
09 February 2021



Director, Industry Assessments, Planning and Assessment,
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

West Culburra Concept Proposal (App. No. SSD 3846) – Public Submission

When making this submission we declare that we have not made a reportable political donation in the previous two years.

We support the West Culburra Concept Proposal for the following reasons:

- 1. The proposal contains a “best practice” Integrated Water Cycle Management Strategy (IWCMS) for the protection of downstream water quality.**
 - a. Downstream water quality (including oyster growing areas and coastal wetlands) is protected by the IWCMS
 - b. The proposed development contains a large setback (>100m) from the foreshore area.
 - c. The IWCMS proposes reticulated sewerage to be provided to all allotments.
 - d. The IWCMA proposes re-use of stormwater for irrigation of various reserves.
 - e. The IWCMS proposes an extensive treatment train for water quality protection.
 - f. The IWCMS proposes no stormwater outlets directly into downstream water bodies.
 - g. The IWCMS results in a neutral or beneficial effect on downstream water quality.
- 2. The proposed development has no impact on Lake Wollumboola**
 - a. With the exception of a short section of entry roadwork, there is no development in the catchment of Lake Wollumboola.

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- b. For this short section of road, the IWCMS results in a neutral or beneficial effect on downstream water quality.
- 3. The proposed development provides part of the planned growth outcome for Culburra Beach.**
- a. The site has been zoned for residential development since the early 1990's
 - b. It is part of Council's Growth Management Strategy (GMS).
 - c. The GMS is supported the NSW Government's Illawarra Shoalhaven Regional Plan 2036.
 - d. The proposed development has been fully endorsed by Shoalhaven City Council.
- 4. The proposed development would yield a high level of Ecologically Sustainable Development (ESD) outcomes**
- a. Rainwater tanks on every lot
 - b. Solar panels on every lot
 - c. Higher than normal house energy rating of 7 stars (NatHERS rating).
- 5. Generous supporting parks and sportsground facilities**
- a. Lots of new parks including playing field, woodland areas and open space recreation spaces.
- 6. Transport and pedestrian integration with existing township**
- a. The network of footpaths and cycleways allows for an active community and improved pedestrian access between the various parts of the development, the reserve areas and the existing township.
- 7. Improved entry to Culburra Beach**
- a. The proposed development provides opportunities for a new gateway into Culburra Beach
 - b. The introduction of three new roundabouts on Culburra Road provides a safer and more efficient road network for all users.
- 8. The proposed development would supply a mix of housing types and assist in reducing price growth in the local area**
- a. Greater opportunity for first-home buyers to enter the market
 - b. Greater opportunities for second-home buyers to relocate/upgrade
 - c. Greater opportunities for existing residents to downsize onto smaller lots.
- 9. The proposed development would support economic activity and employment in the local area and broader region**
- a. The development would bring building activity and employment during construction
 - b. The development would bring long term economic support to Culburra Beach and the wider area.
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thriving community. We believe this development can provide this needed growth.

As a concluding note we wish to state that this proposal is sensitive to mainstream residents' views. Also, over the years a lot has been said regarding negative environmental impacts of development particularly in relation to Lake Wollumboola. It is worthy of mention that the existing stormwater management in Culburra Beach is nowhere near the calibre of what is proposed for the West Culburra development.

Runoff into Lake Wollumboola has no apparent control measures to ensure that pollutants such as street rubbish etc. are effectively filtered out. While Council does provide water quality data for Culburra environs, there are no results for the 5 sampling points of Lake Wollumboola. There are a further 5 sampling points (mainly beach front); 4 of which have sampling results. An additional 3 sampling points are in Curleys Bay and again there is no historical data available. Kindly refer to https://webreports.esdat.net/SCC#results-map/detail/947/ChemResults_PastYear for particulars. In contrast, the measures detailed in the West Culburra development proposal are very sensitive to environmental concerns and are to be commended.

Sincerely,

