

Independent Planning Commission NSW
Level 3, 201 Elizabeth St
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To Commission members,

Objection to West Culburra Concept Proposal (SSD 3846)

We earnestly suggest that the Independent Planning Commission refuse the West Culburra Concept Proposal (SSD 3846).

We are part-time residents of Culburra Beach and have been for about 25 years and we love the pristine, natural environment of the area. The Crookhaven River Estuary, the beaches, the ocean and Lake Wollumboola, as well as extensive coastal forest and wetland vegetation. Lake Wollumboola together with the Shoalhaven-Crookhaven Estuary is recognised nationally and internationally as significant wetland habitat for migratory birds under Government legislation. This whole area must be protected for present and future generations to enjoy.

We also enjoy our coastal village character, particularly its low density coastal style. We would hate to see it over-crowded due to an additional 650 houses/apartments, industrial development over the next 20 years, causing degradation to both the Lake and the Crookhaven River and Estuary.

We object to the following features of the development proposal:

- extensive urban development in both the Lake Wollumboola and Crookhaven catchment ignoring expert advice and NSW Government policy that 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.
- the utter destruction of at least 75 ha of coastal forest and development in wetlands, resulting in loss of threatened species habitat and environmental degradation.
- The massive over-development with 700 dwellings in pristine bushland and the catchments of lake Wollumboola and the oyster and fish habitats in The Crookhaven will be as bad and objectionable as the mad development and ruination of Sydney.

This whole project is and always has been wrong for this area. The whole area including Long Bow Point should be incorporated into Jervis Bay National Park. Its virtual pristine state deserves preservation and that must be done as part of the adjoining National Park.

A similar scenario is Bundeena nestled next to the magnificent Royal National Park, located south of Sydney. Nobody would dare to touch "The Royal" expanding Bundeena by 700 houses and a golf course.

Yours sincerely,

Albert and Judith Martin