
From: stuart bryer <stuart.bryer@hotmail.com>
Sent: Friday, 21 July 2023 10:36 AM
To: Admin
Subject: Attention General Manager, Representation

The General Manager Central Coast Council

Response to Draft Amendment LPS2022003 and Permit DA2022107 – 6 Johnsons Beach Road, Penguin

This letter represents a unequivocal objection to the proposed Development Application DA2022107 and the proposed draft Amendment LPS2022003.

The combined development proposal lacks community support, the proposal itself has little to offer other than the status quo and the ramifications of it are manifold to the detriment of our community.

Draft Amendment LPS2022003 asks to add a Site Specific Qualification to the Central Coast Local Provisions Schedule to allow for development in the Open Space Zone with the subsequent removal of the camping and caravan park. The draft LPS Amendment should not be supported as the Open Space Zone is not appropriate for major development and the Site Specific Qualification would effectively change the environment and remove the amenity that exists at present for locals that frequent Johnsons Beach and visitors alike including the amenity enjoyed by caravan – mobile home users and people camping.

The caravan park has real value, it caters for low cost holidays and combines various socioeconomic groups in a shared sense of community with many state and interstate visitors returning to the outdoor lifestyle, it also services a desperate necessity for emergency housing, especially so during the crisis being experienced in housing and cost of living. The Amendment has the effect of active displacement of individuals some with permanent sites and opposes the expectation to “avoid alienation and displacement of local communities and significant change in local character, function and identity”. It should retain its classification in the Open Space Zone.

Development Application DA2022107 demonstrates a blatant disregard for community, property owners and residents as the proposed height of the appalling architecture would dominate the seascape and the skyline significantly changing the character, outlook and values of the town to compromise the very reason we live here and people visit. It would clearly cause unreasonable loss of amenity. To exceed building height development standards for Buildings and Works in the State Planning Provisions in such a sensitive location is irresponsible, the location warrants and prudence requires consideration of a lower than standard height restriction.

Importance can not be overstated regarding “high aesthetic value” in the location, foreshore and Johnsons Beach, as this type of building towering over all will tragically devalue that aesthetic, eroding its seaside character and coastal village identity. The value tied up in residential properties and potential future residences would be directly impacted by this development.

Coastal development especially adjacent to community and “high value natural assets” like Johnsons Beach needs to embrace a responsible approach to legacy with contemporary low profile ecological architecture that blends into the landscape to reduce the impact on the natural values of the location.

This inappropriate development proposal from Remon Enterprises Pty Ltd is not adequate.

Sincerely

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