

Sally Munk - FW: Comberton Grange

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Date: 11/30/2012 10:01 AM
Subject: FW: Comberton Grange
Attachments: Comberton Grange - Brief Site Description.pdf

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 >
 >
 >
 > Statements from published reports and studies:
 >
 > WATER QUALITY
 >
 > Currumbene Creek estuary is bounded on the south side by the proposed
 > Shaolin development for 4 to 6 kms (different assessments are recorded).
 >
 > The Shaolin development is entirely within the Currumbene catchments and
 > is bisected by Georges Creek, Bid Bid Creek and tributaries.
 >
 > Currumbene Creek is the major watercourse entering the Bay and forms 72%
 > of the Bay's total catchment.
 >
 > "The high water quality of Jervis Bay is attributed to largely undeveloped
 > catchments which spare the waters of Jervis Bay from the sediments,
 > nutrients and other pollutants normally exported from developed or
 > developing catchments"
 >
 > "The Currumbene Creek wetlands should be considered distinctive and unique
 > within the Jervis Bay natural ecosystem. Their well-being should be
 > regarded as essential to the effective functioning of the broader Jervis Bay
 > ecosystem".
 >
 > "The primary expectation expressed by the community was for the estuary /
 > creek to remain as a viable fishing system". Report of public meeting,
 > Huskisson (1997).
 >
 > "Any major changes, particularly large scale development has the potential
 > to deleteriously affect wetland areas".

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- > WILDLIFE CORRIDORS
- >
- > "The wildlife corridor concept is important for fauna conservation. The
- > relevance of this statement cannot be over-emphasised".
- >
- > The Comberton Grange site and the Currumbene State Forest are contiguous
- > and form part of an important habitat corridor.
- >
- > An important consideration (for corridors) is the number and significance
- > of barriers to fauna movements (e.g. roads).
- >
- > TOURISM?
- >
- > Please look at the Dept of Planning and Infrastructures website
- > (majorprojects.planning.nsw.gov.au) to see how the Shaolin development
- > looks in the light of these statements. Appendix 1 - Architectural Drawings
- > (masterplans) seems like a good blood chilling place to start.
- >
- > Thanks
- > Judy G.
- >
- > WHO SAID THIS?
- > 1. "This plan proposed to allow the erection of a dwelling on 11 out of 14
- > urban sized lots zoned 1(a) Rural at Goodlands Road, Woollamia. I decided
- > the matter should not proceed because the proposed development was likely to
- > significantly affect water quality and was in conflict with the water
- > quality objective proposal in the draft Plan of Management for the Jervis
- > Bay Marine Reserve; the proposal was likely to result in the degradation
- > of a protected wetland; valuable fauna, birdlife and fish habitat would be
- > threatened; and, a precedent could be set".
- >
- > 2. "All up the proposal proposes to remove and redevelop 34.5 hectares of
- > forest and woodland which is wildlife corridor".
- >
- > 3. "The attractiveness of the area to visitors depends on maintaining its
- > naturalness qualities. This is the quality that the South Coast has at
- > present but the North Coast has lost. If you take that away the area will
- > lose its competitive advantage in the domestic and international holiday
- > market".
- >
- > 4. "Apart from Sydney, the Shoalhaven is the second most visited area in
- > New South Wales".
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- >
- > 1. The NSW Minister for Urban Affairs and Planning, November 1985,
- > Parliamentary Hansard Report. (The rejected development was adjacent to
- > Currumbene Creek.)
- > 2. Shaolin Tourist Residential Development - Project Application.
- > 3. Tourism NSW 2000

> 4. Shoalhaven City Council 2012

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