

SUBMISSION

Application: West Culburra Concept Proposal

Application No: **SSD-3846**

Date: 22 February 2021

I oppose the West Culburra Concept Proposal SSD-3846 at Culburra Beach for the following reasons:

- A. There is a distinct lack of infrastructure to support extra vehicles on the road that this development will have on the community. Ingress and egress is via one single-lane road. During bushfire or floods this would be catastrophic. There is insufficient parking at the beach entry points impacting frontage and side streets for local residents. The roads are in a poor state with increasingly large pot holes in some areas. It would serve residents and communities better if further thought is put into how the current road system is upgraded before any further increase to the population.
- B. Adverse effect of water quality in the Crookhaven Estuary. Despite promises that water from the development will be adequately treated, there remains an unacceptable risk that run off from the development into the estuary will reduce water quality in the estuary and negatively affect the fish and other creatures living in the estuary and interfere with the inter-tidal vegetation and sea grasses in the area.
- C. Unacceptable risk to oyster production on the Crookhaven Estuary. The project proposal presents a significant risk and immediate threat to the oyster leases and oyster production on the Crookhaven Estuary, which constitute a valuable local industry providing employment, financial benefits and tourism to the area.
- D. Adverse effect on bird populations on the Estuary and in the native vegetation north of Culburra Road. Any pollution of the water and indeed increased activity on the estuary will push a range of water and migratory birds away from the area.
- E. Loss of natural vegetation along Culburra Road. At a time when very large proportion of vegetation in the Shoalhaven area was burnt in the 2019-20 bushfires, this project will remove a large area of natural vegetation.
- F. Loss of balance between development and protection of the environment. The project proposes a significant urban development over the next 20 years, largely at

a cost to the natural environment including a loss of native vegetation, pressure on the habitat of water and migratory birds, pressure on the mangrove growth and presents an inappropriate balance between development and protection of the natural environment.

- G. Damage to indigenous heritage in the area along the estuary. The project will interfere with sites of significance to the local indigenous community which is not acceptable.
- H. The loss of these aspects of the area along Culburra Road and on the Crookhaven, removes or seriously limits any opportunity for future tourism in the area, to inspect the estuary, the full history of the area and the bird life which are valuable assets to the local region.