

From: [Debra Little](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Re West Culburra Concept Proposal (SSD 3846): Objection
Date: Tuesday, 31 July 2018 2:03:33 PM

To Commission Members,

Objection to West Culburra Concept Proposal (SSD 3846)

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

I am a regular visitor to Culburra Beach-Orient Point as my parents have owned a holiday property there for 45 years.

Having been such a long term and regular visitor to the area (since I was 17), I have formed a strong opinion of the importance of the natural environment there - the wonderful unspoilt beaches, the Crookhaven Headland and estuary, the jewel in the crown that is Lake Wollumboola, and the natural bushland/plant communities that are associated, some of which are Endangered Ecological Communities.

As a bird watcher too I understand and appreciate the importance of the area for resident and migratory bird species, some of which are threatened species and of international significance.

As I live in the high density city of Sydney, a city which is increasingly subject to over-development and congestion. I value enormously the low density, coastal style offered by the Culburra-Orient Point area. It is a haven which would become over-crowded with the addition of such a substantial number of additional houses and apartments, plus any associated industrial development. I fear greatly for the integrity of the Crookhaven River, including its important oyster industry, for Lake Wollumboola and the associated estuary - all significant and sensitive natural assets for current and future generations.

I particularly am concerned about, and oppose in relation to the proposal:

- * the clearing of important coastal vegetation which would result in the loss of habitat for threatened species and changes to the soil and water environment, and a significant aesthetic loss.

- * any increased urban development in the catchments of both Lake Wollumboola and the Crookhaven River. There has been over many many years, many, many reports from Government and other experts about the unsuitability of Lake Wollumboola for urban development, and there have also been government policies based on the need to prevent such development. The catchment of the Lake must be zoned 'Environment Protection' It requires a high level of protection such as this zoning, and I have argued for this in many previous submissions I have made to Local and State Government.

- * the number and location of the mainly medium density dwellings clearly represents major over-development of the land, and ignores the significance of the associated wetlands as well as Aboriginal cultural heritage sites.

- * totally inadequate assessment of the surface and ground water impacts on Lake Wollumboola and its associated ecosystem. This is a significant failure given the wide knowledge about the international significance of the Lake for birdlife, including species

listed as vulnerable, endangered or critically endangered under State and Federal legislation. Pollution entering the Lake would of course adversely affect the currently healthy environment that these birds rely upon.

* the damage to nature tourism opportunities that would arise. The proposal is very short sighted in this respect.

Yours sincerely,

Debra Little

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31/7/18