

27 July 2018

Independent Planning Commission of NSW  
Level 3  
201 Elizabeth Street  
SYDNEY NSW 2000

To the Commissioner

**Re West Culburra Concept Plan – SSD3846**

I have read through the executive summary and studied maps and my comments about the West Culburra concept are as follows:

I believe that a development of this scale is not needed. It would ruin the beachside village feel of Culburra Beach which most of us came here for as do the tourists.

Applicants seem to know how to say all the right things, tick all the boxes even if they know that it won't be passed because of requirements of legislation – and I mean scientific studies to ensure the proposal won't do any damage to the environment or Aboriginal cultural heritage. It seems the applicant can't even get close to meeting scientific practices but despite this continues to push this large development as something that will be good for Culburra.

If the plan was approved then the next problem would come from new landowners cutting what would be left of the natural bush, mangroves and trees not on their land to gain better views. This has happened all along the beach strips in existing Culburra Beach and Orient Point where you can see the dunes totally cleared of trees in some sections and tracks cut through to the lake and beach.

Mentioned in the summary is that a large percentage of people in the area were for the development, mainly the Progress Association and Chamber of Commerce. Unfortunately I feel that these groups tell people things like: if we don't get this you won't get schools, playing fields, your kids won't get jobs, the town will die – all the emotional stuff. Then have a petition shoved in your face to sign.

Unfortunately I wasn't able to get to the meeting because of work commitments but from all accounts and reading some of the transcripts it sounded totally embarrassing the way the pro-development lobby used emotional language to push their point. Intimidation was used (a show of hands) which not only bullied and cornered undecided people but exposed those with concerns about the development and subjected them to ridicule.

One of the outcomes of the public meeting was that the development was necessary for additional homes for permanent residents and for Culburra's children to stay and not for holiday homes. How will anyone stop these housing lots from being purchased by people wanting to build holiday homes or investment rentals right on the banks of the Crookhaven River?

I have run a successful carpentry business in Culburra Beach for around 30 years. Most of my customers are homeowners and part time residents. These people spend a lot of money on their properties, some for themselves, some to rent out as holiday accommodation. All of this turns around a lot of money which is spent in the local area. Not only has this kept me very busy over the years but also local plumbers, electricians, painters, bricklayers, cleaners, garden and lawn maintenance contractors. This cannot be ignored. I buy materials locally where I can, which keeps the money in our area.

Unfortunately our local hardware store has decided to close due to a range of reasons, not just because the development may not go ahead. Please see attached letter from the hardware to account holding customers regarding the closure for your information.

I know a lot of people in Culburra Beach and the “recruited” crowd at the Bowling Club are certainly not representative of the people I talk with. Most of them like Culburra the way it is and tend to keep their heads down in this hostile climate.

I was listening to a local councillor talk on the radio recently and one of his reasons for the development was that his father grew up here and he grew up here and wanted his kids to grow up here. I interpreted that as meaning – they like it just as it is now, not how it may be in the future. His children may not like what Culburra has become in the future.

I believe that the IPC is on the right track in refusing the proposal as it currently stands.

Regards

Alan Wright

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**CULBURRA BEACH HARDWARE**

**6/7/2018**

**Dear Valued Customer,**

**This letter is to formally and regretfully notify you that Culburra Beach Hardware is closing down due to a culmination of contributing factors.**

**We are deeply saddened to announce such news as we have strived to our best intensity to avoid this circumstance; however there is no other way we could stabilize the situation at hand.**

**We therefore would be grateful for prompt payment of your account. Please pay the current statement you would have received at the beginning of July.**

**If you have purchased goods in July, you will receive a statement at the beginning of August. We kindly ask you to remit payment as soon as possible. All customer accounts will be closed at the end of July.**

**We would like to take this opportunity to express and tell you how much we have valued your patronage over the past years.**

**Warm regards,**

**J P & Kylie Maulguet.**