

**From:** [Paul Godsell](#)  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** West Culburra Concept Proposal SSD 3846  
**Date:** Monday, 23 July 2018 3:54:42 PM

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From: Paul Godsell, [REDACTED].

To: 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,

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

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

I am a resident of Culburra Beach and greatly value our natural environment including the Crookhaven River Estuary, beautiful beaches and ocean, Lake Wollumboola and the extensive cover of coastal forest and wetland vegetation.

I enjoy the character of our coastal village, particularly its low density coastal style and I fear the character of the area would be lost if it becomes over-crowded and polluted as a result of the proposed additional 650 houses or apartments and industrial area over the next 20 years, which would degrade both the the Crookhaven River Estuary and Lake Wollumboola catchment area.

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

In particular I highlight the following:

- 650 largely medium density dwellings, plus 46 small to medium density apartments and a 4-storey development south of Culburra Rd in the Crookhaven River catchment, adjacent to important wetlands and Aboriginal cultural heritage sites, represents significant over-development for the area.
- the proposal does not adequately protect the Crookhaven River, wetlands, fish nursery and the oyster leases which would suffer negatively from polluted runoff and result in significant environmental and economic loss.
- the clearing of 75 hectare of coastal forest and proposed development in wetland areas, will cause a loss of threatened species habitat and significantly reduce environmental value of the area.
- there is significant and unnecessary risk to the water quality in Lake Wollumboola and its catchment, from the proposed development which would be threatened by polluted runoff from development.

- Over time there would be further damage to Aboriginal cultural heritage sites and the natural environment which would reduce the potential for future Aboriginal Cultural Heritage and environmental tourism opportunities.

Yours sincerely,

Paul Godsell

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