

Independent Planning Commission NSW  
Level 3, 201 Elizabeth St, Sydney NSW 2000.  
Email [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

July 30, 2018

Dear committee members,

**RE: West Culburra Concept Proposal (SSD 3846)**

As a permanent resident of Culburra Beach I am opposed to the proposed development at West Culburra for the following reasons:

- The proposed development is far too large in comparison to the current village of Culburra and I believe would have a negative impact on the town as a whole, turning the village from a relatively small and now vibrant community to a larger unappealing area town, such as the newer area of Callala Bay, Sanctuary Point or St Georges Basin.
- I would not support a development unless there are much higher building standards than what the vast majority of developments permit to be built — ie project style development. I believe that any new development should be predominately self-sufficient with power and water, which is currently being practised in some new developments elsewhere. Building standards need to be higher than what many of the project-style developers construct and have high minimum building standards, maximum lawns areas and minimum garden areas. A better example is Benton Sands estate at Callala Beach. Houses need to be solar passive, built to the specific aspect of the block, to a high standard, have high levels of insulation with ceiling fans mandatory to all rooms. These restrictions need to be built into the framework of the development within the 88B instruments for example.
- I believe a development of this size would have a significant detrimental effect on water quality in the Crookhaven River and its oyster farmers.
- I do not agree with this amount of native vegetation being cleared in this day and age. The consequences of this scale of clearing are currently being felt worldwide, and it is widely accepted that such practices need to change.
- If there was to be any future development in Culburra Beach, developers should be required to meet best-practice benchmarks for building standards and sustainability. It should be a development that people would be proud to be involved in or associated with; one that is of measurable benefit to the town and utilised in developments in the area from thereon.
- Culburra will always rely on Nowra for work. Other areas that have expanded, such as Callala Bay, Sanctuary Point, St Georges Basin and Bayswood Estate in Vincentia have not benefited greatly from these expansions. The jobs, services and industry will always be predominately based in Nowra with these surrounding areas being appealing places to reside and holiday.
- Areas of large expansion like that proposed by the West Culburra development have not benefited from increased services at the same time, with roads, infrastructure and services struggling to keep pace.

- The idea that the town is currently “dying” is untrue. The town is a vibrant and appealing town with numerous events and locations where locals and visitors meet. These include the village garden, the Burradise festival, nippers, board riders and the newly opened restaurants are just some examples.

Yours sincerely,

**James Morton.**