

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

July 27, 2018

Dear committee members,

RE: West Culburra Concept Proposal (SSD 3846)

I am a resident of Culburra Beach and would like to register my objection to the West Culburra Concept Proposal (SSD 3846) on behalf of my family — especially my children aged 2 and 5 years.

I have lived full-time in Culburra Beach for the past 10 years, after visiting the area for more than 30 years. My husband and I live and work in the Shoalhaven area, and our young children attend school in Culburra Beach. We love the town for its laidback lifestyle, surrounding coastal forests, surf beaches, cultural heritage and rich native wildlife.

In our view, the 'West Culburra Concept Plan' by Halloran Trust currently under consideration threatens all of these characteristics, as well as the broader, long-term ecology and culture of the town.

Primarily, the commission should refuse the West Culburra proposal because:

- It is of a significantly inappropriate size and density for the sensitive coastal zone. In particular, four-storey buildings and 650 houses on small residential blocks within the Lake Wollumboola and Crookhaven estuary catchments are highly inappropriate. Current concept plans for West Culburra are comparable to similarly unsustainable 'estate' developments in nearby Vincentia, Sanctuary Point and Worrigea, which have provided nil benefit to local jobs growth, community enrichment, sustainable living design nor tourism opportunities despite initial promises by the proponent about such benefits. Indeed, the Halloran Planning Trust has a lengthy bad track record of inappropriate development marked by on-selling to huge corporate developers and broken promises to community (eg, Vincentia's 'Bayswood' estate). Such a sensitive ecological area like Culburra Beach should demand a much higher building standard, future-focussed ecologically sustainable design, and genuine consideration of the full range of community issues than has been demonstrated in the West Culburra application.
- The increased human population (by more than one-third of the town's current size), combined with clearing of some 75 ha of coastal forest, would threaten several vulnerable and endangered species, including more than 20 species of migratory birds, native flora and fauna such as bandicoot, wallaby, black cockatoo and frog species, as well as important wildlife corridors and nesting tree hollows. The devaluing of these natural assets within the Culburra Beach region would negatively impact ongoing tourism and future eco-development opportunities. Note that many existing community events in the Culburra Beach area — such as the 'Love Culburra Festival' emerging over the past five years, increased awareness of family- and dog-friendly holiday opportunities, and international recognition of Lake Wollumboola as a bird-watching haven — continue to provide growth

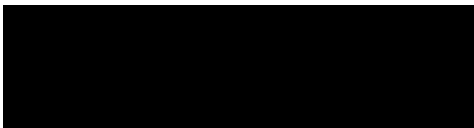
and business opportunities that would be significantly jeopardised by large-scale development such as West Culburra.

- The proposal is grossly insensitive to the cultural history and agency of local Jerrinja people, who have not been adequately consulted nor considered in the development consultation process. Many Aboriginal residents in Culburra Beach and Orient Point communities report they have not been provided proper consultation opportunities regarding culturally significant sites in and around the proposed development sites. A development of this size and scale offers only negative impacts to a local indigenous community already largely marginalised and underrepresented in its local governance and cultural autonomy.
- The community consultation process for the West Culburra development has been marked by systemic exclusion, bullying, intimidation, and misrepresentation by key representative bodies such as the Culburra Beach Progress Association, some Shoalhaven City councillors, and the local Chamber of Commerce. A history of personal and sustained attacks against anyone offering an alternate viewpoint to these parties' 'development at any cost' stance has been well-documented over the past decade and longer, and has resulted in a climate that is not conducive to real consultation about this or similar major developments.

On behalf of many residents and the future generations of Culburra Beach, I therefore urge the commission to accept the recent recommendation by the NSW Department of Land and Environment to refuse the West Culburra development proposal in its entirety.

It seems abundantly clear that the rich cultural heritage, important coastal ecology, and unique tourism potential of Culburra Beach makes it deserving of the highest protection from such insensitive and unsustainable development.

Yours sincerely,

A solid black rectangular box redacting the signature of Lucy Robertson.

Lucy Robertson

Resident, Brighton Parade, Culburra Beach.