

West Culburra Concept Proposal

I am a long term part time resident of Culburra Beach since 1965 and have seen the area change over that time from a holiday village to an area that now has a good community feel about it.

Unfortunately at this time the township is now landlocked and there is no potential for the Community to grow. With the West Culburra Concept Proposal there is hope for the Culburra Beach Community to grow over the for coming years.

The Community has lost one service in that a Hardware Store that has been operating since before 1965 closed at the end of July 2018 and there are many shops vacant and others that are seriously considering their future within the district as the permanent population decreases.

Both the Federal and State Governments are now encouraging Regional Development with housing affordability a main agenda behind this push and this development would assist in this bipartisan Government endeavour with the blocks of land wide enough so that a boat or van can be parked beside the house or stored in the back yard.

The blocks should not be cleared so that the puncher's can decide how much shrubbery and trees they require to remain on their property. This would mean the Developer would be required to install the roads, water, sewerage lines and underground electricity before marking out where the blocks of land was situated. There should also be several corridors of green space in each subdivision for wild live to be able to move around.

The Oyster Farming industry's main concern in regard to the Crookhaven River closures is acutely from Shoalhaven City Council Sewerage Works overflowing during torrential rain depressions and not from the runoff from the development that will be caught in pits and reused on the green verge and other public areas to assist the local vegetation and wild life.

The development of West Culburra Concept Proposal would be good for employment of the youth of the area in apprenticeships as well as giving the trades of the area more work.

The approval of the development of West Culburra Concept Proposal would attract visitors to the great attractions of the area and enhance the community and keep the township of Culburra Beach progressing.

Therefore in my opinion The West Culburra Concept Proposal should be approved so that the Culburra Beach and surrounding Communities can continue to grow and prosper over the coming years.

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Yagoona 2199
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