

Public Submissions.

See separate pdf where an attachment is indicated.

	From	Content	Attach
Support	Carolyn Hansen	<p>My family and I have had a long term association with the Culburra Beach area, having owned property in Culburra Beach for over 50 years. My husband and I now own a number of properties in the area. I have seen Culburra Beach develop significantly over that time, however I feel that development has been hamstrung with a number of exciting proposals such as a pitch and putt golf course and tennis courts behind the bowling club, a boardwalk around the lake, etc. being put up but inevitably not proceeding for one reason or another. Until the Woolworths site was redeveloped, I was of the opinion that the area was slowly dying and that Council was happy with this situation. The Council appeared to be anti-development.</p> <p>I fully support the proposed development as I believe that it will allow the area to grow and flourish. The area has a lot to offer residents from a natural environment point of view however there is little to attract families to the area in terms of facilities that modern families seek when deciding to live in an area. The developer was open to suggestion from the community regarding what facilities were needed and which could be incorporated into the plan.</p> <p>I attended the public meeting that was held in the community centre and thought that the concept that the developer was proposing on the whole was excellent. It provided a good mix of property styles catering for the over 55's in a "brick and tile" environment, families in a regular subdivision, as well as multi-storey, medium density dwellings. The entry to Culburra Beach would be enhanced if the developer complies with the "vision" that is included in the plan.</p> <p>The proposal recognised that in the local area there is no land that is suitable for moderate size development, all that remains is infill areas. Infill development is likely to raise more issues than a development that starts as a "greenfields" site and develops into maturity in its own timing.</p> <p>It is important that new developments such as that proposed become part of the existing community and are linked into the existing business area. It is pleasing to see that the developer does not propose to establish a retail precinct within the development (apart from small convenience style outlets).</p> <p>Overall I support the proposal and would be very disappointed if it was not allowed to proceed.</p>	0
Support	John Wright	See attached	1
Support	garry bell	<p>Culburra Beach is a premier site of the Nowra area.</p> <p>We need permanent residents, a high school, better class restaurants with water views,(a golf club would help)</p> <p>and this subdivision would help make us a premium home destination for the to attract future residents to the Shoalhaven</p> <p>I am pleased at the senior facilities planned,</p> <p>This will attract the additional Medical People we need</p>	0
Support	Colin Templeton	<p>The Business community of Culburra Beach & Orient Point</p> <p>welcome a development that's has taken into account the Environment and concerns of the local community.</p> <p>This project wil bring to a failing economy the necessary jobs and infrastructure to help this region grow. There is a great shortage of affordable housing for the younger population. A partition in support of this development shows the majority of the residents of Culburra Beach & Orient Point want this type of project to happen . The community has a ageing population and the over 55 retirement villas / apartments are essential for the ageing to move from large homes to a more convenient living arrangement.</p> <p>This state of NSW has suffered for to long economically, and this is the type of project that will bring investment back and give young married couples a opportunity to buy into the housing market. Many facilities are included in this development such as</p> <p>Ovals , recreation areas, walkways etc great for families and elderly people to enjoy. The proponent has addressed the concerns by the Director Generals Requirements. A comprehensive reporting on all aspects of concern.Therefore</p> <p>ensuring that the project will not have any detrimental affect on the area. The economic value to Culburra Beach & Orient Point</p> <p>businesses would be huge.</p> <p>Thanks Colin Templeton</p>	0
Support	Vicki Templeton	<p>I would like to express my suppot for the subdivision at West Culburra. The majority of community members support this development and wish to see the town grow. There has been a real decline in the permanent population , which impacts on the businesses viability and future of Culburra Beach. There is a younger population thats wants to own their own home and have a family , but there is a shortage of affordable housing. This project will help with rectifying their concerns. For 10 years or more this town has been subject to a militant group motivating friends from outside the region to lobby Macquarie street and derailing the process for sustainable development. This is against the majority of community members wishes for jobs , infrastructure etc. The government wants to let the local communities have a say on the planning process , so prevent special interest groups have all the say. This community wants balanced outcomes looking after the environment and lake as is investment and development in Culburra Beach. Culburra Bech needs investment and new facilities ,the golf course and West Culburra Development are important first steps in revitalising Culburra</p> <p>Yours Truly Vicki Templeton</p>	0
Support	Jack Kerr	See attached	1
Support	Pat Kerr	See attached	1

Support	Shirley Clarke	<p>My family and I have had a long term association with the Culburra Beach area, having visited friends in the area for over 25 years. We have now moved permanently to the area. I have seen Culburra Beach develop significantly over that time; however I feel that development has been hamstrung with a number of exciting proposals such as a pitch and putt golf course and tennis courts behind the bowling club, a boardwalk around the lake, etc. being put up but inevitably not proceeding for one reason or another. Until the Woolworths site was redeveloped, I was of the opinion that the area was slowly dying and that Council was happy with this situation. The Council appeared to be anti-development.</p> <p>I fully support the proposed development as I believe that it will allow the area to grow and flourish. The area has a lot to offer residents from a natural environment point of view however there is little to attract families to the area in terms of facilities that modern families seek when deciding to live in an area. The developer was open to suggestion from the community regarding what facilities were needed and which could be incorporated into the plan.</p> <p>I attended the public meeting that was held in the community centre and thought that the concept that the developer was proposing on the whole was excellent. It provided a good mix of property styles catering for the over 55's in a "brick and tile" environment, families in a regular subdivision, as well as multi-storey, medium density dwellings. The entry to Culburra Beach would be enhanced if the developer complies with the "vision" that is included in the plan.</p> <p>The proposal recognised that in the local area there is no land that is suitable for moderate size development, all that remains is infill areas. Infill development is likely to raise more issues than a development that starts as a "greenfields" site and develops into maturity in its own timing.</p> <p>It is important that new developments such as that proposed become part of the existing community and are linked into the existing business area. It is pleasing to see that the developer does not propose to establish a retail precinct within the development (apart from small convenience style outlets).</p> <p>Overall I support the proposal and would be very disappointed if it was not allowed to proceed.</p>	0
Object	Skye Thompson	<p>I just ished to write to register my concern in relation to the scale of the proposed development in West Culburra.</p> <p>My husband & I bought a home and moved to the Culburra Beach precinct in 2010 - from Sydney, after falling in love with the unspoilt and non Lego-Land feeling that the town had managed to retain whilst so many neighbouring areas had been less fortunate.</p> <p>I am a forward thinking individual, and am not foolish enough to believe that development and expansion won't be part of the future of the area in general, but the proposal as it currently stands is of great concern.</p> <p>I urge you to ensure that the beautiful place that my husband, I and our young baby enjoy is protected and any development is considerate to maintaining and in-keeping the look, feel and vibe of our town - and isn't spoiled with tower block units and unfortunate vistas, promenades and roundabouts.</p>	0
Object	Jill Trotter	<p>This development is not needed in the Culburra area. Many owners already find it hard to sell their properties. It will drastically alter the area and its tourist, environmental and indigenous cultural values will decline or be destroyed. Wildlife corridors will disappear or be severely compromised. The roads leading into Culburra are narrow and already dangerous - they will not cope with resultant traffic from massive development such as this. A small sustainable development with mixed low income housing is all that should be built. We do not need more shops as is evident by the businesses already here closed or closing or struggling.</p>	0

Object	Alan Stephenson	<p>SUBMISSION TO WEST CULBURRA MIXED USE SUBDIVISION WEST CULBURRA</p> <p>09_ 0088 (CONCEPT PLAN)</p> <p>This submission has been prepared on behalf of the Australasian Native Orchid Society (ANOS) and the Australian Orchid Council (AOC).</p> <p>I find it difficult to make worthwhile and informed comment on yet another Concept Plan despite attending a public meeting and accessing what drawings and information has been made available to date, however there are a few aspects on which I will comment. Some of the comments being derived from reading several Environmental Assessments (EA's) by the person/s responsible for work regarding this Concept Plan. My experience with Concept Plans is for them to progress to a Development Application (DA) then to construction phase, followed by numerous amendments to the DA, sometimes leaving little resemblance to the original Concept Plan and frequently these amendments escape public scrutiny. I also see this as a means of enabling difficult sections within the original to proceed with little or no public scrutiny.</p> <p>As such numerous questions need to be asked and answered. These include the time frame expressed for the development to be finalised. The development is expected to be complete within seven to ten years but is there any guarantee this time frame will be realised? I ask will the time frame be an expected aim or a condition?</p> <p>The first stage of 2.49 ha is proposed for a slight ridge which slopes to the Crookhaven catchment but is also located within the catchment of Lake Wollumboola. This section includes 48 medium density house for the 55+ age group and two and four storey apartment blocks.</p> <p>Stages 2-4 are to the north west of the existing Sewage Treatment Plant on land sloping to the Crookhaven River and Curley's Bay.</p> <p>This three stage section is proposed for a continuous strip of residential development with a new neighbourhood retail area at the eastern end. This area includes shop-top housing and at the western end of this section a proposed "leisure hub" tourist precinct. Details of this section are vague but are listed as areas for a Motel, Cafes, Jetty and boating access to the Crookhaven River. However if Curley's Bay is bordered with mangroves I ask how a facility such as a boat ramp can be constructed without significant environmental damage, given existing SEPP listings.</p> <p>The proposed new industrial area is greater than the existing industrial area but another question which must be asked, is there any demand for an increased industrial area?</p> <p>Primary issues:</p> <ul style="list-style-type: none"> * The proposal is inconsistent with Department of Planning and Infrastructure requirements as it involves development in the Lake Wollumboola catchment and extensive but not "limited" development in the Crookhaven River catchment. * There is no provision for any offset site for the environmental losses which will accompany this development. These environmental losses have been glossed over in the EA. * Shellharbour style development with no provision for any green belt separation between housing areas. * Beaches are so far unspoiled with an already crowded small surfing beach, limited car parking and access, with limited safe and environmentally secure boat launching facilities. <p>Population and traffic:</p> <p>My first consideration is the number of people which, when all homes villas and multi-storey units are occupied, will double the population of Culburra Beach. This will occur over an indeterminate period of time with an additional 2,000 residents expected but my concern is what will be the cost to Shoalhaven ratepayers when one considers the existing poor standard flood prone road between Nowra and Culburra. The current village character of Culburra Beach will be lost. Added to this is a certain extension of the 60 kph limit from developments occurring as far west as Worrigee Road and a similar extension to cater for vehicle movements to and from the West Culburra development. This distance may be approximately 500 mts but if the extension proposed for future development is constructed, this will necessitate an extra roundabout which further to the west, leaving a 60 kph speed limit access into Culburra Beach of 3.5 km. I feel sure this will not alarm any of the current residents or the SCC, but future residents will have cause to ponder the lack of foresight of the SCC and the developer in the same manner as now with regard to the current upgrade of the Princes Highway south of Nowra, which should have been allowed for in planning more than 40 yrs ago, when the area was originally subdivided.</p> <p>The East Nowra Sub Arterial Link Road has not been constructed to date and the vast majority of residents between Currarong and Orient Point will by necessity use the existing Greenwell Point Road which becomes Kalandar Street. This intersection of the Princes Highway and Kalandar Street is an intersection which according to the NSW Roads and Maritime Services (RMS) reached its capacity to cope with traffic volumes almost 10 years ago. We now have lines of vehicles from these traffic lights extending beyond Clipper Road each morning and afternoon, resulting in the inability of vehicles to exit either the East Nowra Service Station or the East Nowra Shopping Centre and preventing vehicles from using the roundabout at the Wallace Street intersection. As the Shoalhaven City Council (SCC) will be aware, this roundabout also services a growing retirement complex and vehicles en- route to the East Nowra Primary School. With the extra traffic volume including heavy vehicles expected to service the Dan Murphy facility at the Archer Resort an increase of vehicle from the east is destined to slow an already slow moving traffic stream.</p> <p>This same intersection will also be used by residents of the residential development adjacent to the university at Mundamia.</p> <p>Further to the certain increase in vehicles from both of the above developments I would expect some residents from Callala Bay and Callala Beach might prefer to use Callala Forest Road, however the construction of the Shaolin Temple complex is expected to be the recipient of extremely large volumes of traffic and despite the current upgrade of the Princes Highway I do not envisage these residents could expect a rapid right turn exit from Callala Forest Road on to the highway. These comments expose what should be obvious to the RMS and SCC and this is the ability for the growing traffic volumes on the eastern side of Nowra to be assimilated into a viable long-term traffic plan, if indeed one currently exists or is planned.</p> <p>Retail sector:</p> <p>Some questions must be posed in regard to the provision of a retail sector for this development. These are:</p> <ul style="list-style-type: none"> * Will this sector be in any way associated with the existing retail sector as currently exists at Culburra Beach? * As a Supermarket already exists, will it be expanded to cater for the expected increased population? 	0
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With the expectation of a retired or ready to retire population, along with the noted increase in retirement village positions, I ask who will ensure specialist aged care medical practitioners are in place to service the expected increase in retired or ready to retire persons?</p> <p>* Has there been or will there be any consultation with state or commonwealth government regarding this matter?</p> <p>* Are there any plans to increase Ambulance capabilities to match the expected population increase, especially with regard to the 55 yrs and over age bracket?</p> <p>* Has any consideration been given to the provision of energy self-supporting features for any of the retail premises? This includes water and electricity. It is not sufficient to note in the plans for some energy efficient dwellings.</p> <p>Development design:</p> <p>The design of the development is a throwback to the Art Deco age of the 1920's and 1930's and totally inappropriate to any modern concept with Norfolk Island Pines lining the streets. These will be cursed by residents of the proposed multi-storey unit blocks as one would expect only the ground floor residents would require any privacy provisions. Unless provision has been made to plant mature trees, any species of this type will not be of any size before most of the initial residents have long passed.</p> <p>I therefore question the choice of this species. Despite the fact Norfolk Island Pines can grow well in ideal conditions, they are more suited to an open space such as a beach side location, not a residential area with paved streets and footpaths. Trees can grow to 65 metres with a spread of 15 metres and an extensive root system to over 100 cubic metres. These roots are surface oriented and in the location planned for these trees, would provide a series of tripping points for aging persons. Roots frequently lift hard surfaces and the cost of repairs to streets will be a burden on the responsible authority. Street lighting will be negated by trees of this size, posing a safety and security problem. As is usually the case, the developer is responsible for such maintenance but only for the first few years and following this period, the maintenance burden falls to the local government body and its ratepayers. This is not responsible development.</p> <p>Hydrology concerns:</p> <p>As the usual water and sewer services are already in existence these should be of little concern except if either or both require an upgrade to service the expected population increase. This burden is shared by all ratepayers and I only ask what contribution is expected of the developer towards the eventual supply of these features or will this simply be another cost added to the lot price or house/land packages.</p> <p>This development despite being adjacent to the Crookhaven River may be on the northern side of Culburra Road but remains within the catchment of Lake Wollumboola and as such must not impact on this vital water body. What measures will be installed to ensure both surface water and sub-surface water is not able to enter the lake catchment? Downs Creek, which is the second largest of four creeks entering Lake Wollumboola, begins on the northern side of Culburra Road and would be easily impacted by both surface and sub-surface water.</p> <p>Cycle/Walkway: Will these facilities be constructed of bitumen, concrete or gravel and who will be responsible for the long-term maintenance of this facility.</p> <p>Track/pathway to Crookhaven River:</p> <p>It is essential for this feature not to be located near any of the mangroves which border the Crookhaven River or Estuary. Barriers must be situated to prevent access to mangroves. No drainage from the development must be permitted to enter these areas and also the areas of oyster production. Such a track/pathway must not eventuate into a boat launching facility whether official or unofficial.</p> <p>Lake Wollumboola & Crookhaven River:</p> <p>This water body and its long-term protection must be of paramount importance in any development proposed for the general Culburra Beach area. It along with the Shoalhaven-Crookhaven Estuary is not only listed as Wetlands of National Importance but significant in an international sense, as far as being habitat for migratory birds and are considered the most important such areas on the NSW South Coast. They are also culturally significant to the Jerrinja people.</p> <p>* Lake Wollumboola is a unique natural intermittently opening and closing coastal lake, (ICOLL) highly susceptible to pollution.</p> <p>* It is known for its high biodiversity, which includes water birds, endangered vegetation and the Green and Golden Bell Frog.</p> <p>* It has international significance for migratory wading birds, sea birds and shore birds.</p> <p>* It is known to regularly support more than 1% of the estimated world populations of Black Swan and Chestnut Teal, with flocks of over 13,000 Swans recorded.</p> <p>* Supports numerous plant and animal species at critical stages of their life cycles, providing key breeding sites for the Migratory Little Tern and Green and Golden Bell Frog.</p> <p>* Provided a refuge during times of drought for indigenous water birds and has been estimated to support more than 20,000 water birds, shore birds and waders.</p> <p>Lower Crookhaven River Estuary:</p> <p>* This extensive wetland vegetation includes Endangered Ecological Communities, Coastal Salt Marsh and swamp Oak Floodplain Forest protected under the State Environment Planning Policy 14 (SEPP).</p>	
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	<p>* Contains extensive seagrass areas and Grey and River Mangroves, protected under the Fisheries Act.</p> <p>* Is habitat for migratory wading birds and indigenous shore birds, ducks, pelicans and spoonbills.</p> <p>* Provides a refuge and nursery habitat for important fish species, such as flathead, blackfish, mullet, snapper and bream, also prawns, crabs oysters and crustaceans.</p> <p>All of these wetland values depend on the retention and maintenance of water quality and natural flow regimes.</p> <p>Natural and heritage environment.</p> <p>Lake Wollumboola and the Shoalhaven-Crookhaven Estuary are "Wetlands of National Importance", and the lake is particularly sensitive to pollution from urban development due to it being an ICOLL, albeit mainly closed. These water bodies are significance for their wetland vegetation and habitat for native and migratory bird species.</p> <p>Development in the Lake Wollumboola and Crookhaven River catchments would result in;</p> <p>* Removal of over 70 ha of native woodland and wetland vegetation and loss of wildlife habitat corridor and Threatened Species habitat, e.g. Glossy Black Cockatoo and Powerful Owl. Clearing of Mangroves as proposed is illegal.</p> <p>* Increased population, recreational activities and pets, (e.g. domestic dogs and cats) causing disturbance to wetland wildlife, particularly to native and migratory water birds.</p> <p>* Water pollution and weed infestation in Curley's Bay-Crookhaven River wetlands and creeks and wetlands of Lake Wollumboola, as water pollution controls are not capable of reducing sediments and nutrients to natural levels or removing chemicals.</p> <p>* Jetty and boating activities resulting in sedimentation, dredging of river, with damage to banks and seagrass.</p> <p>* Unintended damage and vandalism of important Aboriginal cultural heritage sites due to significant increase in public access to Crookhaven shore and wetlands.</p> <p>* Potential of pollution to oyster leases.</p> <p>Social and economic impacts not as significant as promised.</p> <p>The proposal argues that increased development would reverse the decline in permanent residents and thus increase economic and social opportunities. However increased population does not necessarily create a more diverse economy, more employment opportunities and social services for the increased population. Nowra as the regional centre is the main source of employment opportunities. Residential development expansion in other coastal areas has not led to greater prosperity, improved employment opportunities or social services.</p> <p>The proposed industrial estate with 28 lots will not provide any worthwhile increase in jobs, as many industries in estates such as this are not multiple employers of people. Further to this is the number of employment opportunities alleged to be provided in the retail sector. Such jobs are usually casual/temporary in the same vein as the major supermarket chains. Restaurants and cafes operate in a similar fashion and both depend upon a steady flow of residents or tourists for support. Based on these facts the likelihood of any social benefit of any significant employment emanating from this development is likely to be minimal and of little consequence and only emphasises the futility of the destruction of 72 ha of bush land for a development which will provide nothing substantial for the area.</p> <p>A similar statement can be made in regard to the promise of a substantial tourist influx and the uncertainty of the speed of land sales and housing construction. The development is alleged to provide a cessation in the declining number of permanent residents, resulting in a social and economic benefit, however an increase in population does not guarantee such a benefit.</p> <p>As Nowra is the large and diverse regional economic and social centre and the SCC is endeavouring to not only maintain but increase the size and diversity, it is to be expected that any future residents of working age will continue to travel to Nowra for employment. This has been the case with other coastal towns and villages in the Shoalhaven, including Ulladulla, where many people travel daily to Nowra as part of a normal working life. Many people who are residents of more established coastal towns and villages such as Huskisson, Vincentia, Sanctuary Point, St. Georges Basin, Callala Bay, and Callala Beach regularly travel to Nowra on a daily basis. The lengthy line of vehicles beginning at Falls Creek and continuing to the centre of Nowra cannot be denied by any person travelling south at any time beyond 8 am each morning.</p> <p>The proposal ignores the significant contribution to the local economy and community of part time residents as well as holiday residents and tourists through redevelopment of existing homes, construction of new homes, support for local businesses, and creation of new businesses. It also ignores their interests in conserving Culburra Beach's main assets, the unique coastal village character and our unspoiled environment.</p> <p>The proposal claims to encourage new tourism and recreation opportunities but details are limited and environmental constraints have not been considered.</p> <p>Catchment values.</p> <p>The coastal forests and wetlands of the Lake Wollumboola and adjacent lower Crookhaven River catchment are areas of high biodiversity, identified in the South Coast Regional Conservation Plan 2010 as being of "High Conservation Value" to be protected as "Wildlife Corridors." Some of the threatened species include the Glossy Black Cockatoo, Powerful Owl and micro bat species.</p> <p>The area provides a significant wildlife habitat corridor linking Seven Mile Beach National Park and Comerong Island Nature Reserve in the Crookhaven/Shoalhaven River Estuary south to the Jervis Bay National Park, as well as providing a corridor to reserves west to the mountains and Morton National Park. Maintenance of this wildlife habitat corridor is critical for assisting endangered coastal species and ecological communities to migrate and adapt to climate change and sea level rise.</p> <p>Sewage Treatment Plant:</p> <p>What area of development prohibition is planned for this existing facility? Measurements capable of being made with diagrams supplied in the Concept Plan, indicate some parts will fall in an area less than 200 metres from the STP but for many obvious reasons one should expect development, particularly of this density, would not be permitted with at least 400 metres from an STP, particularly given the location of the</p>	
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development and its susceptibility to prevailing summer north east winds.

Sporting Field:

- * What will be the particular purpose of this development?
- * Will it simply be a large green oval or are there plans for a football field and/or cricket pitch/hockey/netball?
- * Will this feature just a large green oval, or will some form of facility be constructed for a local team for one of the above sports?
- * Will it be constructed with public amenities such as lighting, toilets or seating?
- * Who will be responsible for the construction and/or maintenance of this facility if and when it is constructed?

Environmental concerns:

Mention has been made in the EA of the area being regrowth and of little environmental significance, however I choose to differ with this assessment. I have been a resident of Nowra for 43 years and have on countless occasions driven to Culburra Beach, passing the site of this proposed development. Sections have been cleared over the years for various reasons including bush fire protection measures, mainly implemented in the past decade.

Numerous EA's have been said to have been conducted over the wider Culburra Beach area since 1993, almost exclusively by the one person or company. These surveys are said to have located no species of significance and of particular interest to me, no orchid species of significance. In my voluntary capacity (see end of document), I have over the past 28 yrs been a regular bush walker in many parts of the Shoalhaven and have been able to locate several orchids, once considered not local to this area, some of which are threatened species, culminating in 2011 with the publication of Orchid Species of the Shoalhaven. I regularly read and comment upon EA's by a range of people which have been undertaken for developments in the Shoalhaven only to be amazed by the lack of orchids noted for some areas. It is with this in mind I have compiled a list of species (below), which are orchid species, which I consider could possibly be in situ across the development area. I have not walked over the development area as it is private property but have done so in much of the adjacent bush land from this point to Callala Bay/Beach and Currarong.

Experience indicates many orchid species including some listed as threatened are subject to seasonal variances and are also known to occur in re-growth forest in numbers equal to that of old growth forest. The ready dismissal of the possibility of occurrence of some threatened species shows a lack of application and as such casts doubt upon the findings of the EA.

I am particularly concerned with the immediate dismissal of the possibility that *Cryptostylis hunteriana* does not occur in situ as I contend; if two other species within that genus are in situ then *C. hunteriana* could occur, simply due to the fact all species in the genus share a common wasp pollinator, *Lissopimpla excelsa*. Another species which should have been the focus of a survey is *Rhizanthella slateri* (Eastern Underground Orchid), as it was found at 10 mts and 15 mts above sea level in the area of Woollamia and Vincentia (Stephenson 1997, Stephenson & Daly 2001).

I also consider the methods used for the orchid survey to be completely inadequate with one method used being the Random Meander Technique. This method requires all species found on the site to be recorded and as few orchid species were recorded I have some difficulty accepting the results as listed in the EA. Secondly and more importantly, on several notations in the EA referred to driven surveys. I am at a loss to understand how such a statement can be made in reference to surveys for threatened species of any type and particularly to deciduous terrestrial orchid species. I consider such a method to be an insult to the integrity of any EA. I also fail to understand how any authority (OEH, DSEWPC) after reading such a statement as driven surveys, fail to request such surveys not be redone. It is not humanly possible to note such species from a moving vehicle, whether they were in flower or had only reached the stage of leaf production, which in the case of *C. hunteriana* does not occur, due to it being a leafless saprophyte. If the person/s responsible is alleged to be familiar with the area from as far back as 1993, then again one should have expected the location of a greater number of species simply due to seasonal variations and rainfall factors. Experience with all of the above factors indicates surveys for orchids as expressed in the EA are seriously lacking and do not approach either environmentally responsible or best practice as stated.

The Random Meander Technique is usually accompanied by the installation and survey of a number of 20 m x 20 m control plots but again this is a risky (at best) means of assessing the environmental values of a site, particularly in regard to deciduous terrestrial orchid species. This group of plants does not necessarily behave to a formal or recognisable pattern and plants are more inclined to be adjacent to a particular shrub or tree which provides the mycorrhizal fungus, on which the orchid either partially or totally relies.

The same survey methods were used to assess the Culburra Golf Course Project and also in that assessment report, the driven survey technique was stated as being used.

Reference is used as to the NSW Wildlife Atlas and its place in the EA for this development; however this set of records relies on reports from those professionals undertaking formal surveys and occasional input from hobbyists. Many species of flora and fauna are recorded by both parties but unfortunately some are not and it is for this reason the NSW Wildlife Atlas should not be used as a finite record of what species are known from any given section of land. Any assessment totally reliant of the NSW Wildlife Atlas must be regarded as no substitute for detailed on foot surveys, conducted at times conducive to finding the target species in flower. The ability, experience and integrity of the person/s responsible for such surveys should be sufficient to assess the possibility of any habitat to contain any species of flora or fauna thought to occur in that area, whether such species are listed or not listed on the NSW Wildlife Atlas.

Mention is made of searches for *Cryptostylis hunteriana* (Leafless Tongue Orchid), *Corunastylis vernale* (East Lynne Midge Orchid), *Genoplesium baueri* (Brittle Midge Orchid), and *Galium australe* (Tangled Bedstraw- Herb) on 19-12-2012. This search was listed as being of three hours duration but the size of the area covered was not listed and two species *G. baueri* and *C. vernale* would not have been visible at that time. As far *C. vernale* is concerned, the search should have been one month earlier to ensure the species was in flower and identifiable. The flowering period for *G. baueri* is from mid-February to late March. Both species depend on rainfall at a time suitable and in the correct quantity to ensure flowering. Subsequent searches 21-2-2013 are listed, presumably over the same unknown area were limited to two hours. Searches on 6-3-2013 were again of two hour duration and presumably over the same area. Searches On 19-3-2013 for *Speculantha ventricosa* (*Pterostylis ventricosa*) were again three to four weeks early to ensure this species would be located, as the vast bulk of plants flower from this date until mid-May.

In the preceding paragraph mention is also made of searches for *Oligochaetochilus gibbosus* (*Pterostylis gibbosa*-Illawarra Greenhood) and *Calochilus pulchellus* (Pretty Beard Orchid) were also said to have been conducted on 17-10-2012). While the time allowed would have been adequate, I believe the date of the search for *Oligochaetochilus gibbosus* was at the latter end of the flowering period and should have been undertaken at least one month earlier as the flowering period for this species ranges from mid-August to early October. At the time the search was undertaken, only deceased flowers and rosettes would have been visible and probably not recognised as the target species by those responsible for the search.

Despite assertions the field investigations undertaken are sufficient, I would ask any authority charged with granting a DA to seriously consider this statement. My comments apply to searches for orchids only, as no surveys for *Rhizanthella slateri* were performed and surveys for *C. hunteriana*, *G. baueri* and *C. vernale* should have been undertaken at more suitable times.

POSSIBLE ORCHID SPECIES IN THE PROPOSED

CULBURRA BEACH DEVELOPMENT AREA

New Name Old Name Common Name

Acianthus exsertus Acianthus exsertus Dark Mosquito Orchid
Acianthus fornicatus Acianthus fornicatus Large Mosquito Orchid
Bunochilus longifolius Pterostylis longifolia Common Leafy Greenhood
Bunochilus tunstallii Pterostylis tunstallii Tunstall's Leafy Greenhood
Calochilus campestris Calochilus campestris Copper Beard Orchid
Calochilus paludosus Calochilus paludosus Red Beard Orchid
Calochilus platychilus Calochilus robertsonii Purple Beard Orchid
Chiloglottis reflexa Chiloglottis reflexa Short-clubbed Wasp Orchid
Corybas aconitiflorus Corybas aconitiflorus Cradle Orchid
Corysanthes pruinosa Corybas pruinosa Toothed Helmet Orchid
Cryptostylis erecta Cryptostylis erecta Bonnet Orchid
Cryptostylis hunteriana Cryptostylis hunteriana Leafless Tongue orchid
Cryptostylis leptochila Cryptostylis leptochila Small Tongue Orchid
Cryptostylis subulata Cryptostylis subulata Large Tongue Orchid
Cymbidium suave Cymbidium suave Grassy Boat-lip Orchid
Diplodium alveatum Pterostylis alveata Coastal Greenhood
Diplodium grandiflorum Pterostylis grandiflora Cobra greenhood
Diplodium obtusum Pterostylis obtusa Blunt-tongue Greenhood
Dipodium punctatum Dipodium punctatum Blotched Hyacinth Orchid
Dipodium roseum Dipodium roseum Rosy Hyacinth Orchid
Dipodium variegatum Dipodium variegatum Slender Hyacinth Orchid
Diuris aurea Diuris aurea Golden Donkey Orchid
Diuris punctata Diuris punctata Purple Donkey Orchid
Diuris sulphurea Diuris sulphurea Tiger Orchid
Dockrillia teretifolia Dendrobium teretifolium Bridal Veil Orchid
Eriochilus cucullatus Eriochilus cucullatus Leafless Parson's Bands
Eriochilus petricola Eriochilus autumnalis Parsons Band's
Glossodia major Glossodia major Wax Lip Orchid
Glossodia minor Glossodia minor Small Wax Lip Orchid
Microtis parviflora Microtis parviflora Slender Onion Orchid
Microtis unifolia Microtis unifolia Common Onion Orchid
Myrmecchila formicifera Chiloglottis formicifera Common Ant Orchid
Myrmecchila trapeziformis Chiloglottis trapeziformis Diamond Ant Orchid
Petalochilus carneus Caladenia carnea Pink Fingers
Petalochilus catenatus Caladenia catenata White Fingers
Prasophyllum brevilabre Prasophyllum brevilabre Short-lip Leek Orchid
Prasophyllum elatum Prasophyllum elatum Tall Leek Orchid
Prasophyllum flavum Prasophyllum flavum Yellow Leek Orchid
Pterostylis acuminata Pterostylis acuminata Sharp Greenhood
Pterostylis baptistii Pterostylis baptistii King Greenhood
Pterostylis curta Pterostylis curta Blunt Greenhood
Pterostylis erecta Pterostylis erecta Upright Maroonhood
Pterostylis hispidula Pterostylis hispidula Small Nodding Greenhood
Pterostylis nutans Pterostylis nutans Nodding Greenhood
Pterostylis oblonga Pterostylis oblonga Coastal Maroonhood
Pterostylis pedunculata Pterostylis pedunculata Maroonhood
Rhizanthella slateri Rhizanthella slateri stern Underground Orchid
Spiranthes australis Spiranthes sinensis Pink Spiral Orchid
Stegostyla testacea Caladenia testacea Honey Caps
Thelymitra carnea Thelymitra carnea Tiny Sun Orchid
Thelymitra ixioides Thelymitra ixioides Dotted Sun Orchid
Thelymitra media Thelymitra media Tall Sun Orchid
Thelymitra nuda Thelymitra nuda Plain Sun Orchid
Thelymitra pauciflora Thelymitra pauciflora Slender Sun Orchid
Thelymitra Xirregularis Thelymitra Xirregularis Crested Sun Orchid
Tropilis aemula Dendrobium aemulum Ironbark Feather Orchid

Golf course:

I am aware the 18 Hole Golf Course proposed to be constructed by the same developer is to be sited on the southern side of Culburra Road, in the catchment of Lake Wollumboola. It should be quite obvious this has the likelihood of an adverse effect on this important water body and as the West Culburra development already has some cleared land, the relocation of the golf course to the northern side of Culburra Road should be seen as an obvious and common sense initiative. If this is done, a greater emphasis can be placed upon environmental measures, concentrated in the one area where land is available and this will

		<p>immediately minimise any risk of pollutants contaminating Lake Wollumboola.</p> <p>To use the possibility of a golf course as a worthwhile addition to this residential/industrial development is misleading, as a facility of this stated quality cannot be constructed for the amount stated and if constructed will eventually become a financial liability unless significant offsets</p>	
Object	vanessa griffiths	<p>This development is the type of development which is totally inappropriate for the site proposed. Culburra Beach and surrounds is a very beautiful and unspoilt area on the NSW coast - it is one of the major attractions to the Shoalhaven Region, it has coastal quality that can't be found in many places so I can;t believe that the developers think that they need to make the place more "coastal in feel " by shoving in a roundabout at the entrance road with 5 storey buildings either side..??? The peninsula is surrounded by water on three sides. How much more coastal could it be!</p> <p>Its all very well having study after study done by various consultants and I understand why these have to be done - however I do not believe that anyone's quality of life will be improved by cramming in 700 houses, and destroying a beautiful environment which is worsened by the fact that the facilities to support this "progress" - won't exist!!!!!! I don't think that the State Government should allow ad hoc mega housing developments without linking it to an overall strategic plans for the Shoalhaven and NSW. Who will be providing the transport links to Nowra? and when? Who will be improving and paying for the roads etc for the undoubted increase in traffic - 700 homes means 700 cars! There is only one road in to Culburra which would not cope with the increase of traffic.</p> <p>More concerning is that the Shoalhaven Council has not finalised or ratified their Environment Plan for too long, and is ignoring the NSW minister's recommendations to have Lake Wollumboola Catchment Area protected and zoned for environmental protection correctly. What is the delay?</p> <p>This development in affect will divide the area into two separate towns, - have a look on a map and check out the geography - so i don't see how the existing village will really benefit or be connected up by this addition.</p> <p>And i just need to say that the addition of another golf course is also pointless - there are at least 40 golf courses combined within the Illawarra and Shoalhaven regions - Refer to South Coast Leisure Times Magazine....lists them all! If there was some decent public transport in place in the Shoalhaven maybe people could actually get to them.</p> <p>I strongly object to this development.</p>	0
Object	Will Mrongovius	See attached	1

Object	Jeremy Harding	<p>As a resident of Culburra Beach, I strongly oppose the proposed development, West Culburra Mixed Use Development. I accept that there must be some development but not on the scale proposed. We certainly do not need another golf course in the area, one which will destroy much native bush and wildlife.</p> <p>We don't want Culburra to become another Shell Harbour, a sprawling suburb. We want to protect the village character of Culburra which draws thousands of visitors every year for the pristine beach and the unique Lake Wollumboola. Both these natural assets would be threatened by the scale of this proposed development. We want a reduced development, one which is in tune with the environmental sensitivities of the area, ecologically sustainable with more protection for Lake Wollumboola.</p> <p>There is no evidence that a development of this scale would bring any jobs to the area. We already have empty shops, houses for sale and vacant land for sale. Why build more shops? Who will fill them? And why do we need apartments blocks in Culburra. They certainly do not fit with the village environment we currently have.</p> <p>With the arrival of around 700 houses, leading to probably over 1000 extra cars in the area, how will the local beach car parks, the boat ramps etc cope with such an enormous increase in use? Not to mention the inevitable degradation of the the Crookhaven Shore and wetlands, oyster beds, Lake Wollumboola, Culburra and Warrain beaches.</p> <p>We should instead have a much reduced development, one which focuses on the natural ecological assets of the area, that we can enhance and promote to potential residents and visitors alike. Eco tourism is booming, why destroy our unique surroundings and wildlife for 700 houses, apartment blocks and a redundant golf course.</p>	0
Object	Debra Little	<p>I am opposed to this proposed development on many grounds.</p> <p>It is immoderate, ecologically unsustainable and will result in the loss and degradation of the very things that I value about this area, and why I have been a regular visitor to our family holiday home at Culburra Beach for the past 40 years.</p> <p>My specific concerns with and opposition to the development are as follows:</p> <p>- negative and irreversible impacts on the catchments of Lake Wollumboola and the Crookhaven River. The Lake is by its nature - as a 'perched lake' - very sensitive to pollution from urban development. Both the Lake and the Shoalhaven-Crookhaven estuary are also 'Wetlands of National Importance' and as such are significant natural national assets. They contain important coastal wetland vegetation and provide habitat for migratory birds and more resident native birds. The coastal forests associated with the Lake and the estuary are also of High Conservation Value, containing Endangered Ecological Communities, and together with the wetlands, were identified in the South Coast Regional Conservation Plan 2010 as such, and to be protected as "Wildlife corridors. This development would carve through, indeed bulldoze more than 70 hectares of such a High Conservation Value Wildlife Corridor, completing undermining these values and role (it's not 'greenfields development' but 'green forest' development). With such a development of the scale, intensity and configuration proposed would also come water quality decline, negative alterations to the natural flows regimes associated with the water bodies, weeds, impacts on/disturbance to wildlife from domestic animals, increased sedimentation of the water bodies, and likely pollution of oyster leases and as such a real threat to this industry which is a significant regional industry, one which also attracts visitors).</p> <p>- loss of the look, and feel or character and amenity of what is currently a coastal village - ie low height buildings, contained, and on the 'unspoilt' end of the spectrum.</p> <p>As a part time resident over many years, I have contributed significantly to local businesses - many full time residents often focus their consumer dollar in Nowra which is also the focus for jobs - so the social and economic impacts on people like me, part time residents and holiday makers who will be effectively turned off by the effects of this development in an area they currently value highly and visit often; the over crowding, the degradation of the natural environment; should be taken into account in any analysis of the validity of claims of so called new tourism and recreation opportunities and social and economic improvements.</p> <p>I also fail to see how the development is consistent with the South Coast Regional Strategy which stated (Appendix 2) that land in the Lake Wollumboola catchment was unsuitable for urban development and that land in the in the Crookhaven catchment only suited to limited urban development. It is not consistent. The environmental constraints of the area don't seem to be even recognised, let alone acknowledged in any way.</p>	0
Object	Nancy Little	<p>I object to the development as it will change the character of the area and particularly the natural environment, in a detrimental way. I am unconvinced by the fairly fuzzy claims of the proponents that it will provide new recreational, social, economic and tourist opportunities. On the contrary it will threaten these things as they currently apply to the Culburra Beach and Crookhaven areas, as it will result in overcrowding, the loss of precious forest areas, pollution and sedimentation of the wetlands and waterways, threats to wildlife, more urban sprawl and maybe even the loss of the oyster industry that has been in the area for so long.</p> <p>The catchments of Lake Wollumboola and Crookhaven River/estuary must not be subjected to this development. It is of a scale/intensity that is unsuitable for this area. There have been many Government reports which recognise that these areas are sensitive environments. Lake Wollumboola's catchment must be protected from the effects of any urban development (whether direct or indirect effects). No further urban development should occur in Crookhaven's catchment.</p> <p>I question the demand for such a development given that such developments in other coastal areas haven't delivered on the things they claimed would occur, such as improved employment, social services or prosperity.</p>	0

Object	Peter Stevens	<p>I am opposed to the West Culburra development proposal.</p> <p>It represents gross over- development in areas of both high biodiversity/conservation value and visual amenity.</p> <p>It is ecologically unsustainable, and claims of social and economic benefit are questionable - insufficiently justified, merely wish fulfilment.</p> <p>Threats to the catchments of Lake Wollumboola (a unique lake and one very sensitive to pollution) and the Crookhaven River posed by this development are real and high. Urban sprawl has a habit of providing such threats - decline in water quality, sedimentation of waterways, threats to wildlife (of which there are many significant and endangered or vulnerable species in the area), degradation of natural vegetation. The proposed removal of around 70 hectares of forest and the habitat it provides to animals, is almost beyond belief when we consider the century we are in and the supposed level of 'human development'.</p> <p>The proposal is inconsistent with a number (and there have been a number) of Government report recommendations or requirements relating to the area. For example, the South Coast Regional Strategy (2010) considers these areas so environmentally significant as to say that there should be no development in the catchment of Lake Wollumboola, and only limited development in the Crookhaven catchment. The proposal clearly fails with reference to this document and the requirements of the Department of Planning and Infrastructure</p> <p>The Culburra Beach urban area is currently low rise with a coastal village character, and amenity that matches that. This development would add a Shellharbour type sprawl and density - one of those 'types' is more than enough on the south coast.</p> <p>Tourism is so often assumed to flow from development but the converse is true. For example, RAMSAR wetlands are known to attract many nature/bird appreciating tourists, who are also often quite affluent, and they inject significant economic benefit into associated communities. Lake Wollumboola is a candidate for RAMSAR status. It is the absence of urban development and its impacts that is important for this status and for the flow on tourism.</p> <p>The current social, cultural and environmental values of this area would be irreversibly compromised or destroyed by this development proposal. I urge its rejection.</p>	0
Object	Narelle Wright	<p>I do not object to moderate expansion of Culburra Beach but only if there is a demonstrated need and outcomes of environmental studies are taken into account. I do however strongly object to any urban expansion, including road infrastructure within the Lake Wollumboola catchment.</p> <p>I say this because the South Coast Regional Strategy states that "no development will occur in the Lake Wollumboola catchment" and that "land in the Lake Wollumboola catchment is unsuitable for urban development". It goes on to say that "land in the Crookhaven catchment is considered suitable for limited urban development".</p> <p>Apart from the above, Lake Wollumboola and parts of its catchment is part of Jervis Bay National Park, is recognised as a Wetland of National Importance and an Important Bird Area. Development in the catchment would result in loss of threatened species habitat through land clearing and pollution of the wetlands of Downs and Wattle Corner Creeks. Population increase and further recreational activities, such as water skiing on the lake will impact on the iconic black swans which depend on the lake especially during drought. The lake supports many migratory birds and endangered species such as the Little Tern.</p> <p>The 2011 census reveals that 44% of housing in Culburra Beach was vacant compared to the 2006 figure of 42%. It also tells us that the permanent population dropped by around 270 between 2006 and 2011. Existing and new housing would most likely continue to be bought by retired/aged people and for holiday homes which would not significantly increase the permanent population. The 2006 South Coast Sensitive Urban Lands Review report stated that "these data (from census) do not bear out claims that the growth pressures in Culburra warrant significant additional land to be released. A more modest land release would appear to be sufficient to meet growth demands for the foreseeable future, particularly if redevelopment of under-utilised land in the established areas is encouraged". For example the cleared land west of the Ambulance Station.</p> <p>I also do not object to the stage 1 medium density housing within the Crookhaven catchment only, however the 2 x 4 storey apartments are an overdevelopment right on the main road into Culburra Beach and should not be allowed. Four storeys is out of character with the rest of Culburra Beach. I particularly object to the clearing of tall native vegetation for a "vista park" opposite these proposed apartments. It appears to me that the purpose for destroying a 120 metre wide and 440 metre long strip of wetland vegetation is to provide a view of Curleys Bay and beyond for these apartments, thereby increasing their saleability. This should not be allowed. Retention of as much native vegetation should be a priority to support wildlife, particularly threatened species such as the Glossy Black Cockatoo and the Powerful Owl. I suggest that the medium density housing could be extended over the sites B1 and B2 apartment sites, just as long as it is not in the Lake Wollumboola catchment.</p> <p>I object to the planting of non-native street trees. Norfolk Island Pines are giant weeds and should not be considered to decorate the new development. Plane trees are also a bad choice as many people are allergic to the down on the leaves. Melbourne drains are blocked with the leaves of these trees which causes flooding during heavy rain.</p> <p>Protected mangroves, salt marsh and seagrass on Curleys Bay should be left undisturbed with any cycleway/footpath well back from these areas within the proposed public reserve.</p> <p>The playing field is within the catchment of Lake Wollumboola and it should be moved to within stage 3 which would provide green space consistent with Shoalhaven Council's Open Space Plan which proposes green belt for every 250 dwellings and also with the NSW Coastal Design Guidelines. Retention of native vegetation in this vicinity would also act as a north/south habitat corridor through the middle of this strip development. The cleared site west of the Ambulance Station could also be a suitable site for a playing field.</p> <p>It is claimed that increased population will create great economic benefits, more employment opportunities and social services. This does not appear to have made other coastal areas such as the St Georges Basin/Sanctuary Point area more prosperous or have fewer unemployed people.</p> <p>I believe that Nowra/Bomaderry is the place for large scale urban expansion where there are existing services and employment opportunities not coastal towns and villages like Culburra Beach which because of its natural attractions will continue to have a 50/50 mix of holiday accommodation and permanent residents.</p>	0

Object	Ben Dingley	<p>am in opposition to the proposed West Culburra development.</p> <p>Culburra Beach is a quite coastal town unique in its geographical position, and in its historical development. The proposed development at West Culburra poses a significant threat to the existing coastal town's demographic and environmental properties. Allowing the clearing of substantial native bush land for the development of up to 700 houses plus various 5 story high density dwellings along an artificially created promenade is in complete contrast to the natural beauty of the area.</p> <p>Substantial threats include:</p> <ol style="list-style-type: none"> 1. Damage to the Lake Wollumboola catchment area 2. Loss if native animal and fauna due to land clearing 3. Visual impact of Culburra skyline caused by high rise development <p>The proposed size of the development which could technically increase the local population by 100% is unwarranted or backed up by evidence of any real demand for additional housing. Culburra beach is a coastal holiday seaside town, which is to say it's population is seasonal. Although permanent residential dwellings over the course of 12 months may average quite low the town swells dramatically during peak summer holiday seasons. For many the main attraction to Culburra Beach is the very fact that is not a built up urban developed vanilla flavoured environment, but is actually a pleasant throw back in time to when going on a coastal holiday was about going somewhere different, quite, visually stimulating, and recreational. Building a large development that in itself will damage all of these four positive attributes would be a grave mistake to the long term wellbeing of the area.</p> <p>The site location for the main 700 dwellings will in itself create two very distinct towns, Culburra Beach as we know it today and West Culburra. I see no other possibility than this segregation, the site is some distance from the beaches, it is not located near the existing shopping area and most importantly is separated physically by the existing industrial area and water treatment plant. These both act as a real physical barrier that will not allow integration of the West Culburra proposal with the existing town. Hence all that this will create is a fight for scarce resources between the two distinct areas, and ultimately one will win out to the detriment of the other . There will be no benefit gained by any of the existing residents due to the siting of the proposal.</p> <p>Other areas of major concern are the proposed services, or lack thereof, included in the proposal.</p> <ol style="list-style-type: none"> 1. No listing on the expansion of existing or the building of new schools, how is this area going to attract new permanent residents if there are no services for their children? 2. Increased motor vehicle traffic within the Culburra local streets, the area is already extremely busy with motor vehicle traffic during peak season, the proposal does not deal with the increased traffic that the development will create particularly around the beaches. 3. Increased motor vehicle traffic on the only access road between Culburra and its' neighbouring suburbs. The majority of the roads are single carriage way, the proposal will create substantial increases of traffic between Culburra and Nowra during week day peak hour periods. This will heighten the level of danger being exposed to drives and passengers. 4. There is no provision for improved public transport services at all. Stating that there will be a benefit to the existing Culburra Beach bus service does not address this issue. 5. The proposal includes a retail area that will be in direct competition with the existing retail area, re-development of the existing retail area would be a much better result for existing Culburra residents. 6. Lack of a coherent plan to deal with a perceived need to improve beach access. Note that the current beach access is sufficient there is no demand to clear any area along the beach fronts to provide vehicle parking beyond what is existing, doing so would damage the visual skyline from the beach and water vessels. 7. Recreational services that can cover the large range of age demographics in the area. 8. Health and public services, expansion of existing and/or addition of new permanent services. <p>Finally the lack of the local council to ratify the Draft LEP2009 which has allowed the door to be left ajar for a proposal such as this is extremely alarming. This lack of direction and commitment by the local council in delivering a strategic LEP for the area, after a number of independent expert reports and pressure from state government to do so clearly indicate that the local council continues to be out of step with its own South Coast planning guidelines. This is to the detriment of all residents in and around Culburra beach and the Shoalhaven in general. Additionally the positioning by the land owners to tie a proposed golf course (in the middle of the Lake Wollumboola catchment area, again leveraging the councils slackness in ratifying the Draft LEP2009) in with this proposal substantiated or not should surely raise alarm bells within the NSW state government planning office.</p> <p>I strongly urge the NSW state government to take matters to hand and:</p> <ol style="list-style-type: none"> a) Reject this proposal and all its subsidiary/downstream proposals. b) Review and inspect any proposals with Shoalhaven City Council that are located in the same area as the proposed development site, namely the proposed Culburra golf course. c) Recommend that it would be in the best interest of the local community and NSW residents in general that the area be protected by an honourable donation to the state by the land owners of the land area included in the proposal to be maintained as a nature reserve to ensure the long term viability of Lake Wollumboola and Culburra Beach. <p>Kind Regards,</p> <p>Ben Dingley</p>	0
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Object	Gwen Verdun	<p>I am opposed to the large scale of this development, particularly from the environmental impact to the native bushland and the inevitable loss of our local "Village" appeal, which is so highly prized by many residents and visitors.</p> <p>Recently, as a teachers aide at the local school, I was involved in a writing exercise in a writing excise on whether the students would like a bigger school and more houses. The response from the majority of the children was overwhelming in their desire to remain small. The reasons given were as diverse as the students, but all focused on the environment, the community feel, the ability to feel safe when out riding their bikes or going to the beach, the feeling of belonging in a small village which was close enough to a large commercial centre that provided all other needs. This highlighted to me that the proopsed development is NOT what the majority of people who live here want.</p> <p>I have been a member of this community since 1985 and lived here earlier with my family (1951-60) and would like to continue to enjoy the beauty of our natural environment, the wildlife, the influx of visitors that bring money to stimulate the local businesses and then go away happy to have been able to enjoy the unique Culburra Beach holiday experience.</p> <p>I am also co-chair of the Love Culburra Beach Festival, which annually celebrates the diversity of our area and brings many visitors to our village, all of whom express their delight in our uniqueness.</p> <p>The thought of an avenue of Norfolk Pines is appalling. Who, in their right minds would suggest such a thing? We are surrounded by native bushland, which feeds our birdlife. " Australia has 80 per cent of the world's birds and 45 per cent of our birds only live here Since European settlement we have cleared so much land that at least one in five of these species are threatened.</p> <p>" SMH Spectrum June 1-2 2013.</p> <p>Therefore I have added my voice to the submission from the Lake Wollumboola Lake Protection Association, with some thoughts of my own added in.</p> <p>reduce the area proposed for development in both the Lake Wollumboola and Crookhaven catchments to achieve a moderate increase in housing and facilities that is ecologically sustainable. This proposal constitutes over-development. The following changes are recommended;</p> <ul style="list-style-type: none"> * Remove proposed development in Lake catchment and relocate to disturbed parts of the Crookhaven catchment identified for future development eg adjacent to sewerage treatment plant exclusion zone and north of Culburra Rd west of ambulance station. Excellent choice for possible site for sports oval, providing easy access to Culburra residents and visitors without impacting on village streets. * Long Bow Point and adjacent land in the Lake catchment north of Culburra Rd should be identified as the planning offset site. * Decrease density and height of housing and apartments proposed south of Culburra Rd, with some medium density housing and the apartments relocated to north of Culburra Rd. * Reduce housing proposed in Stage 3, ie the central part of the Crookhaven catchment between Shelley and Cactus Points, which drains to the SEPP 14 Wetland. This would reduce water quality impacts and loss of native vegetation, improve development design by providing a habitat corridor/green belt and housing clusters, rather than strip development. Maintain the SEPP 14 wetlands and wetland vegetation for conservation and relocate, adjacent to the northern Collector Road, the proposed walking track, bike paths and board walks so between Shelley Point and the point adjacent to Billy's Island, they are out of the wetland. * The water pollution control measures should be designed according to local conditions and not a generalized computer model. They should be designed and located away from sensitive wetlands and streams to prevent overflow of polluted waters from the development during high rainfall events that characterize the local environment. * The proposal is inconsistent with Department of Planning and Infrastructure requirements as it involves involves development in the Lake Wollumboola catchment and extensive, not "limited" development in the Crookhaven River catchment. * The proposal does not include an offset site for the likely environment losses caused. <p>Loss of coastal village character and lifestyle.</p> <ul style="list-style-type: none"> * Doubling of population, increased density and building height at entrance, 11 m height of buildings, with an ugly urban sprawl, like Shellharbour and some of the outer city areas of Nowra, without a green belt separating housing areas. This is completely out of character with the Culburra Beach village that most current residents and visitors actually prefer and appreciate. * Unspoiled beaches, surfing breaks and car parks will become over-crowded. Access areas will be badly affected, with more funding and better servicing of the village roads and services needed. * water pollution and weed infestation in Curley's Bay-Crookhaven River wetlands and creeks and wetlands of Lake Wollumboola, as water pollution controls are not capable of reducing sediments and nutrients to natural levels or removing chemicals. * Jetty and boating activities resulting in sedimentation, dredging of river, with damage to banks and seagrass. * unintended damage and vandalism of important Aboriginal cultural heritage sites due to significant increase in public access to Crookhaven shore and wetlands. * potential pollution of oyster leases. <p>Social and economic impacts not as significant as promised.</p> <p>The proposal argues that increased development would reverse the decline in permanent residents and thus increase economic and social opportunities. However increased population does not necessarily create a more diverse economy, more employment opportunities and social services for the increased population. Nowra as the regional centre, is the main source of employment opportunities. Residential development expansion in other coastal areas has not led to greater prosperity, improved employment opportunities or social services. Already, there are problems with the road traffic at peak times going into Nowra. The access roads from Culburra Beach, via Pyree Lane and Greenwell Point Road are constantly being repaired due to the heavy traffic, especially after rains and high tourist times.</p> <p>The proposal ignores the significant contribution to the local economy and community of part time residents as well as holiday residents and tourists through redevelopment of existing homes, construction of new homes, support for local businesses, and creation of new businesses. It also ignores their interests in conserving Culburra Beach's main assets, the unique coastal village character and our unspoiled environment.</p>	1
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		<p>The proposal claims to encourage new tourism and recreation opportunities but details are limited and environmental constraints not addressed. Tourists come to spend time on our beaches, wanting to stay within walking distance of the waterways, not wanting to get into their cars, find very limited parking areas and lack of changing, shower and toilet facilities at the beach access points, which is what will be needed, should this development go ahead. This will impact on Shoalhaven City Councils resources and create higher rates for residents.</p> <p>Recommended changes.</p> <p>Reduce the area proposed for development in both the Lake Wollumboola and Crookhaven catchments to achieve a moderate increase in housing and facilities that is ecologically sustainable. This proposal constitutes over-development. The following changes are recommended;</p> <p>* Remove proposed development in Lake catchment and relocate to disturbed parts of the Crookhaven catchment identified for future development eg adjacent to sewerage treatment plant exclusion zone and north of Culburra Rd west of ambulance station-possible site for sports oval.</p> <p>* Long Bow Point and adjacent land in the Lake catchment north of Culburra Rd should be identified as the planning offset site.</p> <p>* Decrease density and height of housing and apartments proposed south of Culburra Rd, with some medium density housing and the apartments relocated to north of Culburra Rd.</p> <p>* Reduce housing proposed in Stage 3, ie the central part of the Crookhaven catchment between Shelley and Cactus Points, which drains to the SEPP 14 Wetland. This would reduce water quality impacts and loss of native vegetation, improve development design by providing a habitat corridor/green belt and housing clusters, rather than strip development. Maintain the SEPP 14 wetlands and wetland vegetation for conservation and relocate, adjacent to the northern Collector Road, the proposed walking track, bike paths and board walks so between Shelley Point and the point adjacent to Billy's Island, they are out of the wetland.</p> <p>* The water pollution control measures should be designed according to local conditions and not a generalized computer model. They should be designed and located away from sensitive wetlands and streams to prevent overflow of polluted waters from the development during high rainfall events that characterize the local environment.</p> <p>* The timing of water quality monitoring as the basis of progressing to the next stages of development should be extended past 12 months to enable assessment of cumulative impacts.</p> <p>Background.</p> <p>Department of Planning and Infrastructure requirements. The main Director-General's requirements are that;</p> <p>* "No development will occur in the Lake Wollumboola catchment."</p> <p>* "The proposal must demonstrate consistency with the South Coast Regional Strategy" which states at Appendix 2 that, -"land in the Lake Wollumboola catchment is unsuitable for urban development" and -"land in the Crookhaven catchment is considered suitable for limited urban development," with higher densities than usual "to reduce the land take and economise on land resources." -housing renewal and increased density within the existing urban area should occur prior to further green-field development.</p> <p>* An offset site for loss of environmental values should be proposed.</p>	
Object	Frances Bray	See attached	1
Object	Emma Hood	<p>E.Hood</p> <p>CULBURRA BEACH NSW 2540</p> <p>27 May 2013 Dear Director (Metropolitan & Regional Projects North),</p> <p>I am writing to express deep opposition to the development of Culburra Beach (North & West) Application number: MP 09_0088</p> <p>As we come through the forest, the change in temperature is noticeable by a degree or so, the serenity is evident as there is no sound apart from the birds calling to one another.</p> <p>I absolutely love the sight of the enormous trees which surround this passage (left & right) of Culburra Road, with a tranquil reminder of how beautiful & special nature is.</p> <p>To admire the gleam of the sun or moonlight filtering through the intertwining branches...</p> <p>This is the peace that we know & associate with life in Culburra Beach.</p> <p>I cherish this experience each & every time I leave & return.</p> <p>I love teaching my Son the names of the Native Animals which we see in the forest whilst travelling through this stretch of road, we love keeping our eyes open for these birds & animals, while excitedly looking 'in case' we are fortunate enough to see a Koala.</p> <p>This experience & daily connection to Nature, will be forever removed should the proposed development proceed.</p> <p>The other reasons for my opposition are outlined below.</p> <p>Environmental Impact</p>	1

		<p>Listed below are species within the subject zone of this proposal: on the Vulnerable, Threatened & Endangered Lists, which have not been properly recognised or managed within the proposal or Environmental Assessment</p> <p>Fauna Flora</p> <p>Glossy Black Cockatoo Swamp Oak Forest Powerful Owl Black She-Oak Forest Scarlet Robin Bangalay Forest Little Eagle Blackbutt Forest Swift Parrot - Endangered Eastern Freetail Bat Yellow Bellied Glider Little Tern - Endangered Sooty Owl Southern Myotis Nearby nesting of: Osprey & Eastern Curlew</p> <p>Source: SLR aerial imaging, for Realty Realizations, obtained via Nowra Library Exhibition of proposal - I have been unable to locate these (3) photos in the Online Submission only Figure A has been supplied online.</p> <p>Accuracy referenced with: www.environment.nsw.gov.au/threatenedspecies</p> <p>Environmental Planning & Assessment Act NSW (1979)</p> <p>I do not believe this Act & Integrity is being respected or followed as the concept plan has not allowed provisions to protect the environment, including the protection and conservation of native animals, plants, including threatened species, populations and ecological communities, & their habitats.</p> <p>It is my understanding that this Act is not being upheld in this proposed development, the removal of the forest species will destroy the communities which reside within them & there is a lack of acknowledgement that Threatened, Vulnerable & Endangered species of Fauna & Flora exist within the subject land.</p> <p>Please take into consideration that this area (subject land) is the only waterfront forest remaining of its size & kind in Culburra Beach.</p> <p>The ecology of these forests differ from Jervis Bay National Park & once removed the species within this forest will no longer reside in Culburra Beach.</p> <p>It is my suggestion to assist in minimising the damage to these sensitive ecosystems, that the areas proposed for housing & 'vistas' be greatly reduced & the areas considered for 'reserves' be greatly increased.</p> <p>The bike/walk way would be best moved much further back from the Mangrove & Bay - reducing the impact of both the disturbance & run-off / pollution (including noise) caused by building the 'circus' & the latter effect of human activity, vehicle pollution, fertilisers, & litter (which will be a whole new array of issues for the waterways, plants & animals to cope with).</p> <p>The proposed development seeks to build 'waterfront' pathways & homes, which will adversely effect the health of the Mangroves, Curleys Bay, Crookhaven River & the remaining ecology of forest area not being demolished for housing.</p> <p>Together, Shoalhaven - Crookhaven River & Lake Wollumboola form a critical habitat for migratory & indigenous birds on the NSW South Coast. These waterways are both Internationally & Nationally important for migratory birds & are of National Environmental Significance (NES).</p> <p>Lake Wollumboola regularly supports more than 1% of the estimated world population of Black Swan (our town icon) & Chestnut Teal with flocks of over 13,000 swans recorded, it supports both plant & animal species at critical stages of their life cycles; providing a key breeding site for the migratory Little Tern (Endangered) & the Green & Golden Bell Frog (Endangered).</p> <p>Lower Crookhaven River Estuary is habitat for migratory waders & indigenous water & shorebirds, it is refuge & nursery habitat for important fish species: Flathead, Blackfish, Mullet, Snapper, Bream, Prawns, Crabs, Oysters & Crustaceans.</p> <p>These wetlands (as with all wetlands) are dependent on the water quality & flow of nature being maintained. This cannot be ensured with this size & type of development.</p> <p>I believe an extension of the Environmental Assessment is required (at least two (2) independent parties, aside from SLR) to be completed, water pollution control measures to be created according to Culburra Beach's conditions & the water quality monitoring be extended to the entire duration of the development & at least 12mths beyond completion. In order to adequately track the changes induced by the development & clearing of the proposed areas.</p> <p>Reference: www.MangroveWatchAustralia.org.au</p> <p>"Coastal natural resources including mangroves have come under increased risk, particularly near large urban centres. Degradation of mangrove habitat by the direct loss or alteration of trees reduces its capacity to function effectively as a viable ecosystem. This in turn endangers the species that depend upon the healthy mangrove ecosystems."</p> <p>I suggest the way to reduce the negative environmental impacts of this proposal, is to significantly reduce the housing density, (from overcrowding to low density) - as laid out in the Shoalhaven Sensitive Urban Lands Assessment & Recommendation for the proposal:</p> <p>"Land within Crookhaven River catchment is considered suitable for limited urban development, Site planning should allow for suitable protection of ecological communities & riparian setbacks to exceed current Department of Natural Resources (DNR) requirements"</p>	
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	<p>The proposed development in Curleys Bay, Crookhaven River & Lake Wollumboola will remove a very significant Wildlife Habitat Corridor.</p> <p>On the greater scale; this corridor links Seven Mile Beach National Park, Comerong Island Nature Reserve (in Crookhaven / Shoalhaven River estuary south) to Jervis Bay National Park, as well as reserves to the mountains & Morton National Park. These corridors are incredibly important for the retention & preservation of many species.</p> <p>There has been little to no consideration given to retaining a Wildlife Corridor within the 'circus' - this will not only deplete the opportunity for existing native residence to co-exist with the urban sprawl, yet it will also be terribly unsightly.</p> <p>(This is Culburra Beach, not the city - Culburra Beach is its own town, this development seeks to create another version of ShellCove, totally ignoring the characteristics of our suburb)</p> <p>It is therefore questionable whether the concept plan complies with Director General's Requirement (DGR 9.1) to accurately asses the potential, definite, direct & indirect impact of the development on flora & fauna, while considering these impacts on local & migratory threatened species, populations, ecological communities & critical habitats.</p> <p>The proposal is not consistent with the objectives & goals of the State Environmental Planning Policy 14 (Coastal Wetlands SEPP), especially with regards to the Conservation Strategy relating to wetlands & living resources, in providing feasible alternatives to the proposed development & supplying credible reasons as to why these alternatives have not been considered.</p> <p>Apart from stating that similar habitats exist in surrounding areas, there appears to be little to no compliance, with Environmental Planning Policy 71 (Coastal Protection SEPP) to protect & preserve the native coastal vegetation (including but not exclusive to the Mangroves) & taking necessary steps to conserve animals & plants within their habitats while minimising the impact of development on existing wildlife corridors.</p> <p>This concept plan (from my understanding) is not complying with the principle of biodiversity nor does it provide adequate safeguards or measures to protect or rehabilitate the above mentioned wetlands & ecological systems.</p> <p>Refer 2.9 Ecological & Riparian Issues & Assessment</p> <p>The statement that the area has 'not had sightings' of the threatened species within the proposed site, is largely due to public access being denied, as the land is 'privately owned' & no permission is granted to view such animals.</p> <p>To state that this site holds a 'minor fraction' of the environmental resources in Jervis Bay Region - is amazing, as this proposed area holds the entire habitat for these 'threatened species' to continue to survive in Culburra Beach - regardless of the surrounding areas, Culburra Beach's wildlife & plant life needs to be protected.</p> <p>The proposal advises: the 'very mobile' animal communities will be able to relocate to surrounding habitats.</p> <p>What will most likely occur is many will die, the ones who do find similar habitats will be forced into areas already occupied - resulting in overcrowding, mixed bloodlines & unnecessary territorial disputes</p> <p>It is wise to consider the Precautionary Principle of the Ecologically Sustainable Development Process & the objectives of this Authority. There is ample evidence of serious & irreversible environmental damage to Culburra Beach's ecological communities & wildlife corridors. A lack of scientific information or proper investigation relating to the loss & degradation of this habitat & the flow on effect of it; ought not be used as an excuse to proceed regardless.</p> <p>Proposed Stage 2-4 Development</p> <p>The considered addition of 'New Retail Arena' is sold as a positive increasing support for existing local business, yet installing a new retail centre will completely undermine current business trading in Culburra Beach.</p> <p>It is a self serving addition & not in the interest of the town or existing businesses - which already work incredibly hard for their customer base.</p> <p>An additional 'tourist leisure hub & motel' will also undermine the present Motel & Caravan Parks in the area. The town simply does not need two of everything.</p> <p>Installing a jetty / boat ramp to Crookhaven River, will lead to an increase in water pollution & elevate the risk of damaging the ecological communities.</p> <p>To be functional to the greater community not just the 'development community', the bike /walkway would be beneficially located along Culburra Roadside. Providing cyclists & walkers alike a safe passage through Culburra Beach.</p> <p>Utilising the existing cleared & mowed area in front of the 'subject land'.</p> <p>The creation of a Golf Course in Culburra Beach, is both damaging to the sensitive nearby wetland ecology with the habitual use of fertilisers & herbicides being certain to result in changes to the water table, nutrient pollution & adversely impact the surrounding natural environment.</p> <p>Plus, the addition of this Golf Course, will remove business from Callala Bay (where locals happily travel to do their golfing).</p> <p>The creation of a Golf Course in Culburra Beach, is not a positive for the local economy or the environment.</p> <p>Roundabout creation; if the development of this proposal is expected to increase traffic so heavily as to require a Roundabout to manage the volume - the towns peaceful lifestyle will without doubt, be lost.</p> <p>The speed limit will also decrease to accommodate this structure; slowing the rest of the towns arrival/departure.</p> <p>If the area is going to grow so substantially as to justify adding double of all amenities, why is it that there is minimal allocation for industrial growth in the area zoned as Industrial?</p> <p>It appears the proponent does not believe his own statement that the development of subject land, will increase business opportunities for locals.</p>	
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This is again creating duplicates of existing functional areas within Culburra Beach.</p> <p>Adding extra housing for the aging community is required, I suggest the use of already cleared land - next to the Ambulance Station, to be utilised for this development.</p> <p>Social & Economic Value - refer 2.4 Social Context of Proposal</p> <p>Culburra Beach is not slowing itself into extinction as this proposal suggests.</p> <p>We appreciate our aged community, every community holds a reasonably significant proportion of elderly - yet other suburbs are not considered as townships in decline - these statements made by the proponent are done so to imply that this development will 'save Culburra Beach' from a non existent danger.</p> <p>The town is filled with young families, who choose Culburra Beach because of it's small community & closeness with nature.</p> <p>The study concludes the impact on the community will bring in a younger population (mostly retirees) this statement defies itself.</p> <p>One hand is saying it brings in young people & the other hand states it will bring retirees (not young people).</p> <p>The proposal notes they find there to be 'too many empty houses' - they are not always empty, they are homes; owned by people & families who invest & respite in Culburra Beach.</p> <p>The proposal does not guarantee all homes sold will be occupied full time by residents rather than visiting families.</p> <p>The proposal hypothesises that the proposed development 'may' 'is likely' 'will potentially' benefit the town - at the expense of the towns core enjoyment: the nature, the wildlife & the bush</p> <p>Please investigate the downfall of Sanctuary Point, where the crimes have escalated enormously & the suburb is now considered 'unsafe'.</p> <p>This is largely due to the influx of mass housing - the area has been destroyed by these developments. Statistics to be provided at later date.</p> <p>Culburra Beach does not need to suffer the same fate, lessons need to be learned by the effect of growth in areas where it is not warranted.</p> <p>Increasing the population of an area does not guarantee or always create a better economy, employment opportunities & services, as seen in other coastal towns, it generally increases crime, youth issues, segregates economic stature (rich / poor).</p> <p>Culburra Beach has a very healthy tourist industry, which does not need increasing - it is evident by the steady flow of visitors every public holiday, school holiday, summer season & basically any time people can escape their regular 'city' lifestyle - altering the feel & appearance of our town, will diminish tourist activity, not increase it.</p> <p>As the very essence of what the tourists are escaping will be what Culburra Beach becomes.</p> <p>There are many more points to argue within this proposal for the concept plan / development; to continue, my submission would be as long as the proposal itself.</p> <p>Indigenous Heritage</p> <p>As noted in page 39 of the proposal, it is acknowledged that the 'subject land' is of heritage & historical value to the Aboriginal community of Jerrinja.</p> <p>Traditional Indigenous significance is held within the proposed development sites; Yet this is being overlooked.</p> <p>The 'proposed land - Culburra West' was the main journey route for the Jerrinja Tribe to meet with Tribes of the Shoalhaven area, this land was a place of regular Corroboree's. (Learned through consultation with a Jerrinja member).</p> <p>Simply because there is no physical evidence present of this activity, does not mean it is of no significance to the Aboriginals; this area needs to be retained & preserved.</p> <p>There is very little left for the Aboriginal community to connect with in Culburra Beach - apart from their Elders speaking of the past.</p> <p>The inter generational equity of Aboriginal Heritage, must be preserved for Future Generations.</p> <p>Such disregard to this heritage is a disgrace. The whole area, is sacred to Aboriginals & what has not already been destroyed by European sprawl, ought to be listed as Heritage Land & zoned accordingly.</p> <p>This land does not belong to any one person; it belongs to the Tribe of Jerrinja. This must be recognised & honoured.</p> <p>The Jerrinja community have been tucked away in the furthest corner of the area, the very least we can do is stop destroying their native homeland.</p>	
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	<p>Allowing it to remain untouched, untarnished & available for all, to acknowledge as Sacred Land.</p> <p>I advise I have sought consultation on these matters with the Environmental Defenders Office.</p> <p>As a resident, these are my views on the proposal & it's immediate & longterm effect on Culburra Beach:</p> <p>The forest areas within the subject zone, keeps the balance between nature & the community, it is the warm welcome we (visitors & locals alike) receive each time we arrive in Culburra Beach.</p> <p>The removal of this forest will severely detract from the area's attractiveness to both visitors & locals.</p> <p>The very reason people choose Culburra Beach, is the natural beauty & the belief that it is protected & will always be here to admire & enjoy.</p> <p>We, the ones who live & love it in Culburra Beach - we do so simply because of the natural surroundings. This lifestyle will be devastated should the proposed development proceed.</p> <p>We have friends & family who choose Culburra Beach for it's beauty. Removing such a significant portion of this area will increase the risk of people overlooking Culburra Beach as their destination of choice & travelling further south to enjoy what we already have; untouched natural wonders.</p> <p>If you view Culburra Beach from an aerial perspective, it will be clearly seen, that there is in fact, very little wilderness remaining in Culburra Beach.</p> <p>To lose this forest - we will lose greatly, not only for the sacrifice of the trees & creatures within this forest, but for the joy & spirit that is "Culburra Beach".</p> <p>There are cleared areas within Culburra Beach & the proposed development sites that offer opportunity for development & population growth.</p> <p>Simply because a person 'holds the title' to this land, ought not give right of way to the desecration of it's heritage & beauty.</p> <p>To say there are many & more forests around Culburra Beach, & there is no need to preserve this one; is truly arrogant.</p> <p>Each forest within the region is home to differing species - as the land, the soil, the vegetation, flora / fauna are unique to each area & therefore irreplaceable & not interchangeable.</p> <p>The damage to the ecological balance will be irreparable. Money does not make air - the world is awakening to the importance of forest conservation - even rich forest areas, once diminished, do not recover.</p> <p>To turn this beautiful natural wonder into streetlights & rooftops is sacrilege & a severe loss for future generations, who will be devoid of the privilege to enjoy it's original glory.</p> <p>Once developed, the region will differ very little from Sydney. A place many of the locals left in order to live in a quiet area harmoniously coinciding with nature.</p> <p>We sought the 'sleepy town' atmosphere, we left behind the endless rush & hustle of Sydney - please do not destroy the essence of Culburra Beach by bringing the faceless habits of not knowing & partaking in the community, if people wish to be part of Culburra Beach - there is housing available.</p> <p>I have never, in my whole 33 years of Sydney life, ever - seen anyone pull up to admire housing estates & say "wow look at all these houses, wish we had that where we live".</p> <p>However, I have seen & heard people (on many occasions) admiring the natural surroundings of Culburra Beach, saying how they love being able to drive around & see the wild places. This effect on people, will no longer exist if this project proceeds.</p> <p>Culburra Beach is exceptionally attractive to visitors & residents because of it's natural untouched wilderness, the bush, the creatures, the birds (which are no longer seen in many areas of NSW due to clearing of their habitats).</p> <p>Please do not overlook the importance of this nature to human balance. If the creation of a mass housing development is permitted, then the balance will be irrevocably be tipped.</p> <p>I have seen people pull over to watch a flock of Black Cockatoos fly by - IN AWE. I have heard people chatting about the magnificence of the area, due to the nature which abounds here.</p> <p>By changing the very core of Culburra Beach's spirit, by creating yet another 'suburb', what will be attractive then? The visitors (or tourists as proponent calls them) will be far less interested in coming back.</p> <p>It is gravely concerning that SLEP has been tweaked in order to be more flexible toward development. This indeed is disturbing; that the value & heritage of any area (especially one as special & unique as Culburra Beach) is to be 'reworked' to facilitate & allow housing to dominate, as it does so widely throughout NSW.</p> <p>What is currently proposed will not help the people of Culburra Beach - long or short term using FIFO - fly in fly out tradespeople, as was done in the studies of the area for the proposal.</p> <p>I put it to the proponent - to use the land for Eco Tourism. This is a booming & financially rewarding industry.</p> <p>This replaces the desire to destroy a single tree or creature in this process, as there are very usable already cleared areas within the proposed property, which can be utilised in very positive ways.</p> <p>To share the wonder, & be paid for the privilege - charge people to stay on the land & enjoy the natural environment, exactly as it is.</p> <p>There is speak of helping the community financially through employment; this could be done by employing the Indigenous community to guide those who stay in the retreats on the property, enabling them to explore this truly wonderful forest & have a well rounded experience of Culburra Beach with people who know & respect it's real heritage.</p> <p>If money must be made; it is possible - there needn't be destruction, to create this outcome.</p> <p>The beauty of Culburra Beach, is the nature within it.</p>	
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Support	Vicki Templeton	I wish to support the West Culburra Development as it will stimulate growth for our dying town. The population is on the decline and small businesses are struggling. The environment and Lake are important assets that's why sustainable development like West Culburra can be done without damage to these areas. We must have development and investment in our town or it will struggle to maintain the business community.	0
Anonymous Object	Anonymous	<p>As a resident of Culburra I am aware that the permanent population of Culburra is declining, businesses appear to be struggling to remain viable, and Culburra itself, while beautiful around the edges, is ugly in the middle. I am concerned that building a new suburb will result in not only the disgraceful sprawl of a Worrigeo or Shellharbour type development but also in the creation of more homes in an area where there is limited employment opportunity and minimal public transport.</p> <p>Currently houses for sale are often bought as holiday or investment homes rather than by local people.</p> <p>To draw more people in to the area permanently, the area itself needs to be one that people want to spend time in, rather than an ugly commuter suburb to - where? The natural environment should be protected and celebrated, providing opportunities to allow people, including the less able-bodied, to enjoy it. To this end any cycle path/wheelchair route should be connected to the rest of Culburra, as planned, but also be extended to provide boardwalk access to the lake and beachside areas.</p> <p>To draw more tourists in as well as provide access for locals, a safe cycleway should be built to Callala Bay to connect with the planned round the bay shared path. People plan holidays in areas where they can be active (for examples, see the Victorian rail trail networks, which have been shown to increase visitor numbers and encourage local service businesses to develop). To increase tourism and build local service industries in Culburra we need to follow their example.</p> <p>Perhaps instead of a suburb there should be an eco-tourism lodge?</p> <p>To encourage healthy lifestyles and a better environment for the permanent population, a safe cycle path to Nowra would encourage cycle commuting to those lucky enough to find employment in Nowra. With the existing elderly population of Illawarra Retirement Trust Culburra and the proposed new building of homes for the over 55 age group, Culburra desperately needs a facility for these, and locals of other age groups, to stay active and healthy. The area behind the ambulance station looks perfect for the development of a facility consisting of a gym and pool similar to those at Vincentia or Sussex Inlet. Access to this would help improve the general health of the population, reducing the drain on the health system caused by chronic and lifestyle diseases. A bonus would be that people could still exercise in wet and cold weather, and it would draw people into the village from surrounding areas on those days, particularly in school holidays and at weekends, where currently there is nothing to do when the weather is bad.</p> <p>I fear that if this development goes ahead Culburra as it exists now will spiral downwards into even further decay. Therefore I would argue strongly that if any development goes ahead it is twinned with development and improvement of the existing Culburra Beach. This should include renovation of ugly shops and reorganisation of the village to allow for pleasant public spaces and improved access to the lake and surf beaches, plus improved facilities especially in the areas of fitness and leisure activities.</p>	0
Anonymous Object	Anonymous	I object to the destruction of bushland wildlife habitat. I don't want to see a Worrigee on my doorstep. I also don't want Culburra to be spoilt by an increased population.	0
Anonymous Object	Anonymous	see uploaded file	1
Support	Laura Payne	As a young resident of Culburra Beach I am in full support of the West Culburra Beach Development and think it would be a beneficial move for everyone and all of the businesses here, it will bring more people to the area and give people like myself the opportunity to purchase a house/unit.	0
Support	Laura Payne	As a young resident of Culburra Beach I am in full support of the West Culburra Beach Development and think it would be a beneficial move for everyone and all of the businesses here, it will bring more people to the area and give people like myself the opportunity to purchase a house/unit.	0
Support	Chloe Templeton	I am currently employed at the local Post Office ,and not certain of keeping my job as the towns population is in real decline. West Culburra Beach development will ensure that the population starts to increase and help out with employment. Plus it will give younger community members a chance at owning our own home.	0

Object	Lucy Robertson	<p>I object to the West Culburra development in its current form, and feel that, while the size and number of potential dwellings has been reduced since the proponent's original proposal, its significant size is still not in the best interest of the local community, nor in keeping with basic conservation principles of a coastal and wetlands area.</p> <p>I do not believe that the developer can adequately protect and preserve significant waterways (including Lake Wollumboola and the Crookhaven River Catchment) during or after the proposed subdivision and development.</p> <p>Nor do I believe they have attempted any genuine consultation with local residents and ratepayers, other than some highly visible and outspoken supporters of the project. In fact, I believe the consultation process with community has lacked transparency and been designed to uphold the long-running history of bullying towards any residents and ratepayers who hold any view other than an extreme right-wing 'develop at all costs' position. This failure has resulted in many ratepayers who are opposed to the development feeling reluctant to voice their concerns for fear of ongoing aggression and public humiliation.</p> <p>In my view as a long-time resident, professional, and community volunteer, the West Culburra development in its current form will fundamentally threaten the village atmosphere of the town, which is an overriding reason many residents love the community so much.</p> <p>I also believe that its approval will significantly and detrimentally affect the cultural and conservation qualities of the area, and thus urge you to reject the proposal without further significant reductions in the size of the subdivision.</p>	0
Object	Leon Riepsamen	<p>Dear Minister for Planning,</p> <p>We would like to provide a submission on the Mixed use subdivision west Culburra (concept plan).</p> <p>We object to the proposed development as displayed for the following reasons.</p> <p>1. The EIS does not consider NSW Oyster Industry Sustainable Aquaculture Strategy (OISAS). The aim of the strategy is that water quality, tidal range and flow in oyster growing areas is maintained and where possible improved to ensure the long-term security and sustainability of the NSW oyster aquaculture industry. Chapter 4 establishes three links which we have not been considered by the EIS.</p> <p>Firstly, when preparing statutory environmental management plans that govern activities (both upstream and downstream) that may influence priority oyster aquaculture areas the relevant agency is required to:</p> <ul style="list-style-type: none"> * Consider the potential impact of the activity or plan on oyster aquaculture areas, and, * Include specific actions that will contribute to the protection and/ improvement of water quality for oyster aquaculture. <p>Secondly, in determining applications for consent or approval under the Environmental Planning and Assessment Act,1979 the consent or determining authority needs to consider the potential impacts of the activity on oyster aquaculture areas in the locality. Of particular concern is that catchment or foreshore development will reduce the suitability of an oyster aquaculture area for its intended purpose.</p> <p>Thirdly, the NSW oyster industry is recognised as a neighbour/stakeholder and will be notified of relevant applications for approvals and consents and natural resource plan making activities.</p> <p>The EIS does not consider impact on Oyster Leases or the foreshore adjacent to the proposed development.</p> <p>The EIS includes water quality measures are insufficient to protect or improve the environment from urban runoff during construction and in the long term. Healthy water is essential for growing healthy oysters.</p> <p>As a neighbour/stakeholder we were not notified that the development was placed on public display or consulted. We would like to meet and be consulted by the developer/Department of Planning/Department of Primary Industry. We also request additional time so that the local industry can fully consider the proposed development and the impact it will potentially have.</p> <p>Chapter 8.4 of the OISAS also needs to be considered. OISAS states that the department must take into account OISAS when determining a development application and consider any issues that are likely to make the development incompatible with oyster aquaculture and evaluate any measures that the applicant has proposed to address those issues. Examples of potential land use incompatibility issues include access to oyster leases being limited by the development or the risk of adverse impacts of the development on water quality and, consequently, on the health of oysters and on the health of consumers of those oysters.</p> <p>Clearing land for vistas is considered an inappropriate development. Clearing the whole foreshore for a landscaped foreshore park is inappropriate development. This style of development impacts on the water quality and oyster health. The change in runoff including the amount and new pollutant sources will impact on the ecology of Curleys bay.</p> <p>Maintaining a suitable buffer along the natural foreshore of Casuarina woodland, coastal salt marsh and mangroves, is important for the natural water cycle. A wide natural vegetation buffer helps maintain water quality. Clearing this vegetation and replacement with a landscaped park is not a suitable buffer. The amount of clearing is inconsistent through the document.</p> <p>The vegetation communities as described are listed as Endangered Ecological Community however the EIS does not consider their significance. These vegetation communities are part of the water cycle of a health river.</p> <p>The adjustment of the 7 a zone should not be negotiated. These zonings are to protect waterways and should not be modified for developers.</p> <p>The safeguards in the EIS to protect water quality are inadequate. There are no permanent water quality treatment ponds or other measures to prevent, oils, fertilisers, pet waste and rubbish.</p> <p>The justification and need for the proposed development is highly questionable. The census data that Culburra Beach is slowly declining is based on data from 2006. The assessment should base the need and justification on recent census data.</p> <p>A marina/jetty/boat ramp is discussed in some attachments but not in the main body of the EIS. We strongly object to any marina/jetty/boat ramp as this would reduce the suitability of the oyster aquaculture area and the development is incompatible. The location of the marina is potentially over our Oyster Lease. To be operational a channel would need to be dredged. We strongly object to dredging due to the impact on water quality, tidal flows, increase in boat traffic, waste issues and potential spills.</p>	0

		<p>We do not want a development that cannot maintain the current level of water quality as we are constantly improving the NSW Food Authority classification of our harvest areas. The oyster farmers and DPI, Ocean Watch and CMA have been working together to actively improve water quality which benefits the whole community and for future generations.</p> <p>This development in its current form would have:</p> <p>a negative impact on water quality a direct impact on priority oyster leases, impact on oyster health, impact on the local oyster industry, and therefore local jobs.</p> <p>If you would like more information we are available to discuss this further.</p> <p>Regards</p> <p>Leon and Angela Riepsamen</p>	
Object	ANDREW WALES	Please see letter attached.	1
Object	Albert Martin	See attached	1
Object	John Macarthur	See attached	1
Object	Ruth Griffiths	See attached	1
Comment	Danny Wiggins	See attached	1
Object	Emma Hood	See attached - petition cover letter (398 signatures). Full signature details not uploaded.	1
Object	Chris Profke	See attached - petition cover letter (382 signatures). Full signature details not uploaded.	1
Object	J Della Torre	See attached	1
Object	Frances Bray	See attached. This is the full submission for the Lake Wollumboola Protection Association. A summary submission was received 5 June 2013. This does not count as a separate submission to the summary submission.	1