

Patrick Copas

From: [REDACTED]
Sent: Friday, 26 February 2021 4:02 PM
To: DPE PS Industry Assessments Mailbox
Cc: Patrick Copas
Subject: West culburra concept proposal SSD 3846 - OBJECTION submission
Attachments: PastedGraphic-1.tiff

Dear Patrick

Re:West Culburra Concept Proposal SSD 3846

From: [REDACTED]
[REDACTED]
Culburra Beach NSW 2540

We object to the proposed West Culburra Concept Proposal SSD 3846 in its current outline. In particular, it appears that the revised proposal has still not addressed the Commissions reasons for refusing the initial 2018 proposal including:

- Insufficient evidence demonstrating mitigation of potential negative impacts on water quality, local oyster industry and the broader ecological environment;
- Insufficient evidence regarding the immediate and enduring benefits to the local community and its Jerringa first nation peoples, and wider businesses including the emerging tourism market and
- lacks any evidence of engagement with community especially with the Jerringa first nations people.

In addition, of particular ongoing concern, is the proposal's removal of existing stands of coastal forest ecosystem, degradation of Jerringa first nations sites, the ongoing impact on water quality potentially negatively impacting local industry, and overdevelopment contributing to long term negative environmental impact. These concerns are exacerbated by the second proposal's lack of detail, eg limited detail on the proposed commercial site and limited drawings to provide a visual impression of how the built environment would fit into the existing landscape. indeed, noting vacancy rates among the current small business shop-fronts in Culburra Beach town precinct, the proposal lacks compelling evidence of demand for additional commercial space.

Importantly, the 2018 and current proposal reflects an approach that is rooted in an outmoded, inequitable development ethos. Arguably it does little to add to a 21st century emerging Tourism and culturally vibrant Culburra area, let alone the broader Shoalhaven region. An opportunity has been missed by the proposal in its second iteration. Mindful of the need to build on the unique mix of business/industry, cultural heritage and environmental precinct that characterises Culburra area (eg 20,000 years of inhabitation; Roseby Park reserve dating back to 1900, thriving seafood industry and emerging tourism), the proposal would benefit from more emphasis on the principles underlying sustainable development including:

. long term community partnerships, Jerringa first nations cultural awareness (20,000 years of history) and shared economic benefits.

- site layout and design that blends into the landscape rather than dominating the landscape
- construction methods that have minimal impact in particular water run-off from commercial and medium/high density estates
- energy, water and waste systems that promote the conservation of resources including establishment of local solar and recycling facilities balancing tourist and local residential demand
- well-informed built environment and activities that raise awareness of the critical importance of local Jerringa cultural inhabitation as well as the more recent Crookhaven history

yours faithfully

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