

## **West Culburra Concept Proposal (SSD 3846)**

I wish to recommend that the IPC refuse the West Culburra Concept Proposal.

I am a full time resident of Culburra Beach and would like to raise my concerns.

The proposal to construct 650 medium density dwellings seems to ignore strategic planning, by its sheer enormity, wrong location and lack of employment and service centres. Also to exceed Council's own growth forecasts for Culburra Beach, which estimates an additional 280 dwellings over the next 20 years looks to be steam rolling development.

Urban development within the Lake Wollumboola and Crookhaven River catchments will lead to disaster, the Department of Planning and Environment has made this known with its assessment on the impact of water quality and the inability of the applicant being able to come up with a design to solve the problem.

Ignoring the advice of systematic long term studies on the impact to the Environment, Aboriginal heritage significance, Ecological damage and the Coastal village style can only be seen as a selfish plan for a quick return on investment.

Correct and well planned development needs to be put to the community and not one that is shown to fail the community.

Yours sincerely,

Richard Kopytko

