

13th February 2021



The 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

I support the West Culburra Concept Proposal (App. No. SSD 3846) for the following reasons. The population of Australia is constantly growing as is the population of the State of new South Wales. A proportion of this population need somewhere to live, to raise their families in an affordable, quiet and friendly environment with shops, schools, medical services and sporting facilities already in place.

This place is the village of Culburra Beach, together with the West Culburra Concept Proposal.

The area concerned has been zoned for residential development since the early 1990s, has been fully endorsed by Shoalhaven City Council, it is part of the Council's Growth Management Strategy which is supported by the NSW Government's Illawarra Shoalhaven Regional Plan 2036.

All the realistic objections by those who are against this development have been addressed and overcome.

There is a mixture of housing types to suit most purchasers, from first home buyers, to second home buyers wanting to upgrade and to elderly residents needing to downsize.

All proposed lots will have rainwater tanks, solar panels and a higher than normal "energy efficiency" targets (7star NatHERS rating).

The development will have no impact on Lake Wollumboola and as well it contains a "Best Practice" Integrated Water Cycle Management Strategy for the protection of downstream water quality. This includes oyster growing areas and coastal wetlands.

The development will integrate well with the existing village of Culburra Beach and provide opportunities to enhance the entrance into the village.

Culburra Village residents love their lifestyle, but are also very aware that our village is having trouble sustaining the business houses. We currently have approximately 6 empty shops that were once trading. Our village needs this development to ensure more local employment and the economic growth of this area.

I declare that I have not made a reportable political donation in the previous two years.

