

Sender Address: _____

Date: _____

Cr Kent Johns, Mayor
Sutherland Shire Council
Locked Bag 17 Sutherland 1499

Dear Mayor

RE: LOT 3 DP 213924 - 60-70 BOURNEMOUTH STREET, BUNDEENA

I am writing to you about the proposed sale of this property by Scouts Australia NSW to a private owner who is proposing to develop so-called "eco-tourism" accommodation on the site.

We understand that the purchaser, through a document being distributed through the community, is proposing to gain road access via the Royal National Park, build a car park on the adjoining council land, clear the bloodwood mallee on the council owned "Sussex St" unmade road reserve, and that he is proposing to clear one hectare of forest, including the council road reserve, to create an asset protection zone for the one house, shed and six tent site development he is proposing.

The proposal being circulated clearly does not comply with the existing RFS building code for bushfire prone land and the RFS could require substantially larger asset protection zones in any development application.

Reference to recent NPWS bushfire management plans for Spring Gully (2003, 2009), the RFS building code for bushfire prone land and to the rationale of the existing zoning and the conservation outcomes specifically stated for the property in the SSC 2006 Bundeena Maianbar DCP (section 8) would cause a reasonable person to conclude that this land is not suitable for development of any kind. Any development is likely to cause environmental degradation, an unacceptable fire risk to people and property, threaten the wellbeing of the wetland, impact the Bundeena floodplain, and diminish the amenity of the Royal National Park (subject to a world heritage listing nomination) particularly the entrance to the world famous Coast Track (an Australian National Landscape).

The SSC 2006 Bundeena Maianbar Development Control Plan specifically states that the current zoning was made to accommodate the Scouts' intentions to build scout and girl guides halls on the property. The sale by Scouts makes the current zoning and the proposed zoning of this land and the Sussex St road reserve redundant.

Spring Gully is extremely bushfire prone land. Spring Gully also contains many sites of significant aboriginal heritage. Spring gully and this property contains many highly valuable ecological communities not least endangered and protected Sydney freshwater wetland.

The community ask that Council ensures that this land is conserved and remains undeveloped by this or any other proposal and that the land be zoned for conservation so that the conservation controls relating to the site specified in the 2006 Bundeena Maianbar DCP (section 8) which reflect the community's wishes, are adhered to. The community believes the property should be acquired for environmental conservation. The community insists that the adjoining council lands including the road reserve remains in public ownership and that they be environmentally conserved and excluded from any potential development.

Yours faithfully

Name: _____

Signature: _____