

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: West Culburra Concept Proposal (SSD 3846)
Date: Wednesday, 25 July 2018 12:03:25 PM

Independent Planning Commission NSW

**To Commission members,
Objection to West Culburra Concept Proposal (SSD 3846)**

I am very glad that, back in 1964, I managed to persuade my father to outlay a £50 deposit on a property that was part of a land sale conducted at Culburra by the Halloran Realty Realizations Ltd. Since then I was a regular commuter from Sydney – until I became a permanent resident in 2005.

Certainly I appreciate that the low-density coastal village character of Culburra hasn't greatly changed over the decades – and that consequently there hasn't been any significant impact on our beautiful natural environment.

What makes Culburra especially distinctive is that it is surrounded so intimately by so much water – the Shoalhaven-Crookhaven Estuary, the Tasman Sea and Lake Wollumboola. And this would be the principal reason for the dramatic increase in visitors from the nation's largest metropolis, in recent years, during the holiday periods. They flock to our unspoiled beaches and engage in many other water-based activities. Most residents welcome that so many people are able to find enjoyment, relaxation and a temporary change in lifestyle within our community. However I suspect that most of us breathe a sigh of relief when life reverts back to a less stressful, less crowded and more peaceful normality.

Anyway our proximity to water behoves us to be especially vigilant as regards water quality in all our waterways. The Crookhaven Estuary and Curleys Bay, and the associated wetlands, provide another significant habitat for our shorebirds – one that is tidal and consequently quite different to that at Lake Wollumboola. It also supports a number of oyster leases and is an important fish nursery – which replenishes the fish stocks for our enthusiastic fishers.

That the Department of Planning and Environment has recommended that the proposed West Culburra Concept Proposal be rejected, indicates that the scale of the development is of such a magnitude that it is not possible to guarantee against loss of water quality and environmental degradation. A large area of forest and bushland, adjacent to wetlands would be razed – and there would be the ongoing impact of a dramatic increase in the permanent population.

Unfortunately the proximity to the water resources also makes much of Culburra very vulnerable to rising water levels resulting from climate change. Despite scientific advice,

many countries haven't as yet taken sufficient action to reduce emissions of CO2, and the world will be facing major problems on many fronts – and much sooner than expected according to latest data. In light of predictions, it really would not make much sense to proceed with such a major housing estate in such a vulnerable coastal location.

In any case, bigger is not necessarily better, if it contributes to a reduction in quality of life for the residents and the visitors. So I strongly urge the Commission to reject the West Culburra Concept Proposal.

Yours sincerely,

Thomas Kaar

[REDACTED]
[REDACTED]