

Annette Loudon

82 White Hills Road

Penguin 7316

7.7.23

Dear Ms Ayton

Re: LPS2022003 and DA2022107

While it is hopeful that the current caravan park can be improved with good, well thought out development I wish to express the following concerns re the proposed development at the existing caravan park site in Penguin. I implore the Council to take leadership in conserving our beautiful town and finding an alternative scale of development.

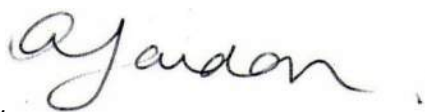
1. Four storeys is over the height planning limit for Penguin.
2. Location of storm water drain and necessary distance away from drain makes density of number of buildings and size of carpark in proposed application on small site impossible.
3. Location of dense building on coastal site at times of Climate Change with rising sea levels. Council has already spent a fortune to upgrade sea wall.
4. Scale of increased vehicle numbers in narrow thoroughfare leading to the site. Already dangerous.
5. Pressure on existing amenity infrastructure at Johnson's Beach.
6. Pressure on sewage, garbage etc. in a fairly pristine area of Australia and the world.

Environmental:

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 great beach for local families; why take that privilege away from our community members?

The north-west coast of Tasmania is beautiful and has ample local accommodation that is not full to capacity run by local people; why bring in such an unattractive development to our beautiful area?

I implore our Council to take measures to prevent the spoiling of the small amount of coast line we still have in Australia with an improved development plan.



Yours sincerely

ANNETTE LOUDON