

## Patrick Copas

---

**From:** [REDACTED]  
**Sent:** Wednesday, 24 February 2021 4:25 PM  
**To:** DPE PS Industry Assessments Mailbox  
**Cc:** Patrick Copas  
**Subject:** Re West Culburra Concept Proposal SSD 3846

**I object to the Proposed West Culburra Concept Proposal SSD 3846.** The concerns and objections I have to this Proposal are as follows:

- The proposal represents an overdevelopment - effectively unacceptable suburban density and sprawl - in the sensitive Crookhaven River catchment.
- The proposal is in clear conflict with the Dept. of Planning's requirement for "limited development" in the Crookhaven River catchment.
- I am very concerned about the large scale clearing of native bushland that is proposed. The Lowland Coastal Forest plant community involved (of which 47 hectares would be cleared) provides habit - indeed significant refugia - for threatened species. It is currently in good condition, so is providing quality habitat. This is particularly significant given the large scale loss of habitat - some of which may never, ever return - through the 2019/2020 extensive bushfires that swept the Shoalhaven region - sparing few areas. The bushland area of the proposal is one of these rare areas that were spared, so its significance is amplified. It also should be noted that during the 2019/2020 bushfire crisis in the Shoalhaven, the Culburra area was one of those "one way in and out" communities with visitors being evacuated from the area. Increased development of this proposed nature would increase the risks to life involved in executing safe evacuation. It should be noted that the Bushfire Assessment in the Proposal does not address the future safety of **all** Culburra Beach residents resulting from the increased development in the location. It cannot be assumed by any means that the huge fire event of 2019/2020 was a catastrophic 'one off', not likely to occur again event, as climate change implications pose recognised challenges for coastal and bush communities.
- The Crookhaven River is an important river and riparian (estuarine) ecosystem for fish and related species, and for the local oyster industry, and these, and the associated wetlands are all at risk of damaging impacts from the inevitable (despite any possible mitigating devices/controls or practices) urban runoff from this proposal. This runoff would carry pollutants and nutrients which add degrading organic and inorganic substances to the river and its related systems. This would degrade the river - its water quality and estuarine wetlands. The local oyster industry is already sensitive to urban runoff from exisiting development elsewhere. This Proposal would compound what happens in significant rain events. It is an important local employer as well as its product being a sought after tourist experience.
- I am also very concerned about damage to, and degradation of Aboriginal middens along the shoreline of the Crookhaven River. The significant cultural heritage involved is also at risk from this proposal.
- The proposal is quite distant from both Nowra and Culburra Beach with the latter providing only limited town centre facilities/local amenities. Further, the proposal to include some social and aged housing while appearing admirable on the surface, appears not to take into consideration the capacities of many people on low or moderate incomes to access private transport, nor easy physical access to necessary public educational, social, health etc services.


Detail on other important issues is lacking, and these could have been addressed at this stage:

These include - absence of concept architect drawings which indicate the nature and character - the visual 'look and feel' - of the mixed use residential and commercial properties.

- lack of clarity about building height and bulk.

- relationship of the development to and impacts upon (water quality, weed incursion, disturbance)  
Curley's Bay and its shores and its wetlands.

Yours sincerely

 Bexley North, NSW, 2207

24th February, 2021