

25<sup>th</sup> February 2021

## SUBMISSION AGAINST THE PLAN FOR WEST CULBURRA MIXED USE SUBDIVISION

ID DEVELOPMENT APPLICATION: WEST CULBURRA CONCEPT PROPOSAL SSD 3846

Based on the following listed items, we fully oppose the above development.

### **1. WATER QUALITY**

We understand that changes are proposed to improve existing Treatment Plant to cope with extra population, however, what consideration has been taken about the strain on water quality in Curley's Bay and the Mangroves between the estate and Billy's Island and Crowe Island behind the Skate Park?

There will be added regular use of the waterways for sports such as boating and jet skis which will impact the oyster farmers, fish stocks and bird life.

The removal of Mangroves will affect the shoreline and litter entering the mangroves and water from people picnicking on the proposed reserve is also a concern. We live close to the Orient Point boat ramp and when we go for a walk there, we always take a bag to pick up litter and dispose of it properly. It is hard to see how adding an additional 300 plus closely built homes will improve on that.

There is also the topic of how these vessels will enter the water. There is no mention on the plan of a new boat ramp. This will put the existing ramps under more strain than they already are, especially during tourist season. The impact of more traffic towing vessels up and down quiet streets where children play to access boat ramps needs to be considered.

### **2. NATURAL BUSHLAND AND LOCAL ECOLOGY AND CULTURAL IMPACT**

Lake Wollumboola is already a very fragile area acknowledged by Government as vulnerable. Increasing housing close by and numbers of people using the area for recreation will have a negative impact on its biodiversity. Threat to endangered species and local flora and birdlife will increase. Humans are attached to their pets who now go everywhere with them. Dogs along the foreshore and the lake will be catastrophic to this fragile, unique space.

In Orient Point, since the bushfires, we are seeing kangaroos, wallabies, countless birds, lizards and other Fauna that we have not seen in the area before. So much of their natural habitat has been destroyed and is pushing them into areas that they have not wanted to be seen in before. Since the fires we have seen in our own yard, wallabies, blue tongue lizards, an echidna, parrots and even a cuckoo bird. Destroying even more bushland for high density housing will only add more stress to their plight for survival.

The Jerrinja community are regular highlighters of abuse of the natural land, trees being cut down for views, pollution and dumping. Increasing the population will add to the issues that our Jerrinja

neighbours are already highlighting. We need to be respectful of our Indigenous community and the impact that such a development will have on them as well.

### **3. DENSITY OF THE PROPOSED HOUSING**

The density of the proposed housing is not in keeping with the area. The proposed housing blocks are small and close together and will stand out as a sea of rooftops. The Development also opens the door for the potential expansion of like developments in the future.

The lack of open and transparent community consultation on this project indicates that we are probably right in assuming that if this project proceeds, then there is very real probability that more expansion is very likely to follow shortly thereafter. The flood gates will open and there will be no way to close the gates.

Currently homes in our Region are on larger blocks and vary in design and size. Because of the size of the existing blocks, most of the housing has been built to fit in with their surrounds. Beautiful trees and bush attracting birds and other wildlife. Large numbers of homes built close together will be an eyesore and stand out as such.

### **4. INCREASED TRAFFIC AND ROAD SAFETY**

Culburra Beach and Orient Point has One Road Into the town centre and the same road to exit, which is about 9 km's of single lane traffic to Coonemia Road where another exit road becomes available. Adding the population of another housing estate trying to enter and exit during peak times will extend a 15-to-20-minute journey upwards to 45 minutes. In events of road works or tragically accidents, the town is virtually cut off.

Adding to the above, the Development itself has One Road In and One Road Out of the actual estate. The gridlock getting in and out of the estate at peak times to get on the main road will be an issue. West bound traffic waiting for oncoming traffic to clear to turn into the estate, could cause additional backlog on the main road exiting the town. Similarly for traffic going from West to East entering the town, the same could happen if there is an overflow of cars trying to enter the Estate.

Orient Point is on a Peninsula with all of its residents needing to pass through Culburra to leave town and again to re-enter. We are at the end of the traffic in both directions so adding all of these additional cars will greatly impact our ability to move in around Culburra.

### **5. LACK OF FACILITIES**

Increasing the population by the proposed estimate of 600 to 800 people will impact heavily on Doctors, Schools, Grocery Shopping.

We have attended the same Dr Surgery for 20 years and already it can be difficult to get medical appointments with a chosen Doctor in short timeframe. Whilst the surgery has a very good "QUICK APPOINTMENT" system in place, the strain on the system will blow out.

There is one small primary school in Culburra and one at Callala Bay. We would like to understand how they will be able to take a large influx of students in such small schools. Does that mean land will be used to build another school? Also, the road journey from the estate to the Culburra school goes right through the centre of town which again would cause gridlock.

On long weekends and school holidays, the local Woolworths supermarket works around the clock to keep the shelves full. Usually unsuccessfully. Adding such a huge population will see shelves picked clean year round. Again, will this mean further clearing of land to build another supermarket, or will local residents be forced to drive to Nowra more often to get supplies?

The argument that the Development will create jobs is vague at best. There will be many jobs in construction and trades whilst the development is being built. After that how are all the new residents going to be employed close to home. There is going to be more shops built when there is already an over supply of retail space laying empty in the town and has done for years. It would appear the only need for additional retail space will be for the benefit of Real Estate Agents.

## **6. OVERALL QUALITY OF LIFE**

As a family we moved here in the year 2000 because of the uniqueness, simplicity and beauty of the area. We moved with the utmost respect for the gift that this Region is. We enjoy the water, the bushland, the quietness and the charm. All of this will be impacted greatly without doubt. Our very view from our yard will no longer be bush but a skyscape of colorbond.

Aesthetically and the intention of the new development is not in keeping with the culture and diversity of the town. I.e. Culburra and Orient Point are Tourist towns which are naturally beautiful, diverse and quaint. People come on holiday here because it isn't overdeveloped. It is important to keep it that way for everyone to enjoy and for the Region as a whole, not just a few who are financially motivated.

## **7. SUMMARY**

We would like it noted that we are not against progress or development, we are against thoughtless dumping of close together housing without the study of long term impacts on those already in the area be it human, animal or nature. The blatant lack of community consultation highlights the view that the Developer doesn't care. They will build then leave and move onto the next town.

Our submission is respectfully being put forward, based on genuine concern for the need to have valuable spaces like Culburra and Orient Point in existence. It seems that anywhere near water now needs to be turned into a concrete covered walkway for latte sipping people and their dogs.

It is as clear as daylight that this Development is nothing other than a money making exercise with little respect for the local community or the environment. We'd like our Grandchildren to enjoy the same pristine, peaceful, nature adorned environment that their parents grew up in.