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Online Submission from company McLachlan Partners Real Estate (org_comments)

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Feb 7

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To:

Wave Park planning. - Surfing reserves

Our coastal demographics are ideally suited to enhancement of our most popular recreational activity. Surfing. Given the national population, has twice the number active participation of surfers, than rugby league, the concept of building dedicated sporting facilities for surfing is now being actively considered. We build major golf courses, football stadiums, etc, so why not surfing.

Surfing is dependant of natural variables of wind and swell and tides, to allow rideable waves, and those conditions can be often absent, for some weeks on end at times. Rarely are natural waves on the Central Coast the quality of the new technology waves available of the new generation wave parks.

Surfing is a year round activity with modern wetsuits providing comfort in cold conditions, so is not a seasonal dependant operation.

With our increasingly time poor lifestyles, the ability for surfers to pay for a guaranteed quality wave (similar costs to a game of golf) is now becoming economically feasible, especially considering night surfing opportunities in shark free environment after work hours.

The Tuggerah Lakes system, is 80sq kilometres, with many miles of foreshore available, and a wave park is 350m x 150m dimension, and would use just 0.5 sqm of overall area, dedicated to this recreational activity. There is little recreational facilities for boating destination ands a wave park would have a jetty for boaters to access any supporting café restaurants.

A similar UK facility, Surf Snowdonia was recently voted top 10 new world travel destination by Lonely Planet travel guide. That facility employs 100 people

A facility like this would provide a unique international travel destination for tourism, domestic and international, and be well supported and welcomed by our local population.

The technology for this type of recreational park is moving rapidly and we need to start to think of new attractions to make the region a viable tourism destination.

The lake has suffered siltation and pollution problems of urbanisation and littering and is no longer a sort after recreational body. Water quality is now poor for recreational swimming.

A wave park, ponded pool, with sand filtered water would bring a new user group back to Tuggerah Lakes.

The park would offer school groups a safe controlled environment for surf schools.

A dedicated facility would allow professional competitions and bring major international sporting events to the Central Coast.

Tourism from CBD hotels can be brought in direct by float plane, as well as the massive youth backpacker markets which currently bypass the Central Coast for more recognised fun locations. The concept of a wave park has been widely welcomed by local press and surfing residents and brings a new type of thinking to our current resources. Importantly it would be welcomed by the local population and not just be a tourism facility.

Planning for this type of recreational activity should be considered now, before another region moves on the concept and the opportunity as first mover market is lost to the Central Coast.

There are currently private wave park operators looking at regions across Australia to invest in and the Central Coast tourism and local government authorities should be actively encouraging these private companies to consider a Central Coast operation.

Surfing Reserves - surf enhancement should be a consideration on any new breakwall or groyne plans for The Entrance or

Similar consideration in any future studies. The recent Cardno break wall plan had no reference request to consider the effects on the surf break. Given the population of surfers in the region, this should be a consideration in any future planning.

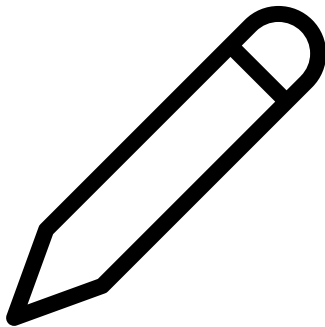
The current sand dredging operation in The Entrance Channel could be considered for enhancement of the existing sand bars, by extending the pipes further into the surf zone, enhancing the wave quality of existing break.

This is the same result of the highly popular breaks of Tweed Kirra QLD localities, with the huge financial bonus the surfing industry and tourism brings to that locale.

As a region, we cannot just keep building high-rise, and bring in more youth population, without some recreational enhancement.

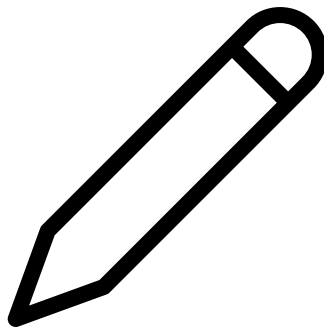
As a tourism location we now lack unique identity and the previous close proximity of Sydney was a proven drawcard, but with better transport, our tourism operators are competing with other regions with better freeway access and cheap airfares.

A world class Wave Park surf precinct, with night surfing under lights, shark free, available to local school sport programmes, with supporting café restaurants, retail, hire and surf lessons, with an associated new jetty as a boating destination on Tuggerah Lakes, would be a great drawcard for both locals and tourism alike, and should be added in the planning mix for the Central Coast.

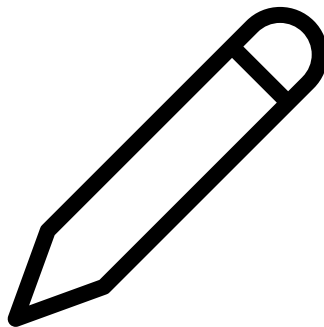


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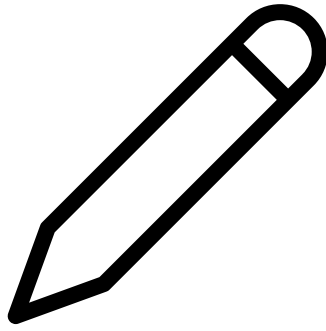
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