

Dear Sir

I'm writing to oppose the West Culburra Development Plan as it stands now. I feel it should be modified to better relate to the existing village of Culburra and have less impact on sensitive local environments.

The proposed development is too large. There is no indication that there is a need for 685 dwellings in the form of houses, units and apartments. There are vacant blocks in the existing township. It goes against recommendations in previous reviews of the area for limited development in the Crookhaven Catchment with environmental offsets. Multi storey housing is not in character with the area and would create an intrusive feature at the entrance to Culburra Beach.

The proposal doesn't take into account the layout of Culburra Beach village and does not relate to it. It appears to create another village rather than enhance the one we already have. Culburra is an area of high unemployment with a mix of permanent residents and holidaymakers with a high proportion of retired people. Holidaymakers create a large part of the income of the area. There is no indication that this development would be an asset to the area in creating employment opportunities or social services. It would even be to the detriment of Culburra's character, its village atmosphere, its beach, its natural environment, the very thing that draws people to it, both permanent and holiday residents.

The proposal impinges in part on the Lake Wollumboola Catchment, something which is not in line with government recommendations. It would be detrimental to environmental assets, wetlands, the habitat corridor, without any outlay in an environmental offset. Water pollution control should be site specific rather than based on a computer model and ad hoc choice of components.

A more sensitive and creative approach to this area should be taken with smaller, less dense pockets of development. Local environments such as the wetlands on the Crookhaven foreshore with a proposed walking track should be avoided and the track moved. The development should take into account the character of the area and its people, enhancing the existing village not creating another one. Longbow Point and all land in the Lake Wollumboola Catchment area should be allocated as an offset site to any development in the Crookhaven Catchment. The developer needs to plan specifically for the area in an environmentally and socially sensitive way which would cause less harm to the environment and yet contribute to the character and social fabric of Culburra Beach.

Many thanks for the opportunity to express my opinion.

Yours sincerely,

Ruth Griffiths

(Holiday maker with several generations of extended family who enjoy Culburra Beach and Lake Wollumboola enormously.)