



To Whom it May concern,

I wish to object to the applications by Montarosa Pty Ltd for Works Approval Application No.1002429 and Planning Permit

Application no PP2016/126

I will refer in my objection to this proposed development as the 'tourism' development, not 'eco tourism' development.

This misnomer is used by the applicant to give the proposal some gloss or standing, It has none. Any development which proposes to place large structures, large numbers of people and their waste on a flood plain adjoining significant and fragile wetlands cannot be 'eco'.

I object to this proposal for the following reasons:

1. It contravenes Corangamite Shires long held policy of restricting development to existing townships.

This proposed development is outside the township of Princetown and zoned Environmental Rural.

2. It places Corangamite Shire in an invidious position with regard to future potential litigation.

Accepted predictions are that increases in sea levels, in combination with an increase in storm surge events, will make the small percentage of the applicants land which is currently predicted NOT to flood every 20 years on average, to then go under water.

That is not only the so called 'eco' parts of this proposal; the boardwalks, bird hides and 'eco' boating facilities, will regularly go underwater, perhaps annually, but other significant infrastructure such as the sewerage plant, will as well. Council should refer to Glenelg Shires Dutton Way as an example of poor planning leading to litigation with major disbenefits to ratepayers.

3. Economic advantages are often illusory for all but the developers.

Council has already been made to look foolish with the so called Moonlight Head 'Eco' development.

Where are the promised 30 jobs that were to be created in return for a 'flexible' planning approach?

In that instance the community has only gained a de facto subdivision in an inappropriate location.

Even were the predicted pieces of silver to materialise, in this instance the negatives long term will be far greater.

4. The roading proposed to access this tourism development will have major impacts on the estuary and on the existing

community owned camping ground it adjoins.

A two metre high bund will effectively be created.

Where are the studies which predict the impacts of this?

5. The so-called 'eco boat tours' should be the subject of a separate planning application.

I am personally affected, also, by the destruction of a special, quiet, secluded, natural environment, supporting threatened species such as the orange bellied parrot and the peregrine falcon.

Once this is gone, it can never be recreated.

I urge Council to vote against this proposal for the long term benefit of the local residents, all Shire residents and the Australian community.

Yours sincerely,

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