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To:

The Director
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7/02/2021

West Culburra Concept Proposal SSD 3846

I object to the proposed West Culburra Concept Proposal SSD 3846 at Culburra Beach for the following reasons:

The proposed 244 housing lots in the Curleys Bay/Crookhaven catchment will

- Cause the clearing of 47 hectares of coastal forest, currently important habitat corridor for native species
- Degrade Aboriginal middens which have being designated as Regionally Significant Aboriginal Cultural Heritage
- Degrade the water quality of the Crookhaven River from urban run-off, thus impacting local oyster and fishing industries.
- Add to the already overburdened Culburra roads and parking infrastructure. The development is separated from Culburra town centre by the sewage treatment works, is not within walking distance and the bus service is minimal.
- It is also worth noting that even though there are two doctors' surgeries in town they are hard pressed to service the current population. An influx of permanent residents would exacerbate this problem.

There is little information regarding the proposed high density development west of Canal St. The height limit suggests that they would be 2 or even 3 storeys high and therefore not suitable for seniors housing which was originally promised.

There is no evidence that increased population would mean more employment and business opportunities locally. Culburra cannot compete with Nowra as far as the big chain stores are concerned but tradespeople are already doing well and businesses offering 'local' experiences are thriving.

The promise of more affordable housing is also unsupported as new homes will always sell for a premium and the real estate agents will want to make their profit. Actually, towns up and down the

coast which have considerable new development have substantially higher median house prices than Culburra does now.

In all there has been no community consultation regarding this latest plan and little time given to try and find out the details. However, the plans proposed show a huge overdevelopment in a very small local community. The social and environmental impacts of the plan, if approved, are considerable and once it is done it cannot be undone.

Development will always happen but I hoped that we had learnt enough from past mistakes that it should be done sensitively and with community support and with all aspects taken into account, not just for the financial gain of a very vocal few.