

From: [Elizabeth Mullins](#)
To: [IPCN Enquiries Mailbox](#)
Subject: West Culburra Concept Proposal SSD 3846
Date: Friday, 27 July 2018 9:59:01 AM

Dear Commission Members

I write in support of the Department of Planning and Environment's recommendation to **refuse the West Culburra Concept Proposal**.

The report prepared by the Department raises serious concerns about the appropriateness of the proposal, given its scale, its disregard for existing strategic development plans, and potential harmful environmental outcomes. The Key Issues (page iv) and conclusions set out in the Summary (page v) of the report make clear why this the West Culburra Concept Proposal should be refused.

The proposal aims to realise some of the value of the Halloran Trust land holding, while willingly risking detrimental impact on the environment, its flora and fauna, water quality, and the Indigenous history of the area. The proposal contradicts or fails to respect the strategic development plans for the area in terms of both the scale and location of the proposed development, demonstrating a lack of sensitivity to the needs of the community, and disregard of the considered work of the various government agencies.

Significant effort and expense has been made to try to resolve the issues relating to the potential impact on water quality in the Crookhaven River and Lake Wollumboola. However, the issues have not been satisfactorily addressed. This presents risks to the environment and to the critical fishing and oyster farming industries present in the affected area. Any damage to those industries would not only impact local tourism and employment, but would have the potential to harm the South Coast seafood 'brand' which extends well beyond the Culburra area, with detrimental impacts on regional employment and tourism.

Issues related to adequacy of infrastructure to support a development of this scale are also of concern. For example, the report's Traffic Assessment raises concerns about vehicle movement loads and intersection performance, but does not explore the higher level issue of public transport. Existing public transport between Culburra Beach and Nowra is inadequate, and the proposal fails to consider ways in which the proposed development could enhance local infrastructure, for the benefit of the whole community.

The proposal also seeks to develop a new, and presumably separate, commercial area for Culburra. The existing commercial area offers significant potential for further development but rather than look to enhance the existing facilities for the community, the proposal seeks to provide something separate for the proposed new development, possibly to the detriment of the existing facilities.

Thank you for the opportunity to make this submission and, as a concerned resident, I sincerely hope the Independent Planning Commission will endorse the recommendation of the Department of Planning and Environment, and **refuse the West Culburra Concept Proposal**.

Sincerely,

Elizabeth Mullins

