

MS M. O’KANE: Okay. Good afternoon. Good afternoon, ladies and gentlemen, and welcome. Before we begin, I would like to acknowledge the traditional owners of the land on which we are meeting this afternoon, the Jerrinja people, and pay my respects to their elders, past and present, and to the elders from other communities
5 who may be here today. Welcome to the second public meeting being held by the Independent Planning Commission today. This meeting is for development application SSD2846 from John Toon Proprietary Limited on behalf of the Halloran Trust, the applicant, who is seeking approval for a concept proposal at West Culburra.

10 The concept proposal covers approximately 75 hectares or the 100 hectare site and comprises 650 residential dwellings of low and medium density, 3.5 hectares of industrial development, tourist accommodation, cafes, restaurants and viewing areas, a sports field, three kilometres foreshore reserve, including cycleways, walkways,
15 picnic areas and playgrounds, parks and view corridors, and supporting infrastructure including an internal road network and stormwater management system. The Commission held a separate public meeting this morning for the Long Bow Point Golf Course, SSD8406. My name is Mary O’Kane.

20 I am the Chair of the Independent Planning Commission and the Chair of this panel, which has been appointed by me to review this proposal. Joining me are my fellow Commissioners, Ross Carter and Ilona Miller. We are supported by David Koppers, who’s around somewhere – just over there – and Alana Jelfs and Anna Summerhayes from the Commission secretariat. We are also being supported by Kate Richardson
25 SC, who is here to assist the Commission in directing the meeting as counsel assisting. As is outlined in our public meeting guidelines, which are available on our website, our counsel assisting, Ms Richardson SC, may ask any clarification questions from the speakers today.

30 The Commissioners may also ask some questions. Before I continue, I should state that all appointed Commissioners must make an annual declaration of interest identifying potential conflicts with their appointed role. For the record, we are unaware of any conflicts in relation to our determination of this development application. You can find additional information on the way we manage conflicts of
35 interest and potential conflicts in our police paper on the matter, which is also available on the Commission website. As required under recent changes to the planning legislation, and in the interests of openness, transparency and full capture of information, today’s meeting is being recorded and a full transcript will be produced and made available on the Commission’s website shortly.

40 I now turn to meeting purpose and effect. This public meeting gives us, the Commission, the opportunity to hear from the community in relation to the West Culburra concept proposal, SSD3846. As I mentioned this morning, I understand that a number of you may be interested in both the West Culburra and the Long Bow
45 Point Golf Course projects, and some, of course, will be only interested in one of them. However, it would assist the Commissioners greatly if you would address

your comments in this meeting this afternoon to the West Culburra concept proposal. I must emphasise that no decision or determination on this application has yet been made.

5 This public meeting is vital input for the Commission in this process of making this determination. For more information, again please visit the public meeting guidelines on our website. So what is the Independent Planning Commission and what role do we play in determination? For information regarding what the Independent Planning Commission of New South Wales is and its role in the
10 determination of this project, I refer you to handouts that we have provided at this meeting and also, again, to our website. Where are in this process for this determination? This public meeting is one part of our decision process.

We have also been briefed by the Department of Planning and Environment, we have
15 met the applicant, we've met the Shoalhaven City Council and we've met with the Jerrinja Local Aboriginal Land Council. We also undertook a site visit yesterday with the applicant, and were joined by several community groups who attended as observers. The Commission has already taken a number of steps in its assessment. On 20 June 2018 the Commission received the Department of Planning and
20 Environment's assessment report. You will notice this site – the West Culburra site – has had an extensive history and there is a large range of relevant reports.

These are referred to in the Department's report, and it's available on the Department's website with those references. After today's meeting we may convene
25 with relevant stakeholders if clarification or additional information is required on matters raised. Records of all meetings will be published on the Commission's website. A clarification with regard to the planning proposal. Some of you might be aware that the applicant has also lodged a planning proposal for land in the Shoalhaven local government area owned by the Halloran Trust. This planned
30 proposal is not the subject of today's meeting; it is a separate process.

If you would like further information regarding the planning proposal you can visit the council's website. Now, something about written comments. The Commission
35 will continue to accept written comments about the project until 5 pm on 31 July 2018. Anyone can send written comments to the Commission before this time. You can do so by sending your comments to the Commission by email, ipcn@ipcn.dot.nsw.gov.au, or by post, Independent Planning Commission New South Wales, Level 3, 201 Elizabeth Street, Sydney, New South Wales 2000. So
40 now on to next steps.

Following today's meeting we will endeavour to complete our assessment as soon as possible; however, there may be delays if we find a need for additional information. And now for this afternoon's ground rules. Before we hear from our first registered
45 speaker I would like to lay down some ground rules that we expect everyone taking part in today's afternoon meeting to follow. First, today's meeting is not a debate. Our panel will not take questions from the floor and no interjections are allowed.

Our aim is to provide maximum opportunity for people to speak and be heard by the panel.

5 Public speaking is an ordeal for many people. Though you may not agree with everything you hear today, each speaker has the right to be treated with respect and to be heard in silence. Today's focus is public consultation. Our panel is here to listen; not to comment. As mentioned, counsel assisting and, occasionally, the Commissioners may ask questions for clarification. It will be most beneficial to the meeting if your presentation is focussed on issues of concern to you. It is important
10 that everyone registered to speak receives a fair share of time. Counsel assisting will enforce the speaking times that we nominated by speaker quite strictly.

As Chair, I reserve the right to allow additional time for provision of further material. A warning bell will sound one minute before the speaker's allotted time is up and
15 again when it runs out. Please respect these time limits. Though we will strive to stick to our schedule today, speakers sometimes don't show up, or decide not to speak. If you know of someone who will not be attending, please advise either David or Alana. If you would like to project something onto the screen, please give the presentation to David or Alana before you make your presentation. If you have a
20 copy of your presentation, it would be appreciated if you could provide a copy to the secretariat after you speak.

Please note that any information given to us may be made public. The Commission's privacy statement governs our approach to your information. If you would like a
25 copy of our privacy statement, you can obtain one from the secretariat or by going to our website. Today's meeting, as I mentioned before, will be recorded by Commission staff and then transcribed, and the transcript will be made available on the Commission's website. However, other recording of this meeting is not allowed apart from media recording briefly. Finally, I ask that everyone present please turn
30 their mobile phones to silent. Thank you for that and, with that, I will turn to counsel assisting.

MS K. RICHARDSON SC: Madam Chair, the first speaker today was to be Chris Ritchie and Deana Burn from the Department, but Mr Toon, on behalf of the
35 applicant, has made a request to speak. In my submission, Chair, you have discretion to allow that, and it should be allowed.

MS O'KANE: I'm happy with that.

40 MS RICHARDSON: He has made a request to speak for 12 minutes.

MS O'KANE: Thank you.

45 MS RICHARDSON: Mr Toon, if you would like to come forward.

MR J. TOON: Thank you, Madam Chair, and members of the Commission, ladies and gentlemen. It's my great pleasure to be here this afternoon to talk to you about

the West Culburra mixed use concept plan. Before I do that, I should say that my own experience goes back a long, long way and I'm one of the very few planners that have actually planned and seen built a new town. It was quite a small new town, but, nevertheless, it was a new town, and that was Gove, now called Nhulunbuy, in the Northern Territory. I have been active as an academic and a director of a research establishment at the University of Sydney into urban planning matters over the last 30 or 40 years. So that's something of my background.

Before going any further, I also want to make reference to Mr Warren Halloran, because he was a person who inspired the team that now work on what is the whole of the lands that are left in their trust, and we aim to meet Mr Halloran's wishes to produce a development of high quality and with respect to the country, the vegetation, the waterways, that are there, and that is our aim. We aim to produce a really good quality development.

So to the West Culburra mixed use concept plan. First of all, it's a concept plan. What that means is that, in a way, it's an outline plan and it will be developed in stages. Each stage will be submitted, assuming that we get some consent, it will be submitted to Shoalhaven City Council for detailed approval, so it's not a detailed plan. It's not a development application, it's a concept plan, and it deals with the concepts.

It's a mixed use plan, because the aim was to keep it open for the kinds of uses that we thought we might be able to include in the development area. It's not just a residential development. It has some component of industrial development, some component of some commercial development, some leisure-oriented development, and these are somewhat unspecified at this time, but it's a mixed use plan, it's not just – in other words, it's a kind of town plan rather than a residential estate development.

And it's West Culburra, because West Culburra was identified, after a long series of meetings with the Department around about 2009, as the area that we could look at and consider for development purposes, and that is what we've done and that is the extent of the plan at the present time. It essentially extends from the western boundary of the existing town centre, which is Canal Street East, believe it or not, and the western edge of lot 61, which is in the paddock where it goes down to Cactus Point, and some of you will know that, so that's the extent of the area. The southern boundary is the catchment divide and it's northern boundary is the Crookhaven River, so that's the extent of it. It's about 100 hectares altogether, and we're using, at the present time, about three-quarters of that.

The first thing that we did, when we were looking at this area, was to look at the Culburra community and to get an understanding of it, and we described it – and I'm not being unkind – as an aging community, as a community that was essentially it was a holiday place rather than a working place. There were holiday homes, there were some young people, there was some permanent dwellers, some people

commuted to Nowra, some people worked in – thank you. Some people – some people worked in – I will move it up a little bit further maybe.

5 All right. Looking at the community, sorry. It was an aging community, there were very few young people. Youth tended to move out, you know, somewhere between the ages and 16 and early 20s. There were some young households that stayed here, partly, I think, because the accommodation was cheap or relatively cheap, if I put it that way, and for the rest it was mainly an aging community and it has continued with that kind of profile over, really about the last 20 years. In some ways, it's a
10 community that I, I might say, has stagnated; nothing much has happened and, in fact, just over lunch, a lady came along to me and she said, "This is a community that's dying on its feet." And I said, "Well, I don't know that that's true or not, but I'm not surprised you should say that, because the demographics all have those kinds of characteristics."

15 So we were concerned to try to do something about that, and one of the things – and it's a key think, I think – is to make land available for residential developments. Strangely enough, while that's not our prime emphasis, I think opening up – enabling some leverage to take place, some new people to move into town, some people who
20 live in town to move to accommodation that might be more suitable for them; those are the kind of aims that we're – we have in mind and it's the kind of leverage which I think is quite critical to the town at the present time.

25 There is a certain amount of in-migration and I think, in this visit, I've had this confirmed, that it's often quite well-to-do people who come here, maybe to retire, or maybe just to purchase a holiday home, and if you've got a \$2 million house in Sydney, it's very easy to get a mortgage for another 400,000 or 500,000 for a house in Culburra, which you can use as a holiday home at weekends, and that's what quite a number of people do, and some are actually friends of mine that do it. I know them
30 quite well. I don't come with them. So that's the demographics. We could go on in great detail.

35 The next point that I think we need to make is about the services. There's a good range of services here in a way, but it's on a – the services are on a threshold. The health services are, I think, adequate, but people say, no, they need to be better. If the larger services like, as I understand it, the hardware store is now about to close down. It does not surprise me, because there is not enough activity here to maintain that business, and we would be not surprised if other of the town centre activities also closed down. There's not enough turnover, there's not enough dynamism in the
40 economy to enable these businesses to keep making a profit. Some will remain, but not so many. So it's this kind of diminishing town that really is of concern to me as a planner, and I say we need to do something about this. Can we do something? Yes, we can, and so that's really what we're set ourselves the task of doing.

45 Culburra is a place. We looked at it as a place and said, "Well, what kind of place is it?" And it's a very pleasant place in many ways. It's got lots of water around it: the lake and the ocean and the Crookhaven Estuary. Those water elements really

don't form much of the sense of the place itself. There's no real water frontage to the ocean. There's no real water frontage to the lake. You can get to the lake, you can get to the ocean but there's no esplanade anywhere or anything like that, not that I'm saying there should be. I'm just simply observing that access to the water is
5 not very easy in Culburra. The water, although it's prevalent, does not really form a significant part of the image of Culburra. In fact, the image of Culburra, I think, is dominated by this main road running up to the town centre. So we looked at that and looked at the nature of the place itself.

10 Having looked at that, we then said, "Well, that's can we in looking at the West Culburra area do anything there to make it a more interesting place?" And we looked and analysed the site and said, "Well, there are some good features. One of the good features is there is a large area next door to the town centre". That's from here – from the ambulance station running up to the sewage treatment plant. That
15 area is zoned B2 and the only uses that are really allowed there are local businesses. And there isn't really a great demand for local businesses. So a big area of land is sterilised by the zoning. We would have liked to have done something with it and in our early plans, we proposed to put some housing there, but that was crossed out, as quite a number of things have been, simply because it's not permissible
20 within the zoning, the relevant zoning being the 1984 – identifier – sorry, Shoalhaven LEP.

So that was a problem. The area which we call stage 1 a little bit further along on the south side of Culburra Road – part of that is zoned for housing and we will be able to
25 put some housing there. And our intention to put some small lot housing there suitable for downsizers or young families or a range of people. We're not allocating it to any particular kind of household. We're simply saying, "This will be small lot development". And the intention of the Trust is that it will design and build that development itself because it wants to make it a showpiece of development in every
30 sense. So that's our aim.

I'm conscious of time. We've looked at the site okay. We – I will just really go to the vision – to what we really aim to do. The main feature of the plan is going to be a long waterfront which will be really from the existing town centre right through
35 to Cactus Point. Now, that waterfront is zoned for environmental protection. What we want to thread through that waterfront is a walkway/cycleway which will be hopefully used by everybody partly as a route but partly as a pleasure route and we want to embellish it by exposing both the natural ecology features along the waterfront and the cultural features, particularly the Aboriginal and so on. We
40 want to make a feature of those along that waterfront. We want to add to that. And outside the waterfront zone, childrens playing areas and other things, so that it will, in fact, be an active waterfront. That's the way we're seeing it.

Behind that is going to be housing of various kinds, various lot sizes, various types of
45 housing. We haven't actually got down to the details of all of that yet except to know that in stage 2 – stage 1 is 46 dwellings, stage 2 will be about 150 dwellings and stage 3 is similar and stage 4 is similar. And we anticipate that those stages will

take something like – between 10 and 20 years depending on the rate of demand. We don't know that. And that's essentially the plan and the vision. The other crucial point – sorry – yes – is to make Cactus Point into a leisure hub, which we think is the natural thing to do at that particular point. Thank you.

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MS RICHARDSON: Thank you, Mr Toon. I gave Mr Toon a little bit more time because he's speaking on behalf of the applicant but given that we have 26 speakers today – so with the second bell, I will have to jump up and stop people otherwise the meeting will run over. The next speakers are Chris Ritchie and Deana Burn from the Department.

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MR C. RITCHIE: Can everyone hear me okay at the back? Yes. Sorry. I'm not a loud voice. So my name is Chris Ritchie and I'm the Director of Industry Assessments. And, firstly, I just want to thank the Commission for the opportunity to come and talk. And what I want to do is run through our assessment process that we've been through, explain some of those key issues that we had and to, sort of, talk about what our findings were and why we've landed on that recommendation. So we just go to the next slide. So, first of all, I just want to, sort of, outline who we are. So you probably have not dealt with people from Planning and Environment before – or some of you may have.

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Where we fit is we're an assessments team that sits within head office of planning. And in my particular role, I assess a real broad range of projects. So Director of Industry Assessments is a very broad breadth of types of things I do. I did touch on a few this morning, so I apologise for those people who've already heard what I do but there's obviously a few more here today in this afternoon's session. So I deal with waste projects, large chemical facilities, agriculture, aquaculture, I do music festivals – I do a large range of projects. And down this way, some similar projects and down this way, some similar projects for me – a project you might have heard of is the Shoalhaven Starches facility at Bomaderry which I deal with, but also in 2014, the demolition of the Port Kembla stack and the Port Kembla site, which is a project that I manage for government.

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So, basically, what we're tasked to do is process and deal with an application. We provide an assessment report and an assessment report provides a detailed analysis of the issues and provides a recommendation to the Independent Planning Commission who makes the decision. We've just heard from the applicant a little bit on the project, so I won't sort of touch on that in a lot of detail. But there is a large residential component. There's also some tourist elements. There's some passive recreational stuff. There's also some relevant infrastructure that goes to support that application. In terms of why the Department is dealing with it, there was a category of work that triggered the Planning Department getting involved and that was subdivision in these types of locations of more than 100 lots. So that's why Planning assessed the project and not the council.

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I just wanted to show you – and I know a lot of you will be familiar with the site, but in the context of us assessing the project, I just wanted to point out some key

elements. So you can see the red identifies the site. So it's quite a large site, roughly 100 hectares. Around that site is some key attributes that we have to consider. So there's the river itself, Cookhaven River, there's SEPP 14, which is a state planning policy that relates to coastal wetlands. There's also a number of oyster leases, and those oyster leases occur around the fringe – or the front of the project, and a lot of those are identified as what you call a priority oyster lease or also a direct harvest lease and that is something where you can actually harvest directly from the lease and actually on-sell that. So just go to the next slide.

10 Given the sensitive nature of what that figure shows and the scale of the project, we thought that as part of our assessment, it was important to get some technical expertise to provide us with assistance. So that was a firm called BMT WBM – that's a large, well-regarded water quality expert firm. And they were engaged by the Department during the course of the assessment. Now, I will get to that in a bit more detail but there was a lot of work that our consultants did on that project to try and work with the applicant to sort out a lot of the issues that we had, but I will, sort of, deal with that as we go.

20 Importantly, as part of any application process, we do have a public exhibition, we write to relevant landowners nearby, we put ads in the paper and we – was that quit already? 4. We write to sort of key agencies. We got a fair bit of response: 44 submissions. There were submissions in support from the committee, there were submissions in objection to the proposal. But, importantly, we've summarised here some of those key agencies that I seek advice from when we assess a project, so some of these agencies like DPI, Crown Lands, Office of Water, OEH, continue to raise issues with us.

30 So this is following three rounds of what we call a response to submissions, where issues are raised, the applicant provides a response. I went through that three times. End of the day the agencies have said, "We still have concerns. We still worry about the impacts." We quickly just jump to the next line. In terms of our key issues, there's the issue around water quality, given the proximity of the river and the frontage. There's about three kilometres along that river. We've heard this morning issues around Lake Wollumboola. I will try and wrap up quickly.

35 And there was also some strategic planning issues that we need to be mindful of. There's biodiversity issues, there's some heritage issues. Go to the next line. Traffic and design issues and bushfire issues. So a lot of these issues had still not been resolved, from our point of view. So I'm then at the point where I've got to make a decision and a recommendation. So my water quality experts had worked in a lot of detail with the applicant. There was a lot of toing and froing, a lot of guidance. At the end of the day, they advised us that they weren't satisfied that the impacts can be managed.

45 On top of that I've got agency submissions saying, "We've still got concerns and still got issues with the project". There's also some strategic documents that talk about protecting the lake and not having development near the lake, and there's aspects of

the project in some of that staging which is on the other side of Culburra Road, which we think is in that catchment. So I will wrap up really quickly. But what I want to point out is, importantly, in our report – and there’s a detailed assessment report that we have – probably jumped two slides, sorry – is we’re not – one more.
5 That’s it. Sorry. We don’t make decisions or recommendations lightly when we’re recommending a – something should be refused.

That’s following detailed analysis, detailed consideration, guidance – what the key agencies say, and then, ourselves having a qualified, high-level expert saying
10 they’ve got concerns, then we have to make a recommendation on that basis, and that’s where we’re at. And there was a lot of opportunities going back and forth. Importantly, though, we are saying – we’re not saying we can never have a – this sort of – a residential component there. What we’re saying is it needs to be subject to detail, strategic analysis, which identifies what is appropriate here, given the
15 complex environment that’s here, and also the scale of the project that was proposed. So that’s what we’re recommending. Sorry.

MS RICHARDSON: The next speaker is John Castellan.

20 MR J. CASTELLAN: Madam Chair, members of the Commission, ladies and gentlemen. My name is John Castellan. I reside at Orient Point with my wife. I don’t propose to talk about environmental issues today, but what I’m going to do is speak about the impact that a refusal of this proposal will have on our community. My family and I have been coming to Culburra beach for the past 45 years and we’ve
25 been permanent residents for the past 15. Unlike many of the visitors who signed in to attend this meeting, the majority of the people here today are residents who have a vested interest in the proposal.

The 2003 Commission of Inquiry headed by Andrew saw overwhelming support
30 from the local and Aboriginal communities for this project to be developed That Commission recommended limited development in West Culburra but, sadly, that’s as far as it went. It either died in the Department or in the Minister’s office. Since then we’ve had public meetings after public meetings which had overwhelming community support, but hurdle after hurdle was put in the way, and here we are again
35 with little prospect of getting this development approved. 15 years of utter frustration for our residents.

The majority of residents in this village want to see it prosper and not die through lack of development. Approval would see young families with children flock to the
40 area. Approval would bring development and with it much-needed jobs for a region that has one of the highest, if not the highest, unemployment rate in the State. Mainly, the proposal is for over-55 living. This would provide many of our retirees with opportunities to downsize. Downsizing would enable them to live in their own home for much longer and be less of a burden on the limited government resources
45 that go towards aged care. We need growth in this village. Businesses are struggling.

You've heard that the hardware store is closing at the end of July, and it's most likely that Woollies will go the same way if this development doesn't go ahead. A refusal will be the death knell for our village. Many of our residents are elderly and have restricted licences that limit them to drive no more than 15 kilometres each way. The
5 Nowra shopping centres is 25 kilometres away. They would have no means of travelling to Nowra to do their shopping other than on a very poor bus service that operates twice a day. Travelling to Nowra would see more traffic on our badly-maintained roads and would impose additional costs on the rest of the villagers.

10 Lake Wollumboola, the Crookhaven and Shoalhaven Rivers and Curley's Bay have all survived many years of rural and residential development without any adverse effect. The fishing and oyster industries have all prospered. The lake still provides prawn for commercial fisherman, local residents and many visitors who come here during the summer months. What this is telling anyone who will listen is that we are
15 conservationists at heart and we look after and respect our waterways. We do not vandalise our environment.

But we are held to ransom by a small but very well organised and very local minority who claim to represent the whole community and have had the ear of the Department
20 of Planning and the Minister for the past 15 years. In reality, they only represent a small percentage of local residents. The developers appear to have done all that has been asked of them and then some, yet here we are again – another public meeting, knowing full well that the Department has recommended that the development be refused. Thank you for listening.

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MS RICHARDSON: The next speaker is Brian Muller.

MR B. MULLER: Madam Chairman, the protocol has been set for the day. Ladies and gentlemen, there are two key issues that have been provided as points for the
30 Department of Planning and Environment's recommendation for refusal that must be addressed here today. They are stormwater and the ridiculous statement that it's not in the public interest. It seems that one of the recommendations for the refusal of the West Culburra development is on the grounds that it will create stormwater run-off into Lake Wollumboola. Surprise, surprise! Of course it will. It already does. It's
35 untreated what goes in there now. No more or no less will go in there than what currently does.

A minimal amount of the proposed West Culburra development runs into the lake. Let me tell you this. Currently, around 40 per cent or approximately 600 homes in
40 Culburra Beach have their stormwater running directly into the lake completely untreated. It runs straight out from streets like Greenbank Grove, West Crescent, Fairlands Street, Carlton Crescent, Cross Street, Park Street, The Lake Circuit, East Crescent, Silvermere Street, Lee Street, Jopejija Crescent, Broadview Avenue, Eastbourne Avenue, Hope Street. How long do you want me to keep going?

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Mona Street, Fairlight Way, Plimsoll Place, Haven Street, even the retirement village. They all have untreated stormwater running directly into Lake

Wollumboola, and yet we're told that one of the main reasons for recommending refusal is stormwater running from this development into the lake. When, quite clearly, the impact on West Culburra is insignificant compared to what happens now. It just doesn't make sense at all.

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When you read the report provided by the Department of Planning and Environment, you would think that the applicants haven't done any research in environmental issues, when in fact rigorous scientific research assessments have been done into water quality, flora and fauna. Report after report, study after study, millions of dollars have been spent and those reports have been provided. According to the proponents, the water quality consultants have consistently demonstrated with all the stormwater treatment measures proposed that they have delivered a neutral or beneficial effect on downstream receiving waters.

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The areas of the site within the Lake Wollumboola catchment area, stage 1 residential area, 1.93 hectares that will be drained into the Crookhaven catchment through water quality facilities that will treat to neutral or beneficial effect. Stage 3, residential area, near the playing fields, 1.74 hectares that will be drained into Crookhaven catchment through water quality facilities that will treat to neutral or beneficial effect. Stage 5, industrial area, 1.38 areas that will be drained into the Crookhaven catchment through water quality facilities that will treat to neutral or beneficial effect. The roundabout area, .6 of a hectare that will drain to Lake Wollumboola through quality facilities that – water quality facilities that will treat to neutral or beneficial effect.

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The playing fields, 4.8 hectares that drains to Lake Wollumboola through water quality facilities that treat to neutral or beneficial effect. So the total area within the catchment is around 10.45 hectares. The total area of this development is approximately 115.6 hectares. So the area in the catchment is about nine per cent.

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But as these small areas are either diverted into the Crookhaven and/or treated to the neutral or beneficial effect stance, the impacts on the lake and the Crookhaven are zero. This has been scientifically proven through best practice water quality modelling, not just claimed like the people against this development who have done so, no science at all in their side has been done but they want to keep talking about how many birds the lake supports.

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No one is arguing with that. But the opposition to this development does nothing but make claims without backing it up. There will be no impact on the lake. The second issue is the bizarre point that it is not in the public interest. Every single meeting – public meeting that has been held in Culburra Beach in the last 10 years has been in favour of this development proceeding. Culburra Beach needs good, sustainable residential development if it is to survive. The development will provide an increase in permanent population. I can tell you that in my role as president of the Culburra Beach and District's Chamber of Commerce, business owners talk to me and they are hurting.

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They are hurting bad. The lack of permanent population is affecting them and they can't survive just on the busier time of year that lasts for around three to four months. You've all seen businesses closing here. Look at the empty shops, the most recent being the hardware store, something that's been in Culburra Beach for around 37
5 years, now forced to close due to lack of people in the town on a permanent basis. When you walk into that store, what did you see? Young people employed. They no longer have a job. Let me give you some information about the permanent population in Culburra Beach and Orient Point that might startle you, with figures obtained from the official Census data.

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As people from mainly Sydney move into Culburra Beach and buy holiday homes that are no longer permanently occupied, we see pressure being put on our permanent population numbers. In 2001, the permanent population of Culburra Beach and Orient Point was 3622. In 2006, that dropped by 206 people to 3416. In 2011, that
15 dropped a further 125 to 3291. In 2016, it actually increased by 193 people, to 3484. Well, you may ask why did this happen? It happened because we had good sustainable development in the form of a large Woolworths supermarket that attracted families to the area, a development that some people in this room opposed and objected to. Businesses employ people. Many people here. And they have
20 reduced the number of staff that they employ.

25

They are struggling. And if you don't want to have to travel to Nowra to go to the butcher, if you don't want to have to travel to Nowra to go to the chemist, if you don't want to travel to Nowra to go to the post office or to go to pathology, and if
25 you don't want to travel to Nowra to go to a service station and heaven forbid the supermarket, then we must have this development, because if we don't, that's what you will be doing, and imagine the pollution you will be creating at the same time. No one in Culburra Beach wants to see high rise development on the beachfront. We don't want massive commercial developments on the beach. We just want good
30 sustainable development so that our permanent population can grow and our town can survive, and West Culburra will provide this.

30

Affordability of real estate in this town is a huge issue. The median price in Culburra Beach in 2017 according to realestate.com was around 600,000, while in Nowra, just
35 15 minutes away, where there is ample land supply, it's 450,000. \$150,000 less to live in there than it is out here, and it's less because of supply and demand. Young people who grew up with their families here in Culburra Beach and want to stay here just can't afford to. We need to address the supply and demand crisis urgently, and West Culburra allows us to do this and put a halt to these escalating prices. So we're
40 told this development is not in the public interest. Well, I may be able to get an indication of support from you for West Culburra. Ladies and gentlemen, can I have a show of hands for those in favour of the West Culburra development proceeding? Wow. Members of the panel, I urge you to look at that. I urge you to look at that. Thank you very much.

45

To be fair, now can I have a show of hands for those against the development proceeding. Who is in favour of the development not proceeding? Okay. There we

go. Look at that. Ladies and gentlemen, I think we can see that there's a significant majority of people in this town that want this development to proceed. How can the Department of Planning and Environment get it so wrong when they say this is not in the public interest after what we've just seen. I will tell you how. They've been

5 constantly harassed, bombarded and brainwashed by a small but extremely vocal and active minority who don't care about the wellbeing of the normal residents of this town that live and work here on a daily basis. One person – one person from the Lake Wollumboola Protection Society - - -

10 MR: Let him talk. Keep going.

MR MULLER: One person who had – is a member of the Lake Wollumboola Protection Society had the audacity to go on ABC Radio a couple of weeks and say they had the support of the community and the young people in Culburra Beach

15 when it comes to opposing this development. Ladies and gentlemen, you can see quite clearly here today that they don't. And again, ladies and gentlemen, this development is in the public interest of the people of Culburra Beach, and it's time that that was recognised.

20 MS RICHARDSON: Just a reminder about the ground rules today. Obviously emotions are very high. There are different points of view here today. It's very important that people be able to speak in silence, and that individuals are not singled out for their views. And I will also ask from now on that people not ask to engage the audience, because this is not in terms of show of hands. No. This is not a debate.

25 No. This is - - -

MR:

30 MS:

MR:

MS RICHARDSON: Just – I will ask for silence, please. This is a public meeting that has very clear ground rules, and there are ground rules that protect everybody

35 and - - -

MR: Who makes the rules?

MS RICHARDSON: - - - you will see – the rules were made by the Commission and they were published in advance on the website. They've also been handed out. And it's very important in terms of affording fairness to everyone that they feel that they can get up and speak in silence without being heckled and without being asked to be singled out to show physical demonstrations about where they stand. So I will be enforcing those ground rules, because we have a lot of people speaking on

45 different sides of the debate and the rules are designed in advance to protect everyone. So the next person to speak is Frances Bray.

MS F. BRAY: Thank you. I'm Frances Bray, President of the Lake Wollumboola Protection Association. I'm a permanent resident of Culburra Beach. I acknowledge that meet on the lands of the Jerrinja People who maintain their spiritual and custodial connection with Lake Wollumboola and surrounding lands and offer our
5 respects to elders past and present and Aboriginal people present today. Thank you for the opportunity to address the independent planning Commission panel. I will focus on our key concerns regarding the proposed West Culburra Concept Development Application and provide a written detailed submission.

10 Lake Wollumboola Protection Association Incorporated is a community environment group at Culburra Beach. Both Lake Wollumboola and the Crookhaven/Shoalhaven estuary are wetlands of national importance and internationally significant habitat as habitat for migratory birds as part of the East Asian-Australasian Flyway under international migratory bird agreements with China, Japan and South Korea. We
15 strongly support the New South Wales Department of Planning and Environment's conclusions in its assessment report, State Significant Development Assessment West Culburra Concept Proposal and its recommendations to refuse the application.

We're not opposed to ecologically sustainable development in Culburra Beach. We
20 consider that the Halloran Planning Proposal offers a better approach to achieve ecologically sustainable development and to protect Aboriginal cultural heritage whilst providing modest and well-designed development expansion for Culburra Beach compatible with its existing coastal village character. Our main concerns are the extent and potential impacts of urban development proposed in the Lake
25 Wollumboola catchment. Persisting with such development proposals ignores long-term expert advice that the lake catchment is unsuitable for urban development principally because of potential adverse impacts on Lake Wollumboola and its unique ecology which is recognised as a highly sensitive to polluted runoff from development in the catchment.

30 It also ignores New South Wales Government policy, both past and present. The Director-General's requirements for West Culburra proposal are that no development will occur in the lake catchment. Land in the Lake Wollumboola catchment is unsuitable for urban development and land in the Lake Wollumboola catchment
35 should be zoned for conservation purposes with the appropriate zone E1 national park nature reserve. The current New South Wales Government policy as stated in the Illawarra/Shoalhaven regional plan and the Halloran planning proposal 2015 is that the lake catchment is unsuitable for urban development and will be rezoned for environment protection. That is, E2, dependant on the outcomes of adversity
40 offset strategy and water quality studies north of Culburra Road. We support this policy.

45 Despite these policies, the proponent has persisted with the proposal of 45 medium density dwellings, including four storey apartments compared to Nowra's one building with four storeys, south of Culburra Road in the lake and Crookhaven catchments. This site is adjacent to the Lake Wollumboola north shore and SEPP 14 wetlands. Runoff from this development could drain to a SEPP 14 wetland along the

north-west lake shore. The proposal also includes a major roundabout where
crosses under Culburra Road. Construction and use of the roundabout as well as the
proposed collector road, an industrial area, has potential to impact both downs and
..... creeks, Lake Wollumboola and SEPP 14 wetlands around the north-west shore.
5 However, no assessment has been provided of the potential water quality impacts.

In addition, the cumulative impacts of both the West Culburra, Long Bow Point Golf
Course have not been considered together with existing runoff where there's no
evidence to establish exactly what the level of pollution is. The cumulative impacts,
10 therefore, become really very important. And the failure to consider the cumulative
impacts, I consider to be a failing of the process. The extent and potential impacts of
urban development in the Crookhaven River catchment adjacent to relatively
undisturbed SEPP 14 wetlands is excessive and not ecologically sustainable in our
view.

15 The development would extend three kilometres along the Crookhaven River shore
north-west from the current industrial area and sewerage treatments works, replacing
what is now estimated to be 91.65 hectares of coastal forest in good condition, not
the previously advised 74 hectares. The Director-General's requirements for the
20 Crookhaven catchment and for the existing Culburra Beach urban areas are that land
in the Crookhaven catchment is considered suitable for limited urban development
with higher densities than usual. Housing renewal and increased density within the
existing urban area should occur prior to further Greenfield development.

25 Instead, the application proposes major development in the Crookhaven catchment
far in excess of the direction for limited development required which would result in
major expansion of Culburra Beach. The proposal includes 650 mainly medium
density dwellings, recreational infrastructure, a leisure hub, tourist accommodation
and other facilities adjacent to the Crookhaven river shore, SEPP 14 wetlands and
30 Aboriginal cultural heritage sites as well as expansion of the current industrial area.

The proposal does not include green space for passive recreation within the
development footprint. A sports oval was also proposed in the lake catchment, but
there is conflicting advice now as to whether or not it is part of the proposal. The
35 proposal also includes cycle path and boardwalks as part of the proposed public
reserve immediately adjacent to SEPP 14 wetlands and Aboriginal cultural heritage
sites, which in bringing residents and tourists into these sensitive sites - - -

40 MS O'KANE: Sorry. Excuse me, Mrs Bray.

MS: Sorry, Frances.

MS O'KANE: Sorry.

45 MS: I would just like to check we enforce the rules and to require some
quietness about the back, please, so we can hear.

MS O’KANE: Kate, would you please - - -

MS RICHARDSON: We’ve just had a request that people be quiet, in particular up the back, so that everyone can hear while the speaker is speaking. Thank you.

5

MS BRAY: Am I allowed to continue now?

MS: Yes.

10 MS BRAY: Thank you. I would just like to start that paragraph again. Thank you.

MS O’KANE: Sorry. There is a suggestion that people are having trouble hearing, so I guess we have to be extra careful at the moment. Thank you.

15 MS BRAY: The proposal also includes a cycle path and boardwalks as part of the proposed public reserve immediately adjacent to the SEPP 14 wetlands and Aboriginal cultural heritage sites which in bringing residents and tourists to these sensitive areas would conflict with protection requirements. The Department of Planning and Environment has apparently worked with the proponent seeking to ensure that environmental impacts from this scale of impact – from this scale of development has been appropriately addressed, but found them seriously lacking and unable to demonstrate a neutral or beneficial effect on the Crookhaven River and wetlands.

25 Clearing on extensive coastal forest and wetlands including endangered ecological communities for urban development would result in significant loss of threatened species’ habitat and environmental degradation. The environmental impact assessments have been carried out on the basis of loss of 75 hectares of coastal forest and wetland with the proponent stating that some of the native vegetation is at least 30 100 years old. It is considered to be in good condition and supports many threatened fauna species.

Now, with final changes to the proposal, the extent of clearing and trimming native vegetation has increased to 91.65 hectares, but the impact assessments have not 35 factored in this scale of clearing and destruction. We’re concerned at the loss of connectivity for native species, including threatened species, species important for maintaining ecosystems such as flying foxes and microbats that fertilise vegetation and

40 MS O’KANE: Please.

MS BRAY: We’re concerned also - - -

45 MS O’KANE: Excuse me. Sorry, Mrs Bray. I really must request respect for the speaker. We all have the right of speakers to be heard in silence at this meeting – that’s the ground rules – so if you could let Mrs Bray finish and keep quiet while she speaks. Thank you.

MR: Ring the bell.

MS O’KANE: The bell will ring at the end of her allotted time.

5 MR:

MS O’KANE: Mrs – thank you.

10 MS BRAY: Thank you. We’re concerned also that there’s no impact assessment or Commonwealth referral provided for potential impacts on migratory birds given the importance of both Lake Wollumboola and the Crookhaven estuary as part of the internationally significant habitat for migratory birds protected under the Commonwealth EP and BC Act 1999. The proposal also involves clearing of coastal forests and mangroves towards Curley’s Bay north of Culburra Road and east of the
15 current industrial area, apparently to create views from the proposed four-storey apartments. Such clearing is not justified in our view.

As indicated, we’re concerned at incremental damage to Jerrinja cultural heritage along the Crookhaven river shore. Important Aboriginal cultural sites along the
20 Crookhaven shore and wetlands are relatively understood because they’re on private property with no public access. This would change with the proposed walkway, cycle path and tourist hub, as well as several thousand people having access. Far from supporting Aboriginal cultural heritage tourism opportunities which the Land Council may wish to pursue, the scale and location of development would degrade
25 this significant area.

We’re also concerned about the impact of the proposal on the Crookhaven River wetlands, fish nursery and the oyster leases. The Department of Planning and Environment has worked with the proponent seeking to ensure that the
30 environmental impacts from this scale of development have been appropriately addressed, but has found them seriously lacking and are unable to demonstrate a neutral or beneficial effect on the Crookhaven River and wetlands. To proceed with development without such assurances would be a high-risk strategy, threatening the wellbeing of the wetland ecology, the oyster and fishing industry of both Greenwell
35 Point and Culburra Beach, Orient Point.

We’re also concerned with the proposed biodiversity offsets with lacked detail. Overall, we consider the scale and design of the proposed development is incompatible with its surrounding environment and inconsistent with coastal design
40 guidelines. We enjoy the coastal village character of Culburra Beach, Orient Point, particularly its low density and proximity to the stunning natural environment, including the river, beaches, and ocean, and lake and the coastal forest that surrounds us. Any development expansion needs to maintain, not destroy, our environment and compliment low-key coastal village character of our community.
45

Finally, the proposal argues that the development would bring social and economic benefits. However, no studies have been provided – conducted to support this claim.

It's likely, however, that the proposed development would harm the Greenwell Point or Orient Point oyster industry. On their own, development and significantly increased population are not necessarily the answers to issues such as unemployment. In any case, larger coastal communities in the Shoalhaven share
5 similar social and economic issues to those experienced in Culburra.

We would rather have a diverse economy, including development of ecologically sustainable tourism featuring Lake Wollumboola, the Crookhaven estuary and surrounds, as well as Aboriginal cultural heritage tourism if the Jerrinja community
10 so wishes. We recommend the application be refused, as it is not consistent with the principles of ecologically sustainable development, particularly the proportionary principle, and, in our view, it is not consistent with the long-term public interest. Thank you.

15 MS RICHARDSON: The next speaker is Mr Georg Straesser, and I would reiterate this is – it's already a very long afternoon with a very large number of speakers – it is absolutely essential to fairness that heckling, and commenting, and laughing and so on is really very disrespectful to the speaker, so we would ask you to abide by the ground rules if you would like to stay in the public meeting. The next speaker is
20 Georg Straessert.

MR G. STRAESSER: Well, I hope I can make you laugh, contrary to what you're saying. I've been here for 20 years and I thought I was here for a long time, but I've realised today that I will never beat Jack for 52, was it – 52 years.
25 MR: 70 years I've

MR STRAESSER: 70. I will never catch up with that. Impossible. I wanted to take – I want to step back a bit. We've heard a lot about ecological and scientific
30 evidence on all these proposals. I would like you to have a look at a slide, and I think we should recognise why we're actually here – why we're all here, because we love this place, we love this environment and why do we want to destroy it. You say jobs – we need jobs. Of course we need jobs. Not all of us, some of us need jobs here. Usually, you go where the jobs are, not bring the jobs over to where you are.
35 So what can you do? The only thing you can have in terms of jobs – increase in jobs is in tourism and service industry.

Now, we've got a – just go back a step. 228 years ago, you all know what that was. It's when the British realised that they can come here and make some money out of
40 this place, and it was ripe for development and they ripped into it. The population at that place – at that stage, which we must also consider, was zero, because they didn't calculate Aboriginal people – they didn't count – even though we had maybe 350,000 of them. And – go on – next one – then middle of last century – I hate that word “last century”, because it makes me feel very old – it's only about 50 or 60
45 years, well in my lifetime experience – the population in Australia has gone up to about 10 million and the industry was set up for profit.

Environmental destruction was of no concern. We just ripped into. You could never do that sort of thing in Europe or any – or even Britain. You cannot just rip into it and cause damage to the environment. Today, we face the conflict of demands. First of all, we want tourists to come – to fly in. They want to see beaches, mountains and nature. There's agriculture, there's mining. The biggest influence here is that you have urban dwellers living in high-rise units on green space who want to come here. That's why a lot of us have come here, including me – we come here. And then we have the long-term residents like Jack – sorry, Jack – who want jobs now and that's – all these aspects are important and they all have to be satisfied and addressed if we want to survive as a reasonably cohesive community.

Now, we've got strategies. We have a strategy, which is already there, which has already been looked at and developed. Our income in the region, which represents our welfare, our wellbeing, comes from agriculture, mining, tourism, recreation and service industry – particularly service industry. Income expansion – expansion of income, if we want to create more, would have to come from tourism. You're not going to get a factory here. You're not going to get a warehouse distribution centre or anything like that. It's – that's just not possible and we wouldn't want it. Home building is – has to be sustainable, and – excuse me for a second.

Home building has to be sustainable and we have to allow for – we have to consider that the South Coast is of the same standard as for the Mount Kosciuszko Royal National Park. Would we think of even building a housing estate in those areas? Of course not. I mean, we would ruin them, and they are major points of attraction for tourists. Most overseas tourists that come to Sydney end up in the Blue Mountains or the Royal National Park. Why not the South Coast? The potential is here. The core is here. It's a fantastic environment, and we have to develop that.

We can develop that into something cohesive and make our income from that, so those few people who are not retired like Jack and I have jobs in tourism or service industry. And, now, the other thing is that – see the development there? That's south of Albion Station South, which in my mind has been an absolute disaster. Coming down here after the station, you drive through – you did drive through beautifully undulating hills going down to the water. Now what do you see? A rash of mediocre housing. That's the best you can call it. Now, I've designed places like that.

I've designed monsters like that in other places around New South Wales. And I don't want to see them here, and neither do you. No tourist would want to see them. No tourists would come here to see that. Not even visitors would come to see that. They want to come and see nature, and that's what we have to offer. Why offer them supply, knock our head against the wall with a tourism product that no one really wants. This is what it could look like if we don't control it. That's the proposed development. Look at the size of that compared to Culburra. That's monstrous. It's monstrous. You know, you may as well stay back in Sydney. You may as well go back to Sydney and have that sort of thing.

So what we should be looking at is a national park with small residential areas. That should be our future vision. Next one. Now, we don't need more housing estates. If we use Culburra more wisely with better land use, we could double the population. There is so much unused land here. There is so much unused land here that's

5 wasted, that's not used. The backyards. It's unsustainable. Well, why do you think the current standard of housing is the small 300 square metre block with a house on it that's about 200 square metres? People live in that. You know, that is the current state. Do you want that in Culburra?

10 MR: No.

MR STRAESSER: You know, we've got a code – council has got a code which allows multiple unit housing, and we can have that without any significant defect or any significant impact on the streetscape. Our roads – Lake Circuit Drive, it's a four-

15 lane highway. Do we need that? You know, I mean, the road into Culburra isn't even as wide as that. So there are lots of areas where we waste land unnecessarily, and we have to service it. We have enough sewerage. We have enough water. There's obviously a stormwater problem, but these things can be addressed. So if you want to increase the population, get more people here, which by the way will be

20 old people mostly, my age, then it's all here.

We don't need to sacrifice any more of these national areas, national parks. So what I'm saying is we've got to rethink how we make our living here and how we can make a living out of our national environment. You know, everybody else does in

25 the world. If somebody has a tourism resort like that in Europe, they wouldn't let you build in it. You know, tourism resort like that, that will be built up like that as an income producer for the local people. Next one. And there's a picture of how we can double the population here. Next slide. Now, we have to work together on this, because we all have the same interests. We all want to preserve what is here. We

30 don't want to shoot ourselves in the foot by creating a monster out there. Thank you.

MS RICHARDSON: The next speaker is Councillor Greg Watson. Just if everyone could give Councillor Watson silence to speak. Thank you.

35 MR G. WATSON: Thank you very much, Madam Facilitator, members of the panel. I also acknowledge the Federal Member Ann Sudmalis, the Member for South Coast, the Honourable Shelley Hancock MP, councillors, ladies and gentlemen. Well, here we go again. I think this is about the third time in the time

40 that I've been on council that there was a proposal for Culburra, and it looks like, the way the recommendations are going from the Department, that the rope could be – will be pulled out again. We talk about monster developments. This isn't a monster development. It's very modest in terms of development scale.

45 And when you think about monster developments, go to Western Sydney and you might see one. The development proposal in 1996 included all the catchment of Lake Wollumboola, and that was pulled back and ultimately rejected by the Member for Planning of the day, and then in 2006 there was a sensitive land study undertaken.

And without going into all the details, essentially that sensitive land study came to the conclusion that this land has been identified by Professor Kearns could be developed – could be developed. You can through the words in, in a limited scale. It is a limited scale to what was originally proposed.

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You need to go back and think about what was originally proposed when you read the words “limited”. Now, I want to touch on just a few of the other issues as I see them. The community in the Culburra District Centre subregion really do deserve the opportunity for better facilities, for more jobs, for better medical facilities. It has all been said a moment ago. Now, if you start to think about what will come with the new development, new aging in place and retirement opportunities for not only the local residents but for new residents to live here.

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There has been an assumption made, I believe, in the assessment done by the Department of Planning that somehow this land could be tied up with the urban release strategy of Nowra/Bomaderry. Well, I challenge that because they’re two separate marketplaces. Primarily, the land in Culburra and associated villages has been sold to people that come from all over New South Wales, who want to enjoy part of the paradise that we live in whereas Nowra has always been a service area for the primary employer in the Shoalhaven area and that’s the greater Nowra area and it’s industrial areas.

15

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So, ladies and gentlemen, that brings me to the situation that I would hope that somebody listens to you because if they don’t, this village will continue to go down the slippery dip as many of our other villages which have been landlocked have gone. I heard Councillor Pakes this morning on 2ST refer to Currawong. When I was elected to council, Currawong had nearly 500 permanent residents. You’re lucky if there’s 200 there now because the locals have been pushed out by people who wish to enjoy part of the paradise that we live in. We need to create this modest development to allow for our locals to stay here and not be forced out.

25

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So, ladies and gentlemen, I would implore the members of the Commission to ensure the economic wellbeing and sustainability of our community into the future by approving the development proposal for the expansion of West Culburra in full. Ladies and gentlemen, without that, then there is little hope for any of us. Thank you.

35

MS RICHARDSON: The next speaker is Jesse Martin.

MR J. MARTIN: Madam Chair, members of the Commission, ladies and gentlemen, we are all here today because we love Culburra Beach and we are concerned about the potential impact of the West Culburra Concept Proposal. This proposal has been in the planning and development process for 10 years. The proposal is locally known as West Culburra and the hope that is shared by the community is that it – the development will bring jobs, growth and affordable housing to the local area. The Department of Planning and Environment recently recommended to the Independent Planning Commission that West Culburra Planning

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Proposal be refused, citing issues with stormwater, that it was not in the public interest, it was inconsistent with strategic planning for urban development across the region and that it was incompatible with population growth projections for Culburra Beach.

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The majority of Culburra Beach locals would disagree and say this is very much in the public interest and a huge benefit to the community. Young local families fast approaching the time in their life where they should be looking to buy a house where their children can call home can't afford to do this. It's becoming a more and more distant dream as property prices in Culburra Beach and the surrounding suburbs continue to climb. According to realestate.com.au, the average price for a home now sits at over \$620,000. If, however, you were considering building your family's dream home, the last block of land to sell in Culburra Beach, not on the water, sold for \$566,000 in 2017. Not only is the lack of planned development adversely affecting the next generation of home owners, this will continue to affect the local family businesses.

With the exception of Woolworths, all of the local businesses in Culburra Beach are family-owned and operated. The official population figures for Culburra Beach have not exceeded the 2001 figures. The official and easily accessible figures have dropped by over 100 people since 2001. A stagnating populace makes it exceedingly difficult for our local businessmen and women to keep their doors open. It's a well-known fact that the local Culburra Beach Hardware is in the process of closing. This has been a great blow to the local community as we have had the hardware for decades. This now means locals have no option but to travel 20 kilometres all the way into Nowra to Bunnings or Ison's hardware, where they will – whether they want to buy a lump of wood or a screwdriver.

What would happen if the petrol station was to close what if Woolworths was supposed to close? Without progress, these are real possibilities in the not too distant future. The lack of well planned development is already having an abhorrent effect on the socio-economic wellbeing of Culburra Beach and the surrounding suburbs and will continue – sorry – and will continue to pose further problems unless the issue of supply and demand is met. Just last week, I was pleased to read that Shoalhaven City Council realised there were, in fact, errors in the submission by the Department of Planning and Environment which has been based on old information. The submission states that, (1):

The application was inconsistent with strategic planning for urban development across the region.

And (2), that:

The application was incompatible with population projections for Culburra Beach.

Watching the amazing progress for other developments right around the Shoalhaven is very frustrating when there is the potential to have one in our own backyard, but it's held up year after year after year. As a young adult, I don't want to have to leave the area where I've been raised. I have lived and currently work in Culburra Beach.
5 I care a lot about this area and hope the Commission will help us in our progression. Thank you for the opportunity to speak

10 MS RICHARDSON: The next people to speak are Phil Costello and Gordon Clark from the council.

MR P. COSTELLO: Good afternoon and thank you, Madam Chair and Commissioners. My name is Phil Costello. I'm the Director of Planning, Environment and Development at Shoalhaven City Council and I'm appearing before you today on behalf of council, and I have with me my colleague Mr Gordon Clark,
15 who's the Manager of Strategic Planning at council and has a wealth of experience and longevity in that particular role. So I will be delivering some introductory remarks and then I will be handing over to Gordon Clark regarding of the details in the strategic planning issues.

20 First of all, this concept development application is State Significant and, as such, it's worthy to note that council hasn't had a core assessment role in the application. So our role is basically to represent the adopted position of the council and to refer that adopted position and to relay that adopted position to the Department of Planning, who are the body responsible for the actual assessment report.

25 So council staff have thus not formed any opinion on the technical merits or nor have we investigated the technical merits of the actual application itself. During the assessment process, however, we have made three formal submissions to the process. In each instance we have raised particular issues or concerns and sought further
30 clarification. We have voiced general support for the growth of the Culburra township but that's in accordance with council's adopted strategic planning position. Council staff have reviewed the assessment report that has been presented to the Commission by the Department.

35 And it's fair to say that we are concerned that the Department's report misrepresents the strategic planning for Culburra Beach and, in particular, does not acknowledge the guiding strategy that has been adopted following community consultation, which is the Growth Management Strategy. The assessment incorrectly claims this
40 application is inconsistent with the strategic planning for this locality and it's somewhat disappointing that this claim has been made without reference to or discussion with council staff.

45 It's of greater concern that this incorrect claim forms part of the reasons put forward for the refusal of the application. So council would submit that the following reasons for refusal tabled by the Department of Planning and Environment should not be adopted by the Commission, and that is that the site is inconsistent with the strategic planning for urban development across the region and, further, that the site is

incompatible with population growth projections for Culburra Beach. So, thus, in whatever determination the Commission may make, we would respectfully ask that these reasons for refusal not form part of any determination. And with that I would just like to hand over to Mr Clark for some commentary on the strategic planning issues.

MR G. CLARK: Thank you, Phil. Commissioners, as Phil has already outlined, I will now discuss council's position from a strategic planning perspective. Again, firstly, as Phil has already said, we were somewhat surprised that the Department has assessed the proposal against the strategic planning framework when the land is currently technically zoned residential and, as such, is capable of being considered for urban development. Council commenced the process to prepare a separate local environmental plan for this area back in 1982. That concluded with the gazettal of what was then called amendment number 41 to the Shoalhaven LEP 1985 in August 1992.

Thus, the process under part 3 of the Act was completed and the area was zoned for development from that point. Technically, these zonings are still in place, as is noted in figure 9 of the assessment report giving the current deferred status of the land. The assessment appears to give undue weight to what has always been viewed as a development monitoring tool – the Urban Development Program or the UDP in short – rather than to the zone objectives embedded in a legally made EPI – sorry, Environmental Planning Instrument, being the Shoalhaven LEP.

The approach taken by the Department in this regard, as Phil has already mentioned, should thus not be given determinative weight by the Commission. Having said that, the Department's attempt to undertake a strategic planning assessment of the site is also somewhat flawed. Shoalhaven has a good management strategy that was adopted by council in 2012 and endorsed by the then New South Wales Department of Planning in 2014. The growth management strategy is currently the key plan that sets strategic planning – sorry, that currently sets the strategic planning framework in Shoalhaven.

It seeks to manage social and economic implications of future growth in Shoalhaven whilst also looking to protect and preserve the environmental values of a city as a whole. The role of the growth management strategy is also formally recognised in the 2015 Illawarra-Shoalhaven Regional Plan. Page 33 of the Regional Plan states as follows:

Evidence from the urban feasibility model, Illawarra urban development program and Shoalhaven growth management strategy show there is enough potential for the market to supply housing across a range of locations and housing types for the long term, therefore no new release areas are required for Wollongong, Shellharbour and Shoalhaven beyond those identified under the Illawarra urban development program and Shoalhaven growth management strategy.

So it is disappointing that the Department undertook their strategic planning assessment without considering council's growth management strategy or even discussing this particular aspect with council. The growth management strategy was prepared and subject to community consultation, was ultimately adopted by council and endorsed by the Department of Planning. Prior to the growth management strategy, council maintained a five centre growth strategy and we still base our community and social planning on the resulting five geographical planning areas.

Culburra Beach has long been identified as one of the potential growth areas and a higher order centre that can support additional growth. This is also recognised in the urban development program commentary. The assessment report, however, elevates the 2016 update report of the Illawarra-Shoalhaven urban development program and assigns it the role of guiding the location of new urban development. This is not only a failure to properly consider the growth management strategy, but it also an invalid application of the urban development program update.

The urban development program update is simply, in our eyes, a monitoring tool that is assembled from available council, developer and agency data. It is intended to be informative only and is not intended to specifically direct growth by approval or refusal. When council submits data to the Department of Planning for that monitoring report, we do so on that basis. Our concern with the way the Department has applied the urban development program update in this case is twofold. Firstly, it has the potential to undermine the confidence in the urban development program monitoring process.

If councils cannot have the confidence in the way their data will be used then they may become more circumspect in their approach to the urban development program. The integrity and reliability of the data may be compromised if stakeholders, especially councils, are concerned about how that data will be used. Secondly, the use of the data has led to the wrong conclusion regarding strategic planning for this site. The growth management strategy sets the strategic intent for this land. The growth management strategy sets aside this precinct as an area for urban expansion within the environmental capacity of the land.

The strategic intent for the land is for the existing zoning to be reviewed in light of the various inquiries that have taken place relating to the environmental values of the land. The growth management strategy does not seek to prevent urban development of the land in accordance with existing zones, subject to it being appropriately assessed. The conclusion in the assessment report, page 54, that "the proposed development does not utilise the area identified in strategic plans for future urban development in Culburra (the Culburra investigation area)" also misrepresents the facts and is incorrect.

The urban development program essentially covers two types of potential development, being greenfield and centre development. The map on page 14 of the Department's assessment report wrongly labels the relevant map from the urban development program with the term "Culburra investigation area". This area is

actually shown and labelled in the urban development program mapping as a centre where redevelopment could occur. The urban development program document, page 44 onwards, discusses what are termed to be other greenfield releases and specifically references the Culburra Beach investigation area and maps this area in a completely different location to the assessment report, where it is noted that it's approximate capacity is yet to be determined.

There is, unfortunately, no recognition of this in the Department's assessment report. I note that the Department's report outlines a number of issues with the application, most of which relate to the environmental values of the land. As Phil explained earlier, we have not assessed these matters nor had them peer-reviewed due to their highly technical nature. We note, however, that if the Commission agrees with the conclusions of the report on the technical matters, then the Commission can refuse the application without relying on those broader strategic reasons.

Accordingly, we submit that the following reasons for refusal tabled by the Department of Planning should not be adopted by the Commission, those being that the site is inconsistent with the strategic planning for urban development across the region and that the site is incompatible with population growth projections for Culburra Beach.

MS RICHARDSON: It's now after 3 o'clock. We had planned to have a 15 minute approximate break, so we will have that now and then we will resume in 15 minutes. The next speaker will be Neil Wallace.

ADJOURNED

[3.08 pm]

RESUMED

[3.20 pm]

MS RICHARDSON: Thank you, everyone, if you wouldn't mind taking a seat. All right. Thank you, everyone. Okay. Thank you, everyone. Because we have the federal member here, Ann Sudmalis, and we also have some councillors here who have to go off to meetings, so we're going to change the order slightly to accommodate them. So the next speaker will be Ann Sudmalis.

MS A. SUDMALIS: Thank you, ladies and gentlemen, and I thank you so much for giving me the space to move quickly, because I do have another meeting very shortly and I didn't think we would go so long. But I come not only as your federal member, I also come as a fellow resident of Culburra Beach, and I would just like to go along these lines: Australia is a land of opportunity, a place to bring up families, a place to buy and build a house, find work, and pay for your house and chosen lifestyle. Unless, of course, you live in a place where only the birds are important.

Seriously, every day, I am confronted by issues such as homelessness, the lack of affordable housing, the plight of recently separated parents, and nowhere to live and a tight rental market. While housing specifically is not in the legislative responsibilities of a federal MP, it certainly is when it's a serious issue for the constituents I try to help. It is rare to find a community that has been working so hard to actually find a solution for these problems and the wider community of Culburra Beach are certainly in support of this development, which is a pathway for a housing resolution.

My greatest concern is that here we have a community that sees the need for an expanded population base in order to sustain future needs like local transport, small business survival, and local convenience and services, yet none of these outcomes will be achievable if the population base does not expand, because none of those outcomes will be financially viable. I already have this exact situation in a number of other villages in the electorate of Gilmore, and I've taken this information from the council website and many others might have been putting it forward. I haven't heard the exact words yet, so I'm putting it forward anyway. It's worth repeating:

Residential development forecasts assume the number of dwellings in Culburra Beach, Orient Point, will increase by an average 20 dwellings per annum to 2924 in 2036.

Part of that is based on West Culburra. We as a community have the responsibility of making sure our housing stock meets our needs, both now and in the future. No one can predict the demands that will exist. We can only model according to our current lifestyle and our current expectations of the services that we will need to be delivered in an aging demography. Additional housing stock is a major driver of population growth in an area, providing opportunities for households to relocate from other areas and come out to special places like Culburra Beach.

Residential development can take various forms, depending on the availability of the land. This concept that is proposed for West Culburra can address those needs. Small area developments of this scale have the ability to provide a vast range of housing types and styles in order to resolve the problems that exist right now. I would ask that consideration be given to the fact that this community, the majority of this community, are in favour of this development, and it's high time that the usually silent majority are given their voice.

MS RICHARDSON: The next speaker is Joanna Gash.

MS J. GASH: Thank you, panel. Ladies and gentlemen, give yourselves a cheer, over 12 per cent of our population has come to this meeting, and I know the panel recognises that. I'm Joanna Gash, and I'm also a resident of Culburra Beach for five years, and I chose to live in Culburra Beach, because I like its community, I like the facilities, and I like the lifestyle, and I hope to stay here for a long, long time.

I was, of course, a former member of Parliament for 17 years and former mayor and still a councillor on the Shoalhaven City Council. My reason for speaking today is to put some facts before you, and not just the same myths that have been constantly been generated by some in this community. I have been involved with this
5 development since 1996 and, Brian, I've never heard you so passionate in all those years.

I've attended many public meetings called by a prominent resident, Mrs Frances
10 Ms Bray, who is here today, who I have also known for many years, and I appreciate that Ms Bray has a right to have her say, but she needs to understand that the majority do not agree with her. The fact is that she does not speak for the 3000 people who live in Culburra Beach and Orient Point. Another fact is that many of you have signed petitions do not live here. Why are those names registered on the petitions? And I think they should be discarded.

15 In my political career and living here, I've come across many who want to see this area grow. Mr Halloran has also been known to me for many years. He is not a fly-by-night developer, as many tried to portray him to be. In fact, much of the Shoalhaven has benefited from his generation donations in so many areas, from
20 individuals and groups and charity groups. It's saddens me to see those who oppose this proposal malign him as a greedy developer. One has to ask why, after almost 30 years – not 10, not 20 – almost 30 years, many millions of dollars spent on untold often-repeated studies, why would he persist with his dream of making Culburra Beach so much better and so much more affordable for those who want to come
25 here?

We are a village of families united by this proposal and we want to see more medical facilities and other facilities and services and, as a council, we are conscious of providing quality, affordable housing. We talk about it, but we don't do anything
30 about it, which this proposal will do, providing many construction jobs over a long period of time. I'm fed up with those who oppose this proposal for so-called environmental issues. Fed up with hypothetical and misinformation being bandied about. Today's technology can eliminate many of those concerns. Panel, I ask you to listen to the community here today, who are very, very representative, and I can
35 say to you, having lived here, spoken to many thousands and thousands of people over my political career, this is in the public interest.

MS RICHARDSON: The next speaker is Mitchell Pakes.

40 MR M. PAKES: Madam Chair, Commission members, I'm pretty sure Ian has left, but I wanted to acknowledge Anne and thank her for coming today, and also Shelley. And, most importantly, community members. For those of you who don't know me, my name is Mitchell Pakes. I am only 28 years old and I am the assistant deputy mayor and councillor on Shoalhaven City Council. Importantly, I want to make it
45 quite clear today, ladies and gentlemen, that I am not speaking in my capacity as a councillor or the assistant deputy mayor. Today I am speaking in my capacity as Mitchell Pakes, proud resident all my life of Culburra Beach.

Ladies and gentlemen, in 1953, almost 64 years ago, my grandparents bought their first property in Culburra Beach, and they've never left. My family have lived here in the village our entire lives. Ladies and gentlemen, firstly, I would like to express my disappointment of the time that this meeting has been called today. Whilst I
5 congratulate the large number we have here that have turned out, I strongly believe that, with the amount of young working families that live in our village today, the attendance would have been much larger if this meeting had have been held out of hours when families could have attended.

10 Ladies and gentlemen, I have been extremely passionate about this development for many, many years because, quite frankly, and more evident this week with the announcement that we will be losing our local hardware – and please understand how difficult it is for me to say this, but I can see our town dying. I am afraid that if we
15 do not all work together to generate investment and growth into our town, my children, their children and their children will not have the same opportunities I was given to grow up in. Ladies and gentlemen, everything is at stake.

And when I say “everything” – I think the fire brigade just came back into town – I mean everything: our local volunteer groups, our doctors, our nursing homes, our
20 police, our ambulance. Everything is at risk if our town dies. On 2ST Radio this morning – and I don't want to pick on our wonderful friends at Currawong – but is a prime example if you landlock villages and do not allow them to grow and develop, they die. Ladies and gentlemen, I just want to reiterate again today that the fight is not over, and as long as I'm standing I will always stick up for Culburra, and that is a
25 promise.

That is why I will continue to fight for the West concept – the West Culburra Beach – I would like to see “Beach” added – the West Culburra Beach concept proposal is approved. And it's not a matter of if it should be approved, ladies and gentlemen.
30 We're at the point now where it's a matter of it has to be approved to ensure our town's survivability. This proposal is a sensible, sustainable proposal, and it will ensure that not only our town grows but it will ensure that it survives. Ladies and gentlemen, I would like to now make a couple of comments in my capacity as a councillor on Shoalhaven City Council.

35 On 16 October 2016 when I stood for council, and later on in September when I was elected as a ward 2 councillor, I made a promise that I will never break to the community, and that is that I will represent the majority. Ladies and gentlemen, there is a small minority in this community that continues to pretend to speak on
40 behalf of the community. They do not and they never will, and I ask the Commission today to please – please take notice of the community, the amount of support this has. We need it. We want it. Please help us deliver it.

45 MS RICHARDSON: The next speaker is Mr Neil Wallace.

MR N. WALLACE: Good afternoon. First and foremost, I would like to welcome the chair and the other Commission to Culburra Beach. My name is Neil Wallace.

I'm a building inspector, and I have a diploma in project management. I stand here in support of the West Culburra concept proposal. I have no vested business or financial interest in the development. I have not and will not benefit on a professional basis by the developers. I just want to get that out there. I've been a permanent resident here since 1989. Prior to that I had been a regular visitor to Culburra Beach since 1974, staying at a holiday property weekender owned by my wife's family.

During that time I've seen a shift in the percentage of permanent accommodation in the area since 1974. What was first predominantly a holiday village with a small percentage of permanent dwellings, it has actually reversed. Now, that's not in conflict to what Brian Muller said in terms of the number of people. What I'm saying is the properties themselves. The land where I built my house was a nine-lot subdivision, and it was developed around 1986. By 1990 eight of those lots were built upon and permanently owner-occupied. Indeed, the family holiday property that I mentioned has since been sold and it has also a permanent owner-occupier.

So it's obvious to me, and it should be to you, that Culburra Beach is a desirable and sought-after area for people to reside in. The problem lies with supply and demand. There is a lack of vacant building sites that are available and, as stated previously, there is the demand. The most common form of development at present is basically a redevelopment of – of sites – existing sites, with duplex, dual occupancy and a smattering of medium density development. One site is straight across the road from this place, so there has been – a house has been knocked down and there's a duplex there.

We heard from another speaker today, "Let's convert houses into two houses or, you know, properties into two houses". We cannot sustain that. The infrastructure cannot. From a project manager standpoint I've looked at the proposed stage development at West Culburra and I'm of the opinion that the five stages are a very sensible and they're – they're an achievable way to implement the work over a period estimated at – as Mr Toon said, between 10 and 20 years. It's not going to happen overnight, but it will be staged, and I think that that is, you know, really good – achievable. Stage 1 will certainly complement the other retirement village and the community precinct nearby.

Stage 1 will give an opportunity for people to downsize, be closer to services and amenities and, consequently, making their present homes also available for others. I've been advised that the environmental concerns mainly with stormwater runoff into Crookhaven River have been addressed, and the solutions to the management of stormwater runoff will be vastly superior to the present infrastructure, which directs unfiltered stormwater from a large area of Culburra Beach into Lake Wollumboola. There will only be a small percentage of the stormwater drainage from the development at West Culburra that will drain into that lake, therefore, I see no detrimental impact on the lake.

The reserve along the edge of the Crookhaven River will also provide a nardus-type process of filtration of surface water runoff, which has been really successful in western parts of Sydney where concrete culverts and open drains have been ripped out and replaced with green, open-space drains. The staged development allows
5 business at Culburra Beach, particularly in the business hub, to expand and meet the demands of the growth generated from the development. This will mean employment.

10 At present, businesses are closing or are just keeping their heads above water. Some of these businesses employ youth. I also understand that the indigenous community have been consulted and, again, as Mr Toon said, part of the development will preserve and – to acknowledge that area – or those areas and I think that’s good. To summarise, it is in both my personal and professional opinion that with the
15 community’s best interests in mind, that’s you, the West Culburra Proposal is approved and goes ahead.

The positive impacts I have mentioned far outweigh the negatives for local residents, youth and for local businesses. The basic and important principles of economics is supply and demand. We have the demand and this proposal will definitely support
20 the supply. Thank you for giving me the opportunity and, again, welcome to Culburra.

MS RICHARDSON: The next speaker is Peter Dwyer.

25 MR P. DWYER: Good afternoon, ladies and gentlemen, and Madam Chair and the Commission panel, and welcome to – the politicians have gone but I support this Concept Proposal. I’m a retired police superintendent of New South Wales and I’m the director of this club but I’m standing here today as a permanent resident. My
30 wife and I have owned property in Culburra for the past 20 years. We moved here simply because we enjoy the peace and quiet of the beaches, the lake and the river system. The town does have an aging population and over the years, I’ve seen many small businesses, such as cafés, arts and crafts, clothing outlets come and go and it’s simply because there’s not a sufficient population to sustain them through those
35 winter months.

Small business operators rely on the tourist peak season to see them through the remainder of the year. The numerous holiday homes in the area bring people to town. That swells the population considerably to the point where it gets extremely busy. Some of us get annoyed with what we might call terrorists from time to time
40 but the fact is they bring a tourist dollar to town and the town could not exist without that income. There is an overwhelming need for commercial investment and affordable residential development in this town. Young people have little opportunity to buy into the existing housing market. And employment in town is very limited. Those with young families and single parents with children who have
45 to work are very, very disadvantaged.

I've taken the time to read the assessment report and the recommendation to refuse this concept proposal. I've also taken the time to read the myriad other associated environmental studies and reports that have been completed by all of the interested parties. It's fair to say there is a lot to get your head around. So I'm not going to go
5 into the technical, environmental issues. It's not my field. Other people have addressed that quite adequately today. But I would like to make some observations and comment.

Now, much of what I'm about to say has been covered by other speakers, but I think
10 it's worth repeating. From my understanding of this proposal, the Halloran Trust studies conducted over many years are satisfied the environmental concerns raised and conclude that there was no impact on either the Crookhaven River or the Lake Wollumboola catchment areas. The Department of Planning and Environment studies say that cannot guarantee the water quality under this current proposal. Well,
15 how can you guarantee there will be no adverse effect?

It's my understanding – and it has been mentioned here today on several speakers – stormwater from current residential housing in and around the immediate lake area goes directly into the lake, yet we allow commercial and recreational prawning and
20 fishing without any apparent ill effect on either people or, from what I understand, migrating birdlife, to my knowledge. I would think the mandatory checks and balances that are put in place for stormwater run-off with new developments would far exceed those that currently exist in this town.

I also note that Shoalhaven City Council has made a written response concerning the Department of Planning's population growth projections of 280 dwellings for this
25 Culburra Beach community over the next 20 years. And we've heard the councillors reject that assumption – that the strategic planning is flawed that has been used to recommend the refusal of this concept development. In addition to any future
30 development, there are more holiday homes becoming permanently occupied and there's a steady influx of baby boomers entering retirement. There is a need for appropriate residential dwellings to be built to allow the aging population to downsize and thus free up those existing properties for others, hopefully, the young
35 population.

With respect to the Aboriginal heritage issues concerning middens and artefact sites within or near the proposed development, I can see no good reason why, without appropriate management and consultation with those involved, that those sites can't
40 be appropriately safeguarded or even restricted for public access. I know that there are others today with experience in managing such matters; they will speak more on that. This proposed development is staged over the next 20 years and, yes, it will generate traffic, but with appropriate traffic analysis and speed limitations, I can see no reason why the roundabout proposed access on the main road could not work
45 quite efficiently.

In closing, I believe the Halloran Trust has complied with all requirements placed upon them over many years with those proposal and that appropriate measures will

be put in place to alleviate the environmental concerns raised. The Halloran Trust has, in fact, modified the proposal several times, to my knowledge, to address those issues raised in previous submissions.

5 We all enjoy the ambience of this coastal village and no one wants to see damage
done to the environmental surrounds we enjoy, but without further commercial and
residential growth, this town will head down the same path as places such as
Currarong. We're already seeing the demise of the local hardware store. Are places
like Woolworths next? God help us if that happens. I believe there is an opportunity
10 and a need for good sustainable development and this proposal, I would ask the
commission members, to favourably consider supporting the future of this
community.

MS RICHARDSON: The next speaker is Tony Gauci.

15 MR T. GAUCI: Thank you, Commissioner and the board. My name is Tony Gauci.
I've lived here for 36 years. I'm president at the – for the Culburra Bowling Club.
I've heard – I am not going to talk about birds or water or anything like that. I want
to talk about our club. People say – we've heard in the last half hour about Woolies
20 closing down or the service station, but what about the club? We give back \$84,000
a year to our community organisations. Okay? Because we get – yes, people come
and support us and we support them in donations. The kids alone, with soccer or the
football, which I'm really into with the soccer kids, and that, over the last six years,
they've got \$30,000 off us, because you people come and support us, and that's what
25 we give back to the community.

We talk about staff. Well, we've got 27 staff here plus another 15 in the bistro,
okay? We talk about jobs? I heard some of the speakers said they're not really
worried about jobs. Well, you go tell them people who've got mostly mortgages out
30 there; they're struggling let me tell you. Organisations out there are struggling. Just
some of the things we – and some of the people we help in our community, not just
supporting people, Meals on Wheels, the Men's Shed, have a look at those chairs out
the back, the tables and that, out the back, that's from our Men's Shed, because all
the community grants all that.

35 So don't tell me we don't need employment. We need progress in this community.
Like Mitch said, if we don't have it, we're going to die. I've had a meeting last – last
two months with my secretary manager, my treasurer and vice president. We've had
to cut staff down, start to cut hours down, everything – everyone thinks it's a licence
40 to print money in this place, but we have bills like everyone else. The greens out the
back are worth \$150,000 a year just to maintain them, just for our members. Wages,
we spend \$1.2 million in this club for wages. So we've got bills like everyone else to
look after, looking after our staff, our number one priority, and of course we need the
..... of progress, we need the growth in our town.

45 As you say, you walk around the town, you see Ray White signs, leases up
everywhere. We talked about the hardware, we talk about Woolworths, but let me

tell you, we cut hours down at the club, but hopefully we don't go down that path, but one day, down the next 50 – no, sorry, the next five to 10 years, you could be going past this building and seeing, they're closed for four days. You know? I hope it never happens. But let me tell you, we're a big hub in this town.

5

All the people that come in, the there's always letters in my office in there \$3000, the junior surf club, another 1500, just to keep these organisations going, so we benefit from our community, so people can come and see and what blame and that. And signing off, I just – yes, I would just like to say we have to have this development. If we don't we're just going to die. It's as simple as that. Thanks for that.

10

MS RICHARDSON: The next speaker is Jack Kerr.

15 MR J. KERR: Good afternoon, ladies and gentlemen. Thanks, Commissioner, for permitting me to talk. My family have been part of this Culburra Beach area for 70 years. I grew up down the bottom of Eastbourne Avenue, about 200 metres from the lake. We're now up to our fifth generation, a generation of people from our family. The – I was Shoalhaven City Council, actually, from 1999 to 2008. And I was –
20 have – also have been past president of the Culburra Beach Progress Association over many years, and I also had – used to help run one of the largest bush care in the Shoalhaven. We done work at Tilbury Cove, Crookhaven Heads, Lakeside Park, where the scout hall is, all over the place. We even have State and Federal politicians come and help us out, which is good, but we had this small band of people
25 taking photographs of us down at the lake, because we were destroying the weed they live on another planet, believe me.

30

The bird population decrease, as you all know for holiday rentals, house prices were escalated, and this – really, it's a staged development. It's not going to have 600 houses all overnight. Over 20 years, it's going to have permanent residents and retail shops are finding it difficult to survive, as we all remember – we before. A lot have closed closed, and they cannot survive on tourists alone. I love the tourists to come in. I don't go out when the tourists are in I stay at home and sit on my phone watch all the bird life that comes to visit me. That's in
35 the morning; in the afternoon I go around the back veranda and watch all the bird life come and visit me. They talk to me.

And all your environmental controls and from the Crookhaven River, and Culburra Road, we've actually improved the sedimentation and the water quality
40 that's currently going into the Crookhaven River and Lake Wollumboola. Most of this land has been grazed for many – I've got mats at home that date from 1840 to 1856, all the land around Culburra, Lake Wollumboola was grazed, was farmland for many, many years. So the lake is still – still there, even though it's – I've seen a lot of changes over the years, believe me.

45

Now, another thing that I would like to speak, about three months ago I heard on the grapevine that the DPE, they came down here and had a circuit meeting we didn't

know about it, and it took us – we had to virtually beg and myself go – had to drive up to Sydney to meet with them up there, but they can come down here and meet with the – this minority extremist group. Don't worry about the normal community. You think about that. Yes. It's terrible. Every community meeting
5 held over the last 20 years – and I've been been with them, has voted 80 to 90 per cent in favour of development on the northern side of the lake.

Now, I've been battling for development here since the early 1990s. When I that time, also when I was they gave me hell, these extremists. Took me to every
10 conceivable inquiry that put on the planet, but each one of them was thrown out over the years and even – they even took justice, which they lost anyway. So – but yes, look, with – I think we need this development to continue to happen, and I believe that all the land on the northern side of Lake Wollumboola should be set
15 aside for either residential, or even maybe in 30 years time, who knows more, for a permanent high school site as well, and for recreational purposes as well along that area. National Parks already control about 70 – three quarters of the land around – including the lake around the Lake Wollumboola area. So why the hell do they want to take out what little land we've got left? We need it for this town to survive. Please, Commission, save our town. It is dying. Thank you.

20
MS RICHARDSON: Before the next speaker comes up, in terms of fairness to people speaking and speaking in a non-threatening manner, it is quite unfair to name particular people who have particular points of view and to single them out. It is very threatening – just – just let me speak, please. It is unfair to people who come
25 forward in a public meeting context. They have the right to be heard and to be present in a non-threatened fashion. Now, there are a lot of people who've been given an opportunity to speak. It's difficult for me to stop someone naming someone mid-speech before the words come out. But I would ask each of the remaining speakers that they refrain from identifying particular people and calling them out,
30 because it is quite threatening. So I will ask the next – I will ask the next speaker to come forward, and that is Alan Pendleton.

MR A. PENDLETON: Good afternoon, Madam Chair, members of the
35 Commission. Thank you for allowing me to speak today and also for allowing me to be an observer yesterday on the site inspection. My name is Alan Pendleton, a local resident and president of the Culburra Beach Progress Association. I want to explain my background, only for the reasons that I will outline. Around 50 years in local government, including 30 years an employee of Blacktown City Council as an environmental health and building inspector, with the last period as a director of the
40 environmental building department and principal building inspector for the city. I was then elected councillor for 21 years during which I was mayor of the city for six and a half years.

I was also the inaugural chairman and director of the Western Sydney Waste Board.
45 I was the director and chair of the Western Sydney economic development board, and then the inaugural chair of the Regional Development Australia Committee for the whole of the Sydney region. I only outline my experience to highlight my

involvement with urban development in Western Sydney for many years, as Blacktown City has been one of the fastest developing areas in New South Wales with a current population of over 350,000 people. For this reason, I find it difficult to comprehend the objections to the development of zoned land which is before the
5 Commission. The objection to the removal of bushland can be overcome by the provision of compensatory habitat or offsets, which is a proposal with this development.

10 The latest development where we lived in Schofield, where we lived on a few acres, the Department of Planning decided that not one tree had to be kept on any of the sites, and that's an area from Schofield through to Riverstone, and it was a scorched earth policy. Now, it appears to me that the Department of Planning has double standards. The Department of Planning is not concerned with the protection of the Eastern Creek and Hawksbury River catchment in the council area of Blacktown and
15 all the other areas up there by allowing total land clearing for development but will not allow orderly development in the Culburra Beach District. Also we've heard talk about the Aboriginal involvement in the development, and Blacktown City Council has probably one of the highest urban populations of Aboriginals in New South Wales, and I don't know if you realise, but I think Blacktown Council at the moment
20 is probably almost fully developed.

All the farmlands are gone. It's now the government of the day want Sydney to carry as many people as possible, and they're just scamming people into the newer lease areas, and for that reason we decided to move here some four years ago to have a
25 better lifestyle. But as has been said before, that lifestyle here is diminishing. And with the Aboriginal population within Blacktown, they were always able to talk and negotiate with the Aboriginal community to come to agreement as to how development could continue and still provide the artificial artefacts – the Aboriginal artefacts and their requirements in doing the development.

30 There's always objections to any major development, and whilst these must be considered for this development, in my view, there's overpowering support from the community for the residential development to proceed. The Culburra Beach Progress Association of which I am president has unanimously supported the
35 development. Culburra Beach at the present time is at the crossroads as to going forward or going back. The imminent closure of the hardware store and the closure of Elders Real Estate is the barometer for the retailing in Culburra Beach unless there is a change which this new development will achieve.

40 I believe that the environmental concerns have been considered in the development application to address the issues from the objectives. It must also be remembered that the existing development has not been subjected to the same requirements as this new development application. In conclusion, the West Culburra development has the overpowering support of the community and the future of the district rests in the
45 approval of this development. Thank you.

MS RICHARDSON: The next speaker is Phillip Carrott – Carrett, sorry

MR P. CARRETT: Okay. Madam Chair, thanks for allowing me to speak today. For those who don't know, I am the president of the local RSL sub-branch and treasurer of the local rugby league football club and an active member of our local bowls club. I have owned property in Culburra since 1989 and permanently lived
5 here since 2001. As a long term resident, I believe my view of the West Culburra development is reflective of the views of locals. I would like to touch on three aspects of the development proposal, my association with local development history, my impression of the environment assessment report and, finally, why our village desperately needs this development to go ahead.

10 Back in the early nineties, I attended a meeting about the survivability of Lake Wollumboola. This was my first experience of hearing the persuasive rhetoric of environmentalists. Unfortunately, they convinced the government officials to permanently close the lake and put in sandbags to stop it opening. This led to the
15 lake dying and becoming a haven for bird lice and the subsequent build-up of noxious odours that became a stronger and stronger stench over the next eight to 10 years. Instead of listening to the suggestions of the older local people who had lived here for decades, they listened to the environmentalist and this was the result. Thankfully, the lake was reopened albeit illegally around the year 2000 and received
20 a good flush-out to bring it back from the dead wasteland that it had become.

The lake has continued to flourish with repeated openings, just what the old fellas at the original meeting suggested. Since this episode with the lake, I have seen that every time development of our local area is attempted, the environmentalists build
25 brick walls to stop it going ahead. This has led to our little community remaining in the 1970s and unable to compete with our communities to attract commercial business and growth in tourism to our town. I was support it upon reading the Environmental Assessment Report, which from my impression was written in a very negative towards the development proposal and certainly not in an unbiased
30 manner that assessments are normally articulated.

I will point out just a few of those abnormalities. The assessment quoted various surveys conducted on the community to gauge our support or concerns. This section
35 of the assessment is flawed with innuendos, as it identifies eight key issues for objection versus four issues for support from the submissions. The objective issue dot points strike me as very subjective and could apply to any urban environmental area of Australia. This supposed community opposition was emphasised throughout this document. I know this to be a myth, as can be seen by the support here today.

40 The potential effect on quality of water quality as reported in the assessment was found in the scientific studies to be indefinable, yet the assessment took the view that this placed a high level of risk on the environment from the development outcome and was a major reason for not recommending the proposal. They only need to survey our current township to understand the effect of stormwater runoff. Only a
45 third of our streets are curbed and guttered, which leads the majority of stormwater entering our local waterways.

Have we seen over the last 30 years any impact on our local rivers and creeks? No. So if it is all right to continue to live in Culburra in our current state, then why raise doubt on a new development that will bring with it the latest state of the art stormwater system that will not only wastewater, but will filtrate and recycle?

5 An engineering system that will have undertaken stringent testing and evaluation to remove the assumption of failure as derived in the assessment report.

And, finally, the assessment makes a big deal out of the 90 hectares of bushland that needs to be cleared to the wildlife. There was no mention of the remaining
10 thousands and thousands of hectares of bushland that will remain in place to support the kangaroos, foxes, rabbits, water rats and let's not forget the frogs, nor the millions of trees that still stand to support our birdlife. And I'm just talking about between here and Callala. Not to mention the vast amount of land that the Halloran trust has donated to the State for preservation as national parks. Really, the loss of
15 90 hectares is inconsequential when compared to other major developments.

Lastly, I want to point out why we the people of Culburra need this development to go ahead. I would like to draw your attention to a report recently distributed by Aussie Homes with regards to the top 10 growth areas for house prices over the last
20 25 years. Two of these areas are in our own backyard, being Callala Bay and Shellharbour, both with highly developed estates located adjacent to major waterways. Development of West Culburra is likely to put us in the same frame, not only because of the better quality standard of housing, but because of the infrastructure improvement that will be created.

25 I can envisage direct access to our waterways, open up for walking and cycling and just like our neighbours Greenwell Point for both locals and visitors alike to enjoy. I can see affordable housing for the over 55 retirees created to give some of us locals a place to downsize to in years to come. I can see our business district
30 blossom and be beautified, just like another neighbour in Huskisson, and provide a greater assortment of products and entertainment to not only locals, but visitors, as well.

35 I can see our local community sporting clubs' memberships grow in size and become a competitive force in their respective disciplines. Our local children, if they wish, will have a greater opportunity to remain in the Shoalhaven and become grandparents in their home town as employment options increase. Culburra Beach can be the pinnacle of community lifestyle on the south coast.

40 However, if the West Culburra development does not go ahead, those responsible will live to see our little community become a ghost town. Businesses will close and people will move out. Our town will continue to live in the 1970s with regards to infrastructure and return to the sleepy little village on the beach as it was in 1989. As
45 I regularly communicate with both the older generation and younger generation of Burra residents, I know that my support of the development proposal is reflective of our community values. On this occasion, please listen to the people of Culburra and

not the fly-in fly-out environmentalists. Let us grow and mature into the 2020s.
Thank you for the opportunity to speak.

MS RICHARDSON: Mr Lawrence Nash is the next speaker.

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MR L. NASH: Afternoon, ladies and gentlemen. I'd just – Lawrence Nash is my name. I'm a resident of Culburra Beach. I purchased my home here in 1995. I relocated here permanently in 2004, and I speak as a concerned resident. My main reason for moving here was to get away from the hustle and bustle of the city living,
10 plus my wife and I have a son aged 44 who has a disability and he is very, very well accepted within a smaller community than what he would have been in a larger area. He – today he's a very active bowler within this club and bowls exceptionally well. He just – on the weekend, he won the – it was him and another gentlemen actually were involved and they won the minor pairs, which was a fantastic, wonderful
15 experience of a young man who has a disability.

My daughter also has a house here. She purchased a house here two years ago, and honestly, it has been – she loves the place. She now has an 18 week old son, and for him to seek employment in the future within our township would be impossible, as
20 you'd be aware, unless this subdivision goes ahead. At present, our town is dying, as you've heard time and time before. Businesses are closing, and there is currently minimal employment without long-distance travel for our young. Sadly, due to the lack of development in Culburra, one of the largest townships, the largest long-serving businesses, the hardware store, as you're aware, will soon be closing, and
25 I'm very positive that more will follow. Therefore we need this subdivision to proceed. Thank you. That's all I have.

MS RICHARDSON: The next speakers are Robert and Terese Cheadle.

30 MS T. CHEADLE: G'day.

MR: Hey.

MS CHEADLE: I would just like to firstly say on behalf of my husband Rob just a
35 thank you that we've been able to speak today. Try not to say um. It's a bit scary out here. Okay. Culburra has been our home for pretty much all our lives. Together, Rob and I have been here 102 years. Beat that. No. It's a long time. So we're pretty much true blue locals, I guess you could say. We moved here into Culburra with my family when I was about two, and I have many great memories of
40 this place. I went to Sunday School at Roseby Park. I went to primary school at Pyree, and then I went to Culburra School when it opened.

Wild brumbies raced through our front yard when I was growing up, and my mum, who's way down the back, she would yell out, "Get inside, the brumbies are
45 coming," because otherwise they would probably run us over. I rode my motorbike with my friends on the soccer field when it was just a bush. We had huge sand hills to slide down and a beautiful crystal clear lake to swim in. I'm sure most of you

would remember all those things, as well. But through the years, our town has grown from being mostly bush, as I remember it growing up, to today, where there is hardly any vacant land left.

5 We have – we’ve had our family here and now they are having their families but the opportunities that we had to buy and to build our homes have gone now for the next generations to come. Home prices are unaffordable for most young people, so renting or moving on is the only option. Opening up more land in West Culburra will give our loved ones and others the same opportunity that we had and, if we
10 don’t, then I believe we are being selfish and only concerned for our own desires and comforts.

Through the years, I’ve had many people say to me, we don’t want our little slice of paradise spoilt or changed. I could agree with them except what about when I moved
15 to Culburra? Didn’t we knock down trees and clear bush to build our home? Didn’t we build a public school for our children to attend? Didn’t we build a petrol station and a bowling club and a motel? Didn’t we build a doctor’s surgery, an ambulance station, Woollies, a skate park and an awesome gym? Just had to throw that in.

20 But without change and progress, we’ll go backwards, as a lot of people have said today. Our town won’t prosper and thrive and be a community that love and flourish, not just for ourselves, but for all people. I honestly believe this quote: a life without change is not a life. It is a stagnant pool. I didn’t write that, by the way. Someone famous did.

25 I really love our town. I just want to emphasise that. I love our town. I’ve loved it for 52 years that I’ve been here. I still love it. It’s amazing and I know its best is yet to come but what I have learnt above all things, that people are most important, and we all need to live somewhere. We are so blessed with what we have so why can’t
30 we share our town so others can be blessed, too? Thank you for listening to me.

MR R. CHEADLE: Hello. I’m Rod Cheadle. I’m a builder. I’ve been a builder in this town for 38 years. I’m for this proposed development. How can I start here? So – when I was young there was plenty of opportunities to buy land in this town. I
35 remember when I was young, my dad took me to show me a block of land and said, “Are you going to buy this block of land?” But I was not interested. I was interested in just going surfing, but he said, “No, you’re going to buy this block of land.” When I was stuck in my own world. I was stuck in my own little world, but my dad could see the future and he knew that one day I would need a home for myself and
40 for my family and for everyone else, so he made me buy the – made me buy the block of land. I will just put my glasses on.

But the truth is, what about the next generation? Why, don’t they matter? Should not our children and grandchildren have an opportunity as well as us? Well, you
45 might say that there’s other places to live and they should go and live there. So let’s have a look. Culburra, there’s no land. In Greenwell Point, no land. In Callala Bay,

no land. In Callala Beach, no land. In Currarong, no land. That's the five nearest towns on the coast with no opportunity for growth.

5 The truth is we are selfish. We love our little towns and we don't want to share it with the next generation. But this is what happens. People in Sydney or other areas, who already have a home, come and buy a holiday home in these areas, because they can afford it, but they want it left just as it was, so they can come and have their little piece of paradise whenever it suits them. Then they go back to their concrete jungle and pretend they're not doing any harm to the environment.

10 Like for small businesses in the area that cannot survive in the quieter months, they often have to close down. These people who say they are all about the protecting the environment forget to look at their own footprint. I'm a builder and I've been for 30 years, and every single time you build a home, you must disturb the vegetation to
15 build someone's home, but this does not mean you have destroyed the vegetation, you have just changed it.

What I mean is this: the people against this subdivision forget to think – forget that
20 the roof over their own heads captures water and their driveways or hard surfaces have water running off them and their stormwater runs in either to the lake, the rivers, or the oceans. As a matter of fact, if I want to be truthful about it, nearly every home ever built runs into some sort of waterway just as it did before the homes were built.

25 Let's look at Sydney for example. How many hundreds of thousands of homes were once bush but now are mainly hard surfaces running into either Sydney Harbour or Botany Bay? Both of these areas are still clean and well usable and many of the people trying to stop this progress live in these areas and have a holiday house here in Culburra or surrounding areas. I'm not trying to stop people having a holiday
30 home or their places of paradise, the point is other people should also be given the opportunity – sorry, given the opportunity to live here.

I'm a Christian. God created all things in this world, so people could enjoy it and take care of it. This means we have the knowledge to do this, but all these things he
35 created, he said were good, but of mankind, he said are very good. This means the most important thing on this planet is not the trees, the birds, the rivers, the frogs, although all these things are important, but the most important is our fellow man. The man's right to have a home is far outweighs anything else.

40 There's a story in the Bible and it says this: God sent a man to rescue people. This man's name is Jonah. He sat down under a tree and God caused a worm to come and kill that tree and Jonah got angry, and God said to him, "Why are you angry?" And Jonah said, "Because you have taken away my comfort of my tree." And God said to him, "Should you not be more concerned about the comfort of other people rather
45 than the comfort of yourself and that tree?" The point I'm trying to make in all that is the fact is that people are far more important than anything else. God created people as the most important thing.

MS: Not to me - - -

MR CHEADLE: Not - - -

5 MS: I have argue – just

MR:

MS: Not to me.

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MR CHEADLE: So people have a right for homes more so than frogs, birds, plants or anything else. Thank you.

MS RICHARDSON: The next speaker is Anne Hollis-Coates.

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MS A. HOLLIS-COATES: Thank you for your patience and indulgence. It has been a marathon, which in some ways surely proves the point of the feeling of the average person here in Culburra Beach, Orient Point. A few items I just take note. On the meeting schedule, we have members of the public who registered to speak at the public meeting are to ensure that any statements and presentations made during the meeting are factually correct. I have a little problem with this, because I do believe some of the claims that were made in regard to, I don't know, multi-storeys and what have you, it wasn't actually covered by Mr Toon. I don't believe he discussed any of that. So I would like to take that piece with a grain of salt.

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This is Culburra Beach. Sounds very dramatic, but empty shops, dismantling of infrastructure and declining services doesn't bode very well for a healthy community. I'm of the opinion that the best place to stay and live and work is what I call a Goldilocks community: not too big, not too little, just right, with local problems having local solutions. Talking about the responsibility of us and our carbon footprint. That doesn't seem to get a look in. Carbon footprint is a big issue. I think it's bigger than runoff, frankly. And if you want to be technical, there's an awful lot of water going in underneath the land and that through purple pipes.

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35 It's called the REMS scheme. Surely with that infrastructure and knowledge and talent, that could actually be incorporated with the runoff. Worth a little think, I think. As far as our community, it's quaint and it's sweet and we like it. The idea of the what I term in-filling fills me with horror. I have a house that's far too big, but I plan to stay because I don't want to face the packing. If I added to that block, I would destroy my microenvironment, the little wrens that nest in my garden, the blue tongue lizard that sits at my door, the various lizards here, there and everywhere, and my now-defunct swimming pool is a place where the cranes like to sort of wander through and see what they can pick up.

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45 I'm living responsibly without leaving a gigantic almighty clod-hopping carbon footprint. In fact, I've got very small feet and an even smaller carbon footprint. So that's something that's got to be considered. If we've got to traipse off into town for

every single little thing we want, then that's not good for the environment, and I thought that was why we were here. Another interesting little observation which I make, as you know, we have been asked and badgered and harangued and re-asked and re-asked and checked again. There has been two community consultations
5 which haven't seen light of day by comment, mainly because the majority of the community was right, that a reference group didn't fall the way that certain members of the community wanted it

10 And I wonder where it is languishing somewhere in some filing cabinet, when it clearly showed what the community wanted. And the study with concerning the study areas of in Culburra Beach area that were appropriate. One thing you need to note. We're not going to change the character of our little village. It's out on the peninsular. Unless you float things out in the bay, it will stay much the same.

15 Culburra West is actually halfway to town. It probably won't even be seen visually. I mean, you will know it's there, but you won't actually see it. And there's some wonderful opportunities, I don't know, windows on the bay, where people can picnic and sit and observe. The Northern Territory is full of these enviro-friendly tourist, interesting projects. So let's think outside the square and come up with something
20 that is a win-win. The extremists won't get a look in, but neither they should, because they're not represented here. I would like to thank you very much for your time. And the fact that we're still sitting here bodes well with our unity as a community.

25 MS RICHARDSON: Our next speaker is Marcus Kearns.

MR M. KEARNS: Thank you, Madam Chair and Commissioners, ladies and gentlemen. As I said this morning, I've been coming down to Culburra since 1965 and before I came down here there was a hardware store, which now, I believe, is
30 closing at the end of this month. There are also two or three other shops in that organisation or that development that are now empty. And the only one that's there is the holiday rentals. And I was talking to them last week, and they were saying that they may not be there that much longer either. They may move somewhere else.

35 The development itself, if it's approved, and I hope to God it is, will create jobs for tradespeople and the young people who live in the area as apprenticeships. And that is something that we need. The development will increase the size of the community, and it will also increase the size – the economic size of the community and support the shops that are here, which we need. We've lost a service. And the
40 service we've lost is the hardware. The next one could be Woolies. The next one after that could be the ambulance and then the doctors. And what are we going to look like? Are we going to look like Currawong? I hope not?

45 Everyone has been saying that the runoff will affect the oyster farmers in different reports. Well, talking to the oyster farmers, they tell me, "When we get a good downpour of rain, what causes the biggest problem as far as closing the river is good old Shoalhaven sewerage works. They flood and it closes the river for quite a

while.” Now, does that affect the runoff? Does that affect the ecosystems? Of course it bloody well does. But we can’t – you know, we’re not going to go back to septic tanks and cans as we had down here in the 60s and 70s. I’m damn sure no one here wants them.

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So as far as I’m concerned, I would love to see this development go ahead, for the West Culburra project to go ahead. Otherwise, Culburra will become another Currawong, and none of us want that, and I want to be able to come here in 20 years time and enjoy looking out there and having a beer with some of my friends out there. Thank you.

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MS RICHARDSON: The next speaker is Carolyn Hansen.

MS C. HANSEN: Good afternoon. My name is Carolyn Hansen. Thank you, Madam Chair and committee, and also our local councils and honourable members. 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 was standing on my aunt’s front veranda in West Crescent and looking down the street, across the lake. Yes, you could see the lake. If I looked to the north-west, I could see clearly across Curley’s Bay. I have a photo of my aunt and I standing in the front yard, and you can see in the background across to Watters’ Store. There was no houses and no trees. Across the road were open paddocks, where cattle, wild brumbies, as someone else said, and kangaroos grazed. This is now where the Culburra Bowling Club is located.

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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 developed it, living in Culburra for 30 years. Because of the geography of the local area, development has 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.

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This development proposal has merit. It has been well thought out by the project team engaged by Mr Halloran, a local firm who has an intimate understanding of the geography, geology and the community of the area. The main residential area proposed does not impact upon Lake Wollumboola as the natural fall is from Culburra Road to the Crookhaven River. The restrictions on development close to the river, as well as the necessary groundworks 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.

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The current situation allows silt and debris to enter the waterway in an unregulated manner which leads to the oyster industry being closed down regularly, even when a moderate rainfall event occurs. The majority of the land adjoining the river is currently under used for intensive agriculture, generally speaking, dairy farming. The estuary area is largely set on acid sulphate soils, unlike the development site. A

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recent rainfall event caused the closure of oyster harvesting as a result of oyster – of acid sulphate contaminated water from Broughton Creek entering the river. There are also flood mitigation channels close to this proposed development – stinking open sewers of animal effluent befitting a third-world country draining into our river.

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Additionally, the report refers to the risk of potential spills and leaks from sewerage systems servicing the new development. This is questionable as Curley’s Bay is surrounded by several pump stations, all of which are in the one-in-100 AEP flood zone. The new development will meet the highest possible industry standards for managing sewerage and water. We have been told by Case Study Number 2, Land and Water Management Issues in the Lower Shoalhaven River Catchment, that the population will grow locally from 43,000 to 65,000 people. Expansion in industry and urban development is planned and encouraged by Shoalhaven City Council.

10

15 In conclusion, I would respectfully ask the Commission to commend this planning proposal be approved and be expedited by the State Government and local government agencies. I have watched Culburra grow myself, for over 50 years, to what we have today. Culburra Beach and the surrounding area needs this development to ensure our long-term survival and a viable – be a viable part of our Shoalhaven Community. Thank you very much.

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MS RICHARDSON: The next speaker is Alex Reed, who is not on the list but he – he did make an application to speak.

25 MR A. REED: Hi, everybody. Alex Reed. Moved here in ’82. Lived at Orient Point then in Culburra Beach. My kids grew up here. My son, Tim, put himself through uni, working at the local hardware and – so I’ve got some very – you know, I’m very distressed about the loss of the actual hardware to our community. It’s obvious, the people here need that development. It’s clear and I need it to be registered somewhere that there was a majority of people who put their hands up, even though there was no video of it, perhaps, but most people in this room need and want the development and I’d like that somewhere recorded, please. Thank you very much.

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35 MS K. RICHARDSON: The last speaker this afternoon is Peter Hill. Madam Chair, he made an application through me to speak and asked to speak for three minutes. In my submission, he should be allowed to speak.

40 MR P. HILL: Thank you for the opportunity to come off the bench at this late stage of the game. Let’s hope the victory is in the right area. I – I’m here as a reluctant speaker, really, because I had no intention of speaking at all but just listening. My children said, “Dad, you’ve got to speak. You have to speak up on our behalf.” Even though my views are different to theirs. Mine are very selfish. I want Culburra to myself. I’m a NIMBY, not in my backyard. I’m an I’m all right, Jack. I’m happy 45 the way things are.

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My children, their needs are far greater than mine, so I'm prepared to give that away and let them have their chance, their opportunity. They have a need. They have a need to live in Culburra. That's their dream. They want to live in Culburra. I don't see how a modest increase in population will cause great problems. Instead, it will
5 be an increase in amenities: work, services, income, an improved life for everybody, sporting events, social groups. These things are going to be on the increase. That's obvious from what has happened everywhere in Australia.

What's the alternative? An increase in employment in the senior citizens' section?
10 Aged care? That's the alternative. My children want to live in Culburra. My wife is the proud mother of 14 children – our 14 children. Nine of them have purchased homes already. But they can't live in their homes. They can't afford to live in them. They've got to rent them out. They've had to buy them in pairs to gain homes. The others are still in nappies. The interesting thing about this estate is it seems to me
15 that housing estates are very popular. They attract young families. They create affordable housing in an economic environment that really is clamouring for affordable housing.

It's no wonder that housing costs are so high. We've heard of all the consultation,
20 the EPA submissions and refusals and back again and forward again. Can you imagine the added cost to all that consultation, all that rejection over the time. What about the environmental impact? Earlier today, with regard to the golf course proposal, we were told by one of the speakers that bird life here in Culburra is very strong. It's a mecca for birds. They're flocking here, and this is despite the fact that,
25 as we've heard, and you know it; this is commonsense – our way of life is unremitting the various water types into the lake – no harm done, as far as I can see, and it seems to me the birds are voting with their feet. They're all for Culburra, even though we've got very poor mitigation standards with our old development
30 from the 1950s.

Okay. Our modern mitigation and assuaging techniques are going to solve all that, anyway. I don't see the problem. Finally, please, I appeal to the panel here. Can you prioritise the needs of the people over the global grand agenda and protect the most endangered of species, children.
35

MS: I won't be saying very much, except that it is important what Robert and Terese said. People are important. They don't just take. They give back. And just in my experience of rearing children, we've had – we've got lawyers, teachers, Navy helicopter rescue, one of my sons, some of them are preschool teachers, school
40 teachers coming from – that's one family – just one family in this area, and there's many more across the whole of Culburra.

So these people are giving back. These children are giving back. They have a right to be able to live here. This is their home. They were born here. We've lived here
45 for over 35 years. It was difficult driving to town with so many children to buy the groceries. We would have to go once a fortnight, and we would take four trolleys in

the supermarket and drag it all back, and they all had to help unpack it, and when Woolworths opened, I can't tell you how happy I was.

5 So they're just small things, but people give back. They don't just take. And we
have to trust our children and their children that they'll look after this environment.
They also love the environment, not just the old people. The young people love this
place. They don't want to dig it out and destroy it. They want to develop it, use it
and nurture it. The development will be done with consultation, and, hopefully – and
I'm very confident to say – will look very beautiful, and yet all – if my – if my
10 children have three children each, there's 40 – if they have four, there's 44 more
people who need houses. Thank you.

MS RICHARDSON: That's the last speaker for today. Can I just remind people as
we said at the opening that there have been a number of meetings in the last week,
15 including a site meeting yesterday and other meetings that were referred to in the
opening statement. Summaries of what was said at those meetings will be placed on
the Commission's website in the next few days. Everybody has seven days, until 5
pm on the 31st of July, if they would like to make a comment or written submission
about anything to do with this afternoon's application. So you should look to the
20 website if you're interested to see what was said at those various meetings, look for
those minutes, and anyone can make a submission within the next seven days. I'll
just ask for the Chair to close the meeting.

MS O'KANE: Thank you for attending today. Thank you for your submissions on
25 this issue leading up to this meeting. I thank you in anticipation for ones we'll get
over the next week. And above all, thank you to the speakers and thank you for
listening courteously to those speakers, and I now will formally close the meeting.
Thank you.

30

RECORDING CONCLUDED

[4.49 pm]