

Patrick Copas

From: [REDACTED]
Sent: Wednesday, 10 February 2021 4:39 PM
To: DPE PS Industry Assessments Mailbox
Subject: "West Culburra Concept Proposal SSD 3846"

Dear sir,

I am the owner of 4 residential blocks at Culburra Beach [REDACTED], and I have owned property at Culburra Beach since 1998.

**"I object to the proposed West Culburra
Concept Proposal SSD 3846 at Culburra Beach
because of the following concerns."**

First;

The proposal conflicts with the Department of Planning's requirement for "limited development" in the Crookhaven River catchment" to be located adjacent to the existing township. Impacts include:

- ☐ clearing of over 47 ha of Currumbene-Batemans Lowland Coastal Forest, part of a habitat corridor which supports threatened species, extending west to the Shoalhaven escarpment and north to the Crookhaven River Wetlands. This area has not been logged or significantly cleared for at least 80 years and is in good condition.
- ☐ clear-felling of remnant coastal forest and which provides significant refuge habitat for native species displaced by the 2019-2020 South Coast fires.
- ☐ degradation of Aboriginal middens along the Crookhaven River shore which are recognised as Regionally Significant Aboriginal cultural heritage.
- ☐ damaging impacts from polluted urban runoff for the Crookhaven River, its wetlands and the oyster and fishing industries it supports.

The application is required to demonstrate "a neutral or beneficial effect" but no evidence is provided that would enable one to assess whether or not the proposal meets the required test.

Second;

application fails to provide detail on critical issues. In particular:

- ☐ No community consultation was undertaken.
- ☐ the proposal includes high and medium density housing as well as mixed commercial-residential development. However proposed heights of buildings are unclear with potential for up to 11 m, likely inconsistent with the existing heights in Culburra Beach.
- ☐ no Architects drawings are provided and no mention is made of the proposed visual character of the mixed use residential and commercial area or its relationship to existing development or to the Curley's Bay environment. No details are provided for the proposed commercial site so we suggest that commercial development could be combined with public open space e.g. a public plaza, with a park and community garden or a modest swimming pool.
- ☐ whilst supporting provision of Integrated Housing and some medium density housing development, the proposed density, suitability of 2 storey housing for seniors and lack of open space surrounding the buildings both for integrated housing and medium density residents, is cause for concern.
- ☐ along the north side of Culburra Rd, the proposal involves medium density ribbon development extending about a kilometre to the current industrial area. Back fences and a single line of trees are the only attempt to lessen the impact of the wall of 12 large medium density sites that would result from 95 medium density dwellings along Culburra Rd with a potential height of 11 m.
- ☐ the application also involves an active sports ground close to Curleys Bay and its wetlands. Such facilities require regular use of fertilisers and herbicides, which would pose a threat to the wetland vegetation and water quality of Curleys Bay, so the location should be reconsidered.
- ☐ Likewise, the scale, density and location and of all of the proposed mixed commercial-residential development and recreational facilities should be reconsidered taking account of likely degradation of the wetlands along Curleys Bay shores due to both surface and ground water pollution.

I apologise for the lateness of my submission, but request that it be considered nonetheless.

I can be contacted at the above email address and on [REDACTED]. My postal address is [REDACTED] Culburra Beach, NSW 2540

Kind regards,

[REDACTED]