

26 February 2021

I write to you to notify of my opposition to the proposed West Culburra Concept Proposal SSD3846 on four main grounds, outlined below. I am not anti-development but the proposed approach is several bridges too far.

1. Community

Like many fellow local residents, I have been appalled at the complete lack of community consultation by both the developer and Council. There has in fact only been consultation with community members who were required to provide support for the development in writing before a consultation meeting began. I have never heard of such an egregious and alienating approach for such a development proposal in decades. It has been an undemocratic and therefore unAustralian process.

I was also shocked, like many fellow residents, at the announcements by Councillors in Council sessions that the majority of residents support this proposal – this has never been tested and therefore can't be quantified. It is now commonly referred to in the community as "that BS". The perpetrators of these untested claims should be sanctioned and investigated – there is a growing loss of faith in their capacity to represent our community.

I have also seen a history of the Halloran Trust in the local area creating developments on our community's doorstep that are by no means integrated or inclusive to Culburra Beach. The Scots College development has never provided any social or community engagement or involvement (not even volunteering at local events or festivals), which does not bode well for any proposed 'extension of community'. The developer has had the chance for years to demonstrate their commitment to an inclusive community and have failed to deliver trust.

2. Character

As a local resident, I am of the strong opinion that the proposal constitutes overdevelopment that is inappropriate for our town and will have a negative impact on the sense of place and especially its arrival and departure gateways – which are critical to place branding and experience leading to preference and advocacy. Egress through the only road leading in and out will be detrimentally impacted, including for safe evacuation.

I believe the housing estates presented in this current proposal do not meet a sufficiently high level of building standards. The proposed high-density housing is also not in keeping with the character of the rest of Culburra, which will devalue the town, have a detrimental effect on local businesses and impact the local and state Govts' public desires to create a strong sense of character for visitation to the South Coast as a series of villages.

3. Culture

It is now commonly known within the community that even the developer's own consultant has never before seen such a vast amount of cultural artefacts from the Jerrinja people within the proposed development zone. It seems the protection of these assets falls to the DPIE, since the developer has shown disregard for any cultural protection or consultation. I fear for the safety of these artefacts if their protection is left to the developer, Council or other agencies, and a local culture that has been strong for over 40,000 years will be seriously impacted. This is a major affront and will garner international attention.

4. Conservation

I am very concerned there will be significant impact on the environment from this proposed development to the waterways and the flora and fauna that these support. The potential pollution from residential and development construction to the Crookhaven catchment, its coastal forest and wetlands, the Crookhaven River and Curley's Bay have not been properly addressed and will not be able to be remedied or remediated once pollution occurs. The potential impact to the oyster and fishing industries seems ridiculous considering recent Government investments to encourage these industries. It would appear counterproductive to constituents for the Government to support these on one hand and undermine them on another (and for private gain!).

The clearing of forests for the proposed housing estate will displace already threatened and vulnerable species of birds and wildlife, after so much attention has been given by Governments to their post-bushfire return.

Again, I strongly oppose this development.

Yours sincerely,

[Redacted Signature]

Peter Wilson

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