

15/02/2021

██████████
Cronulla NSW 2230

Director
Industry Assessments
Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Re: Objection to the West Culburra Concept Proposal –SSD 3846

Dear Sir/Madam

At present, I am residing in Cronulla. I am a rate payer, having bought a house in Culburra Beach for my retirement. I am enjoying Culburra Beach frequently and extensively.

I object to the proposal. My reasons are the following:

- The proposed expansion is out of character with the coastal village characteristics of Culburra Beach: the scale and design of this proposal are too big.
- The road network is not suitable for this large expansion proposed. There is only one road in/out of Culburra Beach. In case of fire there is a grave danger being surrounded by extensive bushland. This danger will be increased by the larger number of people. During last fire season, residents were advised it was too late to leave.
- The overflow from water pollution control ponds (WPCP) during heavy rain events will likely increase due also to climate change.
- Mangrove fish nurseries and oyster leases will be impacted by silt run off and pollution from hard surfaces and gardens.
- Integrated housing lots are not suitable for older persons or growing families.
- No provision planned for playgrounds and community areas outside the odour zones.
- This development will impact on threatened species of wild life that rely on these areas as a habitat corridor.
- The health services are at present insufficient and will be even more critical with an increased population.
- The enlarged industrial expansion planned is out of context for a coastal village lacking connections with rail and roads.

For all the above mentioned reasons, in my opinion the proposal is not suitable.

I have not made any political donations in the last two years.
Regards.

[REDACTED]