

Steven Murphy
PO Box 94
Huskisson NSW 2540
(26 December 2012)

Major Projects Assessment, Department of Planning & Infrastructure,
GPO Box 39, Sydney NSW 2001

Dear Madam,

Application 06_0135, Comberton Grange, Nowra. Proponent: Shaolin Temple Foundation (Australia) Ltd.

I trust you will overlook the slight lateness of this submission, given it's the holiday season. My principle concerns with Application 06_0135 are:

- ◆ This appears to be **rural subdivision under cover of the tourism** component
- ◆ The NSW Department of Planning document *South Coast Regional Strategy 2010* states "**no new towns or villages will be supported** unless compelling reasons are presented".
- ◆ Most of the proposed area **won't be local government ratable**, whilst all of it will generate impacts, environmental and physical, for which city ratepayers will have to pick up the bill.
- ◆ **Employment generation for local people is highly questionable**, since a large number of outside contractors and employees, and foreign nationals, are likely.
- ◆ High potential for **sedimentation and/or pollution of Currumbene Ck**, the major feeder stream to Jervis Bay Marine Park (72% of the Jervis Bay catchment).
- ◆ The Comberton Grange land has been **offered for sale** to Shaolin (by Council) for a **fraction of it's true value**, and a pivotal basalt quarry potentially is sterilized as a future road maintenance resource.
- ◆ **Big bushfires historically pass through Comberton Grange**. This can be verified by the NSW Rural Fire Service. With future developed structures in place, this would be **a massive drain on limited city rural fire protection resources**.
- ◆ The site is also located **under the two nautical mile-wide helicopter flight corridor** from HMAS Albatross and the Jervis Bay training area (HMAS Creswell). Commonwealth **Naval operations should not be compromised under any circumstance**.

Yours Sincerely,
Steven Murphy
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