



West Culburra: The Part 3A Project

1. What are the principal attributes of Culburra?

- spectacular beaches
- aquatic setting – Lake Wollumboola and the Crookhaven Estuary
- extensive areas of native vegetation – Jervis Bay National Park
- significant birdlife associated with Lake Wollumboola
- a well-defined town centre with some good community facilities

2. What are the principal defects of Culburra ?

- limited physical access to the beaches
- limited visual access to the beaches
- limited physical access to the aquatic setting
- limited visual access to the aquatic setting
- limited association with the natural environmental resources
- low order of services
- poorly expressed public domain
- too many empty dwellings

3. What is the economy of Culburra ?

- a holiday town
- a retirement town
- a residential town for people working mainly in Nowra
- the provision of a limited range of services to the local community

4. What are the key constraints affecting the economy of Culburra?

- an ageing and declining population
- a limited range of recreational activities
- a limited range of employment opportunities
- a limited availability of land for new development

5. What are the key opportunities available to improve the economy of Culburra?

- ready availability of water and sewerage infrastructure
- access to the recreational water resources can be improved
- the range of recreation activities can be extended
- the range of tourist –oriented activities can be increased
- land can be made available for new housing to attract increased population
- the range of services can be increased
- the public domain can be made more attractive for both residents and visitors
- the image of Culburra can be enhanced

6. What are the major constraints in formulating a plan for West Culburra?

- the requirement to keep development outside the catchment of Lake Wollumboola
- the determination of the 2.0 Odour contour zone around the Sewage Treatment Works which limits the availability of land for residential purposes
- the identification of certain significant vegetation along the foreshore zone of the Crookhaven River and Curleys Bay that has to be protected

- the identification of a number of significant aboriginal middens along the Crookhaven River and Curleys Bay foreshore that have to be protected
- the determination of the Probable Maximum Flood level (at RL 5.00) below which development should be avoided
- the determination of asset protection zones to ensure adequate protection from bushfire hazard
- uncertainties created by certain zonings in the Draft Shoalhaven LEP 2009

The Overall Plan



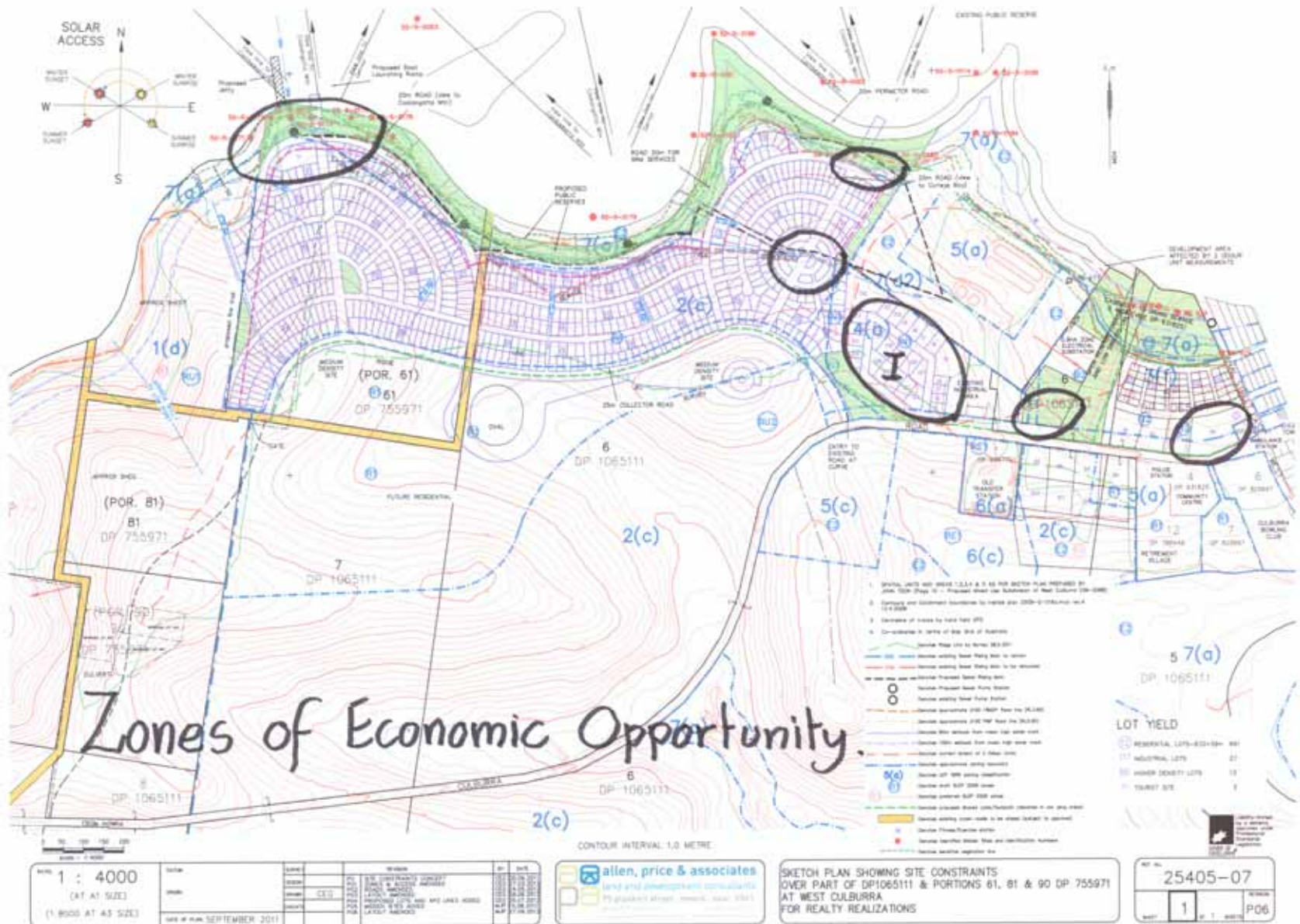
'Birds-eye' View

7. What are the key objectives of the West Culburra Project?

- to identify sites for new businesses that will add to the attractions of Culburra
- to provide sites in appropriate locations for a diverse range of houses to attract permanent residents and visitors to reverse the population decline

8. Which sites are identified for new businesses?

- the Culburra Road frontage west of Canal Street East
- opening up the Industrial zone for new local start-up industries and established businesses
- creating a new local mixed use centre to serve the new neighbourhood
- creating a waterfront business zone for a range of recreation and tourist uses



Location of New Economic Activity

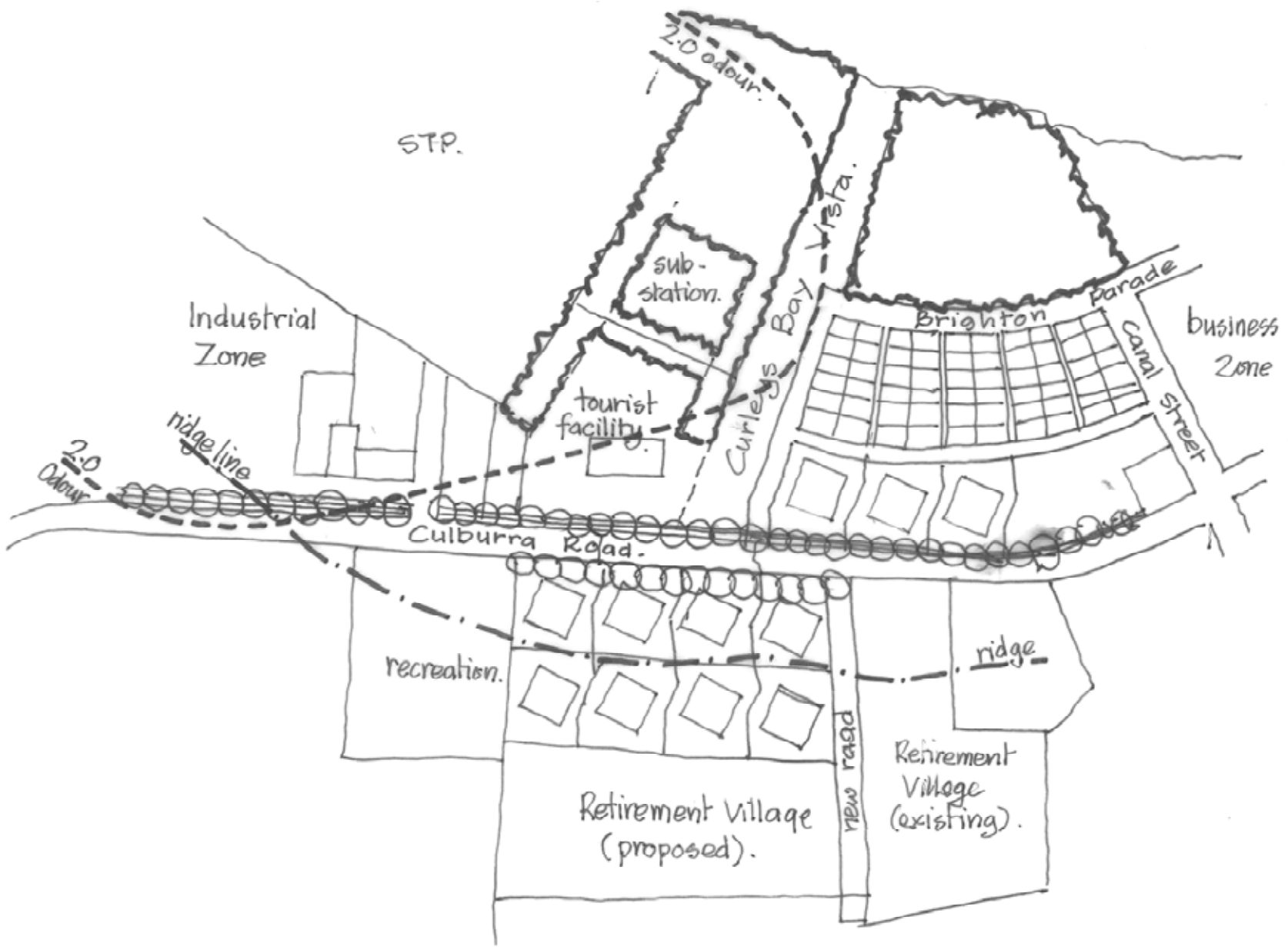
View of the Circus



View of the Waterfront Business Zone

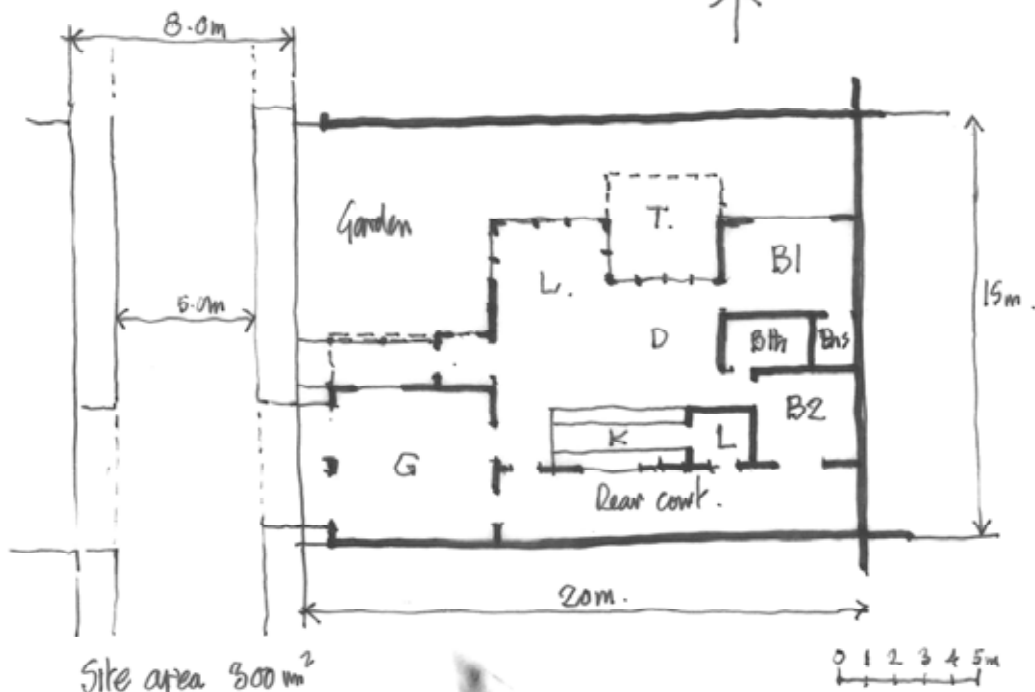
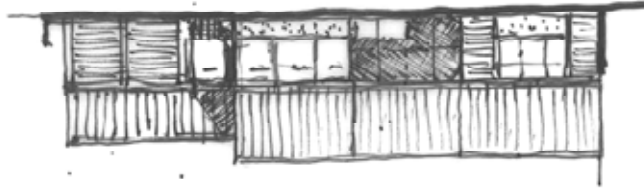
9. Which sites are identified for new housing?

- Brighton Parade extension for small lot 55+ housing
- Culburra Road for 5-storey units (about 500 dwellings)
- the new neighbourhood comprising mostly single (about 700 dwellings)



Plan of 55+ Housing

North Elevation



Site area 800 m²
dwelling c. 117 m²
garage c. 33 m²
garden area c. 134 m²
terrace c. 16 m²

Plan for 55+ dwellings
on 800 m² lots.
Semi-detached pairs.

Plan of 55+ Housing



8. View along Brighton Parade extension showing 55+ housing.

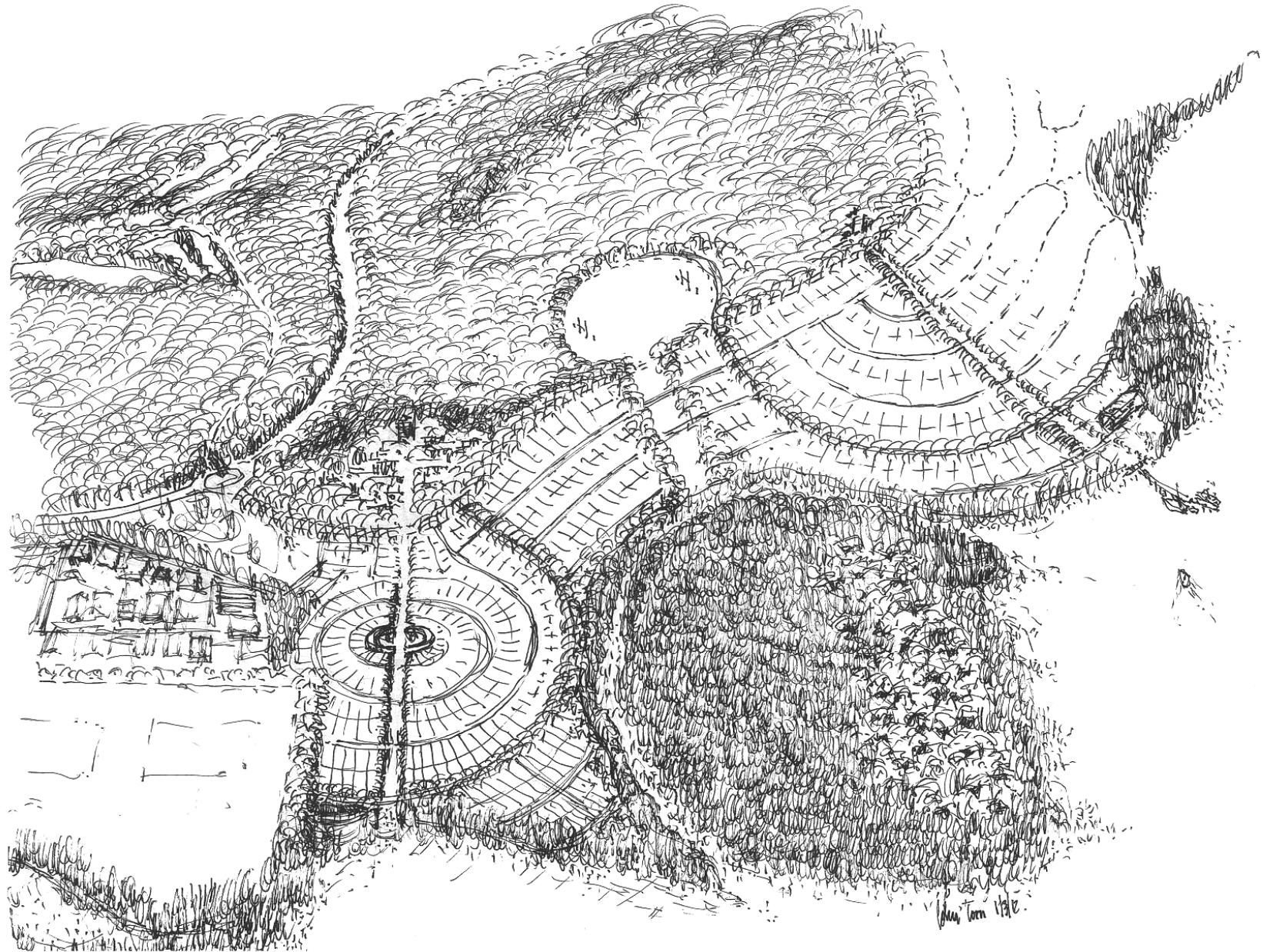
View of 55+ Housing



1. View along Cullbunra Road, looking east.

View of 5-Storey Units

Plan of New Neighbourhood



"Birds-eye" View of New Neighbourhood



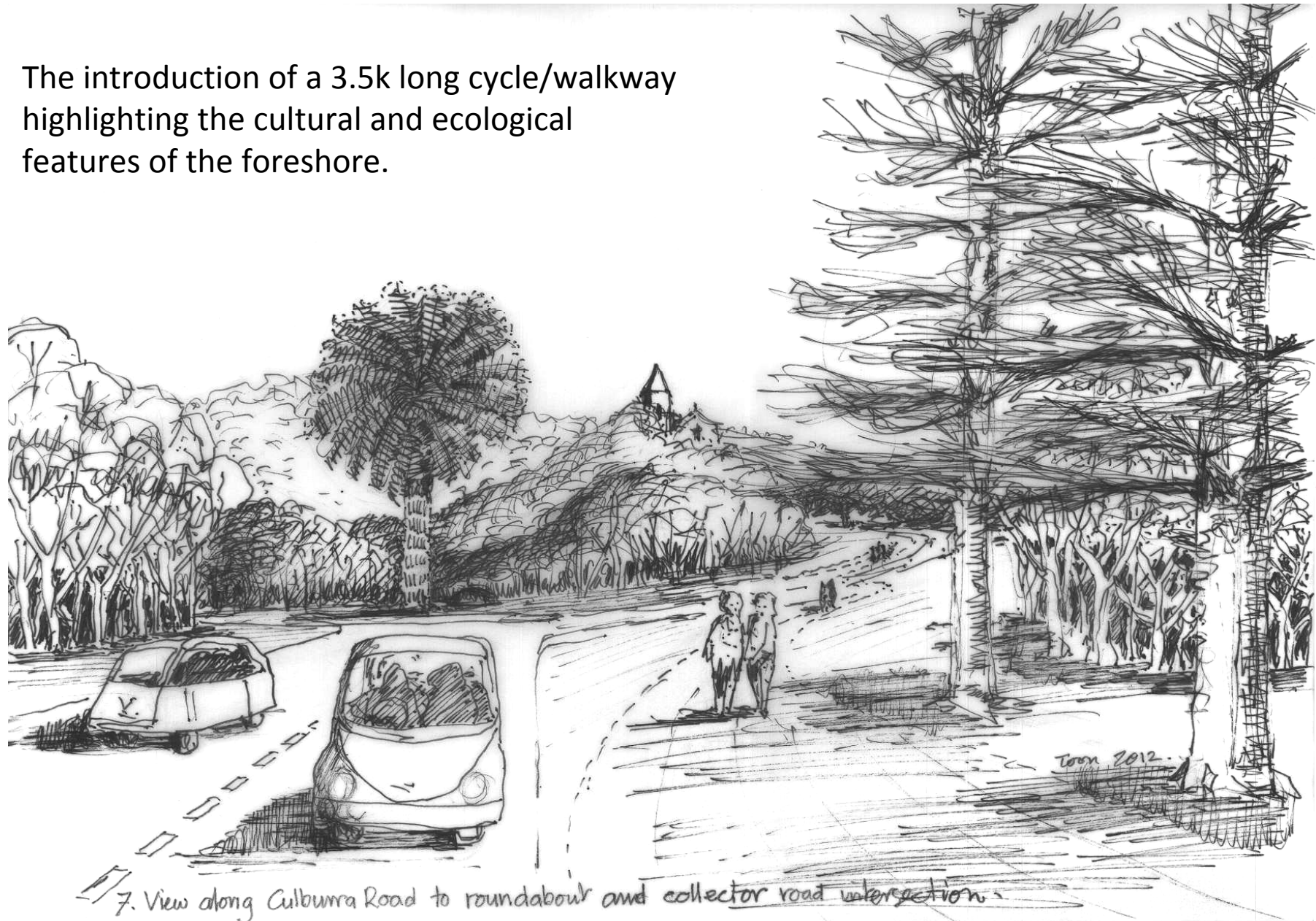
View of the Circus towards the "Outlook Tower"

10. What are the principal design elements of the plan for West Culburra?

- the perpetuation of the distinctive geometry of curved streets that characterises Culburra Beach
- introduction of a large roundabout at the intersection of Culburra Road and the Distributor Road announcing arrival at Culburra Beach

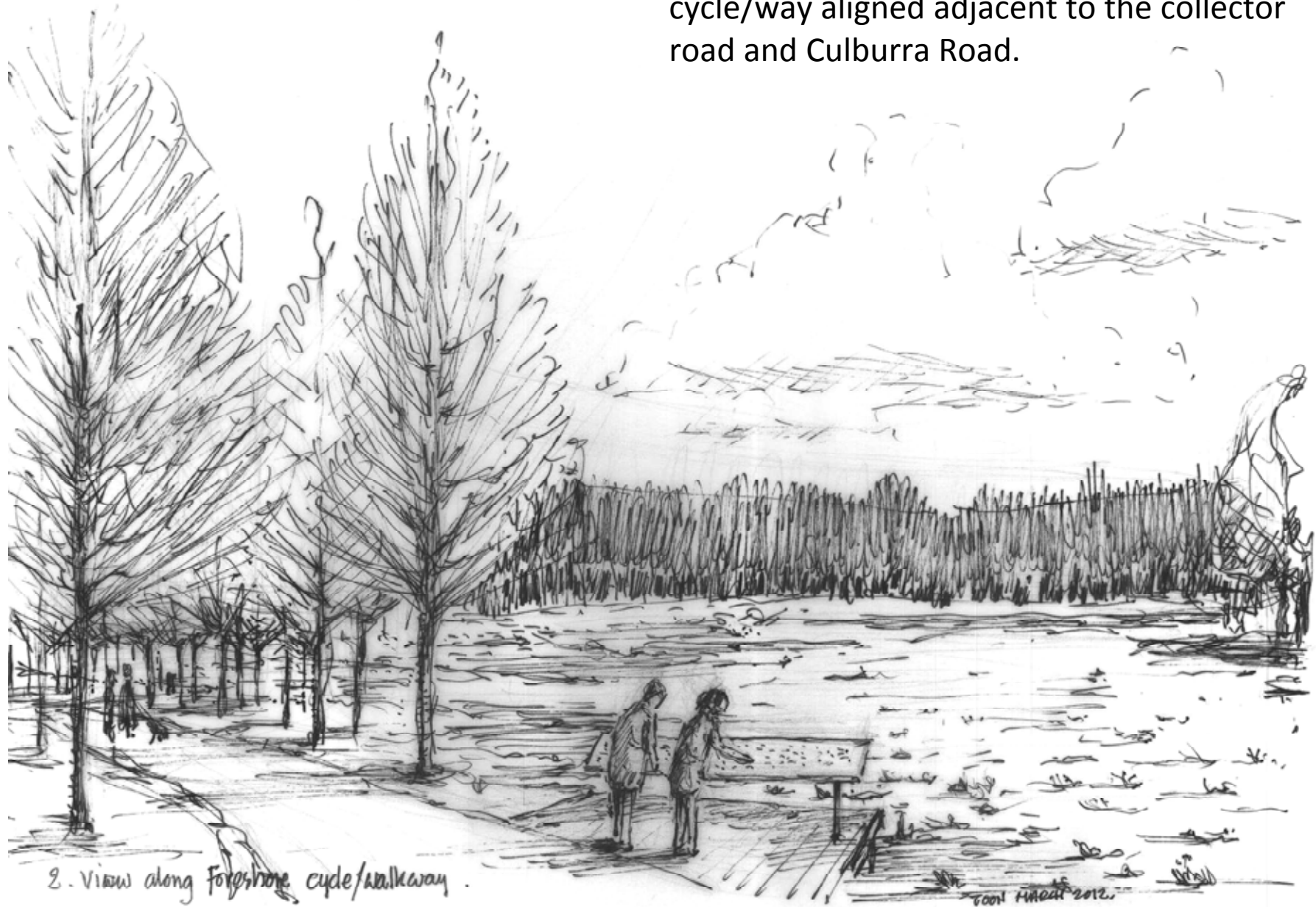
The Roundabout

The introduction of a 3.5k long cycle/walkway highlighting the cultural and ecological features of the foreshore.



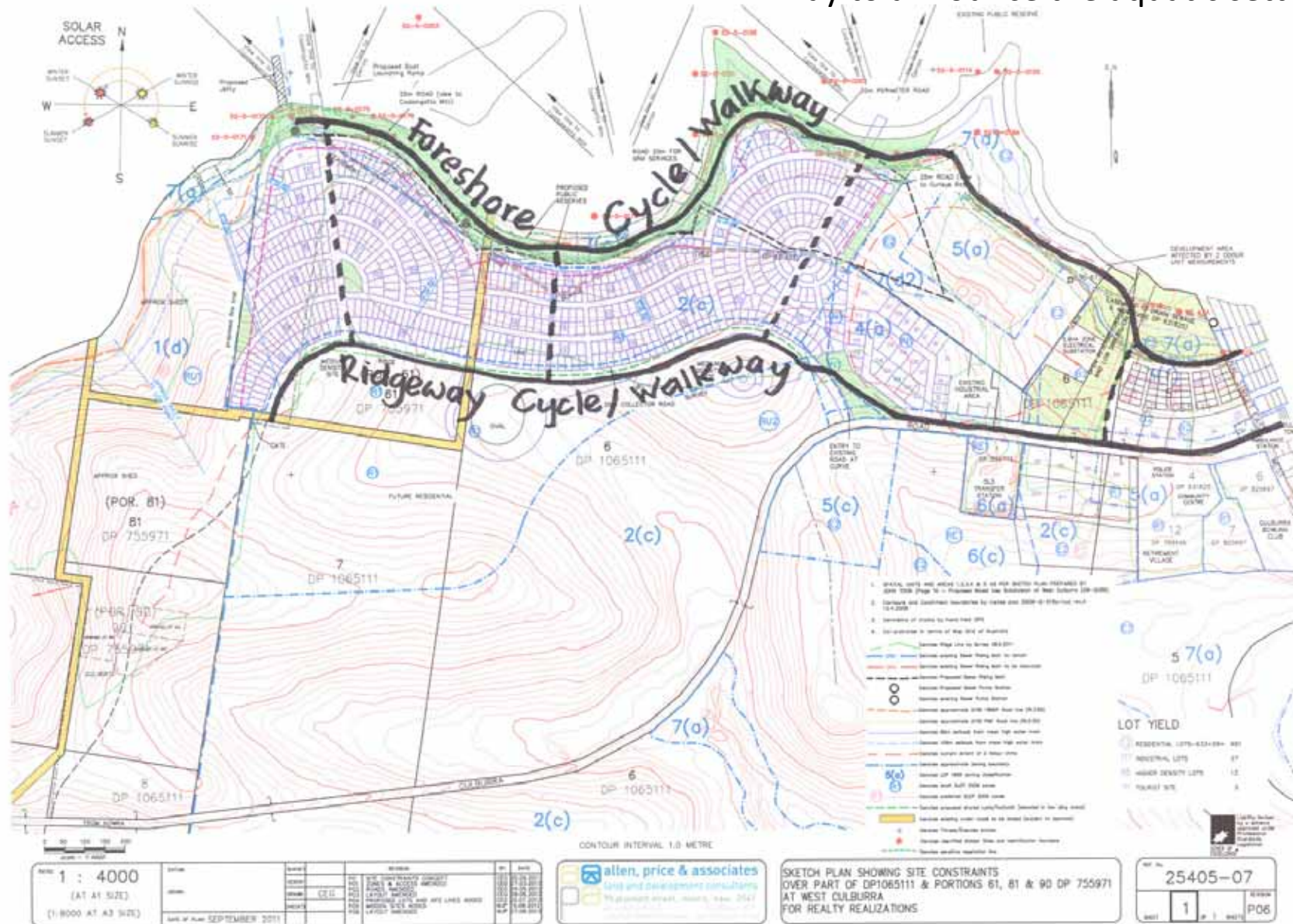
The Foreshore Walkway

The introduction of a 3.0k long ridgeway cycle/way aligned adjacent to the collector road and Culburra Road.



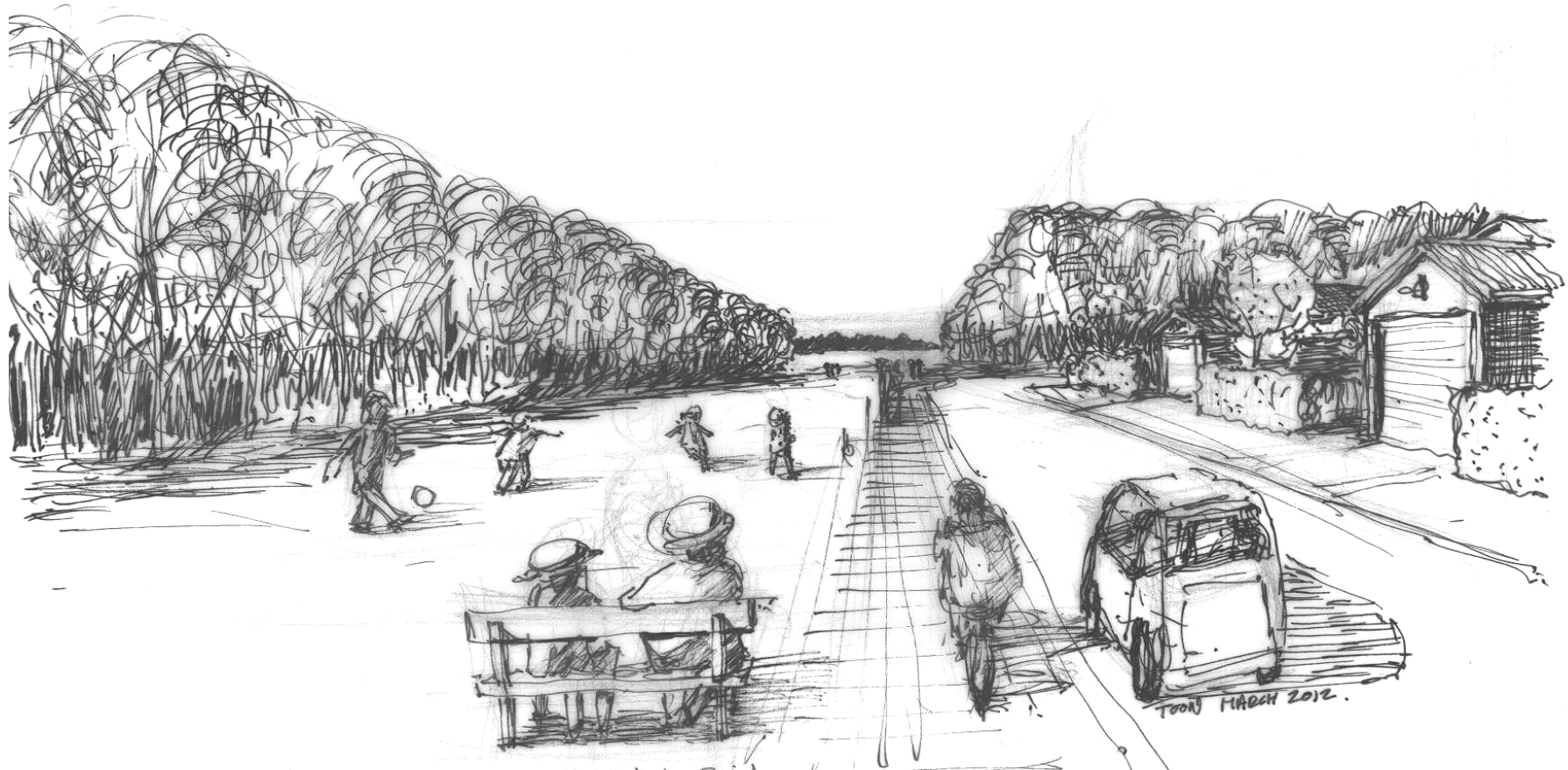
Plan Showing the Two Cycle/Walkways

The introduction of a 50m wide visual corridor from Culburra Road to Curleys Bay to announce the aquatic setting.



View along Vista to Curleys Bay

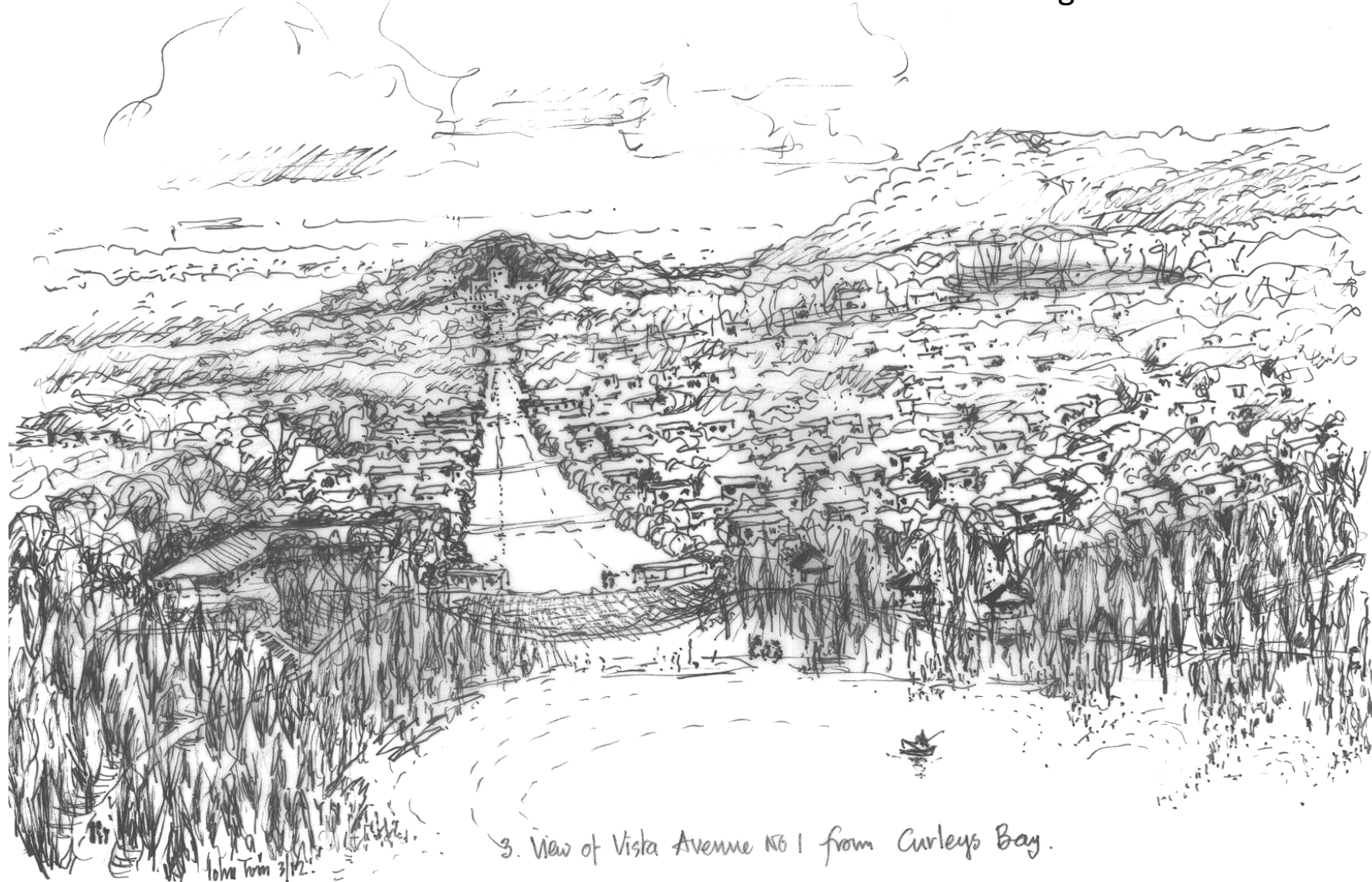
The introduction of a 25m wide 'vista avenue' from 'Outlook Hill' to Curleys Bay.



4. View along Vista cut to Curleys Bay and Orient Point.

Vista along Avenue to Curleys Bay

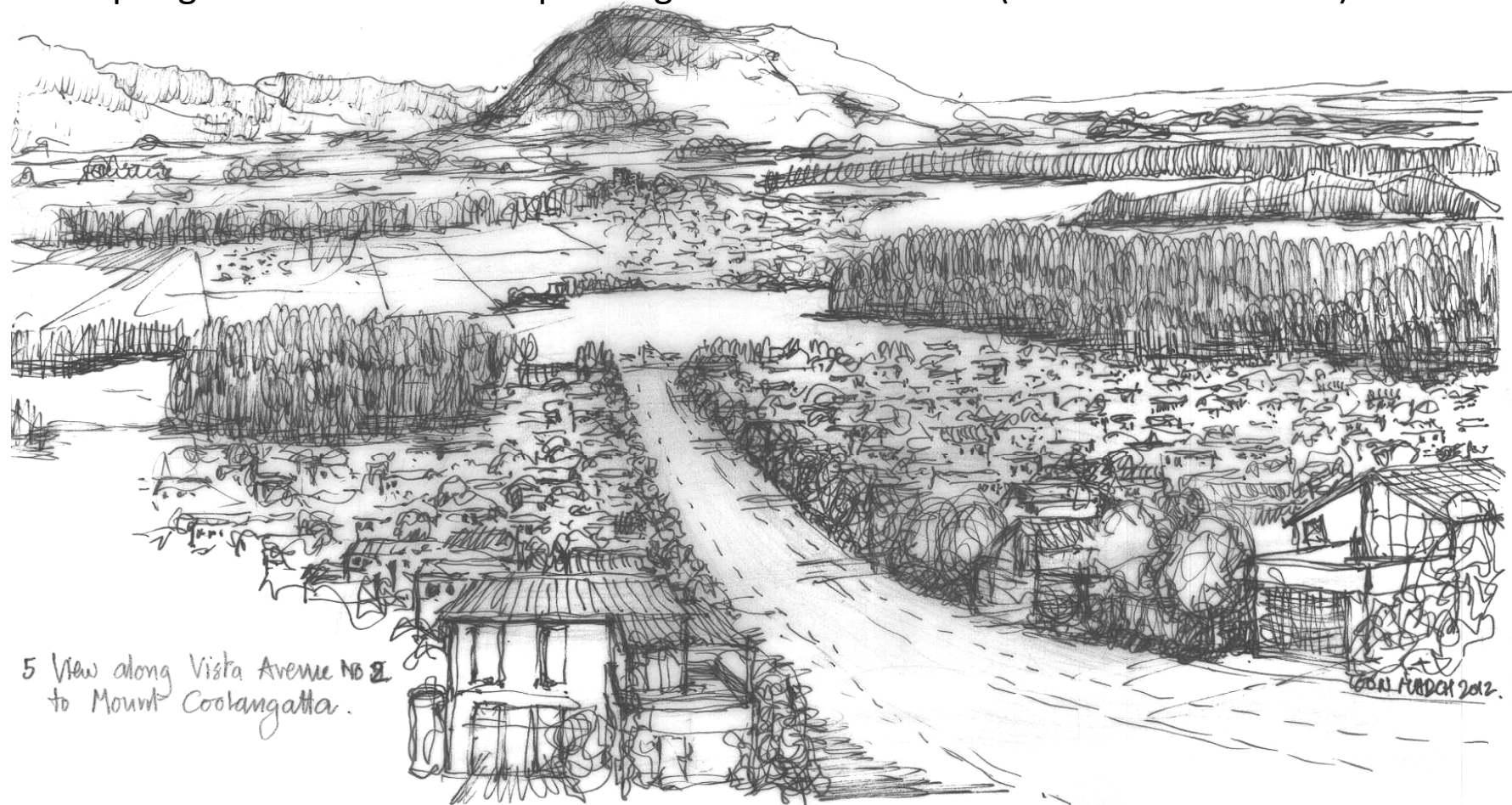
The introduction of a dramatic vista avenue oriented to Mount Coolangatta.



3. View of Vista Avenue No 1 from Curleys Bay.

Vista to Mount Coolangatta

- the alignment of the Distributor Road generally along the ridge to highlight views over the Crookhaven River towards the Cambewarra Range
- the Collector Road is designed to accommodate the Culburra-Nowra bus service
- the introduction of a large oval for public recreation purposes
- adopting a theme of 'avenue planting' for Culburra Road (Norfolk Island Pines)



View along Culburra Road towards Town Centre

The introduction of a 50m wide visual corridor from Culburra Road to Curleys Bay to announce the aquatic setting.