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31 July 2018

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

To members of the Commission

West Culburra Concept Proposal – Application SSD3846 and the Public Meeting 24/7/18

I do not support the West Culburra concept proposal described by the Department of Planning and Environment as a “large urban expansion” and request that the Independent Planning Commission refuse this application.

Limited development outside of the Lake Wollumboola catchment and more in keeping with the current coastal village style that does not involve clearing large swathes of coastal vegetation and threatened species habitat is in my view is more reasonable.

I do not support the concept plan as it is presented for the following reasons:

- The proposal is inconsistent with several strategic planning studies.
- West Culburra has not been identified in urban development planning studies as a priority area for housing delivery, but points to a smaller area close to Culburra Beach town centre which may be more suitable.
- Parts of the proposal are within the Lake Wollumboola catchment and this is inconsistent with the South Coast Sensitive Urban Lands Review 2006 and the Healthy Rivers Coastal Lakes Inquiry 2002.
- 650 mostly medium density houses and 4 storey apartments is a major overdevelopment for Culburra Beach.
- It is too close to the Crookhaven River, Aboriginal cultural sites and mangroves which over time would be degraded due to people pressures.
- Clearing of the majority of the site (over 90%) leaving only a fringe of vegetation along the Riverfront would in my opinion be vandalised to gain uninterrupted views to the river and mountains. I strongly object to the applicant’s mention of “trimming” mangroves to improve vistas.
- Long term expert advice states that Lake Wollumboola is not suitable for urban development and should be zoned for environment protection and West Culburra can only support “limited” development.
- There are no guarantees that Lake Wollumboola will not be irreversibly impacted by stormwater run-off from the development.
- Contaminated runoff from the site could cause damage to mangroves, fish nurseries and oyster industry in the Crookhaven River.

When the Commission of Inquiry (COI) into the Long Bow Point subdivision (837 lots) was refused a long term resident of Culburra said *"Last one out of Culburra, turn out the lights"*. This was repeated by one of the speakers at the Public meeting (24/7/18). It seems that if you don't have a good argument then use scare tactics to gain support.

I don't see a ghost town as a result of refusal of the Long Bow Point subdivision, I see a vibrant and thriving community running festivals, a magnificent skate park and picnic area which is used daily by families, a new and successful gym and coffee shop, successful beauty salon, a popular restaurant and bar, a new Woolworths supermarket, ambulance station and medical centre complex, extensions to the bowling club and surf club, men's shed, cycle ways and the evolution of a popular new coffee van, Bali and Mexican eateries and community garden precinct.

I have been a full time resident of Culburra Beach since 1983 and in that time have seen Culburra grow and flourish, with an assortment of businesses coming and going as happens in all cities, towns and villages.

As a community I think Culburra Beach has done very well over the years for services. It is and has always been the community spirit and cohesiveness that brings projects to fruition, not reliance on developer promises.

I feel that the Culburra Beach community is being held to ransom by persistent old school ideas when scaled down, ecologically sustainable development could be pursued and most likely proceed well before the current proposal.

The Halloran Planning Proposal will offer a way to determine future zonings for development and environment.

Regards

Narelle Wright



GREENWELL POINT

PYREE

OYSTER

CROOKHAVEN

The Penguin's Head

WOLLUMBOOLA LAKE

ST VINCENT

ST VINCENT CITY & SUBURBS

MARRAMBENE RIG STATION

HOSPITAL

NATIONAL

RESE