



# Sutherland Shire Environment Centre

PO Box 589 Sutherland NSW 1499 | [office@ssec.org.au](mailto:office@ssec.org.au)  
[www.ssec.org.au](http://www.ssec.org.au) | ABN 96 127 431 611

January 31, 2020

To the General Manager,  
Wollongong City Council  
[records@wollongong.nsw.gov.au](mailto:records@wollongong.nsw.gov.au)  
[council@wollongong.nsw.gov.au](mailto:council@wollongong.nsw.gov.au)

RE: Proposed development PP-2013/3 Bob's Bushland / Lady Carrington Estate

Sutherland Shire Environment Centre is writing to OPPOSE the proposed development at Lady Carrington Estate at the parcel of land otherwise known as Bob's Bushland. After the loss of three million hectares to the recent bushfires in NSW, protecting remaining habitat is more essential than ever.

Development of this land has been rejected on a number of previous occasions. The current environmental zonings of E2 (no new dwellings) and E3 (with a minimum 40 hectares for new dwelling) were decided on for valid reasons and proposed rezoning of E2 for residential is outside the recommendations of the JRPP. It violates the holistic approach that Wollongong Council decided on in regards to zoning outside Helensburgh boundaries following a thorough and lengthy 7(d) review which took over 2 years from 2010 to 2011 to complete.

This proposed development should be rejected because it creates a precedent for urban development proposals outside the town boundaries of Helensburgh.

The current proposal shows no regard for the environmental value of the land. We argue the land should retain its current E3 Environmental Management and E2 Environmental Conservation zoning. It is a critical wildlife corridor that is essential to a number of endangered native animals, such as the Powerful owl and Sooty Owl. Barking Owls (which are listed as vulnerable), Tawny Frogmouth (vulnerable), Eastern Pygmy-possum (vulnerable) and the Brown Bandicoot (vulnerable) have all been sighted in the area. These animals, and others such as lyrebirds, brushtail and ringtail possums, feather tail and sugar gliders, swamp wallabies, echidna, lace monitors, and diamond pythons in and around this area will all suffer loss of habitat.

If this rezoning is permitted, it will destroy 12.1 hectares of native vegetation and 2.7 hectares of an Endangered Ecological Community (EEC), the Southern Sydney Sheltered Forest.

The land is a natural extension of the Royal National Park and adjacent to it. The ecological value of the Royal will be adversely impacted if this development proceeds. There will be increased weed infestation to the Royal due to increased urban runoff, roads and tracks. The critical role this land currently offers as a wildlife corridor will be irreparably compromised.

The nearby waterways are currently pristine and will also be adversely affected: Otford Creek, the tributary of Gardiners Creek, as well as Gardiner's Creek itself, and Gardiners Gully will all be negatively impacted by the spread of weeds – a huge threat to the natural integrity of these areas.

We note the proposed rezoning also situates storm water retention ponds at the top of streams - overflow from these will negatively impact immature streams, some with steep slopes. Soil erosion will be an issue. These are all important tributaries of the Hacking River - the Port Hacking Catchment should not be compromised in this way.

In terms of the proposed housing estate itself, we note the development is outside the current boundary of Helensburgh, and that the proposed residential lots may under the proposed zoning law be re-subdivided again. Even under the current development new residents will bring with them dogs and cats – further impacting on the native wildlife. As will increased human use of the area, new tracks, mountain bike trails, and trail bike use.

Helensburgh is a small village community and these extra residents will place additional strain on local roads, public transport, and increased fire hazard risk.

We ask Wollongong Council to reject the proposed development.

Thank you,

Tassia Kolesnikow, Chair  
[tassia@ssec.org.au](mailto:tassia@ssec.org.au)