

Mr & Mrs Martin & Penny Potter

WOONONA NSW 2517

Director, Industry Assessments,
Planning and Assessment,
Department of Planning,
Industry and Environment

Dear Sir/Madam,

Re: West Culburra Concept Development Proposal-SSD 3846

We wish to **object** to the proposal.

As regular visitors to the area we believe that the proposal would have an adverse impact on the town's social and environmental assets. We consider that the proposal as it stands represents overdevelopment of an area which is already crowded in the summer months, and would threaten its unique wildlife and flora habitats.

We note the proposal includes the clearing of 47ha of high-quality lowland coastal forest: we think this is unacceptable given that the subject forest has provided an important refuge for wildlife escaping last year's catastrophic bushfires. The Crookhaven River wetlands would undoubtedly suffer degradation on account of increased urban runoff from development nearby and a proposed sportsground, which would also affect fish and oyster populations and associated economic activity. It is noted that there are aboriginal middens along the Crookhaven River which may suffer damage as a result of the proposal.

We are pleased that the proposal largely excludes development within the catchment of Lake Wollumboola, but feel that the large population increase that would result from the proposal would inevitably increase human pressures on the lake. A spectacular and nationally significant amount of bird- and other wildlife has been present on the lake recently and this unique natural wonder (which should be fully included in national parks estate and Ramsar-listed) must not be put at risk.

The proposed high density housing we believe is inconsistent with the character of the town and may result in building heights of an intrusive and unsuitable scale. In the event of another bushfire season like the previous year's, the proposed increase in population would result in increased risks for the safety of residents with only one road available as a means of exit. We believe that some limited development in West Culburra would be acceptable, but not on the scale of the subject proposal.

As required, we advise that we have not made any reportable political donations in the previous two years or at any other time.

Yours sincerely,

Martin and Penny Potter