cause unreasonable loss of amenity to adjacent properties which can be objectively and acceptably achieved with a building height not more than 10m. The function centre has an approximate height of 10m and the apartment has an approximate height of 16.55m: exceeding the objective criteria by more than 50%. This development proposal therefore does not need to be entertained any further as there is clear and admitted excessive breach of this requirement, without satisfaction of the performance criteria, as on a simple assessment of the local region there are clearly adjacent places and properties that will have unreasonable loss of amenities due to the bulk and form of the proposed building. Additionally, there are multiple current and potential future residences that lie below the 4m height elevation referenced in the proposal document.

If you need in-person evidence of this the local residents are happy to accommodate. The soft wording to the contrary contained within the proposal: that the development is 'unlikely' to impact the amenity, cannot be considered satisfactory. Any proposed development this close to the coast, with this proximity to other residential property needs to strictly stick within the objective requirements of building height not more than 10m to ensure that unreasonable loss of amenity does not occur, as a basic starting point, prior to any further consideration around the impact on the central coast character of Penguin.

Kind regards,

Aden Willoughby and Kellie Inglis.