

General Manager  
Bega Valley Shire Council  
Bega 2550

30 - 08 - 2012

Dear Sir,

I object to DA for 53-65 Bega Street, Bega

1. the first thing is to say the exhibition system of Council is outdated and insufficient to facilitate proper review of major and complex applications such as this, and because they are that, they fetter the public's rights and abilities to review technical details and the consequences of them.

This DA contains many pages of technical calculations from the applicant's experts and those from previous experts and they are simply not able to be studied standing up at the Council counter with ratepayers bickering over their rates and charges in earshot. And this process of proper review can take four hours or more. It is unreasonable and inconsistent with proper and best practice at local government. I cite Shellharbour who at least in its present form put such things on their website, and Bathurst which hands out CDs of the information for proper and professional study.

The review stage of the DA is an important check and balance and your poor processes are fettering the benefits of a robust and informed process.

I am forwarding this objection to the Department of Local Government to see if they can raise the bar for Council actions in this regard and at least make them standard and not have laggards in the supply of full information and proper treatment of it as this council seems to be. Whilst the applicants have experts, it is very difficult for members of the community to engage their own, especially if based in Sydney, if the brief to them is so constrained by the lack of access to full information and inability to copy detailed pages of data and tables.

2. Having said that, I want to also object to the issue of flooding on this site. The experts go to some length in trying to construe the 1971 flood figures to show that the site after the proposed earthworks will have a small afflux difference to that of today.

There are four flood reports referred to and they all make the same point that the original review of 1971 flood suffered from inadequate recording and the effects up and down stream were not taken into account beyond the immediate vicinity.

This is certainly no premise for assurance for the community in general and the local environment who live nearby such as at The Bend etc.

The flood reports seem only to focus on the issue of afflux and whether it will be better or worse at the site.

Surely that is not the only issue to consider.

The 1:20 year event such as flooding in March 2011 (certainly a better review event than 1971 but strangely the application is generally silent on this and the what details there are re 1971 are used) saw flooding up to the bottom of the second floor of the Bowling Club building. This was flooding right across the road (Bega Street) and across up to 90% of the site. At the rear of the site the water would have been 13 metres or more deep.

Any goods packaged and at floor level will be damaged and toxic material and other intrusive material will be swept into the flood waters especially from the more the 2000 square metres not under roof. The proposed floor levels are below the 2011 flood levels height. Repeat, the proposed floor levels are below the height of the 2011 flood levels.

No consideration of such contaminants entering the waterways has been mooted and therefore the information is deficient and potentially of significance in creating jeopardy for the safety of people, fauna and flora in the neighbouring parts of the waterways, lagoons, rivers etc.

On the basis of this I urge you to defer any decision until you have definitive information that assures the community of the total effects of flooding and the development, not simply the narrow issue of afflux and on that issue which is based on incomplete evidence.

I am a resident of the Bega Valley Shire and believe my amenity will be reduced if the DA is passed without further detailed and complete expert

evidence being presented to be considered in full by the community and then the Council.

Yours faithfully

Stuart Meyers  
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Springvale NSW 2550