

PCU044054

27th April 2013

Department of Planning and Infrastructure
Attention; Director, Metropolitan and Regional Projects North
GPO Box 39
Sydney 2001



Dear Sir,

I am a resident and business operator in Culburra Beach. In the early 1990s I moved to Culburra Beach and set up a business relying heavily on the advice of council staff and councillors who said that this was where the Shoalhaven City Council wanted residential and business expansion to occur. Other companies such as Boral who built a multimillion dollar concrete batching plant (now mothballed) at Culburra Beach, or the large hardware store constructed here also did so after receiving advice from Council. Since then the population of Culburra Beach has declined by over 20% and the average age of the population has jumped by about 10 years as most of the people who left town were working people who moved to areas with better employment opportunities. The relative income of residents has also decreased while the average mortgage repayment has increased relative to other areas due to the acute housing shortage in Culburra Beach. (ref censes data.) This is because at the request of Green lobbyists the NSW Government took planning authority for the proposed Long Bow Point Subdivision away from council and held a very questionable Commission of Inquiry into the proposal. In rejecting the proposal they commissioner cited some very dubious research data (supplied by the lobbyists opposing the development) and it despite overwhelming support for the proposed subdivision by the Culburra Beach business and residential community and the Shoalhaven Council.

Culburra Beach needs the West Culburra development for the boost it would bring to the town as well as extra facilities that would come with the development. It would provide employment opportunities and attract back some of the large numbers of tradesmen who have moved out of the town. In the last 15 years I have employed approximately 40 tradesmen in doing work on my business and in the construction of my house. Only 2 of them still work as tradesmen in Culburra Beach. The rest have either moved, a couple have retired and a two have sought employment in other areas.

Culburra Beach has plenty of land zoned for business purposes as it has long been planned to be the business centre for the coastal villages east of Nowra. Many businesses in Culburra Beach, mine included, have suffered a major decrease in turnover as the number of working residents in the town have decreased. An increase in full time residents would make existing businesses more viable and also hopefully attract professionals such as a lawyer, dentist, psychiatrist, and accountant back into the town. All these services, plus a bank (NAB) and agency for the IMB building society and the squash courts have closed since the mid 1990s.

Recreational facilities such as playing fields, sporting facilities such as squash courts, a BMX track and skate park, indoor swimming pool which could be used for aqua-aerobics by the aged members of the community and for learn to swim classes by the local school children and surf life saving club are much needed. The proposed golf course would provide a year round recreational facility for residents and visitors. I would like to see a pool and provision for BMX track and skate park made by the developer as this would be very useful for current and future residents and visitors. The proposed cycleway linking the development to the current town are a good idea however some thought needs to be given to where the bicycles are going to be parked when they reach the business centre. The only cycle racks in town are a small one round the back of Woolworths. I have only ever (in over a year) seen one bike put into these storage racks, most are simply dumped on the footpath providing a hazard for pedestrians.

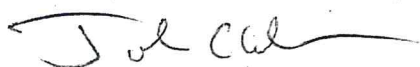
An increase in population with the new development would also hopefully encourage an increase in public transport services available to residents of Culburra Beach, these have been cut back considerably since the mid 1990s as the population has declined.

I cannot see any possible objection to this that can be raised because of environmental or aboriginal cultural issues as the developer seems to have gone out of their way to protect the waterways and couple of significant sites identified in the area. I think the development would also decrease the bushfire risk in the current township as the un-kept scrubby regrowth that predominates to the west of the town is a considerable concern to the local bush fire brigade.

Please approve the West Culburra development to help alleviate the acute housing shortage and high unemployment (especially youth unemployment) we currently experience in Culburra Beach. By the way that is what the town is called and has been since the mid 1990s. Please update your very out of date database so you don't get confused with the township of Culburra (Postcode 5261) which is in South Australia.

I have no political affiliations and have not made any political donations to anyone in the last 50 years.

Yours truly,

A handwritten signature in dark ink, appearing to read 'John C Wright', with a long horizontal flourish extending to the right.

John C Wright

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When lodging a submission on this draft LEP you must disclose information about any reportable political donations and gifts (if any) made in the previous two years and up to determination of the draft LEP. If you make a donation or gift after lodging your submission, you must make a disclosure within seven days of making the donation or gift.

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27/4/2013