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The Director,
Industry Assessments Department Planning, Industry and Environment.
Locked Bag 5022, Parramatta 2124
10th February 2021

We object to the proposed West Culburra Concept Proposal SSD 3846 at Culburra Beach because of the concerns following

We attended an information meeting on the proposed development. The opening words summed up the development. "This is a supporters 'meeting.'" Spoken by the President of the Chamber of Commerce who is a Real Estate Agent.

We believed it was a meeting to explain the development and to explore the pros and cons. This was not the case. At the end of the meeting the audience was encouraged to fill out prepared forms and put them into envelopes which would be posted for them. This typifies the way the development plans have been handled. Underhanded and a pursuit of profits for a minority. The welfare of the local community has not been considered.

There are many problems with this development.

Destruction of the Village Atmosphere

Like many coastal small townships, the outstanding feature is that of a village community. People have come to the area for this village life. This large development will destroy this village atmosphere in the pursuit of money for those associated with the development. Problems such as inadequate services, traffic and parking problems will be increased. Thus putting pressure on the already stretched resources.

Infrastructure Problems

Infrastructure is already failing to meet the demand from the local population. When we first moved here 20 years ago it was possible to get a medical appointment easily. Now it can take at least a week unless it is urgent and then it still may take time. A new development will just exacerbate the problem. The Medical Centres are unable to get new doctors to meet the current demand. Yet the locals are being falsely told that the new development will result in increased services.

The main beneficiaries of the development will be the Real Estate Agents and the developers. It is just a money grab that has resulted from a grant of land.

Commercial Problems

Local businesses say they need the development to maintain their existence. We have been associated with the area since 1974. During that time, we have seen many businesses come and go. The only successful long-term businesses have been food ones. The establishment of Woolworths has meant that people can shop locally for their necessities. Any new business will not be able to compete with the drawing power of the large Nowra businesses such as Bunnings etc. Locals have also falsely been told that unless the new development goes ahead Woolworths will leave the area.

When businesses established conditions were as they are now, in fact demand has increased.

There is provision for a commercial area. This will compete with the existing commercial area. It is unlikely any new business will be established given the competition from Nowra

and the economies of scale. This area in the plan is to give the impression that the development will result in new businesses arriving. Again this will not happen. There is also a section of medium density housing along the main road which is unlikely to go ahead as it is an unsuitable position for such a development.

The argument that the development will provide housing for the young locals so they don't need to move away is false. Firstly, the young move to the large centres to get a job. Secondly, they cannot afford to buy in Culburra nor would they want to. The proposition that the development will provide jobs is not only false it is an argument that supports the proposition that the village nature would be destroyed.

The development will cause environmental problems.

Water containment measures proposed to avoid runoff will never be able to accommodate the frequent high levels of coastal rain. The Oyster farmers have supposedly been consulted. According to locals who know the farmers this has not occurred. The runoff will pose major problems for the livelihood with the chemical and fertilizers that will each into the soil and join the runoff to the river. There are also has important wetlands bordering the development. The runoff will adversely affect the trees and the marine life that breed in the wetlands.

To achieve views the trees are likely to subjected to illegal clearing. This will be to attract buyers and achieve a higher land price.

The river banks have numerous aboriginal artifacts which may be damaged by the development and proposed pedestrian traffic.

The plan has a sports ground. There is already two sports grounds and provision for an extension a five-minute drive away. The argument that a new sportsground will be more convenient is thus false. Also, the sports ground has been a most successful community project that is in keeping with the benefits of a village community.

Access to Culburra is via one road. The extra development will put excessive pressure on movement along the road. Especially given the extreme fire conditions that have been occurring should the area be threatened.

Aboriginal Heritage Concerns

On the border area of the development alongside the river there are a number of Aboriginal middens that would be impacted by the development's proposed walkways and cycle ways along the river banks and around the development.

The density of the Development

As can be seen from the plan, the density of the housing is high with block sizes determined to maximize profit and not spatial living. This is further evidence of the real aim of the development is to make money at the expense of the village atmosphere of Culburra.

