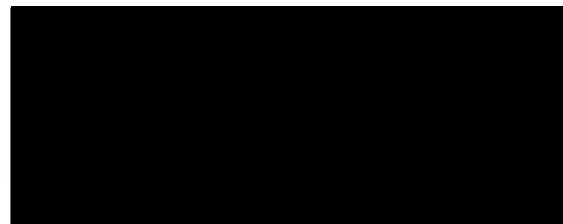


**PLEASE DO NOT PUBLISH MY STREET ADDRESS,  
EMAIL ADDRESS AND TELEPHONE NUMBER**

**Director, Industry Assessments  
Planning & Development  
Department of Planning, Industry and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124**



**To the Director,**

**Re: West Culburra Concept Proposal, SSD 3846  
Amended Application**

**DETAILS OF THE AUTHOR OF THIS SUBMISSION**

My name is [REDACTED] I am a Building Consultant, Building Inspector, Project Manager, Licensed Builder, Licensed Roof Plumber and amongst my qualifications, I have a graduate diploma in the Masters of Project Management.

I declare that I have not made a reportable political donation in the previous two years.

I am self-employed. I have no vested business or financial interest in the proposed development, I have not and will not benefit nor have I been engaged on a professional basis by the developers.

I lodge my support of the amended West Culburra Concept proposal.

I have been a permanent resident of Culburra Beach since August 1989.

Prior to that I have been a regular visitor to Culburra Beach since 1974 staying at a holiday property/weekender owned by my wife's family.

**SUPPLY AND DEMAND**

The parcel of land where I built my house was a 9 lot sub-division which was developed around 1986 and by 1990, 8 of those lots were built upon and permanently owner occupied. Indeed that family holiday property I mentioned earlier has since been sold and has a permanent owner/occupier.

It is obvious that Culburra Beach is a desirable and sought after area to reside.

The problem lies with supply and demand, there is a lack of vacant building sites that are available, and there certainly is the demand.

## 2.

The most common form of development at present is basically redevelopment of existing properties with duplex, dual occupancy and medium density redevelopment. There is a growing trend in properties being purchased, then used as holiday accommodation to the detriment of persons wishing to reside here permanently.

There has been extraordinarily little upgrading of infrastructure in the Culburra Beach area to cope with the rigors of redevelopment, and this includes poor quality corroding copper cabling for the telephone/internet service, sewer, stormwater, kerb and guttering, and water supply.

Continual redevelopment of existing properties is not sustainable.

### **ABOUT THE AMENDED DEVELOPMENT PROPOSAL**

From a Project Management standpoint, I have looked at the amended development proposal at West Culburra and I am of the opinion that the development is well balanced to fit the needs of the community.

It also appears that environmental concerns mainly with water run off into Crookhaven River have been addressed and the proposed solutions to the management of stormwater will be vastly superior to the present infrastructure which directs unfiltered stormwater from a large area of Culburra Beach into Lake Wollumboola. No stormwater drainage from the development will drain into Lake Wollumboola.

There will be a foreshore area included in the development. The management of stormwater from the proposed development will result in no change to the stormwater run off from the foreshore areas entering into Crookhaven River. The rainwater from the foreshore causes little effect on the river due to the natural filtration along the foreshore by a 'Nardoo' type process of filtration of surface water run off which has been extremely successful in western Sydney whereby concrete culverts and open drains were replaced with green open space type drains. The success of that process has been well documented.

Therefore I see no detrimental impact on Lake Wollumboola or Crookhaven River by the amended West Culburra development proposal.

The proposal shows a number of parks and sports grounds with facilities which bodes well for outdoor activity options for the community. Exercise without having to travel.

There is pedestrian access from the medium density and integrated housing lots in the development to the existing town and shopping area. This means that those lots are within an easy walking distance to shops and essential services such as chemist, post office, doctors as well as cafes and the Bowling Club.

The main residential lots will be camouflaged behind existing woodlands and will be barely visible from Culburra Road.

The development allows businesses at Culburra Beach especially in the business hub to expand and meet the demands of the growth generated from this development. This will mean employment.

At present businesses are closing or are just keeping their heads above water. Some of these businesses employ youth.

3.

The proposed development includes an offset for bio-diversity with large parcels of land to remain undisturbed to compensate for the land clearing that will take place especially on the residential lot area.

I also am very pleased that this development will result in high level Ecologically Sustainable Development outcomes with solar panels and rainwater storage tanks to each lot, and targets for 7 star NatHERS energy efficiency.

**BRIEF SUMMARY**

To summarise, it is in both my personal and professional opinion that with the communities best interest in mind, the amended West Culburra Proposal is approved and goes ahead.

I will be most happy to personally address any forum which may be set up to debate the proposal.

**Yours faithfully**

