

8th February 2021

TOPIC: West Culburra Concept Proposal SSD 3846

The Director

Industry Assessments Department of Planning, Industry and Environment

Locked bag 5022

Parramatta. NSW 2124

Greetings,

I object to the proposed West Culburra Concept Proposal SSD 3846 at Culburra Beach.

I suggest that this proposal needs to be more precautionary than it is.

Preface: My response has been informed by living in Culburra Beach since late 1972. This time has included more than 20 years of thinking, reading, learning about & responding to proposed potential developments around Culburra Beach, including Lake Wollumboola, produced an accumulated awareness & knowledge about the neighbourhood's natural places & spaces, developed a curiosity about Shoalhaven history and an appreciation of human needs and wants, community participation including bush care, schooling and work opportunities for our family of two sons, my husband and I. Our sons have trained & worked both inside and outside the Shoalhaven. They are visitors to Culburra Beach these days.

There will be numerous responses to this proposal, detailing technical & economic material.

Instead of doing that, I have chosen to respond by submitting my winning Vision for the Shoalhaven of 1995. It was an entry in a Healthy Cities Illawarra competition. **{My 2021 edits are in italics bold}**. I unearthed it and decided it had a contribution to make alongside more pragmatic material.

'When George Bass navigated our coast, he gave the name Shoals Haven to the river that bears the name of our area- a haven from deceptive shallows.

Our area, bounded by coastal, mountain and river beauty **{knowledge and history}** can continue to provide a haven for all that lives here. We can sustain this with a balance between the needs of all the living things that share this place. We must value the lives of all the peoples who have migrated here ... the first and the last. Within the people who have journeyed here to make this their home... are the young and the old, the dependent and the independent, the able and the less able, the creators, the innovators and the builders. All the people need to listen to one another carefully.

The future plans for this place **{West Culburra Beach}** should occur within the context of the existing Shoalhaven natural patterns, colours, sights, sounds and movements. Let us value the lessons of our history **{and listen & respect the story & knowledge of the First Peoples}** and blend this into an holistic view for the future. We may not be able to meet every person's wants, but we should manage our place with a commitment to plans that blend in with human yearnings for peace of mind, body and spirit.

Arthur Boyd has given Bundanon, a part of the Shoalhaven as a gift to the nation. Let our vision for Shoalhaven **[West Culburra Beach]** be in the same spirit.

Written by [REDACTED] November 1995 **[edited February 2021]**

So my overall concerns relate to:

- The current style of residential over development, spreading across the former paddocks of the Shoalhaven (and everywhere) always introduces an intensity of concrete, asphalt and heat that responds poorly to heavy rain events and increasing temperatures { climate change on unstable soils} that seems to be knocking at Culburra beach now. **Houses or medium density or otherwise seem to be regularly & repetitively constructed without eaves, verandas or with yard or footpath room for shade trees.** What or whom does this ultimately profit or cost?
- The pressure of more people who inevitably bring numerous vehicles, vacation & water craft per block that choke housing estates built on the current formulae of minimum width roads, fiddly cul de sacs, small blocks etc. etc.... new residential slums really ...
- The interface between land and water that always suffers. Humans always want more space! In the case of West Culburra Beach, this is the fragile shoreline of Curleys Bay, in the Crookhaven Estuary: a farm and nursery for oyster and fish. Inevitably it will suffer although planning during and after construction purports to "improve the natural mangrove, she oak, gum fringe"
- Culburra Beach's currently lacks of healthy /adequate community infrastructure such as connected bike ways, walkways to service the local school.... as well as problematically maintained roads.
- Culburra Road being two lanes in and two lanes out! It's already under pressure during the 7.30-8 am exit and 4.30-5.30 return, let alone holiday traffic pressure..... or Bush Fire Emergency. We have a large District Ambulance Station with a number of vehicles & staff...

Conclusion:

Culburra Beach could benefit from some further development, including some residential development that BLENDS with the style of the current village. However, the newer urban footprints that we drive north through and past between here and Shellharbour or now Mollymook via South Nowra (Worrigee) fills me with dread when I look at what is called a vision for the proposed footprint that could be West Culburra Beach. It is 2021 not 1905. Retail has changed especially over the last 10 years with online and big Australia wide or Global retailers nearby in Nowra.

Culburra Beach has a coastal uniqueness & interface that deserves respect. For me West Culburra Concept Proposal SSC 3846 does not give that. The cost to the coast is too great.

P.S. The educational land use now owned by Scots College near West Culburra is an asset for Culburra Beach. That is a great Halloran Trust legacy. Perhaps creative eco-based land use/ coastal/ cultural research in that style could be explored.

Thank you for the opportunity to respond.

Yours faithfully [REDACTED]

[REDACTED]