

Independent Planning Commission NSW
Level 3,201 Elizabeth Street
Sydney NSW 2000 Email ipcn@ipcn.nsw.gov.au

July 29, 2018

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, together with my family, have been part-time residents of Culburra Beach for the past fifteen years. We were attracted by the beauty of its natural resources and the small South Coast village character. We would hate to see this inappropriately dense development application prevail and fear that it would also lead to degradation of Lake Wollumboola and the Crookhaven River and Estuary.

I object to this development particularly because

- Such extensive development ignores long term advice and NSW Government Policy that Lake Wollumboola catchment is unsuitable for urban development and should be zoned for Environmental Protection and that the Crookhaven catchment is suitable for only limited development. This development does not address either of these standards.
- The proposed dwellings are placed adjacent to important wetlands and Aboriginal cultural heritage sites and the development fails to show how these would not be negatively affected. It seems inevitable that these would deteriorate over time.
- It fails to address the issue of polluted runoff into the Crookhaven River which could affect the wetlands, oyster leases and fish nursery thus damaging the local economy.
- Very importantly it has not addressed the impact on surface and ground water of Lake Wollumboola and its ecosystem.

The Precautionary Principle should be applied until such time these issues could be addressed.

There is no evidence that this development will contribute long term to the economy of the community. Overdevelopment of such a seaside village is not progress and while the community is crying out for better opportunity I do not believe that this development would provide this. A well thought out town plan based on today's community needs incorporating Nature-based tourism encouraging environmental protection awareness, cultural activities by the local Aboriginal community as well as the usual coastal attractions is what is required. This developer has had many opportunities to meet the requirements asked of him at the various stages and he has not managed to do so. That does not seem to me a serious commitment. Perhaps it is time for a fresh approach, a tender or competition which could attract a more appropriate model for this unique South Coast town.

Thank you for considering this submission.

Yours sincerely,

Jacky Lawes

