

To The General Manager, Mayor Fuller and Councillors,

I hope this correspondence finds you well. I am writing to express my concerns about the proposed development of the 6 Johnsons Road, Penguin.

I would like to bring to your attention the following concerns;

1. Height and location of the proposed function centre.
2. Height of the proposed accommodation building.
3. Pedestrian shared space and traffic.

As outlined on page 68 of the Planning Scheme Amendment, it states that the proposed function centre height, due to topography is 'unlikely to impact on the amenity (sunlight and privacy) of the surrounding residence'. My concern is that 'unlikely' is not a guarantee, and there are no assurances within the current planning documents that our privacy and/ or sunlight will not be impacted as there are no shadow diagrams for the various times of the day included. It is therefore inconclusive whether the function centre will overshadow the rear of 9 Main Rd.

The proposed height and location of the function centre will impede surrounding residences views of the coast. Whilst I acknowledge there is due consideration within the proposal, the height and location of the function centre will still obstruct views, thus impacting on lifestyle of the residence and value of the surrounding properties.

Our second concern is the proposed height and size of the accommodation building. As outlined on page 70 of the planning documents the 'nearby residence 5 Main Road, Penguin is level with the height of the proposed accommodation building'. The proposed accommodation building will dominate the surrounds, and as previously mentioned as there are no shadow diagrams included within the planning documents there is no assurances that this large structure will not create issues with shadowing at the rear of our residence, 9 Main Road.

We understand the due to the re-zoning of the area of the proposed development and its location outside commercial area of Main Street that the building height restrictions do not apply, however we believe the development would clash with the townships amenity, in particular the townships natural assets.

Lastly, we are concerned about the increase in traffic to the area and the safety of people accessing the public beach. The planning documents propose a 'shared vehicle and pedestrian environment' as stated on page 79 of the planning documents. Our concerns are that the proposal states that with the 'limited vehicle flow along Johnsons Beach Rd' that there is no need for a pedestrian footpath, however, the proposed development has a carpark of 101 spaces. This is a significant increase in the amount of traffic that currently traverses Johnson Beach Road, as we have observed as nearby residence. However, as there is no traffic report included in the planning documents we are concerned as how the developer has come to the conclusion that a shared vehicle and pedestrian environment will be safe for the public accessing the area.

We are also concerned that an increase of up to 101 vehicles will negatively impact on the noise within the area. This noise will be most noticeable at night as the proposed function centre will be operating until 10pm, and due to the lack of traffic impact information I am concerned that this will be a significant increase in the traffic noise from Preservation Drive.

We strongly believe that the following issues of; the impact on the surrounding neighbourhood due to the size and location of the proposed accommodations and function centre, along with the increase in traffic, noise and changes to the local amenity should be considered.

Thank you for your attention to these matters.

We look forward to hearing from you soon.

Sincerely,

Rochelle & Dean Laing-Hughes

9 Main Road, Penguin.