

Independent Planning Commission NSW  
Level 3, 201 Elizabeth St  
Sydney NSW 2000. Email [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

16 July 2018

**To Commission members**

**Objection to West Culburra Concept Proposal (SSD 3846)**

I strongly propose that the Independent Planning Commission refuse the West Culburra Concept Proposal (SSD 3846).

I am a long term resident of Culburra Beach and I am an enthusiastic member of the local community and I am involved with many local community groups. I sail, surf, swim, fish, jog, walk and enjoy passive recreation in the beautiful natural environments that are a unique asset for the area. The natural environment including the bays and waterways were the main reason I bought a house in the area and have lived in Culburra Beach for more than 15 years.

I value our natural environment surrounded as it is by the Crookhaven River Estuary, In the 1970's I was employed as a research scientist by CSIRO to undertake research studies of the water quality and sediments of the estuary. The estuary is already under major pressure from pollution and habitat degradation. The proposed development would push it over the top in terms of the thresholds required to seriously degrade the water quality and environmental values. The Lake together with the Shoalhaven-Crookhaven Estuary is recognised as nationally and internationally significant wetland habitat for migratory birds under Australian and NSW Government legislation, to protect these wonders of nature and for present and future generations to enjoy.

In particular I oppose the following features of the development proposal:

- There are many suitable alternative sites in the forest areas away from fragile and highly sensitive and valuable waterways, coastal wetlands and shore-land environment. The developments should be focused on less valuable habitats.
- Both the Lake Wollumboola and Crookhaven near-shore catchments should be protected with a 200 m buffer strip.
- The Lake Wollumboola catchment is unsuitable for urban development and should be zoned for "Environment Protection" with the Crookhaven catchment considered suitable for "limited" development only well away from the waterways, shorelands and estuarine wetlands.
- The clearing of at least 75 ha of coastal forest and destruction of wetlands, would cause the loss of threatened species habitat and major environmental degradation. The remnants of these communities are rare and need to be conserved for enjoyment by future generations.
- The fishing in the Crookhaven River waterways would be severely polluted by urban run-off. The protection measures using buffer, swales and dams are completely inadequate. The waterways would be polluted and severely degraded. The wetlands, fish nursery and the oyster leases would suffer significant deterioration due to polluted run-off resulting in environmental and economic loss.
- The modelling system for water quality is clearly inadequate. When faced with obvious and

unacceptable pollution levels the proposed simply tweaked the 'knobs on the size of the industrial estate so that the level fell within the so-called limits. This is a joke, and is clearly unacceptable. The estuary will be severely polluted and degraded by the development.

- The development will destroy the natural assets that attract people to live and recreate in the area including: boating, fishing, sailing, walking, swimming and enjoying the natural environment. These attributes that attract people to the areas will be destroyed by the development.

Please urge the developers to move there development into the forest areas and lower environment significance well away from the waterways wetlands and near shore habitats.

Yours sincerely,

Dr John Anderson (Environmental Scientist with 35 years experience)

[REDACTED]  
[REDACTED]