

WEST CULBURRA CONCEPT PROPOSAL (SSD 3846)

Culburra Beach July 2018

Submission by LCR Services

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Submission Executive Summary

LCR Services is a small business operating in the Telecommunications sector. The sole trader (and writer) of this series of thought

The Assessment Report (AR) pays a lot of attention to the environmental issues and seems not to give serious consideration as to how can this proposal be approved and the project proceed. It is written somewhat in the negative tense.

This submission seeks to make an attempt to level the playing field up. It questions whether some reasons given are factual or subjective.

It is however recognised that significant amounts of data exist on the IPCN web site some of which is yet to be read in depth. With time frames being short for public submissions there is insufficient time to do so.

Population Growth

Inherent in new villages such as that proposed for West Culburra beach is population growth. Population growth provides many things for an area. These follow;

Economic Benefits

Jobs

There is an increase I the number of jobs being created within the Shoalhaven area including Culburra Beach/Orient Point (CBOP). Part time and Full time. This increase would be added to by the addition of the CBOP new village.

Clients

Existing businesses would benefit from an increase in local resident numbers. Eventually with 650 new properties there would be potentially 1200 more clients. Some 30% more than current. This is a significant increase and the level of increase which might keep local businesses going throughout the year as opposed to them relying on seasonal holiday makers to keep their enterprises alive.

The numbers quoted in various parts of the report appear not to reflect current trending. Nor do they consider that this area has had significant infrastructure both completed and planned. i.e. The Berry Bypass and now the Nowra Bridge. Both of these are attracting continued interest in the Culburra Beach/Orient Point area. This is all post 2016.

Another significant growth area is the Defence Industries which have grown considerably in the Shoalhaven. This growth requires housing for the employees and management staff.

Housing Down Sizing for Older Residents

There is a very attractive reason for a new village in the Culburra Area. This is that currently older people, who wish to down size post their family moving on in life, do not have much choice as to where to move to and still stay in the area they have lived in for many years. With approval of the West Culburra Residential proposal and subsequent build, will come available cost effective housing for these folk to remain in their chosen area, Culburra Beach/Orient Point.

Infrastructure Costs

A newly built village will come with its own entire infrastructure. Any addition to existing services will have been taken into consideration by both the developer and local government authority which in this case is the Shoalhaven City Council.

This infrastructure being new will mean the local governing authority does not have to meet with expensive ongoing maintenance such is the case for older villages. The authority will in fact have a number of years whereby additional revenue is present which does not need spending in the immediate future.

Environmental Issues

Not one person in the CBOP area would wish to damage the local environment. They would obviously want any possible damage to have a mitigation plan preventing such. In today's world there are significant technologies and services available which would do this. The Report does not explore actual factual data on environment issues nor does it explore possible solutions. It simply says the proposal fails to offer sufficient solutions.

In life throughout history risks have been taken and possible damage is mitigated against. If this were not the case then would have on to what it is today.

As a keen advocate for Australian innovation as you are surely you can agree that technology has advanced and there is the very probability (not possibility) that solutions exist which would stave off all the potential threats to the environment that a fresh residential village could possibly produce.

Annexure A –

	The Department's assessment has concluded:	The Submission says:
1	The site is unsuitable for the scale of urban development proposed and is not consistent with areas identified for urban expansion in current strategic plans.	The site is on the only land that is directly adjacent to the existing village. How can it be said it isn't consistent with urban planning.
2	The proposed 650 dwellings exceeds Council's growth projections for Culburra Beach for the next 20 years (estimated at 280 dwellings).	<p>The council growth figures do not reflect the current situation/s of the area. There are daily enquiries from people outside the area wishing to re-locate to Culburra Beach/Orient Point. Ask the real estate agencies and listen to their answers.</p> <p>Since this rather low projection there has been three major occurrences that will impact on population growth in the overall Shoalhaven area. One is the Berry Bypass, the other is the major expansion of Defence Industries in the area (Defence Industry as opposed to Defence Personnel). The third and more recent one is the announcement of the second Nowra bridge. There is a fourth dimension which is the Albion Park Bypass which like the Berry Bypass enhances the area as a preferred place to live with the much shortened travel times to and from the North.</p> <p>Currently the Nowra bridge places a restriction on HML traffic getting in and out of the Shoalhaven. Once the Nowra bridge project is completed there will be an increase in heavy mass loaded vehicle traffic (HML) which will result in an expansion of the transport industry in the area.</p> <p>It is therefore put to the IPC that the NSW Planners decisions are not based on a realistic basis.</p>

	The Department's assessment has concluded:	The Submission says:
3	The proposed development does not utilise the area identified in strategic plans for future urban development in Culburra Beach (the Culburra investigation area).	These plans should have been on display at the public meeting and were not. Therefore this is not a fair statement to make.
4	The potential water quality impacts of the concept proposal on the Crookhaven River estuary present an unacceptable risk to oyster aquaculture, protected wetlands, marine vegetation and fish habitat.	<p>The word potential is often used in such reports and there was no difference to this phenomenon when reading this assessment report. It all looks at potential issues. Not real issues. There is the potential for anyone to be driven over by a vehicle but we still drive vehicles near and around pedestrian traffic. Potential is a word that holds back</p> <p>It is objectionable for major decisions that affect people's lives, to be based on potentials. There should be hard evidence supplied to demonstrate beyond a reasonable doubt. As a member of police in the past one could simply arrest people just on the potential they might be the person who committed a crime. If one did this there would be such a fuss and even if the person was actually guilty, it would be considered an unfair arrest and the suspect would be let off. That is the justice system yet a planning decision can be made to stick just on potential. This is not a fair manner of doing business.</p>
5	There is scientific uncertainty that the water quality impacts can be adequately mitigated by the proposed stormwater management system, and the Applicant has been unable to adequately demonstrate there would not be serious or irreversible impacts.	<p>This conclusion is wide open to ridicule. Scientific evidence is either solid or it becomes unusable elsewhere in society.</p> <p>If there is uncertainty from those assessing it then how can their evidence be relied on.</p>
6	The potential water quality impacts on Lake Wollumboola are inconsistent with strategic planning objectives to protect the lake from urban development	There is next to no impact on Lake Wollumboola. The land in question drains naturally away from the lake. This conclusion is thus seen as diversionary and should be struck out.

	The Department's assessment has concluded:	The Submission says:
7	The proposal is likely to have serious and irreversible impacts on Aboriginal heritage sites of regional conservation significance and high cultural significance to Aboriginal people.	There are no impacts on Aboriginal Heritage. This was made clear in the proposal and was never raised at the public meeting by local Aboriginal people. If they thought this was the case they would have spoken up.
8	There are unresolved aspects relating to traffic and access to the concept proposal that the Applicant has been unable to address to a satisfactory level.	<p>What is a satisfactory level? This was never detailed anywhere. The Culburra Beach Orient Point area already has larger than normal traffic volumes that use the existing road system during the various holiday periods as well as other event times.</p> <p>Surely if it is believed that there are aspects that are unresolved then why not simply meet and resolve them.</p>

	The Department's assessment has concluded:	The Submission says:
9	<p>The Department concludes the concept proposal is not consistent with the objectives of ecologically sustainable development, is not in the public interest and should be refused. The Department 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.</p>	<p>These words are considered hard to believe. If they were a true and accurate analysis of the area then Culburra Beach would never have been built in the first place. This new development proposal is planned in such a way as to be many times more in consideration of the ecology than the original town either was or is.</p> <p>The public made it very clear that they see the proposal as being very much in their interest. The department says the planning proposal is the correct mechanism for determining suitable locations for residential development and environmental conservation on the Halloran landholdings at Culburra Beach. Why then will it not accept the majority of local wishes and work to develop ways of ensuring residential development and environmental conservation is sustained to a reasonable level. Simply saying no is not a modern day acceptable word. In all other life disciplines we are encouraged to work together in achieving a mutually beneficial outcome on most matters. The people of Culburra Beach/Orient Point are not ecology bandits. They care for their environment. Most want this development to proceed and will no doubt be willing to work to achieve an ecological balance in its design and build.</p> <p>Yes it is the Halloran Trust landholdings. This is not government land. It is quite frightening to find that privately owned land is so heavily policed. It makes for a great deal of unease as to the true freedom one thinks one has in Australia.</p>