

Dear Sir/Madam,

I would like to register my strong opposition to the Culburra West development.

There are several grounds for this opinion however the main reason must surely be the environmental devastation that this excessive development would reap upon the local area and water catchments, as has been observed and documented by the NSW Dept of Environment.

With the building out of Curleys Bay on the Crookhaven River, this means the last stretch of waterfront bushland around this body of water would be concreted up. Local birdlife relies on this last remaining stretch, as well as land fauna and sea life. Without it there is no natural area for birdlife to the north of Orient Point. Birdlife currently is prolific and should as first course be protected and kept at the highest level possible. Culburra could in fact become a birdwatching capital of the coast if its merits were spruiked rather than being seen as just a Greenfield development site.

Secondly, there is enough residential development already from Orient Point all the way to Culburra South, there is no shortage of housing as proven by some houses that remain on the market for several months at a time. The belief of many locale that putting more housing stock into the market will increase their own property value is a lie perpetuated by real estate agents and business owners. The head of the local chamber of commerce is a real estate agent, and their own interests are paramount.

More housing stock will deflate prices in the area, and in a period of housing devaluation already this is a dangerous path to go down. I[],e. quick profits for real estate agents and developers leading to an extended period of lowering values for home owners.

In contrast, many people are looking to buy into this area to get away from excessive development that can be seen further up the coast in Kiama, Wollongong, Albion Park and up to Sydney. They don't want excessive housing on their doorstep, fearing rightfully that this would ruin the aesthetic and peace of the area. The house prices that locals base their hysteria on so much would remain more viable in the long term should overdevelopment not go ahead in Culburra.

Not only are house prices reliant on the stemming of excessive development, as well as the local environment, but also the sheer beauty of the place. This would be destroyed should a concrete stuffed suburban tight development be lumped into this area of natural and irreplaceable beauty. The ugliness of these over-packed developments are offensive to the eye, to the senses, to the environment, and the land.

In an age of proven global warming ('proven' being the meaningful word here) we cannot allow this sort of excessive development to swallow up our natural places and bush spaces on the outskirts of town. So many mistakes have been made with urban sprawl and now citizens like myself are demanding we stop making these mistakes before there is no more natural coast left.

Local business people and their associates will tell you 'Culburra will die without it'. In fact it's the opposite. Culburra will die if this kind of development is allowed to be

lumbered upon it. Its beauty will die, its wildlife will suffer, its uniqueness will be gone for good.

Proponents point to the recent closure of the hardware store as a sign of a dying town. Let me demonstrate, in Sydney small hardware stores are closing (one very recently at Bexley North) and there is no shortage of new housing development in Sydney. So a hardware store closing has nothing to do with a development going ahead, they are closing anyway, and there's a reason for this, it's called Bunnings... In nearby Nowra there is a Bunnings as well as another independent hardware store. So keeping one in Culburra was always going to be under stress from the bigger neighbours, that's a given... As far as a dying town, that's a lie perpetuated by proponents for their own interests. Culburra is far from dying, it is thriving in holiday periods and that is the same as anywhere up or down the coast, even bigger towns like Forster that have had urban sprawl. The holiday highs and lows remain.

The natural housing growth of Culburra is only meant to be about 10 or so homes per year as outlined by the state government departments itself. To force feed 650 homes onto Culburra is obscene and completely unnecessary. Let's be realistic here, this is a monster for the area.

Even in Nowra this would be seen as excessive, Nowra where the natural growth should be occurring more... for Culburra this is a greed driven (from several quarters) money grab that has fooled people into thinking this will provide wealth for everyone. It's absurd. Short of supplying initial building jobs for a few, this will still be an area of low employment over the long term unless factories and other real employers are built. And then there will just be more people here without work. We have to stop looking at the short-term benefits of real estate and think more sustainably for our area. And that includes what we build, how much of it we build, and how we build it. This excessive development, this blight, ticks none of the boxes.

I have not dwelled on environmental outcomes here, this has already been knocked back by the Dept of Environment and its denial therefore should be a given. Nothing in this decision is more important than maintaining the best outcome for the environment. A basic want to grow the town is normal, but this is not natural growth, this is extreme, excessive, and detrimental. This is a greedy proposal and completely out of character with the town. In no way or shape should this be allowed to proceed.

Yours faithfully,

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