

Independent Planning Commission NSW
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Sydney NSW 2000. Email ipcn@ipcn.nsw.gov.au



28 July 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 am a part-time resident in Culburra Beach, having co-owned a property for more than twenty years.

I have enjoyed our natural environment surrounded as it is by the Crookhaven River Estuary, two unspoiled beaches, the ocean and Lake Wollumboola, as well as extensive coastal forest and wetland vegetation.

The Lake together with the Shoalhaven-Crookhaven Estuary is recognised as nationally and internationally significant wetland habitat for migratory birds under Australian and NSW Government legislation, to protect these wonders of nature and for present and future generations to enjoy.

I also enjoy our coastal village character, particularly its low density coastal style. I would hate to see it over-crowded due to an additional 650 houses/apartments, industrial development over the next 20 years, causing degradation to both the Lake and the Crookhaven River and Estuary.

I don't believe that this proposal will greatly improve the economic status of Culburra Beach. The Shoalhaven area has a high level of unemployment as do many/villages within the Illawarra area.

In particular I oppose the following features of the West Culburra development proposal:

- extensive urban development in the Lake Wollumboola catchment ignores long term expert advice and NSW Government policy that the Lake Wollumboola catchment is unsuitable for urban development and should be zoned for "Environment Protection" with the Crookhaven catchment considered suitable for "limited" development only.
- 650 mainly medium density dwellings in the Crookhaven River catchment, adjacent to important wetlands and Aboriginal cultural heritage sites, as well as 46 small medium density apartments, including 4-storey south of Culburra Rd in the lake catchment together representing major over-development.

- clearing of at least 75ha of coastal forest and development in wetlands, resulting in loss of threatened species habitat and environmental degradation.
- inability to show that the Crookhaven River, wetlands, fish nursery and the oyster leases would not suffer significant deterioration due to polluted runoff resulting in environmental and economic loss.
- failure to assess surface and ground water impacts on Lake Wollumboola and the Crookhaven River Estuary, and their ecosystem despite expert advice that its internationally significant birdlife, including at least 23 species listed as threatened under NSW and Australian Government legislation, would be threatened by polluted runoff from development.
- Incremental damage over the years to the environment and Aboriginal cultural heritage would be significant, reducing potential for nature and Aboriginal Cultural Heritage tourism opportunities.

The Halloran Planning Proposal process offers a greater potential to resolve future environment protection and development.

Yasmin Bowers