

PLEASE WITHHOLD MY PERSONAL
DETAILS

Date: 3-2-2021

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:

Increase land supply and mix of housing types that will assist in reducing price growth in Culburra. It provides a great opportunity for first-home buyers to enter the market; greater opportunity for second home buyers to relocate and for existing residents to downsize onto smaller parcels. It will be economically viable for the community, especially if this housing is for residents only living in Culburra permanently. As people who buy for investment end up Air BnBing their property, we want residents living in Culburra putting back in to the community.

- Also the development provides part of the planned growth outcome for Culburra

The site has been zoned for residential development since the early 1990's so it is way time for this to happen. The AMS is supported by the NSW Govt's Illawarra Shoalhaven Region Plan 2036 & has been fully endorsed by Shoalhaven City Council.

Another reason for this submission to be approved is the fact that the development will provide 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.