



PCU045075

SUBMISSION ON WEST CULBURRAMIXED-USE DEVELOPMENT.

I am making this submission on behalf of myself and my wife. We own a holiday & retirement house in Culburra and have been visiting for about 25 years.

WE OPPOSE this development.

Department of Planning
Received

6 JUN 2013

Scanning Room

REASONS for our OPPOSITION.

1. This development is NOT NEEDED. There are multiple opportunities within the existing footprint of Culburra to allow for a sizable expansion of housing without destroying the bushland and its biodiversity, ruining Lake Wollumboola, Curleys Bay, the Crookhaven estuary and the village atmosphere of Culburra. The whole of the area of this proposed development supports a huge range of biodiversity of flora and fauna, as well as providing the only wildlife corridor from the north (7 Mile Beach) to Jervis Bay and thence westward to the mountains.

Please refer to the printed attachment for more on this point.

This development will destroy most of this area and we ask why should this happen?

Answer: for greed and profits and stuff the consequences!

2. The South Coast Regional Strategy clearly set out future growth areas for the South Coast with Nowra and its surrounds being chosen as a major centre. This obviously is happening now. The SCRS also states that "no development will occur in Lake Wollumbrook catchment" and only "limited urban development in the Crookhaven catchment", not the wholesale swathe of housing being proposed. Its intention was that coastal villages would not be allowed to grow out of control. More density within the existing footprint rather than new green field development was to be encouraged.
3. Holiday makers and tourists come to coastal villages because they are coastal villages with attractions; they escape from city living and will not come to another Bondi or Manly; they enjoy the village atmosphere for what it is! This proposal will destroy that tourism and the weekenders, both of which are very important to the local businesses. A rival shopping centre is the last thing they need! Too many shops benefits no one.
4. Both Lake Wollumbrook and the Crookhaven-Crookhaven estuary are Wetlands of National Significance with the Lake particularly sensitive to pollution from urban development because of its mainly

closed character. Both water bodies are important for their wetland vegetation and habitat for migratory and native bird species.

This proposed development is located in both catchments and would result in;

- total destruction of over 70 ha of native forests and wetland vegetation and loss of wildlife habitat corridor and threatened species habitat; and illegal clearing of mangroves.
- increased human population, recreational activities and pets causing disturbance to remaining wetlands and their inhabitants.
- water pollution and weed infestation in Curley's Bay / Brookhaven river wetlands and creeks and also the wetlands of Lake Wollumboola. Water pollution controls are not capable of handling nutrients or removing chemicals to natural standards.
- jetty and boating activities resulting in sedimentation, river dredging, with damage to banks and seagrass beds.
- unintended damage and deliberate vandalism of important Aboriginal cultural heritage sites.
- pollution of oyster leases.

We could accept the following development:

allow Stage I - South of Culburra Road between Retirement Village and old tip site, but with only 2 storey apartments NOT 4 storeys. Four storey buildings would be completely out of character.

allow a similar type of development north of Culburra Road west of Ambulance Station towards existing Industrial estate but again 2 storey buildings.

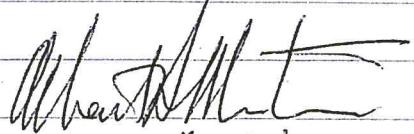
Both of these would have to provide plenty of open space in keeping with the existing character of that area.

The whole remaining proposal should be refused.

Thankyou

ALBERT MARTIN

JUDITH MARTIN


J. A. Martin

WAHROONGA 2076

Why Lake Wollumboola and the Crookhaven River are important Wetlands.

Both the Shoalhaven-Crookhaven Estuary and Lake Wollumboola are Wetlands of National Importance and Internationally significant migratory bird habitat. Together they form the most important habitat for migratory and indigenous birds on the NSW South Coast.

Lake Wollumboola.

- A unique, natural intermittently closing and opening coastal lake, highly susceptible to pollution.
- High biodiversity, including water birds, as well as Endangered wetland vegetation and the Green and Golden Bell Frog.
- Internationally significant for migratory waders, sea birds, shorebirds.
- Internationally significant for regularly supporting more than 1 % of the estimated world populations of Black Swan and Chestnut Teal with flocks of over 13,000 Swans recorded.
- Supports plant and animal species at critical stages of their life cycles providing a key breeding site for the Migratory Little Tern and the Green and Golden Bell Frog.
- Provides refuge during drought conditions for indigenous water birds and on occasions has been estimated to support more than 20,000 water birds, shorebirds and waders.

Lower Crookhaven River Estuary.

- Extensive wetland vegetation includes Endangered Ecological Communities, Coastal Salt Marsh and Swamp Oak Floodplain Forest protected under State Environment Planning Policy 14.
- Extensive areas of seagrass, and Grey and River mangroves protected under the Fisheries Act.
- Habitat for migratory waders and indigenous water and shorebirds. Ducks, Pelicans, Spoonbills.
- Refuge and nursery habitat for important fish species such as Flathead, Blackfish, Mullet, Snapper and Bream, prawns, crabs, oysters and crustaceans.

These wetland values are dependent on the water quality and natural flow regime being maintained.

Catchment values.

The coastal forests and wetlands of the Lake Wollumboola and adjacent lower Crookhaven River catchment are areas of high biodiversity, identified in the South Coast Regional Conservation Plan 2010 as being of "High Conservation Value" to be protected as "Wildlife corridors."

This area provides a significant wildlife habitat corridor linking Seven Mile Beach National Park and Comerong Island Nature Reserve in the Crookhaven/Shoalhaven River estuary south to the Jervis Bay National Park as well as providing a corridor to reserves west to the mountains and Morton National Park. Maintenance of this wildlife habitat corridor is critical for assisting endangered coastal species and ecological communities to migrate and adapt to climate change and sea level rise.