

## Patrick Copas

---

**From:** [REDACTED]  
**Sent:** Thursday, 25 February 2021 7:17 PM  
**To:** DPE PS Industry Assessments Mailbox  
**Cc:** Patrick Copas  
**Subject:** Submission: West Culburra Concept Proposal SSD 3846

[REDACTED]  
Culburra Beach 2540  
[REDACTED]

I object to the proposed West Culburra Concept Proposal SSD 3846 at Culburra Beach because of the following concerns.

- The loss of our coastal village environment which will become part of the suburban sprawl.
  - Eleven metre high, and number of medium density housing inappropriate for a coastal village, and will create a population explosion.
  - Unaffordable permanent housing for families and creating more housing for holiday rental.
  - Pressure on local businesses during peak holiday times due to more holiday rentals.
  - Increased industrial sites not sustainable and existing local industrial businesses would suffer.
  - The loss of Flora and Fauna habitat impacting on threatened species and destruction of wildlife corridors.
  - The proposed development being in the Crookhaven catchment would impact on the Crookhaven River and Curleys Bay, decimating the wetlands, and the fishing and oyster industry due to polluted runoff.
  - No suitable assembly/ evacuation points or parking areas, for an increased population, in case of fire and also only having the one access road in or out of Culburra Beach.
  - Inadequate beach side and Lakeside parking for an increased population and no room for providing for further parking due to existing housing.
- Residential streets are already blocked up during holiday season and weekends with driveways being blocked.
- Woolworths carpark is already full during holiday periods as is the shopping strip with no room for expansion due to existing housing.

Yours Sincerely  
[REDACTED]