

This meeting is part of the determination process.		
Meeting note taken by: Alana Jelfs	Date: 19 July 2018	Time: 8.00am
Project: West Culburra Concept Proposal (SSD 3486)		
Meeting Place: IPC Office		
Attendees:		
IPC Members: Mary O’Kane (Chair), Ross Carter, Ilona Millar		
IPC Secretariat: Alana Jelfs (Senior Planning Officer), David Koppers (Team Leader), Troy Deighton (Senior Media Advisor)		
The applicant: John Toon (John Toon Pty Ltd), Matt Philpott (Allen Price & Scaratts Pty Ltd)		
Community representatives: Brian Muller (Culburra Chamber of Commerce, President), Frances Bray (President of the Wollumboola Protection Association), Alan Pendleton (President, Culburra Beach Progress Association), Jack Kerr		
Site visit:		
The site visit attendees met at the Culburra Bowling Club. The site visit was attended by the applicant for the West Culburra Concept Proposal and several community representatives. The Panel Chair provided an overview of the process and set out the ground rules for the site visits for both the West Culburra Concept Proposal and the Long Bow Golf Course (to follow). The site visit was conducted by the applicant and comprised a series of key stopping points, as set out below, the Commission observed:		
Stop 1:		
<ul style="list-style-type: none"> the site of the proposed Stage 1 development south of Culburra Road. The applicant noted that this part of the site is within the Lake Wollumboola catchment and is zoned B2 Business; the Culburra retirement village located approximately 150m to the east of the Stage 1 site; the site comprises some cleared areas and large tracts of native woodland; 		
Stop 2:		
<ul style="list-style-type: none"> Culburra Road was crossed to enter the site on the northern side of the road, passing the proposed industrial zone and following the maintenance track into proposed Stage 5 of the Concept Proposal site; this part of the site is covered in vegetated woodland; the Commission asked what the fall of the site was from this location. The applicant said it was approximately RL 18m, dropping down by approximately 10m; 		
Stop 3:		
<ul style="list-style-type: none"> transition from the proposed Stage 5 moving into the middle section of the site, to the area of proposed Stage 2; this area of the site contains vegetated woodland. The applicant noted the shallow gradients and views towards the Crookhaven estuary from this location; views were observed towards the sewerage treatment plant (STP) at this location; the Commission asked where the proposed viewing platforms would be provided. The applicant said there are three points where viewing platforms would be provided along the foreshore; the applicant pointed to the location of the proposed walkway/cycleway through Stage 2; 		
Stop 4:		
<ul style="list-style-type: none"> the applicant pointed to the 100m wide foreshore further west along the foreshore protection zone and the 2-3 m high embankment down to the foreshore, the mangrove forest and SEPP 14 wetlands; the applicant noted the lantana and blackberries that occur within the foreshore zone; some middens on the foreshore were observed. The applicant said it intends to conserve the middens and construct a boardwalk over or create an open exhibition; oyster farms in the Crookhaven River to the northwest were observed; the applicant pointed to the location of the proposed oval and explained that the location was selected based on a relatively 		

flat grade;

- the applicant explained that the boundary of the Crookhaven and Lake Wollumboola catchments runs through the southern section of proposed Stage 3;

Stop 5:

- the tourist/leisure hub in proposed Stage 4 was viewed from the top of the paddock, north of Culburra Road;
- the view over the Crookhaven and Shoalhaven Rivers towards Cactus Point, and views towards the Cambewarra range and Mount Coolangatta were observed;

Stop 6:

- the location of the proposed roundabout was pointed out by the applicant. This section of Culburra road is proposed to be reduced from 100km/hour to 80km/hour with a small area of road widening. The proposed roundabout is within the Lake Wollumboola catchment;
- the applicant explained that Culburra Road does not currently comprises drainage culverts.

Meeting closed at: 3.30pm