

Thursday 4th February 2021



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

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 two years.

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

- Over the past few years there has been a shift in property ownership at Culburra Beach from permanent residences to holiday homes and lettings. Recent property price increases has accelerated that shift. Local residents and workers at local businesses can no longer afford to purchase at Culburra Beach. Often the housing stock that is available for purchase is old and dilapidated, or inappropriate in size, and for most local residents in the Shoalhaven unaffordable.

The development proposed provides affordable new dwellings to meet the various needs of those who live and work in the community and who want to purchase properties here, such as down-sizers, young couples and single professionals.

- I have concerns that the current shift at Culburra Beach to the predominance of holiday homes and lettings will result in a situation similar to Currarong where there are few permanent residents and minimal support services for them. Because of its location at the start of Culburra Beach, the proposed development is more likely to appeal to permanent residents than holiday home owners. More permanent residents may also attract businesses to the proposed industrial zones (and vice versa), and increased services to the township.
 - I also support the proposed use of the foreshores of Curley's Bay for recreational purposes such as walking, jogging and cycling; and inclusion of open public spaces in the concept proposal. I consider these elements of the development will enhance the lifestyles of the residents at Culburra Beach.
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