

Patrick Copas

From: [REDACTED]
Sent: Monday, 22 February 2021 12:17 PM
To: DPE PS Industry Assessments Mailbox
Subject: West Culburra Concept Development Proposal

We refer to the West Culburra Concept Development Proposal. My husband and I have read through the proposal and have objections to major parts of the proposed development including:

- proposed housing estate North West of the sewerage treatment works, associated road changes and access along the Crookhaven River shore and wetlands.
- proposed character and scale of the high-density residential development north of Culburra Rd, west of Canal St and the existing commercial area.
- the scale of the proposed Industrial area

We understand that this is an amended proposal, however, there are still a number of areas causing concern.

Our main objection is that the proposal represents excessive development. It is likely to degrade Aboriginal cultural heritage and the Culburra Beach environment, particularly the Crookhaven oyster and fishing industries. It is incompatible with the existing character of Culburra Beach and does not appropriately address our community's needs. Our beaches, bay and lake are already crowded during summer. These impacts would increase substantially with the proposed development expansion and increased population.

We are pleased that this application does not include development in the Lake Wollumboola catchment - except for part of a road and roundabout west of the current industrial site.

Also we support the recommendation of the expert South Coast Sensitive Urban Lands Review adopted by NSW Departments responsible for Planning that 'limited' development expansion of Culburra Beach adjacent to the existing commercial area would be appropriate. By contrast, the proposal represents substantial over-development.

Further, over-development impacts negatively on the native flora and fauna. With the loss of so many species being experienced to date, it makes sense to preserve those that still manage to exist.

The bushfires of the '19/20 summer also highlighted the risk to those living in Culburra and adjacent areas. With one road in and out, the need to evacuate quickly and safely is already a cause for concern, with the addition of extra homes the safety risk would increase considerably.

My husband and I bought a house in Culburra because we were attracted to the area for its lifestyle and beauty. We are not against development but it needs to be such that the town's character and beauty is maintained. The safety of all those living here, whether human, flora or fauna should be a top priority.

Yours truly,

[REDACTED]