

From:

Tom and Moira Hayes



Campbell ACT 2612

Email:



Regarding:

West Culburra Concept Proposal SSD 3846

To:

The Director

Industry Assessments, Planning and Assessment, Department of Planning, Industry and Environment, New South Wales.

Lodged online at:

www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition

We **object** to the West Culburra Concept Proposal SSD 3846 for the following reasons:

The Shoalhaven LGA has limited prospects of ever becoming a major centre for agriculture or industry. Its major asset is a number of sites with potential to attract short and medium-term visits from Greater Sydney and similarly close regional areas.

Some of these sites include Berry and Seven Mile Beach, Culburra Beach, and Jervis Bay and all of its environs. Some excellent sites lie further south but have the disadvantage of significantly increased travel times from Sydney.

The future economic health of the LGA will depend critically on how these sites are developed. They must be developed with careful regard to showcasing and enhancing the natural and environmental assets of the site. This will require imagination and creativity in long term planning.

The amended application by Sealark Pty Ltd is extraordinarily detailed. But none of it can disguise the fact that it is basically for an urban style subdivision with a variety of residential lots. In our opinion the site for such a subdivision is unattractive. It is depressingly flat with a mud shore to the mangrove swamps in Curley Bay. The future residents that might be built there will be minimal with very little tourist appeal. Yes, it might have a future as a dormitory area for workers in the regional centre Nowra, some 21 kms distant. But surely if that is the object those workers would be much better served by being provided with housing opportunities closer to Nowra.

To properly appreciate this view, one should visit the already built areas that lie to the east of Curley Bay and west of Prince Edward Ave. Is Culburra Beach in need of more of the same?

The Sealark application includes provision for ten industrial lots. Again, a quick visit to the existing industrial area would in our opinion demonstrate that this is unlikely to enhance the natural and environmental appeal of Culburra Beach.

There is of course much more that might be said against the application but the above is in our opinion the most important.

Finally, we confirm that we have not made any reportable political donations in the last two years.

Yours faithfully,

Tom and Moira Hayes