

To Commission Members

Objection to West Culburra Concept Proposal (SSD 3846)

I believe that the Independent Planning Commission should refuse the West Culburra Concept Proposal

I have been a full time resident of Culburra Beach for 4 years and prior to that part time for 14 years.

I truly appreciate, as do the rest of my family who come to visit, the peacefulness and the beauty of this coastal village. This was the very reason we chose Culburra Beach so as to get away from the suburban look and busy feel of other towns.

During School holiday periods it becomes rather busy but it is a joy to see families enjoying and making the most of what Culburra Beach has to offer. Its beautiful beaches, pristine Lake Wollumboola and the Crookhaven river estuary.

It would be shocking to see the development of 650 dwellings, plus 46 small medium density apartments some being 4 stories.

A lot of residents believe falsely that it would offer affordable housing for their children.

Any housing in close proximity to the beach, will be expensive. It is also believed that it would provide jobs, but large developers have their own contractors and would not take on locals.

Many of the older homes in Culburra are being lovingly renovated which does employ locals. This would cease if a large new development went ahead.

It is also unrealistic to work in the town where you live. Most people need to travel for work.

Additional housing does not necessarily mean more businesses will open in Culburra, and if they did, that they will survive. Business management skills is something a lot of people opening businesses in Culburra unfortunately don't seem to have.

The clearing of the coastal forest and disruption to the wetland will cause a loss of threatened species habitat.

The wetland and oyster leases in the Crookhaven River would become polluted with pesticides, fertilisers and herbicides from the runoff and groundwater of the housing development.

There would be no way a filtration system could prevent surface and ground water from entering the Crookhaven River.

The proposed development is also in the Lake Wollumboola catchment and would impact on it as well.

If Culburra Beach is developed with 650 houses the Coastal Village feel will be lost and where will Holiday makers from Sydney and Canberra go to get away from their fast paced lives to a place of peace and beauty.

Yours Sincerely

Elly Kopytko

