

Good Afternoon

My name is Carolyn Hansen. I have been a permanent resident of Culburra Beach since 2010, before that I, along with my family, were frequent visitors from 1963 till moving here permanently.

My first recollections of Culburra were standing on my aunt's front verandah in West cres and looking down the street across the lake. If I looked to the north west, I could clearly see across Curleys Bay. I have a photo of my aunt and me in the front yard and you can see in the background across to Watters Service Station. Across the road was open paddocks, where cattle, wild brumbies and kangaroos grazed. This is now where the Culburra Bowling Club is located, and beyond there was cleared grazing country.

My aunt was a pioneer of the area. She purchased her double block of land in 1963 and develop it, living in Culburra Beach for 30 years.

Because of the geography of the local area, development has always been limited by the surrounding waterways.

Without the vision of Mr. Halloran's forebears and the quirky design of a town planner named Walter Burley Griffin, Culburra Beach would not exist.

This development proposal has merit, it has been well thought out by the project team engaged, by Mr Halloran, a local firm who have an intimate understanding of the geography, ecology and community of the area.

The main residential area proposed does not impact on Lake Woolumboola as the natural fall is from Culburra Rd to the Crookhaven River. The restrictions on development close to the river as well as the necessary ground works proposed by the developer, will protect the river, more so, than the natural situation that exists today. The developer is required to install water taming devices, silt traps pre and post construction, and gross pollutant traps to prevent entry of floating material into the river.

The current situation allows silt and debris to enter the waterway in an unregulated manner, which leads to the oyster industry closing down regularly, when even moderate rainfall events occur.

The majority of the land adjoining the river is currently used for intensive agriculture, generally speaking, dairy production. The estuary area is largely set on acid sulphate soils, unlike the development site. A recent rainfall event caused the closure of oyster harvesting, as a result of acid sulphate contaminated water from Broughton Creek, entering the river.

There are also flood mitigation channels close to the proposed development. Stinking open sewers of animal effluent befitting a third world country draining into ~~the~~^{our} river.

Additionally, the report refers to the risk of potential spills and leaks from sewerage systems servicing the new development. This is "questionable" as Curleys Bay is surrounded by several pump stations, all of which are in the 1.100 AEP flood zone.

The new development will meet the highest possible industry standards for managing sewerage and stormwater. This would be, in my opinion an improvement over the current situation of unregulated, potentially polluted water entering the river.

We have been told by

Case Study No2: Land and Water Management Issues in the Lower Shoalhaven River Catchment, that are population will grow locally from 43,000 to 65,000.

Expansion in industry and urban development is planned and encouraged by Shoalhaven City Council

In conclusion, I would respectfully ask the Commission to recommend that this planning proposal be approved and be expedited by the state government and local government agencies.

I have watched Culburra Beach grow for over 50 years and develop to what we have today. Culburra Beach and the surrounding area needs this development to ensure its long -term survival as a viable part of the community of the Shoalhaven. Thankyou