

## NEILS PRESENTATION

### WEST CULBURRA CONCEPT PROPOSAL (SSD 3846)

24 JULY 2018

### CULBURRA BEACH

First and foremost I welcome <sup>media</sup> the chair and <sup>commission</sup> panel to Culburra.

My name is Neil Wallace I am a Building Inspector and Project Manager. I am self employed.

I stand here in support of the West Culburra Concept proposal.

I have no vested business or financial interest in the development, I have not and will not benefit or ~~be engaged~~ on a professional basis by the developers.

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.

During that time I have seen a shift in the percentage of permanent residents in the area since 1974.

What was at first predominantly a holiday village with a small percentage of permanent residents, has significantly reversed. <sup>BECAUSE OF NOT IN CONFLICT WITH</sup>

<sup>BROAD MOUNTAIN FARMING</sup>  
The 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 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 as stated previously there certainly is the demand.

The most common form of development at present is basically redevelopment of existing sites with duplex, dual occupancy and medium density redevelopment. One site being redeveloped is a duplex straight across the road from this place.

From a Project Manager standpoint, I have looked at the proposed staged development at West Culburra and I am of the opinion that the 5 stages are a very sensible and achievable way to implement the work over a period estimated at around 20 years.

Stage 1 will certainly compliment the retirement village and community precinct nearby. Stage 1 will give an opportunity for people to downsize, be closer to services and amenities, and consequently making their present homes available for others.

I have also been advised that environmental concerns mainly with water run off into Crookhaven River have been addressed and the solutions to the management of stormwater run off will be vastly superior to the present infrastructure which directs unfiltered stormwater from a large area of Culburra Beach into Lake Wollumboola. Only a small percentage of stormwater drainage from the development will drain into the lake.

Therefore I see no detrimental impact on Lake Wollumboola by the proposed West Culburra development.

The reserve along the edge of Crookhaven River will also provide 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 staged development allows businesses at Culburra Beach especially in the business hub to expand and meet the demands of the growth generated from the development.

This will mean employment.

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

I also understand that the local indigenous community have been consulted, and as part of the development it will preserve and acknowledge a historical significant area.

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

The positive impacts I have mentioned far outweigh the negatives for local residents, youth and local businesses.

**The most basic and important principles of economics is supply and demand.**

**We have the demand and this proposal will definitely support the supply.**

Thank you for giving me the opportunity to address this meeting and again welcome to Culburra.