

Dawn and John Rogers

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Independent Planning Commission NSW
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

To Commission Members,

Objection to West Culburra Concept Proposal (SSD 3846)

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

We are frequent visitors to Culburra to stay with friends and we consider the area with its extensive coastal forest, wetland vegetation, its unspoiled beaches, the ocean and Lake Wollumboola to be a Natural and National Treasure. The lake, together with the Shoalhaven-Crookhaven Estuary is recognized nationally and internationally as significant wetland habitat for migratory birds. As such these wetlands and surrounding areas must be protected for present and future generations.

It is extremely concerning that the plans include clearing at least 75 ha of coastal forest and development in wetlands which would result in the loss of threatened species habitat and degradation of the environment.

We oppose the plan to build 650 mainly medium density dwellings in the Crookhaven River Catchment which is adjacent to Aboriginal cultural heritage sites and wetlands. We also oppose the plan to build 46 medium density apartments which include 4-storey structures in the lake catchment south of Culburra Road. We believe these development plans would result in major over-development of the area.

It is concerning that there has been no assessment of Lake Wollumboola and its ecosystem regarding impacts on surface and ground water. According to expert advice, the polluted runoff from development would impact on the internationally significant birds that visit the area during migration, including at least 23 species which according to NSW and Australian Government legislation are listed as Threatened.

There are no guarantees that the Crookhaven River, the fish nursery, oyster leases and wetlands would not be negatively affected by pollution.

We believe the incremental damage over time would be significant and as a result would impact on Aboriginal Cultural Heritage tourism opportunities.

We believe a greater potential to resolve future environment protection and development are with the Halloran Trust Planning Proposal.

Kind regards,

Dawn and John Rogers