**RE WEST CULBURRA CONCEPT PROPOSAL SSD3846**

Hello I live in culburra beach. I moved here in 2013 and now am extremely disappointed and angered that this “independent” commission is being unduly influenced by only 1 or 2 individuals who do NOT represent the population of this town in the Shoalhaven this makes a mockery of any democratic due process and certainly does not represent Culburra or the environmental concerns which should relate to shoalhaven councils reports tabled at the meeting.

I did attend the meeting but left after 3pm break however after reading thru the transcript however speaker after speaker spoke of not only their detailed professional reports ,history, work or passion for the area along there is a continued sadness that whilst many amendments have been made to accommodate the IPC compliances it appears the commission is being grossly overzealous in its determinations with this project to not now gain approval with strict conditions which as I understand it has been assured. Surely this would require contracts from the applicant also.

As an aside why has there been no investigation of ms Bray’s claims to being a permanent resident of culburra? And what are her credentials as she has used legal help from environmental groups in Sydney to produce reports submitted and every effort is made to appease her by the commission whereas it appears little has been given to those who do live here permanently. Where were these Sydney based groups with environmental concerns for example when the town of ballina lost entire groups of koalas due to the RMS building roadways and the OEH also allowing it. It appears during the process bias has been given to her and at the golf course meeting she was given more leeway to speak and I believe refusal was given to those plans? Perhaps the commission could seek to listen to more of the residents and those who know this area rather than allowing this person to continue to hold an entire town to “ransom” not only the applicant.

I believe conservation is everybody’s business and personally I am very concerned about biodiversity and am part of many community group focused on wildlife safety/habitat not only here in the shoalhaven but also across NSW and the country. Tragically much wildlife is fast diminishing along with what are now threatened species so it’s almost unique to find projects where they are willing to take greater steps to protect it.

TRANSCRIPT

**As per the transcript uploaded onto your site the following is extremely concerning and now shows the process is flawed.**

**As spoken by Mr J Martin**

**“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.”**

**SCC 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.**

**“It seeks to manage social and economic implications of future growth in Shoalhaven 35 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: 40 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 45 the Illawarra urban development program and Shoalhaven growth management strategy. .PUBLIC MEETING 24.7.18R1 P-26 ©Auscript Australasia Pty Limited Transcript in Confidence 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 5 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.”**

In conclusion whilst it may have taken some time for this number of voices to be collectively heard, as a resident here I ask that the commission reconsider your decisions and liaise with SCC planning and also listen to those who actually do live here and are just as concerned with biodiversity/ eco and environmental conditions to be strictly adhered to by the applicant and keep this “at the table” so to speak not be refused. I therefore support the proposal

The chair of the meeting said upon opening it, that the public meeting was a vital part of the process of decision making and it was overwhelming in support for the project to go ahead.