

Date: 9.2.2021

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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:

- 1) It improves the entry to Culburra Beach & provides opportunities for a new "Gateway" into town. Having 3 new roundabouts on Culburra Road will provide a safer & more efficient road network for all road users.
- 2) The development has no impact on Lake Wollumboola.
- 3) Increase land supply + mix of housing types assists in reducing price growth in the local area giving greater opportunity for first home buyers, greater opportunity for people to relocate / upgrade and opportunities for residents to downsize onto smaller properties.
- 4) The developpe integrates appropriately with the existing township.

5) The development provides part of the planned growth outcome for Culburra Beach. The site has been zoned for residential since 1990's. It's part of the councils growth management strategy which is supported by the NSW Government's Illawarra Shoalhaven Regional Plan 2036.

6) The development will bring jobs & long term economic support to the town & wider area.

7) The development contains an integrated water cycle management strategy for the protection of downstream water quality.

8) Transport & pedestrian integration with the existing town - allow for an active community.

9) High level of Ecologically Sustainable development outcomes - rainwater tanks on every lot, solar panels & energy efficient targets.

10) Generous supporting parks & sportsground facilities & open spaces for recreation.