

Independent Planning Commission

West Culburra Concept Proposal (SSD 3846)

Public Meeting - Culburra Bowling Club Tuesday 24th July, 2018

I wish to express my support for the West Culburra Concept Proposal

My name is Peter Dwyer. I am a retired Superintendent of NSW Police and a Director of Culburra Bowling Club. My wife & I have owned property in Culburra for the past 20 years & made the decision to retire here for the peace & tranquillity the area has to offer with the close proximity to beaches, lake & river.

The town has an ageing population and over the years I have seen small businesses such as cafes, arts & craft, clothing outlets, to name a few come & go simply because there is not sufficient permanent population here to sustain them over the winter months. Small business operators rely on the tourist peak season to see them through the remainder of the year. The numerous holiday homes in the area bring people to town, swelling the population considerably to the point where it can get quite busy. We accept that because without the tourist dollar this town could not exist as it does today.

There is an overwhelming need for Commercial investment & affordable residential development in this town. Young people have little opportunity to buy into existing housing and the opportunity for employment in town is very limited. Those with young families & single parents who have to work are considerably disadvantaged as a result.

I have read the assessment report & recommendation to refuse this Concept Proposal. I have taken the time to read other associated environmental studies & reports completed by the interested parties. It's fair to say there is a lot to get your head around so I'll leave the technical evaluation of studies to others, however I make the following observations and comment.

From my understanding of this proposal, The Halloran Trust's (THT) studies conducted over many years have satisfied the environmental concerns raised & concluded that there is no impact on either the Crookhaven River or Lake Wollumboola catchments. The Department of Planning & Environment's (DPE) studies say they cannot guarantee the water quality under this proposal.

How can you guarantee there will be no adverse effect? It is my understanding that the stormwater from residential housing in and around the immediate Lake area goes directly into the Lake, yet we allow commercial & recreational prawning & fishing without any apparent ill effect on people or impact on migrating birdlife to my knowledge. I would think the mandatory checks & balances put in place for stormwater runoff with new developments would far exceed those that currently exist in town.

I note that Shoalhaven City Council has made a written response concerning the DPE's population growth projections of 280 dwellings for Culburra Beach over the next 20 years as being inconsistent with strategic planning for urban development across the region. I will leave that to them to discuss further.

In addition to any future development, more holiday homes are becoming permanently occupied with the steady influx of baby boomers entering retirement. There is a need for appropriate residential dwellings to be built to allow the aging population to downsize and thus free up existing properties for others, hopefully the younger generation.

With respect to the Aboriginal Heritage issues concerning middens & artefact sites within or near the proposed development I can see no good reason why, with appropriate consultation, those sites cannot be appropriately safeguarded or public access restricted. I know others with experience in managing such matters will speak more on this today.

This proposed development is staged over the next 20 years and will generate more traffic coming into the area. With appropriate traffic analysis and speed limitations I see no reason why a roundabout access on the main road into the development could not work effectively.

In closing, I believe THT has complied with all requirements placed upon them over many years with this proposal & that appropriate measures will be put in place to alleviate the environmental concerns raised. THT has in fact modified this proposal several times to address issues raised in previous submissions (p8 DPE Assessment Report)

We all enjoy the ambiance of this coastal village & no one wants to see damage done to the environmental surrounds we enjoy. But without further commercial & residential growth this town will head down the same path as places such as Currarong. We've already seen the demise of our local Hardware Store recently. What's next Woolworths?

I believe there is an opportunity and need for good sustainable development with this proposal & would ask the Commission members to favourably consider supporting it for the future of this community.

Thank you



Peter Dwyer

