



4D Management Pty Ltd

T/A Culburra Beach Hardware

Phone: [REDACTED]

To whom it may concern,

REF: West Culburra Beach concept proposal. (SSD3846) D517/18

My name is Jean-Paul Maulguet. My wife and I own the hardware store in Culburra Beach and are currently and sadly going through the motion of closing the store.

The store had ten employees at one stage but now employs six, who along with my wife and I will now have to look for employment elsewhere.

There are a number of culminating factors for the closure of the store, the most obvious being a decline in sales over the past couple of years, both in retail and trade.

Culburra Beach has become a highly desirable place for Sydney residents to invest, lifting the value in property which in turn makes affordable property harder to find for the younger generation who are just beginning their lives together and wanting to start a family.

Developing and making more land available would see more affordable housing, giving those young families the opportunity to move in that direction along with stimulating local business both in the retail and the industry sector of Culburra Beach.

We absolutely believe the urgency and need for this proposal (West Culburra Development) to proceed for the sake of the very future of our beloved town and local community.

I would suggest that the majority if not all the business sector along with the local community would be in agreement as Culburra Beach's survival could well be in jeopardy.

Yours Truly,