



ABN 79 901 330 326

July 31, 2018

Independent Planning Commission NSW

Level 3, 201 Elizabeth St

Sydney NSW 2000.

By Email ipcn@ipcn.nsw.gov.au

To Commission members,

Objection to West Culburra Concept Proposal (SSD 3846)

I urgently request that the Independent Planning Commission does NOT approve the West Culburra Concept Proposal (SSD 3846).

My family have been residents of the Jervis Bay and Culburra area since mid-last century and are greatly concerned that this inappropriate development proposal will be detrimental to the surrounding Crookhaven Estuary, Lake Wollumboola and wetlands.

There are alternative opportunities for development in the general area without putting at risk the coastal forest and wetland vegetation and in particular the Lake Wollumboola and the migratory birds that depend on its pristine quality.

Our coastal areas are worthy of every effort to protect the small scale coastal village atmosphere that persists, it is not reasonable to enable development that can only be described as rampant and contrary to the quality required for a peaceful family existence. It is essential that the natural environment is protected, and that development is sympathetic to its needs as well as those of people wishing to live in the region as they perceive it now.

In particular we oppose the following features of the golf course development proposal:

- The issue of protecting Lake Wollumboola through preventing development of a golf course on Long Bow Point has become tedious in the extreme. This proposal is contrary to all studies of the probable adverse impact. The area must be zoned for "Environment Protection"
- Development of medium density dwellings and apartments is NOT in keeping with the natural surroundings or the needs of families and retirees who will wish to live in coastal regions.
- Permitting overly expansive multi story housing development in this coastal area is very likely to create a preventable economic loss through impacts on wetlands, fish nursery and the oyster leases that would suffer due to polluted runoff.
- We have an obligation to future generations to NOT impact surface and ground water, NOT destroy Lake Wollumboola with runoff from an inappropriately located Golf course, NOT

July 31, 2018

Page 2

impact internationally significant birdlife and NOT incrementally damaging Aboriginal cultural heritage and diminishing the tourism employment available to these “first peoples”.

We have the opportunity at this point to guide the Halloran proposal such that it actually benefits the community of today and the future rather than creating yet another inappropriate housing development

Yours sincerely,



Alan J Burrows