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Director, Industry Assessments, Planning & Assessment,
Department of Planning, Industry & Environment,
Locked Bag 5022
Parramatta NSW 2124

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

When making this submission, I declare that I have not made a reportable political donation in the previous 2 years.

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

1. This development will support economic growth and jobs within the Culburra Beach area and the broader Shoalhaven region by:
 - a. Increasing building activity and jobs during the construction and maintenance phases.
 - b. Support economic growth in the area by supporting current businesses and promoting new business.
2. The development has no impact on Lake Wollumboola due to there being little or no development in the lake catchment area.
3. Increase land supply and range of housing types which will provide greater opportunities for first home buyers to enter the real estate market and for residents to upgrade or downsize.
4. The development has an exceptional level of environmental sustainability by mandating the use of rainwater tanks and solar panelling which lifts the energy efficiency rating to 7 stars.
5. The development concept contains a huge emphasis on a Water Cycle management Strategy which will:
 - a. Protect the water quality, which in turn protects the Oyster growing industry downstream of the development.
 - b. No stormwater to be directly allowed to flow into the river. The development concept includes an intricate treatment process for storm water to re-utilised as irrigation for the various reserves and sporting complex.
6. The development provides an opportunity to improve the current entry into the Culburra Beach township
7. The development concept also provides transport and pedestrian access to the existing township by use of pathways and cycleways.

Over the last ten years the permanent population of Culburra Beach has decreased markedly. If there is no development the services, we currently have, will become unsustainable and will eventually be lost.

In summary, I think this development will be a great thing for our town.

Thankyou

