

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Development Proposal
Date: Monday, 30 July 2018 3:09:57 PM

I strongly support the West Culburra Development Proposal for the following reasons:

- 1) It has overwhelming community support as clearly demonstrated at the public meeting on 24th July 2018.
- 2) Lake Wollumboola has not been adversely affected by water runoff, unmitigated and uncontrolled since the initial Culburra development in the 1950's. Common sense dictates that with modern water controls future development will also have no adverse impact.
- 3) At the public meeting an international bird expert explained that bird life on and around the lake and ocean front was thriving. (3 percent of the world's black swan population and 4 percent of the world's Teal population choose the lake as their preferred habitat) with the current antiquated or non-existent water controls.
- 4) All spokespersons from local businesses and the chamber of commerce expressed the dire need for modest residential growth for local businesses to survive - the local hardware shop is closing because of reduced trade and many shops are vacant due to the shrinkage in number of permanent residents.
- 5) Affordable housing, desperately needed for permanent families, is non-existent in Culburra. The very few houses that come up for sale are immediately snapped up by those looking for holiday rental investment - driving prices up and excluding families from purchase. The town has a HOUSING SHORTAGE.
- 6) The Lake Wollumboola Protection Association is in no way representative of the community and is, in fact, mistrusted by the community for good reason.
- 7) Many local Aboriginal people are also in dire need of housing in Culburra and I am concerned that the significant or sacred site objection is overplayed and often seems to be very subjective.
- 8) The resident population of Culburra will be adversely affected by landlocking the town, resulting in reduced services and a resultant decline in the overall population. Families will be affected.

Please consider these pertinent points and support the proposed development and consider those points relevant to the golf course proposal which is also highly supported by the community.

Yours sincerely,
Suzanne Hill

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