

Patrick Copas

From: [REDACTED]
Sent: Friday, 26 February 2021 10:10 AM
To: Patrick Copas
Subject: , West Culburra Mixed Use Subdivision, SSD 3846) Submission

- [REDACTED] Culburra Beach
- the name of the application and the application number (in this case
- I 'object' the proposal
- For the following reasons-
- Environmental –the environmental impact this development will have; can Council prove there will be no future adverse reaction in the surrounding environment as a result of the development and why is Council not following the post-bushfire recommendations of another government department?

There is the destruction of approximately 50 hectares of bushland in a government-recognised wetland.

The region's bushland is already under strain after bushfires and the Department of Agriculture, Water and the Environment in a report on 20 March 2020 tells us that it is necessary to "... protect unburnt areas within or adjacent to recently burnt ground that provide refuge, as well as unburnt areas that are not adjacent to burnt areas, especially from extensive, intense fire."

There has been no independent study to check if the developer's solution to the issue of storm water runoff into the waterways is going to work, so far we are relying only on the developer's word.

- Economic – has Council independently checked that the economic claims by the developer are based on fact? What evidence is there that the economic claims put forward by the developer are true and realistic? Based on the developers own numbers Culburra has a large (78%) excess of retail space compared to Australian local averages. Yet it proposes adding a further 2,438 square metres of retail space. The end result of this, even after considering the expected population increase from the development, would be an even greater imbalance in retail space to population. This is likely to perpetuate the current retail vacancy rates and increase competition to existing businesses. On top of that there is no sorely needed re-development of our existing retail precinct in this plan. This development has the potential to lead to business failures in Culburra. The developer claims the development will create over 200 full-time equivalent jobs on an ongoing basis (post construction) in Culburra. The developer's plan will see an even greater of retail space than we already have and will increase the size of our industrial precinct by 140% (vs a 24% increase in population). The job prediction numbers rely on an assumed full occupation by successful businesses of an over-developed retail sector and an over-developed industrial sector. Even in that happy scenario they assume that employment per square metre is far greater than current Culburra Beach businesses achieve. These economics are fanciful.

- Cultural Heritage - have the Jerringa elders been properly consulted and listened to on the importance of this land?

The Aboriginal Heritage assessment in 2012 identified aboriginal artefacts up to 100m South from the shore of the Crookhaven River and suggested they would likely extend with digging 200m or further south of the river, well within the revised development area.

- Bushfire risk – how is Council going to mitigate the increased bushfire danger to the current Culburra population that this development will cause?

Culburra is a village at the end of a single entrance/exit road. If this housing development is completed and close to a thousand extra residents are added to the village's population, there will be increased risk to all residents in the event of an emergency that requires evacuation.

- Infrastructure overload – has Council considered how it will cope with the increased demand on infrastructure adding such a large number of people to the area will cause?

Our roads in particular are already atrocious and in dire need of repair.

There is already a shortage of GPs available locally and the regional hospital is already always at or over capacity. Has Council already lined up extra funding for extra police and ambulance services and expansion of the school?

- [REDACTED]

