Patrick Copas

From:

Friday, 26 February 2021 12:39 PM

Sent: To: DPE PS Industry Assessments Mailbox

Cc: Patrick Copas

Subject: West Culburra Concept Proposal SSD 3846



I object to the proposed West Culburra Concept Proposal SSD 3846 at Culburra Beach because of the following environment and safety issues.

The construction of the housing estate would require clearing of over 47 ha of Currambene Lowland Coastal Forest. The forest is part of a habitat corridor which extends west to the Shoalhaven escarpment and north to the Crookhaven River Wetlands. This development would cause loss of habitat including for threatened bird species such as the Powerful Owl and Glossy Black Cockatoo as well as for other native fauna and flora species. The proposal is to locate 244 low density residential lots capable of providing up to 293 dwellings in the Crookhaven River catchment west of the Sewerage Treatment plant.

The proposed location of a large housing estate with access to the Crookhaven River shore would result in degradation of culturally recognised Aboriginal middens. It would also cause indirect impacts on the Culburra Beach environment including Lake Wollumboola's internationally significant birdlife due to increased pressures from a potential trebling of Culburra Beach's population.

Also concerning is the safety of Culburra Beach residents if there is a major increase in the population of Culburra Beach as a result of this development. Culburra Beach is a "one way in and out community" with a 20km single lane road access into Nowra. During the 2019-20 fires the Forest Rd fire came within 9 kilometres of the Culburra Beach town centre and all part-time and holiday visitors were required to leave. The town was closed to outside contact. With significant increases in population due to the proposed development, safe evacuation from Culburra Beach would be extremely difficult, potentially putting lives at risk.

Developments such as this must be planned to consider lots of other factors other than the availability on an acreage of land to be cleared for housing. As pointed out above, a new housing estate involves clearing of natural bushland, water and sewerage considerations and the change to the nature and facilities of the local community.

For these reasons I strongly object to the proposed West Culburra development.



26/2/21