
From: Janine Hall <hall.janine@gmail.com>
Sent: Monday, 24 July 2023 4:11 PM
To: Admin
Subject: Attn: General Manager

Re: LPS2022003 and DA2022107

Regarding the proposed development in Penguin, we have number of concerns:

- Removing camping/caravan facilities from Penguin. These facilities are in keeping with the coastal village atmosphere, and have always been a drawcard for caravan tourists as a first or last stop, or both, when travelling on the ferry. Along with holidaying locals. It sadly did become very run down, and lost holiday customers in the last few years, for a number of reasons. The caravanning community around Australia is well connected and word travels fast, and it is an important source of tourist income for the broader community. The statement in the document of facilities being 2.5km away is misleading.
- Penguin has a number of venues available for functions. The need for a function centre has not been well researched, and will detract from those already available in the Penguin area.
- The proposed parking spaces does not reflect accurately the potential number required. Penguin township is struggling during peak tourist season with limited available parking, and this development has the potential to have a seriously negative impact on this situation. This needs further consideration.

We feel that this proposal fails to respect the natural and landscape values of the area. A development incorporating low villas, and buildings within the 10m limit, carefully and sensitively placed would be an asset to the community.

It is important that the zoning of Open Space be respected by any proposed development, and not just as a "buffer". It is not appropriate to seek to amend this to meet the needs of the developer, without considering the needs of the community. Low rise buildings and green space are integral to the profile of this community. The purpose and character of the open space zone cannot be maintained, as claimed, with a development of this intensity. A four storey building of 40 units is not in keeping with maintaining the natural and cultural values of Penguin. The building is not compatible with the streetscape, irrespective of the arguments presented about topography. It is 16.55m where the maximum is 10m. It does have a visual impact from many locations, not just those properties nearby. Properties all along the eastern side of Penguin will have direct visual impact from the four storey building, and this is very upsetting.

The visual, environmental, and social impact of a proposal of this intensity is not in keeping with local area. As per your own web page, Penguin is known as a village with a beautiful church, lovely old buildings, slow pace, low-rise developments and a beautiful coastline vista. This proposal, in its' current form heralds a significant change and severely negative impact on the distinctive local character of Penguin.

regards
Janine and Rod Hall
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