

7 February 2021

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Culburra Beach NSW 2540

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

Re Objection to the West Culburra Concept Proposal – SSD 3846

Dear Sir/Madam

My reasons for objecting to the proposed concept plan are driven by my experiences over the few couple of decades living in Culburra Beach.

- There is an ongoing problem with existing infrastructure keeping up with demand. I believe that any major expansion will only exacerbate the problems we currently experience, such as:
 - Perpetually damaged road pavements.
 - Road networks around the Shoalhaven are at present close to gridlock at certain times of the day.
 - Services are in catch up mode and not ready for additional load.
 - I think that town planning has failed to provide for the existing population of Culburra Beach and is not ready for major expansion.
 - Failing sewerage system where, during heavy rain overflowing IOs have impacted my property on several occasions, most recently in 2020.
 - Mobile phone reception is hit and miss especially during rainy and windy weather. Reception diminished significantly following the influx of people due to COVID-19 from the city working from their Culburra Beach holiday homes. Combined with the usual increase in visitors to the area during the summer holidays mobile phone and internet services were very poor.
 - If this proposal, as a concept plan is passed it will set a precedent for much larger expansion in the future.
 - It will be opening up a pandoras box of small tightly packed subdivisions, totally out of character with the existing Culburra Beach.
- The other problem that I see is the “fake news” and promises that are espoused by backers of the development. What is on the plan is not necessarily what we will end up with.
- Recent meetings were advertised for supporters only with prior registration required. Pressure was put on attendees by providing handouts at the meetings on how to prepare a submission for a favourable outcome saying *“we are going to make it easy for you - here is a pen and a list of points and topics you can address, but make it different because the Dept of Planning will regard it as one submission and throw it out. Write them here and now – or here is an envelope so you just have to put them in the mail”*
- I have heard proponents use many slogans over many years to promote urban expansion:

- We need this.
- The existing population will be better off.
- Culburra is dying. The town needs growth to survive.
- It's about time.
- The developer, a local real estate agent and the chamber of commerce will benefit significantly from of this over-the-top proposal.
- I can't say the same for the general population whose lives will be disrupted for years by new road works, development and building phases with increased truck movements, parking issues.
- This development is described as "best practice". This statement rings alarm bells for me as that's too easy to sell but very hard to implement, monitor and prosecute if it goes pear-shaped and restore if that's at all possible.

In conclusion, I feel that:

- This concept proposal is too big and is badly designed.
- The tightly packed medium-density but particularly the high-density 11 metre living spaces are not suited to the coastal village/tourist town feel.
- The huge industrial warehouse style sheds are unrealistic as Nowra is the central area for industry in the Shoalhaven. A small extension to the existing industrial area would be more appropriate.
- The commercial/retail extension will add to Culburra's shopping experience.
- More playing fields just duplicates what we already have.
- The proposal doesn't provide space for community get-togethers.
- A more sympathetic plan that suits the Culburra Beach lifestyle that residents and visitors enjoy would be better received.

I have not made any political donations in the last two years.

Regards

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