

Date: 10.2.2021

Director, Industry Assessments, Planning and Assessment,  
Department of Planning, Industry and Environment,  
Locked Bag 5022  
PARRAMATTA NSW 2124

**West Culburra Concept Proposal (App. No. SSD 3846) – Public Submission**

When making this submission, I declare that I have / have not made a reportable political donation in the previous two years.

I support the **West Culburra Concept Proposal (App. No. SSD 3846)** for the following reasons:

EMPLOYMENT IN THE AREA.

IT WILL SUPPORT LOCAL BUSINESS.

IT WILL <sup>GIVE</sup> YOUNG PEOPLE A CHANCE TO

INVEST AND BUY LAND IN THE AREA.

ALSO THE ENVIRONMENT THAT THEY  
HAVE GROWN UP IN AND LOVE

I HAVE LIVED IN THE AREA FOR 38 YEARS

MY WIFE AND I WILL FULLY SUPPORT THIS  
LAND RELEASE,

Handwriting practice lines consisting of 30 horizontal lines.

## **West Culburra – Points to reference in letter of support**

- 1. The development provides part of the planned growth outcome for Culburra Beach**
  - The site has been zoned for residential development since the early 1990s;
  - It is part of Council's Growth Management Strategy (GMS);
  - The GMS is supported by the NSW Government's Illawarra Shoalhaven Regional Plan 2036;
  - The development has been fully endorsed by Shoalhaven City Council;
- 2. Increase land supply and mix of housing types assists in reducing price growth in the local area**
  - Greater opportunities for first-home buyers to enter market
  - Greater opportunities for second-home buyers to relocate/upgrade;
  - Greater opportunities for existing residents to downsize onto smaller parcels;
- 3. The development supports economic activity and jobs in the local area and broader region**
  - The development will bring building activity and jobs during construction;
  - The development will bring long-term economic support to Culburra Beach and the wider area;
- 4. The development has no impact on Lake Wollumboola**
  - There is almost no development in the catchment of Lake Wollumboola;
  - For the very small section of road in the Lake Wollumboola catchment, the IWCMS results in a "neutral or beneficial effect" (NorBE) on downstream water quality;
- 5. The development contains a "Best Practice" Integrated Water Cycle Management Strategy for the protection of downstream water quality**
  - The development contains a large setback (>100m) from the foreshore area;
  - Downstream water quality (including oyster growing areas and coastal wetlands) is protected by a "best practice" integrated water cycle management strategy (IWCMS);
  - The IWCMS results in a "neutral or beneficial effect" (NorBE) on downstream water quality;
  - The IWCMS proposes no stormwater outlets directly into the downstream water bodies;
  - The IWCMS proposes an extensive "treatment train" for water quality protection;
  - The IWCMS proposes re-use of stormwater for irrigation onto various reserves;
  - The IWCMS proposes reticulated sewerage to be provided to all allotments;
- 6. High-level of Ecologically Sustainable Development (ESD) outcomes**
  - Rainwater tanks on every lot;
  - Solar panels on every lot
  - Higher-than-normal "energy efficiency" targets (7 star NatHERS rating)
- 7. Improved entry to Culburra Beach**
  - The development provides opportunities for a new "gateway" into Culburra Beach;
  - The introduction of 3 new roundabouts on Culburra Rd provides a safer and more efficient road network for all road users;
- 8. Appropriate integration with the existing township**
  - The development integrates well with the existing township;
- 9. Transport and pedestrian integration with existing town**
  - The network of footpaths and cycleways allows for an active community and improved pedestrian access between the various parts of the development, the reserve areas and the existing township;
- 10. Generous supporting parks and sportsground facilities**
  - Lots of new parks including playing fields, woodland areas and open space recreation spaces;