In response to the conclusions of the Department's assessment of the West Culburra SSD 3846

1) Unsuitable site

This area of West Culburra , especially the northern side of Culburra Rd has been identified by council as a possible area for urban development and expansion

2) 650 dwellings is excessive

This concept plan is only just that...a concept. It is to be developed in stages over 20 years and I am sure that the number of dwellings will not exceed the market demand at any time. Also as each stage is released I am positive that the developer will require stringent and up to date council final approval for each stage. Also the figures used by the Commission are not up to date with council’s most recent urban plan.

3) This area was not identified in strategic plans

I believe this to be incorrect. There has been consultation with Shoalhaven council and the State Environment body to identify the said project area as suitable as stated by councillors at the meeting. (24/7/18)

4/5) Potential water quality impacts on risks to Oyster growers.

The stormwater runoff now, in Culburra has no restriction to entering the estuary system. This plan has stormwater holding areas and gross pollution traps. If the plan is not sufficient then more should be advised to be added, although many believe what has been proposed is sufficient.

The need for scientific study must have been done on many new developments and be available for their system to be copied. At present the largest threat to water quality is already there and is council’s responsibility….namely sewage leaking from the sewage plant. Urban developments now can have restriction on water runoff such as no lawns, only native gardens etc. This point is nit picking because restrictions/developments that have been proven to be successful in other urban developments can be made on this development.

6) Water quality on Lake Wollumboola.

The part of the development that is in the lake catchment is the smallest of the stages in terms of land use. This area is already nearly all cleared of vegetation and again suitable treatment and collecting ponds can be enforced, if what is proposed is insufficient.

7) Impacts on Aboriginal heritage

It is my belief that this project has been in consultation with local indigenous elders and there has been no concern, in fact the proposal makes allowance to keep these sites for public interest which would allow the appreciation and understanding of Aboriginal culture to future residents and tourists. No Indigenous representative spoke at the public meeting (24/7/18) against this proposal.

8) Unresolved aspects relating to traffic.

Council needs to detail what would be acceptable to the Trust/developer

9) Not in the public Interest

This is the most ridiculous. As shown by the public meeting 24/7/18 the number of residents over whelmingly supported the proposal. There is a need for a greater permanent population in the Culburra Beach area in order to sustain its retail and medical services. Many retail and medical services came to Culburra Beach on the back of this possible future increase in population. People need a viable town to live in and to also visit as a tourist.

I implore the Commission to rethink their stance on this proposal.

Yours sincerely Sandra and Paul Rynehart