

**From:** [Matt Philpott](#)  
**To:** [IPCN Enquiries Mailbox](#)  
**Cc:** [REDACTED]  
**Subject:** West Culburra - Concerns with Accuracy of Information Supplied to IPC - N25405  
**Date:** Thursday, 26 July 2018 8:32:04 AM  
**Attachments:** [26072018090258.pdf](#)

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To the Commissioners,

Whilst John Toon and I will provide the Commission with additional information regarding the West Culburra EAR by Monday of next week, I wanted to take the opportunity to draw the Commissions attention to just one major inaccuracy in the information that has been supplied to the IPC.

On page 13 and 14 of DPE's EAR, the ISUDP2016 is commented upon. The text on page 13 of the EAR states that only a small proportion of the land covered by the concept proposal is located within the Culburra Investigation Area and then on the top of page 14 "The concept proposal is not consistent with the ISUDP as it does not optimise development within the Culburra Investigation Area." The reader is directed to review Figure 8 on page 14, and upon review of Figure 8 the reader of the EAR would have to agree with DPE's comments.

However, Figure 8 has been specifically compiled by DPE for the purposes of the EAR. It is not the map in the ISUDP2016 that relates to Culburra Beach that has also been prepared by DPE. A scanned copy of Map 10 (unedited) from the ISUDP2016 is attached. You will note on Map 10 there is an area outlined in red that sits over Culburra CBD. The legend indicates that this area is the "Centre". This is not the Culburra Investigation Area. The Culburra Investigation Area is notated on the map to the west of the centre and corresponds precisely with the proposed site. The other maps in the series eg Map 9 indicate that this interpretation is correct.

This is one example of the inaccuracy in information being supplied to IPC from DPE. SCC highlighted another inaccuracy of the EAR in comments made by Phil Costello and Gordon Clark at the Public Meeting and in its written submission.

I have to question if DPE cannot interpret its own maps correctly and the basic strategic planning framework for this area, how can it possibly provide objective and unbiased advice to IPC on the more complex water quality and other issues that relate to this site and the Long Bow Point site?

Regards

Matt Philpott    

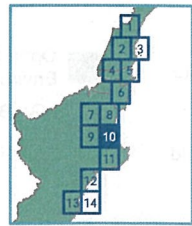
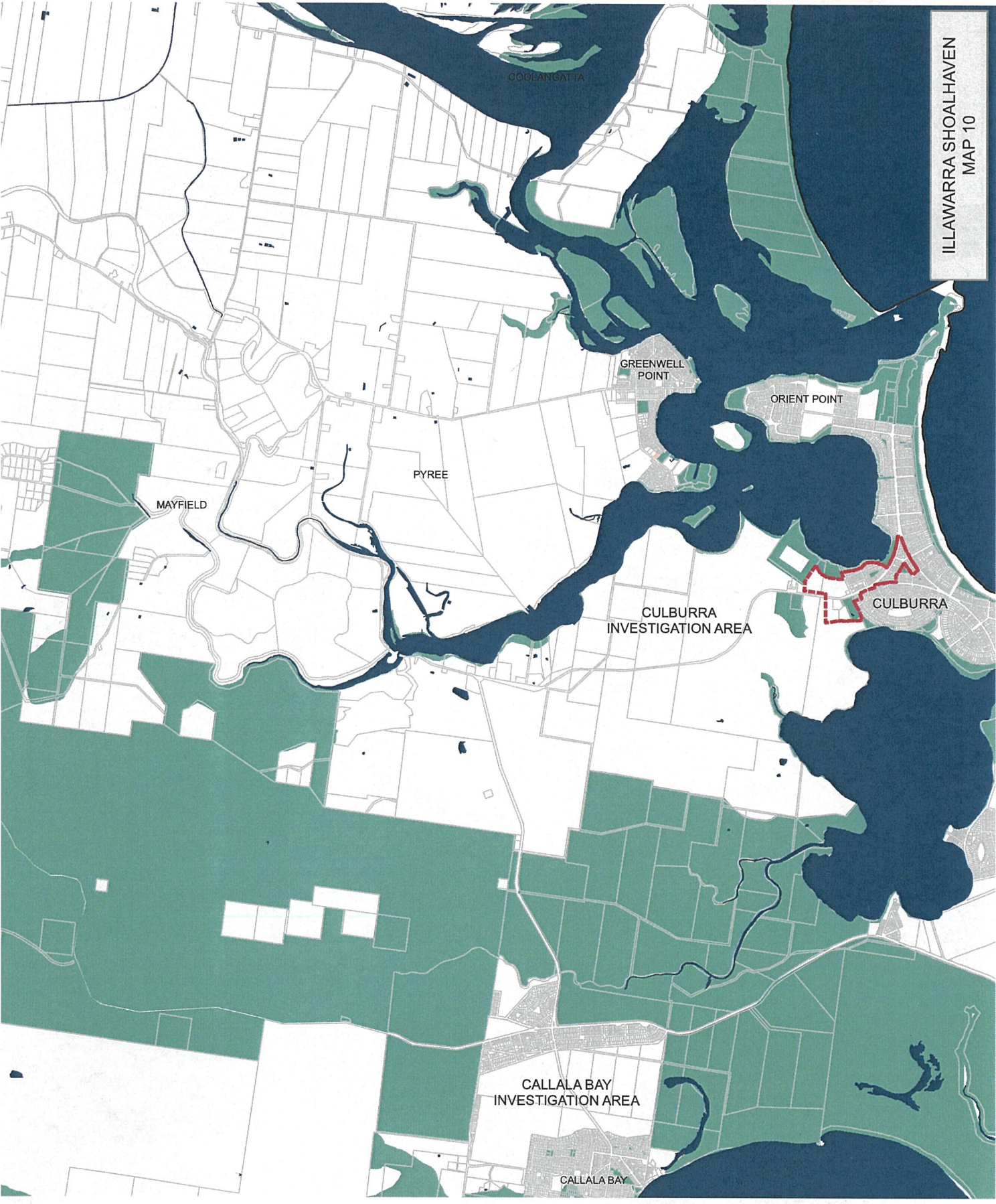
DIRECTOR | PLANNING MANAGER | CIVIL ENGINEER  
[REDACTED]



**allen price & scarratts pty ltd**  
land and development consultants

[REDACTED]

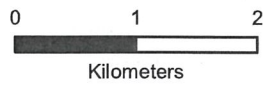
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Dwelling Completions (1998/99 - 2014/15)\*

<span style="display:inline-block; width:15px; height:15px; background-color:#f08080; border:1px solid black;"></span> 1 additional dwelling	<span style="display:inline-block; width:15px; height:15px; background-color:#800000; border:1px solid black;"></span> 51-100 additional dwellings
<span style="display:inline-block; width:15px; height:15px; background-color:#ff6347; border:1px solid black;"></span> 2-10 additional dwellings	<span style="display:inline-block; width:15px; height:15px; background-color:#4b0082; border:1px solid black;"></span> 101+ additional dwellings
<span style="display:inline-block; width:15px; height:15px; background-color:#ff4500; border:1px solid black;"></span> 11-50 additional dwellings	

\*No dwelling completion data for Shoalhaven prior to June 2014



<span style="display:inline-block; width:15px; height:15px; background-color:#ffa500; border:1px solid black;"></span> Major Site	<span style="display:inline-block; width:15px; height:15px; background-color:#38a84d; border:1px solid black;"></span> Open Space / Environmental
<span style="display:inline-block; width:15px; height:15px; border:2px dashed red;"></span> Centre	<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> LGA Boundary
<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> Greenfield	<span style="display:inline-block; width:15px; height:15px; border-top:1px solid black; border-bottom:1px solid black;"></span> Rail Line