

Date:

5.2.2020

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:

- ① The development provides opportunities for a new gateway into Culburra Beach with the ~~actual~~ introduction of 3 new roundabouts on Culburra Rd will provide a safer & more efficient road
- ② Lots of new parks including playing fields, woodland areas & open space recreation spaces.
- ③ Rainwater tanks & Solar Panels on every lot
- ④ Greater opportunities for first-home, second home buyers or even for the home owner looking to down size, (this then would allow selling of

the larger houses in CB, this would then bring more sales, profit into the area)

- ⑤ The development would create more work in the area, hence more activity around Culburra Beach. (i.e. ^{more} money being spent in shops etc)
- ⑥ This site has been zoned for residential development since early 1992 & is part of Council's Growth Management Strategy (GMS). Now is the time to act as growth is needed in this area for Culburra Beach to stay alive!
- ⑦ The development will integrate well with existing townships.
- ⑧ Footpaths & cycleways will allow for an active community & improved pedestrian access between various parts of the development, the reserve areas & the existing township.