

DR S A HUTCHINSON

PO Box 365
Penguin
Tasmania
7316

Phone (03) 6437-1539
ssas92@bigpond.com

1/7/2023

To: The General Manager
Central Coast Council, Ulverstone.

Dear Ms Ayton

I wish to make a representation regarding the proposed development at 6 Johnsons Beach Road, Penguin.

The plans submitted appear very comprehensive and well thought out.

As I understand it, LPS 2022003 refers to the amendment of use from caravan park to a facility featuring short to term holiday apartments with a café/restaurant and function centre.

I also understand that DA22107 refers to the specifics of the demolishing of existing structures and construction of new facilities.

I take no issue with the change of use, namely that outlined in LPS2022003 but have reservations regarding aspects of the development outlined in DA22107, namely:

Under item 29.4, 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 story, 40-unit apartment block has a maximum height of 16.55 metres.

The developers appear to be claiming an exemption to this regulation using the argument that as the proposed building is near sea level, its height will appear no more than a two-storey house across Preservation Drive and 4 metres higher in elevation.

They also claim that the siting of said apartment block next to a tall rocky outcrop will lessen the impact of this structure than if it were in a more exposed location such as the commercial centre of Penguin on Main Street.

To claim that a tall building is no higher than a shorter building in an elevated location seems rather facile. As if a ten-storey structure is no higher (above sea level) than a one storey structure at a 20 metre higher location.

My main concern however is that if an exemption to planning regulations is made for this development, then assurances that it will only apply to this development on land zoned Open Space and that it will not apply to land zoned Residential or Commercial fail to impress.

I feel that once a 16-metre-high structure is permitted anywhere in Penguin then it will serve as a precedent to pressure the local council to permit structures of this height or even higher in other areas of the town, zoning other than Open Space notwithstanding.

My personal view is that this development seems commercially dubious. Having 80 short stay bedrooms in the four-storey apartment block and 63 short stay bedrooms in the 21 single-storey family units and expecting them to be occupied to a commercially viable degree given Penguin's many months of cold, dark, wet weather during the Winter months seems very optimistic. This, however, is an issue for those who hope to make it commercially viable.

My main objection is the apartment block exceeding permissible building heights and the consequent setting of a precedent for other rule breaking developments if approved.

Yours Faithfully

Simon Hutchinson

Division

Rec'd 11 JUL 2023

File No

Doc. Id

DR S A HUTCHINSON

PO Box 365
Penguin
Tasmania
7316

Phone (03) 6437-1539
ssas92@bigpond.com

1/7/2023

To: The General Manager
Central Coast Council, Ulverstone.

Dear Ms Ayton

I wish to make a representation regarding the proposed development at 6 Johnsons Beach Road, Penguin.

The plans submitted appear very comprehensive and well thought out.

As I understand it, LPS 2022003 refers to the amendment of use from caravan park to a facility featuring short to term holiday apartments with a café/restaurant and function centre.

I also understand that DA22107 refers to the specifics of the demolishing of existing structures and construction of new facilities.

I take no issue with the change of use, namely that outlined in LPS2022003 but have reservations regarding aspects of the development outlined in DA22107, namely:

Under item 29.4, 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 story, 40-unit apartment block has a maximum height of 16.55 metres.

The developers appear to be claiming an exemption to this regulation using the argument that as the proposed building is near sea level, its height will appear no more than a two-storey house across Preservation Drive and 4 metres higher in elevation.

They also claim that the siting of said apartment block next to a tall rocky outcrop will lessen the impact of this structure than if it were in a more exposed location such as the commercial centre of Penguin on Main Street.

To claim that a tall building is no higher than a shorter building in an elevated location seems rather facile. As if a ten-storey structure is no higher (above sea level) than a one storey structure at a 20 metre higher location.

My main concern however is that if an exemption to planning regulations is made for this development, then assurances that it will only apply to this development on land zoned Open Space and that it will not apply to land zoned Residential or Commercial fail to impress.

I feel that once a 16-metre-high structure is permitted anywhere in Penguin then it will serve as a precedent to pressure the local council to permit structures of this height or even higher in other areas of the town, zoning other than Open Space notwithstanding.

My personal view is that this development seems commercially dubious. Having 80 short stay bedrooms in the four-storey apartment block and 63 short stay bedrooms in the 21 single-storey family units and expecting them to be occupied to a commercially viable degree given Penguin's many months of cold, dark, wet weather during the Winter months seems very optimistic. This, however, is an issue for those who hope to make it commercially viable.

My main objection is the apartment block exceeding permissible building heights and the consequent setting of a precedent for other rule breaking developments if approved.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Simon Hutchinson', with a large, stylized flourish above the name.

Simon Hutchinson