

To: The Director, Industry Assessments

23<sup>rd</sup> February 2021

Department of Planning, Industry and Environment

5022 Parramatta NSW 2124

From: [REDACTED]

[REDACTED],

Culburra Beach, NSW 2451

[REDACTED]

Re: **West Culburra Concept Proposal SSD 3846**

**I oppose the West Culburra Concept Proposal SSD 3846 at Culburra Beach.**

The proposal for 384 houses in the extremely important area of the Crookhaven River catchment is a very concerning prospect for there are many reasons why this should not go ahead, which I've outlined below.

There is also the issue that no community consultation for those either opposing the development or for those who have yet to decide.

Following are reasons why the proposal should not go ahead:

- The proposal states that over 47ha of Currambene – Batemans Lowland Coastal Lowlands, which is part of a habitat corridor which support threatened species will be destroyed. This extends west to Shoalhaven escarpment and north to the Crookhaven River Wetlands. This area has not been logged or significantly cleared for at least 80 years and is in good condition.
- The coastal forest which provides significant refuge habitat for the native species who were displaced by the 2019/2020 South Coast fires, this land is 20% of the Shoalhaven region that was not damaged by bushfires 2019/2020 and makes it especially important as our wildlife try to recover and is adjacent to a government recognised vulnerable wetland.
- Degradation of the Aboriginal middens along the Crookhaven shores which are recognised as Regionally significant Aboriginal Culture heritage, in agreeing to this proposal you are not respecting the Aboriginal lands or it's people, this significantly recognised land should remain untouched for future generations.
- Polluted runoff from the proposed site will impact the Crookhaven River, its wetlands and the oyster and fishing industries it supports. Shellfish aquaculture is a sustainable and green industry in that area of the river, it is also a well know fish nursery.
- Current services including medical are already under insurmountable strain, and a new development will only add to this. It is no longer possible to book an appointment at the medical centre as they are fully booked and with new people coming to the area it means a majority of people will have to travel to Nowra.

- Culburra is a beach town and does have a successful tourist industry, however with this influx parking is limited and as the people of West Nowra will need to travel to the beach by car this will mean our streets will be full of cars with most likely to be parked on people's front lawns.
- There is not enough proposed infrastructure to support the West Culburra proposal, the roads in and out of Culburra are particularly bad and require constant up grades, the same stretch of road close to the entrance of Culburra was upgraded in December 2018 and again in December 2020, which caused major traffic delays. This also shows the roads are not up graded to a standard when the same stretch of road can last longer than 2 years.
- More traffic on an already bad road will cause significantly more damage, with the onus being on council to repair and I fear our local council may not have the resources to maintain them. This already impacts our car maintenance and repairs.
- Public transport is of a concern, as buses are limited in Culburra and are not a reliable means of transport, this too will affect the new dwellers.
- Our one road in and out poses a problem with regard to the West Culburra proposal as congestion in an emergency situation, such as a fire (As seen in December 2019 when we were told to evacuate) any vehicle accident, peak hour tourist times and roadworks will become a major issue.
- The proposal goes against the Department of planning who have stated that "limited development" should only occur in the Crookhaven River catchment adjacent to the existing township.
- It is untrue that this development will create jobs for the local tradespeople, as all home building companies have their own contractors.
- It is untrue that the development will help with increase revenue for current store owners in the existing town. There will be a divide between Culburra Beach retail and West Culburra retail. This will only add to the demise of the current business as it will be in direct competition with West Culburra proposal of store.
- There are people in Culburra who complain about the current retail businesses and say business will fail if the development doesn't go ahead. Unfortunately, it is the duty of those going into business to come up with a suitable revenue earning plan that will attract people to their stores.
- It is untrue that our town will "die" unless the development is approved. In approximately 2019 the Sydney Morning Herald did a piece on Culburra Beach and since then we have had a growth in the tourist industry.

Yours Sincerely

