

Submission on the proposed West Culburra Mixed Use Concept Plan-SSD3846

Thank you for the opportunity to comment on this proposal.

My name is [REDACTED], I am a [REDACTED] with professional experience in landuse management (Crown lands) and subdivision design and a long term visitor and resident of Culburra Beach.

From the outset I would like to acknowledge the past generosity of the proponent (previously the Halloran Trust) to the local community over many years.

Given the protracted nature of consideration over development of this area, I was hoping this would provide a welcome boost to the area, particularly the provision of integrated housing to support our ageing population.

However, on further investigation of the proposal, I cannot support this current Concept Plan for the following reasons:

- Strategic
 - The Plan aligns with several of the goals of the Illawarra Shoalhaven Regional Plan 2036 but is incompatible with Goal 5 “To Protect and enhance the natural environment” through the clearing of 40 Ha of coastal forest, adjacent to high conservation wetlands- albeit with a proposed biodiversity offset.
- Bushfire Hazard & Emergency Access
 - Last year’s devastating bushfires bring into sharp focus the risk of the proposed residential area almost totally surrounded by eucalypt forest with a single major access road. A single access road might prove inadequate during an emergency evacuation
- Major Site Constraint- existing Sewage Treatment Works
 - Siting the major residential area immediately adjacent and to the west of the existing treatment plant is highly undesirable, particularly in the summer with prevailing easterly seabreezes. This is exacerbated by the proposed adjacent industrial area with its associated noise and odour.
- Placemaking
 - The development should be best practice and create a strong positive identity ,however the disconnected nature of the residential, lack of local internal open space and integrated cycling/walking networks does not appear to facilitate a healthy ,connected community.

In conclusion, given the protracted debate around this development any proposal should set a new benchmark in terms of exemplary design and placemaking for the 21st Century, creating a highly desirable, safe, connected community.

This current Concept Plan has a number of shortcomings as mentioned above and falls short of what the people of the Shoalhaven (and beyond) expect or deserve.

I sincerely hope a way can be found towards a better outcome and future.