

Independent Planning Commission NSW  
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**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 holiday visitor to Culburra Beach-Orient Point. I go there to enjoy the natural attractions associated with the Crookhaven River Estuary, two unspoiled beaches, the ocean, Lake Wollumboola, and the extensive coastal forest and wetland vegetation.

The lake and its surrounding catchment including the Estuary have been identified as internationally and nationally significant habitat for migratory birds protected under Australian and NSW Government legislation. The proposal to clear at least 75 hectares of coastal forest and development in wetlands runs counter to these protections.

Given that expert advice indicates that the internationally significant birdlife, including at least 23 species listed as threatened, would be threatened by polluted runoff to Lake Wollumboola and its ecosystem, the proposal needs to provide an assessment of surface and ground water impacts.

The proposal also needs to show that the Crookhaven River, wetlands, fish nursery and the oyster leases will not suffer significant deterioration due to polluted runoff resulting in environmental and economic loss.

I also enjoy the coastal village character, particularly its low density coastal building style. The urban areas merit the implementation of sympathetic building style regulations on all future development to retain and enhance this sense of local place. The proposal to crowd in an additional 650 houses/apartments and an industrial development would probably destroy the ambience and character that gives them their charm and character.

Long term expert advice and NSW Government policy deem the Lake Wollumboola catchment unsuitable for urban development and recommend zoning for "Environment Protection", and the Crookhaven catchment is considered suitable for "limited" development only. The proposal to build medium density housing adjacent to important wetlands and in the catchment area constitutes a major overdevelopment.

There are better alternatives. The Halloran Planning Proposal process offers potential to develop the area while protecting the natural environment and deserves to be implemented.

Yours sincerely,

Meron Wilson