

Patrick Copas

From: [REDACTED]
Sent: Friday, 26 February 2021 10:06 AM
To: DPE PS Industry Assessments Mailbox
Cc: Patrick Copas
Subject: West Culburra Concept Development Proposal-SSD 3846

Importance: High

I wish to object to the West Culburra Concept Development Proposal SSD 3846.

My concerns being:

- The scope of the development exceeds State & Local governments guideline in term of size, which Coastal villages can cope with.
- Loss of environmental sensitive Coastal forests and wetlands adjacent to, the mangrove sea life breeding grounds at Curley's Bay.
- Lack of infrastructure design to Culburra Road to cope with heavy vehicle movement, this due to the large increase of industrial area in the concept plan.
- As was demonstrate with the 2019-2020 disastrous bush fires, there will be no safe evacuation means with the large volume of new residence, Culburra has only one way in and the same one way out.
- Visitors who come to Culburra do so because of the coastal village atmosphere, to try and turn it into "Suburbia by the Sea" with overdevelopment will see it's attraction disappear.
- I am not against development in Culburra but doing it right and not trying to squeeze as much out of overdevelopment just to satisfy a developer.

Thank you for reading my concerns and hopefully a meaningful outcome will be reached.

With Regards,

[REDACTED]
[REDACTED] Culburra Beach 2540
Mob. [REDACTED]