Goodnight Oysters
GREENWELL POINT
Leon and Angela Riepsamen
[redacted]
Web: www.goodnightoysters.com.au

31/07/2018

RE: West Culburra Development Objection

Independent Planning Commission,

To who it may concern,

I would like to lodge an objection to the current West Culburra Development proposal.

This development will directly impact on water quality and therefore oysters on leases in Curleys Bay and the Goodnight harvest areas. Leases in these harvest areas are zoned for direct harvest and export, which means oysters can be harvested from the river and sold overseas without depuration as testing has shown a high standard of water quality. The Crookhaven Harvest zone also adjacent to the development and is currently being assess for direct harvest and export status.

Proposing 650 houses, clearing mangroves and trees for view/vistas is unacceptable. NSW legislation recognises the importance of this habitat and it is protected. Mangroves and salt marsh act as natural filters, and bank protection, fish, invertebrate habitat There should not be a separate set of rules for big developers.

Erosion and sediment controls look good on paper however these do not work. I am qualified and have produced many erosion and sediment control plans, soil and water plans in my previous employment on large projects. I also inspected in the rain and very few of them work in reality. There is real risk to the water quality during land clearing and development, which the reports do not acknowledge. Curleys, Crookhaven and Goodnight oyster lease are used for juvenile oyster growth. These oysters are super sensitive to sediments and pollution.

The farmers spend considerable amount of money and time to undertake water quality testing, find pollution sources and help to remediate pollution. Deterioration of water quality once the site has been developed is inevitable. It will place pressures on a sewerage system which already suffers many failures, introduce urban runoff, including herbicides, oils, grease, chemicals, concrete and paints washouts. These all affect oyster development. Georges River and the Hawksbury River are no longer suitable for growing oysters due to oysters being under so much pressure and have succumbed to diseases. Please don't subject Curleys Bay, Crookhaven and Goodnight harvest areas to the same pressures by approving 650 houses.

Once this development is approved there is no way to remedy these impacts so there is real risk to the oyster farmers and employees.

The area is also nursery habitat for Luderick and other fish species as we see them around the leases. These juvenile fish are also sensitive to water quality. This would affect the whole recreation and commercial fishing at Greenwell Point. I don't think there has been enough consultation with the Greenwell Point Community about the development. Greenwell Point is a fishing oyster village, who would be devastated if there was impacts on oysters or fish and I believe that there would be more objections if they understood the ramifications of the development on water quality, fish and oyster habitats. This development is being pushed by the business people of Culburra who seek to make the

most money from the development without regard for other existing fishing/oyster businesses and their communities.

We have concerns that hard stand areas will create runoff. Oyster farms close after rain and do not reopen until test verify the water quality. Additional fresh water will prolong the closure period for harvesting and can cause mortality of the oysters. We also have concerns for ground water which filters into the Bays and estuaries. As the area is on a hill slopes, levelling blocks could impact on the ground water table,, which provides nutrients to the wetlands.

The NSW Oyster Industry Sustainable Aquaculture Strategy (OISAS) recognises that the oyster industry is important in NSW and aims to protect the industry from inappropriate development. This should be taken into account.

If you would like more information, please do not hesitate to contact me.

Yours sincerely,

Angela Riepsamen

Business Partner

Goodnight Oysters

Treasurer/Secretary Shoalhaven Crookhaven Shellfish Quality Assurance Program