

Lake Wollumboola Protection Association Inc urges Shoalhaven City Council to re-assess the entire project

Object to the proposed Lot 1 East Crescent, Culburra Beach subdivision



Flooding of Lot 1 East Crescent—August 1987 following filling of the site

Potential buyers beware!

The site is flood-prone, contaminated with fill likely to contain asbestos

Since the subdivision was approved in 2012:

- More knowledge is available about flooding and impacts of sea level rise on lake levels, yet current proposals involve lowered flood level benchmarks.
- More knowledge is now available regarding lake sensitivity to cumulative urban runoff especially during flooding yet the proposal would direct more polluted urban drainage to the lake.
- The environmental significance of on-site trees and the endangered flora and fauna they support has increased with age, yet many would be cleared.
- The Halloran Trust offered the entire site for a biodiversity offset for proposed urban rezoning west of Culburra Beach as part of the Halloran Planning Proposal 2015 under consideration by Council and the NSW Government. The proposed subdivision conflicts with this recognition of the high environmental status of the site.

What is proposed?

On 23 December 2012 the NSW Land and Environment Court approved a 14 lot residential subdivision (reduced from 24) as well as other uses such as a caravan park. Council, NPWS, our group and many residents opposed the application.

The Court also required that part of the site adjacent to the lake be dedicated to Council as public reserve. In 2013 Council accepted the offer but the site has not as yet been transferred to public ownership.

On 30 November 2018 Allen, Price, Skarratt applied to Council on behalf of the land owner to modify the conditions of consent set by the Court in 2012.

An on site auction of 5 of the 14 lots has been advertised for Saturday 16 February 2019 at 12 noon. However, subdivision approval and development are years away and dependent on Council investigating and confirming that the numerous conditions have been met by the developer.

Why Lot 1 is so significant?

- It is culturally significant for the Jerrinja community.
- Connects peaceful native bushland and wetland with stunning views of the lake and its birdlife along the Sheepwash Creek Walking Track and the northern shore.
- The endangered tree-scape forms a habitat corridor for many threatened species whilst buffering Lake Wollumboola from the adjacent residential area.

Council will be advertising the proposed changes for public comment in the near future.

If you want further information please provide us with your contact details. Email us: info@wollumboola.org.au

Attend the auction and object to the development and its likely destructive impacts on one of the few remaining forested parts of Culburra Beach.

www.wollumboola.org.au