

Director, Industry Assessments
Dept. Planning, Industry and Environment
Via email.

Objection to the West Culburra Concept Proposal SSD 3846

Proposed housing estate to the NW of the sewage treatment works

This proposed estate is in the catchment of the Crookhaven River. It has been shown that human habitation in river catchments leads to weed invasion, pollution of the waterway, lack of infiltration and thus no assistance to cleanse run-off, and sedimentation. For these reasons, it is my understanding that the Department of Planning requires limited development in this catchment. With 244 housing lots proposed, this is not limited development.

Pollution of the Crookhaven River would damage the existing oyster and fishing industries dependent on the cleanliness of the river. This should not be allowed to happen, especially when we need every existing business to thrive: it will take some time to get back to "normal" after the pandemic's negative effects.

To me, habitat corridors are vital in protecting species. As we hear news now of a number of ecosystems in Australia in very bad health, these habitat corridors need vital protection to assist against species decline. The clearing of any of the Currumbene-Batemans Lowland Coastal Forest for this proposed development should not therefore happen.

Higher density of housing

While I sometimes agree with the idea of higher density living so that we might protect more greenfields sites, the design of these sites needs to be very clever in order to ensure amenity of living for the home owners: protection of visual amenity, provision of public open space to offset diminished private open space and consideration of how best to site dwellings for passive heating and cooling, among other things. If none of these attributes have been mentioned, even in passing, in the documents, then approval of the concept plan may result in just another squeeze-in-as-many-homes-as-possible estate with major benefits to the developers and should not therefore be given.

Consequences of bushfire

Anyone who lived through the bushfire season over 2019/2020 knows the fear and danger when there is limited evacuation routes from our coastal towns and villages. To build another housing estate when there are no more roads than the existing that could be used in an evacuation of Culburra is a very shortsighted plan.

Thank you for considering the points in my objection to this proposal



Huskisson NSW 2540