

From: [Bob and Jan Martin](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Re Culburra Beach Development proposal
Date: Monday, 30 July 2018 11:25:14 AM

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> I have been a permanent resident of CB since 2002 and had a 'holiday home' here since 1974. I am now into my 70s, enjoy reasonable health and am a participant in community activities both here and in Nowra.

> My husband and I have enjoyed, with gratitude, the community and lifestyle that Culburra Beach offers.

> I attended both public meetings on the 24th July although I did not stay to the conclusion of the second one. I have read all the transcripts.

> My position on the two proposals: Longbow Point Golf course, no. West Culburra Beach housing development, yes...but with the principles, Precautionary, Ecological and Sustainable, In Character firmly in place.

> With some people I would be labelled 'Greenie' (as a pejorative term) and 'anti development' but labels are limiting and don't fully describe a position.

> I have attended meetings over the years, going back to the time of Refshauge, poring over plans supplied by the NSW government... when Mr Halloran himself was able to attend.

> Mr Halloran, I understand, inherited land from an astute father.... I've looked at some of the maps of ambitious plans for Culburra as 'Canberra on the Sea' with a university, railways and a canal through to Jervis Bay. He and the Trust have certainly downsized these plans!

> Re housing.

> I am distressed that just about every house sold has a 'Stayz' or similar sign up and there are very few 'owner occupied' houses close to my home. I am also amazed at the prices these houses sell for.

> But this is not a Culburra Beach phenomenon alone. And forces way beyond CB have determined these outcomes to a large extent.

> I recognise that a further supply of houses may enable people to relocate or more easily purchase.

> But, given the geographical location, extra employment in CB I think would be mainly in tourism, real estate and hospitality/food with minimum extra retail... unless the whole character of the area changes. I am amazed (and grateful) that the Hardware has survived to this stage but it was always threatened by the larger competitors in Nowra. A smaller enterprise with useful items that are not supplied by Woolies would be more appropriate to even an expanded CB.

> I think only development from here to Nowra would provide the scale of employment opportunities envisaged by some.

> I cannot pretend to comprehend the details of reports on water, birds, flora and fauna and other ecological/sustainability plans

Jan Martin,

