

## **Submission on West Culburra Concept Proposal SSD3846**

I live in Sydney and own a holiday house in Culburra Beach. I attended the Independent Planning Commission public meeting on Tuesday, 24 July, and listened to the speakers. As retired people we spend a significant part of our time in Culburra, support local businesses where possible and have over the years had significant work done by Culburra builders, plumbers, electricians, lawn mowers. Our extended family also spend a lot of time in Culburra and we hope they will carry on visiting and enjoying the beaches and the lake as well as the many beautiful places of the Shoalhaven.

I fully support the Lake Wollumboola Protection Association submission on the West Culburra Concept Proposal and the NSW Planning and Environment Department's Assessment Report which recommends the proposal be refused and considers the Planning Proposal is the most appropriate mechanism for determining suitable locations for residential development and environmental conservation on the Halloran landholdings at Culburra Beach.

At the public meeting the concerns coming up time and time again were;

- Lack of jobs, businesses are closing
- Cost of housing
- Need for downsizing in later life, aging population
- Holiday house owners were seen to be taking houses away from permanent residents
- The town is dying.

People said that this development would provide jobs in building, new housing including affordable dwellings and smaller housing for downsizers, business in the township would grow.

The problems voiced by many participants at the hearing are those of many urban communities, particularly small ones. People have to move to different places to gain jobs and houses they can afford. Businesses are becoming centralized in larger towns. Culburra is historically a place for retirees and holidaymakers. This proposal will not change the population base or the economics of Culburra.

In the Supplementary Response to Submissions July 2017 John Toon Pty Ltd said that "the economic base of Culburra Beach is very limited. (P32) There is a lack of employment opportunities. The town's principal asset is the beach and it is this attracts retirees, holiday home owners and visitors. Other places of interest are Lake Wollumboola and Curleys Bay." They feel that for economic growth, opening up access to the Crookhaven River and identifying sites for activities is one way of diversifying leisure opportunities. Others ways include strengthening the existing town centre, which is outside the scope of this concept plan, and another was to create streets with distinctive appeal-an address- such as the proposed vista avenues with views to Mount Coolangatta and Crookhaven Heads. While Cactus Point is a proposed location as a leisure hub for accommodation, cafes and indeterminate activities, there is no detail in the proposal and it is sited well away from the current township.

This proposal is predominantly a housing plan and there is no affordable housing included. It would take many years for the 650 dwellings to be built, assessed at maybe 20 years. It would have very little immediate or long term impact on population growth, cost of housing, job creation or invigorating the town business centre.

It would however impact on the environment. It would result in clearing of coastal forest, building on wetlands, cause runoff into the Crookhaven River affecting oyster leases, impact on Aboriginal cultural heritage sites and cause runoff into Lake Wollumboola, reducing water quality. There is a real fear of damage to the Crookhaven River, damage to Lake Wollumboola, damage to flora and fauna that should be protected.

The end result in twenty years' time of such a large development would be a separate housing area which will change the holiday house character of Culburra Beach, damage to Lake Wollumboola and its inhabitants, damage to the Crookhaven River shore and oyster leases, damage to Aboriginal middens, clearing of trees which are part of the character of driving into the town and little if any economic contribution to the town. It may be less attractive to the retirees and holidaymakers who provide a large part of income for the town.

I hope the Independent Planning Commission will refuse the West Culburra Concept Proposal. The Halloran Planning Proposal process offers a greater potential to resolve future environment protection and development.

Yours sincerely

Ruth Griffiths