

To the Independent Planning Commission

Re SSD3846 West Culburra Concept Proposal

I believe that as a long time resident of Culburra Beach (70years) and a Shoalhaven City Councillor for this area from 1999 to 2008 that I am fully aware of the wants and needs of this area and must make a submission to the IPC.

The West Culburra Concept Proposal must be allowed to proceed as displayed by The Halloran Trust. It is a staged development over quite a number of years and it will be a life saver to the towns of Culburra Beach and Orient Point.

I am fed up with this community being held to ransom for far too long by **an extremist minority environmental group** that portray themselves as speaking for the community **THEY DO NOT**. The vast majority of the community have always **voted in favour of development** and many of those that don't are rent a crowd and don't live in the area.

Questions need to asked of DP &E why three of them had a secret meeting down here with the extremist minority environment group (who meet in secret) and did not meet with anyone from the recognised Community Groups i.e. the Culburra Beach Business Chamber and the Progress Association. When these two community groups found out they were eventually able to get a meeting with only two representatives and had to travel to Sydney at their own cost.

This same group tried to stop Woolworths development, fortunately they were unable to as it has been a lifeline to other businesses i.e. coffee shops, hairdressers, takeaways, bakery's etc. And it has stopped a lot of escape spending and provided many local jobs but without growth within the Culburra Beach area many of these businesses will close. We already have empty shops and others have been trying to hang on for the West Culburra development to come to fruition and trading on reduced hours. Already our hardware shop is closing down at the end of the month.

This **staged** development at West Culburra has the potential to save our town, to allow our younger generation to purchase land and live in an area they grew up in. Housing prices have become unaffordable as investors have moved in to purchase housing for holiday rentals which has made renting for local permanent residents unaffordable.

With the latest environmental and water quality controls that will be in place, including the setbacks from the river and Culburra Road, will vastly improve the water quality and sedimentation run offs into Lake Wollumboola and the Crookhaven River.

The proponents have previously won awards for their environmental controls.

JACK KERR - [REDACTED]