

**LWPA Guide for letter re West Culburra Concept Proposal (SSD 3846)**

Address:

Independent Planning Commission NSW

Level 3, 201 Elizabeth St

Sydney NSW 2000. Email [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

To Commission members,

**Objection to West Culburra Concept Proposal (SSD 3846)**

I/we recommend that the Independent Planning Commission refuse the West Culburra Concept Proposal (SSD 3846).

I/we are residents/part-time resident/business owner/ holiday visitor to Culburra Beach-Orient Point.

I/we value 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/we also enjoy our coastal village character, particularly its low density coastal style. I/we 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.

In particular we oppose the following features of the golf course 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 75 ha 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 its 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.

Yours sincerely,

LWPA Guide for Long Bow Point Golf Course SSD 8406

Independent Planning Commission NSW

Level 3, 201 Elizabeth St

Sydney NSW 2000. Email [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

JOAN LESLEY TURNER

To Commission members,

**Objection to Long Bow Point Golf Course SSD 8406**

I **we** strongly object to the **Long Bow Point Golf Course SSD 8406** and recommend that the Independent Planning Commission refuse it.

I **we** are residents/part-time resident/business owner/ holiday visitor to Culburra Beach.

I **my** family value Lake Wollumboola because.....

Together, the Lake and its catchment are a natural wonder of outstanding natural and cultural conservation value, too precious to be put at risk by a golf course. The Lake is listed under Australian legislation and international migratory bird agreements as internationally significant habitat for migratory birds. The lake is recognized also by Birdlife International and the International Union for Conservation of Nature as a globally important Key Biodiversity Area (KBA) particularly for Black Swan and Chestnut Teal. It supports over 100 bird species, with at least 23 Threatened species. The lake, sandbar and parts of its catchment are included in Jervis Bay National Park.

In particular we oppose the development proposal because:

- locating a golf course in the Lake Wollumboola catchment ignores consistent, long term expert advice and NSW Government policy that the Lake catchment especially Long Bow Point, is unsuitable for urban development and should be zoned for "Environment Protection." The natural surface and ground water runoff from Long Bow Point and surrounds, is critical in maintaining the Lake's water quality, its wetlands and aquatic environment and abundant wildlife.
- The application fails to demonstrate that no adverse impacts on the lake's sensitive ecology would occur due to pollution of surface and ground water from golf course fertilisers, herbicides and pesticides.
- It is unacceptable that potential impacts on the Lake and its wildlife were not assessed. In the absence of such evidence, a precautionary approach should apply, justifying refusal.
- The Golf course would involve clearing 32.2 ha of high conservation value coastal vegetation, but its impacts on Threatened Ecological Communities and at least 65 Threatened Species of plants and animals would be more extensive. The many surveys conducted did not meet required standards.
- The application under-estimates the likely impacts as it does not include a Club House, which would require a further development application.

The Halloran Planning Proposal process offers a greater potential to resolve the future of the lake catchment.

Yours sincerely,



JOAN LESLEY TURNER

