



West Culburra Concept Proposal (amended application)

Application number SSD 3846

Dear Madam/Sir,

Thank you for the opportunity to respond to this development application.

Please acknowledge receipt via email.

I OBJECT to the proposal.

I wish to lodge my objection to the West Culburra Concept Development Proposal -SSD 3846. I have one overriding issue which should see the refusal of any State significant development proposal in any small coastal towns in SE NSW for the foreseeable future.

This issue is one of imminent climate change which we have witnessed the commencement of only 12 months ago. Fire storms create their own climate. Nothing can stand in their path no matter how prepared you are.

Fire storms saw the loss of human life, loss of homes, loss of outbuildings, loss of possessions, loss of livestock, loss of vehicles, loss of shops and livelihoods, loss of community halls, loss of fire stations, loss of gardens, loss of infrastructure, loss of dogs, loss of cats, loss of all possessions owned by humans, loss of birds, loss of wild animals' loss of all vegetation and the total reduction to ash of surrounding bushland. Scenes of devastation.

The above is the story of the outcome of some small coastal towns similar to Culburra as the result of firestorms of 2019-2020.

Fire storms are a feature of extreme climate change here in the SE of NSW. These events lead to devastation of small towns.

Those who follow climate science have been aware that the SE region of NSW is going to be the worst hit area in NSW to suffer the effects of extreme climate change. It has already started here in summer 2019-2020.

Every night on TV for the last 12 months, there is another story of ongoing trauma and suffering still experienced by many by the fires of last summer. Those people will be traumatised for life. Their loss is enormous.

And yet a developer of housing with plenty of land and grandiose plans, sees now is the time to construct a new township at West Culburra albeit reduced in size from the first failed attempt, consisting of 244 low density and 12 medium density residential lots, 45 integrated housing lots, 3 mixed use lots and 13 industrial lots, tourist accommodation, and numerous other add on facilities.

That's an influx into the community of well over 1000 people. Such development will see the loss of character of this tiny coastal village. The proposal is a huge development for an isolated small village with only one access road.

But remember this new township will run the risk of being impacted by uncontrollable fire storms. In Culburra West if a fire storm hits,

The town is likely to experience the devastation experienced by isolated communities last summer. All the devastation that happened last summer in little coastal towns could happen again.

Where are the considered opinions of Fire Chiefs, Police and Paramedics about the dangers faced by the residents of this newly proposed township.? How can large developments housing more than 1000 people be managed in small isolated coastal towns without the consideration of these people who have faced the trauma of fire storms. I have read the submission and there has been no apparent input by these experts about how this development would fare in a fire storm event. The APZ report in the submission offers standard bushfire protection as outlined in RFS Standard for 2006.!

Fire safety must surely be the most important aspect of any plans to develop a new township in any coastal setting in SE NSW.

People's lives matter in preference to developer dollars.

It is surely an issue that should be addressed by local councils as a matter of urgency that no development of this magnitude should be given the go ahead whilst the area is the focus of extreme climate change.

Safety of its residents is paramount.

My second issue is one of pollution of Lake Wollumboola; This lake is a national treasure listed as an Important Bird Area, a wetland of Ramsar quality. The risk of destruction of the food sources for the 144+ species of bird life on Lake Wollumboola is at risk if this development proceeds. Back-dune lagoons such as Wollumboola support dense banks of algal beds which provide birds with food. 90% of the lake bed here is composed of algae, making the lake a hot spot of birding activity. But this algae is very sensitive to nutrient pollution, the presence of pollution will see the food source wiped out as has happened at other lagoons due to urban development elsewhere on the south coast.

The proposed West Culburra development is a huge development in a very sensitive area. The development is within the surface water catchment area for the lake. Pollution of the algal beds will result in the demise of shore birds visiting Lake Wollumboola.

Wildlife matters. Wildlife is precious.

It is really time that the village with its waterways and Lake Wollumboola become a NO GO zone for any major development.

Do not give this development the go ahead, preserve it as a natural asset for our future generations.

