#### John Toon

From: "A. Stephenson" <affine@tpg.com.au>

To: <eviotoon@bigpond.com.au>

Sent: Monday, 12 November 2012 10:18 PM

Subject: West Culburra Development

Dear Mr. Toon

This email is an immediate response to the above proposal.

In the long term this development will add over 3,000 people to the area.

There are no jobs currently available for even a slowly expanding town and nothing to indicate these will be provided.

This expansion will cost Shoalhaven ratepayers and NSW taxpayers a great deal of money to provide essential services to the area, which currently do not exist.

These are obviously, water, sewage, electricity and a serviceable road to Culburra Beach which also does not currently exist.

Despite the promise of shops, this proposal fails to guarantee these will be constructed in line with the proposed residential development.

If 3,000 people are proposed for the area the NSW government will need to build a high school and expand the current primary school as as for the Long Bow Point development, no indication of this has been mentioned by the current government, as was the case with the previous government.

If 3,000 people are to be added, however this may be staggered, there are no community facilities to accommodate such expansion.

Sanctuary Point and St. Georges Basin already experience extensive youth problems and this can be expected to occur in Culburra Beach if expansion of this size is implemented.

The natural environment of the area will forever be changed as natural bush will be removed to create an environment and atmosphere which is completely foreign to the Culburra Beach area. Multi storey unit blocks do not fit this area.

People come to the area to enjoy Lake Wollumboola and the beaches and bays which comprise the greater Culburra area. This environment will no longer be intact if this development proceeds to the extent proposed.

There appears to be no provision for bushfire protection, wildlife corridors, parks or community facilities.

The impact on Oyster leases must be considered along with the probable adverse impact upon Lake Wollumboola via stormwater run-off.

I fail to see any mention for provision of an environmentally sensitive power supply (wind or solar). This applies to the need to recycle water.

Land of high conservation value will be lost to shops, houses and motor vehicles. This includes Curley's Bay.

The proximity of residences to the sewage plant will not be welcome by either residents or visitors.

I agree the retail sector can be improved and this can be accommodated by using the area near the existing Ambulance Station.

A. Stephenson

To : JOHN TOOM

REF. WEST CULBURRA PART 3A PROJECT

As someone who has chosen to hive in Culburna because of its imagine character, I am dismoyed by this plan to greatly increase its paparlation (with all the inevitable traffic and other congestions it inevitable traffic and other congestions it will entail) and turn it with just another subsub.

In particular 5-storey unit blocke would be completely inappropriate.

The only good point for existing residents would be the opening-up of suiesside acress and I fear that could never justify the distruction of the present environment.

DOROTHY BUCHAMAN

# West Culburra; the Part 3.

The Culburra Community is in respond to the proposals preser by John Toon. All comments, su and/or criticisms will be considere proposals being finalised and sub Department of Planning and Infra

Response All development should be catchmentas per the DA -including & blocks and any roads. @ Large. Native bushland will be destroyed planted. No folk piùes are nothire attres environment. Use native plan 3) The close proximites to manaroues we's negatively by people pressures 4 Small birds like the blue wen that vegetation for protection will disap 6) Not enough open space/parks, of in @ Should be no 5 story buildings -1 V @ Under 55's housing near to the is a good rolea. Why not do that first I see ! DApply to rezone cleared land fi

#### John Toon

"Narelle Wright" <narelleandalan@aapt.net.au> <evjotoon@bigpond.com.au> Monday, 12 November 2012 8:24 AM West Culburra comments Toon 001.jpg FW: West Culburra comment

To: Sent: Attach: Subject: The email address on your Response sheet is incorrect.

From: Narelle Wright [mailto:narelleandalan@aapt.net.au]
Sent: Sunday, 11 November 2012 10:39 AM
To: 'evjotoon@bigpond.co.au'
Subject: West Culburra comment

Hello John

Thank you for the opportunity to safely express my views on the West Culburra Part 3A Project. I value our beautiful seaside town, the casual pace, the native bush, and wildlife that proliferates. We have a full complement of services here or in Nowra and feel that it's not necessary for towns and villages along the Shoalhaven coast to double in size then demand duplication of services. The Norfolk pines planted around Culburra Beach should remain, however please don't repeat the mistake. It's such an outdated concept to "decorate" our avenues with trees that are useless in the local environment. Along with palm trees they seem attract non-native birds such as indian mynas which are aggressive and displace native

Regards Narelle

Mr John Toon, West Culburra Representative for Realty Realizations.

By email

Dear Mr Toon,

21st November 2012

Thank you for the opportunity to comment on the information you provided to Culburra Beach residents at the public meeting in October.

As you are aware I have significant reservations regarding many aspects of the proposal relating to changes to the character of Culburra Beach, impacts on the environment and social and economic outcomes.

I object to the following parts of the proposal;

- Residential, industrial and mixed use development north-west of the existing industrial area in the Crookhaven River catchment.
- High-density residential development south of Culburra Rd in both the Lake Wollumboola and Crookhaven River catchments.

I consider that cleared land further west in the Crookhaven River catchment is a more suitable site for residential development and the proposed golf course with significantly less environmental impacts.

The only part of the current proposal that I could support, with modifications, is the development north of Culburra Rd east from the existing industrial area to Canal St.

My comments at this stage of the process are attached.

Yours sincerely,

Frances Bray. PSM BA B Ed Dip Ed

53 Silvermere St.

PO Box 90 Culburra Beach NSW 2540

#### Comments on the proposed west Culburra Part 3 A development. November 2012 Frances Bray

The proposed plans represent over-development, incompatible with the character of Culburra Beach and its sensitive environment. Cleared land further west on the Crookhaven River, is a more suitable site for modest development expansion, with less significant environmental impacts.

The proposal seeks to redefine Culburra Beach in conflict with its 1960's style low-density, low profile coastal cottages and its exceptional natural environment. Recent housing has adapted this coastal design tradition, whilst maintaining a relationship with the coastal landscape.

Culburra Beach is located on an isthmus, surrounded on three sides by water. It has a direct relationship with the natural environment, with spectacular views of the coast, ocean and escarpment, wild, unspoiled, accessible beaches, rocky shores and water ways, and rich coastal waters, which provide excellent surfing and fishing. Largely undisturbed coastal forests and wetlands of high natural and Aboriginal conservation significance surround the village to the west, with the natural environment merging with the built environment.

Most homes are within walking distance of either the beaches, bay, lake or the bush.

The natural landscape and coast as well as the low key character of the built environment of Culburra Beach are its main attractions. They are the reasons why many people, including young people, are attracted to Culburra Beach as permanent residents and why so many people visit as part-time residents or as holiday makers and tourists.

The tourism industry is the town's main economic resource.

Whilst a large proportion of the population is retired, Culburra Beach also acts as a dormitory suburb for younger people employed in Nowra as well as locally.

Deterioration of our environment due to inappropriate development, would lead in the longterm, to loss of the economic benefits of tourism.

The natural landscape and small scale development should continue to dominate. The West Culburra proposal seeks to redefine Culburra Beach as an urban coastal area with a new entrance, like Manly or even Kiama and high density urban sprawl. The proposed 5 storey blocks of flats as well as Norfolk Island Pines and Date Palms to hide them, are alien to Culburra Beach. This community does not need such exotic trees "to emphasize" its "seaside character."

The site west of the Retirement village often provides many international visitors with their first view of a kangaroo. Many Culburra Beach residents would prefer to see kangaroos in a natural setting as the introduction to Culburra Beach than the proposed towers and Norfolk Island pines.

Moreover, "high rise" even of 5 storeys is inconsistent with the current built environment and would impact on privacy of the Retirement village and nursing home. It is inappropriate housing for senior residents.

Given the topography and the location of the current sewerage plant, the existing and proposed parts of the town would be separate entities, rather than one community.

The South Coast Regional Strategy recommended "limited" development in the Crookhaven River catchment part of the Culburra Urban Expansion Area in recognition of constraints relating to hazards such as bushfires and high environmental values including Endangered Ecological Communities and SEPP 14 wetlands. Yet this proposal involves urban development for the entire area.

The creation of a new village on the cleared land to west of the proposed development area would represent better quality coastal planning, design and ecologically sustainable development than the current proposal.

You arranged a field visit to this site in 2010 and are well aware of the spectacular views of the escarpment and the Shoalhaven flood plain. The site is more suitable for residential development and a golf course, than the proposed sites. It is cleared and would not have the same degree of environmental impacts.

Recommendations for the Culburra Urban Expansion Area contained in Appendix 2 of the South Coast Regional Strategy refer to this site saying, "Further rural land to the west (outside the Lake Wollumboola catchment) is suitable for investigation for additional urban release...."

So why not propose that the cleared area in the Crookhaven River catchment be rezoned from Rural to Residential development to allow for a high quality residential development and accompanying golf course? This approach would retain the unspoiled natural environment of the wetlands of the Crookhaven River and Curley's Bay and Lake Wollumboola, whilst allowing for sustainable urban expansion.

I recognize that Department of Planning and Infrastructure has been concerned regarding such rezoning proposals. However other parts of your proposal involve rezonings and Department prepared to consider rezonings from Rural to Residential as part of the Shaolin temple Part 3 A commercial/residential development at Comberton Grange.

The proposed development is likely to have significant impacts for the Culburra Beach environment, both on land and water. No information has been made available to the public regarding potential impacts and how these might be off-set or ameliorated.

I note that the Director General's Requirements and accompanying letter specifically state that no part of the West Culburra development is to be located in the Lake Wollumboola catchment.

Yet the latest map of the development proposal includes four, five-storey unit blocks, a major road junction and roundabout and part of the expanded industrial estate in the Lake catchment.

The Lake is part of Jervis Bay National Park, a Wetland of National Importance an Internationally Important Bird Area and potentially a Ramsar wetland. Its catchment is recognized in the South Coast Regional Conservation Plan as of State and Regional significance as high conservation value native vegetation including Endangered Ecological Communities and habitat corridor for Threatened species.

Long Bow Point and adjacent parts of the Lake Wollumboola catchment are identified in the South Coast Regional Strategy for E 1 National Park zoning in the Shoalhaven Local Environment Plan. The exhibited Draft Shoalhaven LEP proposed this area for E 2 Environment Conservation zoning. These decisions were made on the basis of the recommendations of the South Coast Sensitive Urban Lands Review Report.

The Report states that, "The Panel supports the concept of setting aside the land within the Lake catchment for environmental protection or addition to the Jervis Bay National Park, in return for identifying additional land on the northern side of Culburra Rd for urban development." P31.

It also states that, "The landowner has proposed a bio-banking off-set scheme for the Lake Wollumboola catchment component." P 31.

Why did this proposal not proceed?

The Department of Planning and Infrastructure has also identified the Long Bow Point-Downs Creek catchment area as a planning off-set for the West Culburra development, in recognition of the area's high environmental values and its critical role in maintaining the water quality and ecology of Lake Wollumboola.

Despite all the accumulated evidence of the high values and these decisions, Realty Realizations appears to have walked away from any off-set, with parts of the West Culburra development proposal and the proposed golf course within the most sensitive parts of the Lake catchment identified for an off-set arrangement.

Why is this so?

The values of the Lake and catchment are likely to be degraded should the West Culburra development proceed as proposed. The Office of Environment and Heritage and other experts, recognize the Lake as being highly sensitive to pollution from vegetation clearing, urban runoff and ground water contamination. Increased population will put pressures on the Lake ecosystem particularly its bird life

It would not be possible to prevent such degradation as a result of locating in the Lake catchment, high-density apartment blocks and associated infrastructure, a road junction and roundabout and from industrial uses in an expanded industrial estate. Water pollution controls may assist in reducing pollutants, but they are not capable of maintaining the natural low nutrient runoff to such sensitive coastal waters.

No information has been made publicly available regarding studies of the risks involved and measures proposed to protect either the Lake Wollumboola or Crookhaven River environments, except to say that rain water runoff from roofs would be captured.

The South Coast Regional Conservation Plan also identifies the lower Crookhaven River catchment and its estuary as of high conservation value with the estuary being part of the Shoalhaven Wetland of National Importance and including several SEPP 14 Wetlands.

The South Coast Strategy identified the area for "limited development," but not the intensive levels of development now proposed. The South Coast Sensitive Urban Lands Review at Page 30 refers to "Small parts of the northern section of the Culburra Urban Expansion Area may be suitable for limited urban development, however considerable setbacks from Crookhaven river and treatment of sewage and runoff would be necessary. ...etc"

There is no way in my view, that environmental degradation could be avoided in the Crookhaven River catchment when the intention is to provide for approximately 800 residences and a new retail and service centre and other uses.

The losses would include;

- Clearing of more than 100 hectares of high conservation value coastal forest threatened species habitat, recognised as regionally significant wildlife corridor, with additional clearing for asset protection from bushfire and indirect edge effects.
- degradation of undisturbed SEPP 14 Wetlands on the Crookhaven River and Curley's Bay, with proposed public access involving construction along the entire shore and Billy's Island as well as boating and other activities.
- stormwater runoff polluting and reducing fish habitat and oyster farming.
- damage to Aboriginal cultural heritage sites with roads and public walking tracks providing access.

It is noted that the map provided to the Public meeting on 10<sup>th</sup> October identified the location of significant Aboriginal cultural sites. Such identification seems inappropriate as it could lead to vandalism of the sites.

I therefore oppose the proposal for development west of the existing developed area of Culburra Beach.

#### Lack of evidence to support claims of economic and social benefits.

The information so far available does not provide a case for demand for development of this scale even in the 20 year time frame you proposed. The claims of social and economic benefits have not been demonstrated.

I do not agree with the claim that demand will occur in response to the availability of land. This seems to me to be a Real Estate sale pitch rather than evidence-based planning in response to demand and economic conditions, and the capacity of Shoalhaven City Council to provide necessary social and economic infrastructure.

The provision of additional housing may gradually increase the population, but it does not assist in the long term in diversifying the economy and creating employment opportunities to support the expanded population. This is especially the case with this proposal, which aims for ½ of the housing to be for retired and elderly people. Short term employment opportunities may eventuate in the construction industry, but these would go to fly in, fly out contractors for large construction companies. Opportunities for local trades people would be limited. Nor would additional housing generate community services and the needs of young people would continue to be neglected.

How can the community be confident that the promised services and economic benefits are provided, when it seems unlikely that Realty Realizations would be the developer?

Large residential development in Sanctuary Point and Vincentia are characterized by high unemployment and the absence of promised services eg medical, youth services, library and public transport have not and are unlikely to be provided, and it is beyond the capacity of Shoalhaven City Council to meet the infrastructure needs of its existing dispersed population, quite apart from further development aware from Nowra-Bomaderry.

Larger scale housing development should be centralized in and around Nowra, where greater commercial and industrial diversity exists with greater potential for employment and service provision than Culburra Beach could provide.

#### Aspects of the proposal that I could support with modifications.

As indicated previously I do not support a vision for Culburra Beach that fails to appreciate or integrate new development with its natural values and the character of its existing built environment. I am also concerned that the proposals make limited provision within the urban footprint for parks, wildlife corridors or community facilities. There is no mention in available material of sustainability subdivision and housing design.

I do nevertheless acknowledge that redefining retail, civic and residential development would enhance the current town "centre."

There is scope for development expansion on the north side of Culburra Rd between the existing industrial area east to Canal St. Such development would benefit from being designed around a town square rather than forming a strip of shops. The current linear layout of the Culburra Beach commercial area is not attractive and is not conducive to social gathering in the town centre. This area could also provide for community services and facilities, especially for young people including a skateboard park and possibly for a motel and small scale tourism facilities.

Medium density housing in this area would facilitate mixed age residents as well as over 55 years to enhance community cohesion and prevent isolation of elderly people in one area and locate.

The location of the Woolworth's supermarket at the back of the current shopping centre has downgraded the town centre, both in terms of impact on existing businesses and its function as a community meeting place. So further ribbon development west along Culburra Rd would further detract from consolidation of the town centre.

It should be noted however that parts of this site include high conservation value vegetation that supports Threatened Species.

November 2012

To: JOHN TOOM

REF. WEST CULBURRA PART 3A PROJECT

As someone who has chosen to him in all he and active, and dismayed by this plan to greatly increase its papenlation (with all the inevitable traffic and ather congretions it will entail) and turn it into just another subsub.

In particular 5-starey with blocks would be completely inappropriate.

The only good point for existing residents would be the opening-up of riverside acress and I fear that could never justify the distanction of the present environment.

DOROTHY BUCHAHAM

#### CULBURRA HEIGHTS

Dear Sir

My wife & I attended your information evening & we appreciated that you are keeping us informed as to the development of CULLBURRA HEIGHTS.

We like most of the thoughts you have for the future of Culburra. I have been talking to a lot of the local residents & they have the same thoughts as my wife & I, that is, that wish to keep our town as a country village.

By that I mean, In Culburra we are on friendly terms with our neighbours & with most of the the residents. When we go for a walk down the street we often meet & talk we people that we meet along the way, the same goes when we go to the shops. In other words we all get along, that is some thing that we all hold very dear & wish to retain. It is what makes this town a village.

That being the case, the impression as you enter our village we wish to keep in keeping with that thought.

So, having a line of HIGH RISE buildings at it's entrance is the exact opposite to the thoughts we have of our village. We do not wish to be another Ulladulla or Huskisson.

We have every confidence that you can place that type of accommodation in some other location.

We were glad to see Mister Halloran at your meeting. We view him as our "squire"

it is nice of him to have an interest in Culburra.

Thank you. Barry & Louise Maddock bgmaddock@bigpond.com

PS,I tried to e-mail you but the address on your document could not be sent?

## West Culburra; the Part 3A Project

The Culburra Community is invited to respond to the proposals presented to-day by John Toon. All comments, suggestions and/or criticisms will be considered prior to the proposals being finalised and submitted to the Department of Planning and Infrastructure.

Response	
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EXCEPT FIRE OVAZ	
Malura Made A.	Person
Name(not obligatory) Contact number/ email:ƒ೭៱໓ລ	et d bigpond cros
Or send comments direct to John Toon: Fax 9449 1991 or Email: evjotoon@bigpond.co.au	
John Toon	6 October 2012.

#### John Toon

From: "Albert Martin" <albertmartin35@gmail.com>

To: <evjotoon@bigpond.com.au>

Sent: Tuesday, 20 November 2012 10:12 PM
Subject: WEST CULBURRA Part 3A APPLICATION
WEST CULBURRA Part 3A APPLICATION

I wish to make the following comments on West Culburra Beach Part 3A Development.

The South Coast Regional Strategy stated very clearly that, developments such as this proposal be located close to MAJOR established regional centres e.g. NOWRA and ULLADULLA, for very obvious reasons. Culburra is not such a site.

I find it surprising that no case has been made for this development. There is still plenty of space within Culburra for housing expansion, so why is this proposal being made? This whole project is not financially viable as the huge infrastructure costs could not be supported, such as has happened at Vincentia and Sanctuary Point. It provides no parks, wildlife corridors, or amenities for the community. There will be very few opportunities for long term employment. It will also destroy a huge area of pristine bushland and wildlife habitat, ALL for WHAT—PROFIT for an already rich man. Gone are the days when if you owned it you could do what you liked with it.

If there is a need for so much housing stock why is this project not being located on the already cleared land further to the west of its present location?

High rise buildings above two stories would be totally out of place in Culburra which is a quiet little coastal village not a GOLD COAST MONSTROSITY.

The density of the development resembles GLEBE or BALMAIN with people living in each other's backyards, totally out of keeping with the rest of Culburra. People living and visiting like the wide open spaces, the clean air, the quiet, the birds, the bush and the absence of crowds of people and traffic. This development would completely ruin all of that!

This project contains four high rise buildings and a road junction all located in Lake Wollumboola catchment where no building will be allowed. There is no published assessment of the effects of this development on the Crookhaven estuary and Lake Wollumboola, but blind Freddy could work out that the Crookhaven estuary will be virtually destroyed and The Lake will be heavily polluted much to its detriment and the thousands of birds which depend on it for their survival.

If there is to be some development it needs to be close to the village and that should be west of the ambulance station up to the existing Industrial centre.

Albert and Judith MARTIN 145A Lucinda Avenue WAHROONGA NSW 2076

P.S. We own a holiday house in Culburra Beach for family and our exclusive use.

# Unit blocks, avenues in Culburra plan

PLANS to give Culburra Beach a more coastal feel while greatly expanding the town's size were explained during a public meeting on Wednesday night. However concerns about environ-

mental damage were raised, despite planning consultant John Toon saying the development was within constraints set by Shoalhaven City Council and the Planning Department, and included environmental effects. mental offsets.

mental offsets.
Culburra Beach resident Frances
Bray criticised the plans for not providing any provision for protecting
endangered ecological communities or high-value wetlands.
The plan includes 700 new homes
to the west of the main town, 60
units designed for over-55s living in
a commercial area near the town's

a commercial area near the town's a commercia area near the towns CBD that would need to be rezoned, and several blocks of five-storey unit buildings along Culburra Road beside the existing retirement vil-lage that would offer 500 apart-

"We're looking at providing a diver-sity of accommodation," Mr Toon told the 120-strong gathering that included the regions largest private land owner Warren Halloran, former Shoalhaven mayor Greg Watson and Liberal candidate for Gilmore, Ann

Other key components in the plans were wide avenues running to the water at Curleys Bay and further west into the Crookhaven River, creating key visual links with the water along with improved boat launching

They would also provide potential for development of new tourist facilities close to the water, he said,

providing a boost in local employ-

lobs were mentioned during the meeting, with people raising ques-tions about where people would find the work required to bring them

"I think the building program itself will generate a number of jobs," Mr Toon said.

He said an increased population

would also create opportunities for businesses in the town to employ more people. "A significant amount of capital is going to be injected into Culburra as a result of this process," Mr Toon

He said that would happen over a number of years, with the 700 homes at West Culburra expected to be built over 10 years, while the 500 units would be developed more

"We expect those to be developed over a long time, possible 20 years," Mr Toon said.

Mr Toon said.

"What we're looking at is a long-term solution to how Culburra might develop."

Integral to that was providing units and the over-55s accommodation close to the town centre so residents

close to the town centre so residents could walk to the shops. Other aspects of the plan were two walk and cycleways stretching from the new western estate, including one running along the foreshore and possibly having boards explaining points of ecological significance, and an avenue of trees being planted along Culburra Road to mask the appearance of the five-storey unit blocks. Plans for the development are still

Plans for the development are still being fine-tuned before being sub-mitted to the state government later this year.



**EXPLANATION:** Planning consultant John Toon explains aspects of the planned development at Culburra Beach to residents Brice Allen and Keith Campbell at Wednesday night's public meeting.



VISION: An artist's impression of the proposed five-storey unit blocks screened by trees on Culburra Road

### Manildra adiusts proposal

MANILDRA has been allowed to change plans to expand its

Bomaderry plant. The ethanol and starch producer has plans for a \$250 million expansion of the Bomaderry plant to boost its ethanol output, but wanted to amend the plans to change the location of

cnange the location of a car park.

In examining the application the Planning Assessment Commission noted Shoalhaven City Council and Roads and Maritime Services and Maritime Services generally support the proposed modification", although council sought to have the access roads upgraded.

#### Clarification

A REPORT in Wednesday's Register about a stop work meeting of NSW public servant attributed comments about comments about overtime rates to Trevor Snoxall. Mr Snoxall had been referring instead to penalty rates for afternoon, night and weekend shifts, not expertises.

## Proposed marina still in dry dock

A PROPOSAL to build a 240-berth marina and luxury clubhouse on the banks of Shoalhaven River next to

banks of Shoalhaven River next to the Comerong Island ferry is run-ning behind schedule with the pro-ponent yet to lodge a development application.

The Shoalhaven City Marina web-site states that the proposed sched-ule for stage one of the marina, which would include a 50-berth dry

which would include a 50-berth dry stack facility, 25-berth marina and fuel wharf would be completed and operational by July 2011.

The company plans to utilise a one-hectare marina basin built beside the canal in 1991 as part of a development approval granted in

1989.

However, the proponent recently sought permission to remove excess sand from a mound that a boat building facility was to be built on.

Shoalhaven City Council Development and Environmental Services development manager Robert Russell said the current owners of the site are seeking permission.

ers of the site are seeking permission from council to remove excess material that came out of the boat basin when it was excavated many years

ago. Mr Russell said it was important for the community to know that the marina pictured and described on the Shoalhaven City Marina website is not what has been approved by council.

council.
"What is approved is basically a
boat building shed," Mr Russell said.
"They have put things on their
website about Shoalhaven Marina
but we haven't approved that.

"We haven't even seen an applica-

tion for that. The request to remove sand from the site has concerned one of the

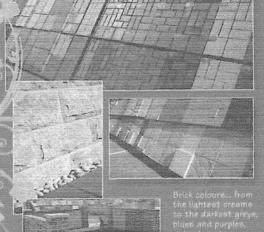
the site has concerned one of the projects major opponents Numbaa resident Breit Collison.

"The last thing this area of our local history and culture needs is truck after truck, car after car, week in week out, all weekend, driving up and down the two most terrible roads in the area," he said.

"In our small yet vocal local community we see this development as a stepping stone to a multi-million dollar commercial marina development slipping under the radar."

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### More weekend rail seats

SHOALHAVEN train commuters will soon face less congestion when travelling to and from Sydney on weekends

Kiama MP Gareth Ward has announced changes to the CltyRail timetable from October 21 provid-

ing about 7000 extra seats each weekend across 18 services between Sydney, Wollongong and

However there are no plans to pro-vide extra carriages between Klama and Bomaderry.



Don't miss The Northern Extra in Monday's South Coast Register