

To Department of Planning, Housing and Infrastructure

3 September 2025

Dear Sir/Madam,

Re; West Culburra Mixed Use Subdivision Modification (SSD-3846-Mod-1

We object to the application.

Our reasons for objecting are as follows;

Part B- Environmental Performance Conditions

1. Point 8 (e) and Point 9 B8 they refer to IWCMS but they need to provide date and version for the document they are referring to.
2. Points 14,15, 16 - can use label names for parks but should also keep **park sizes** – ie Park 1 (10,000 m2)

If park size is removed from conditions makes enforcement more onerous particularly if supporting documents get updated over time.

Appendix 1- Concept Plan

3. Do not agree with any development on the south side of Culburra Road

RE1- Transfer Station- this appears to be new and should be excluded. An existing Transfer Station is already located nearby in Coonemia Road

What is structure opposite the entry Road in Lot 5(c) ?

Thank you

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