

WEST CULBURRA MIXED USE SUBDIVISION

West Culburra Concept Development Proposal-
SSD 3846

ONE QUESTION REMAINS

The voluminous EIS report covers almost all empirical issues dominated by science, engineering and beaurocratic requirements

State of the art technology principles have been mostly included in the EIS but not VISUAL ENVIRONMENTAL DESIGN outcomes.

At street level from which most people see and experience the STREETSCAPES where buildings and landscapes is more important to viewers than most of the technical information provided.

DETAILS OF THE ESTATE DESIGNS SUCH AS PLANTING, SET BACKS, FSR , MASS PLANTING AREAS SHOULD BE INDICATED FOR APPROVAL OF THIS HOLIDAY VILLAGE.

Our **OBJECTION** to the current design of the proposed Estate

Culburra has been designated a TOURISM VILLAGE not an extension of the Nowra Urban Area.

Landscape strategies proposed have NOT been addressed by simple street tree planting at a minimum 1 tree per block , this will result in a sprawling mass of roofs as seen in most of Shoalhaven new housing estates.

WHAT WILL THE FUTURE CULBURRA BEACH LOOK LIKE

SUBMISSION BY:

_____, CULBURRA BEACH.
FEBRUARY 2021

WEST CULBURRA MIXED USE SUBDIVISION

CONTEXT

The stated aim in the EIS is:

7.2.5 - The Proposal is sympathetic to the existing built form, bulk and scale of the Culburra Beach township

This is a common statement in most DCPs but what does it **really** mean, do we copy the existing urban design with all its inadequacies or resolve SHORTCOMINGS in the FUTURE designs.

In the absence of more detailed information we have to assume that the new housing development such as in **Worrigee** applies which is **not sympathetic** with the holiday character of Culburra **Village**

Minimal development has occurred in Culburra Beach todate and with the pending influx of development it will change its character, now is the time to establish the groundwork for its future growth and C21 amenity with new estates setting a standard.



STREETSCAPE

This is the current level of design of streetscapes .

Trees and shrubs are not popular, lawns dominate, and building styles ignore neighbouring houses, a common Australian attitude.

So should **existing** built forms bulk and scale as proposed in the EIS really apply ?

Shrubs in front gardens will greatly reduce the chaotic appearance where different styles are desired.



WEST CULBURRA MIXED USE SUBDIVISION

CURRENT ESTATE DESIGN

This is the current level of streetscapes design, HOWEVER this is **Not** suitable for a C21 coastal resort VILLAGE

A SEA OF HOT ROOFS WITH VERY FEW TREES NEXT TO THE CREEK ?

YOUNG STREET TREES WHEN MATURE WILL SOFTEN THE STREETSCAPE EVENTUALLY BUT ABSENCE OF SHRUBS BY OWNERS IS LIKELY TO PERSIST AND NOT COOL THE ESTATES DOWN NOR FIT INTO A NATURAL ENVIRONMENT



**PLANTING PROVIDES A PARK LIKE VILLAGE APPEARANCE ,
THE FUTURE CHARACTER OF CULBURRA**



WEST CULBURRA MIXED USE SUBDIVISION

PLANTING

There are some beautiful treelined streets in Culburra imparting a cool and PARKLAND Village character but most are barren and devoid of trees and shrubs leaving a very ordinary suburban streetscape (see previous. slide)

Trees also cool the environment reducing the need for air condition.

There can never be enough planting to contribute to solving this problem and must be a serious component in C21 Estate design and DCP.

Street planting has been proposed in the EIS site plan but additional front and rear garden planting where should be compulsory and encouraged as part of any DCP.

WEST CULBURRA MIXED USE SUBDIVISION

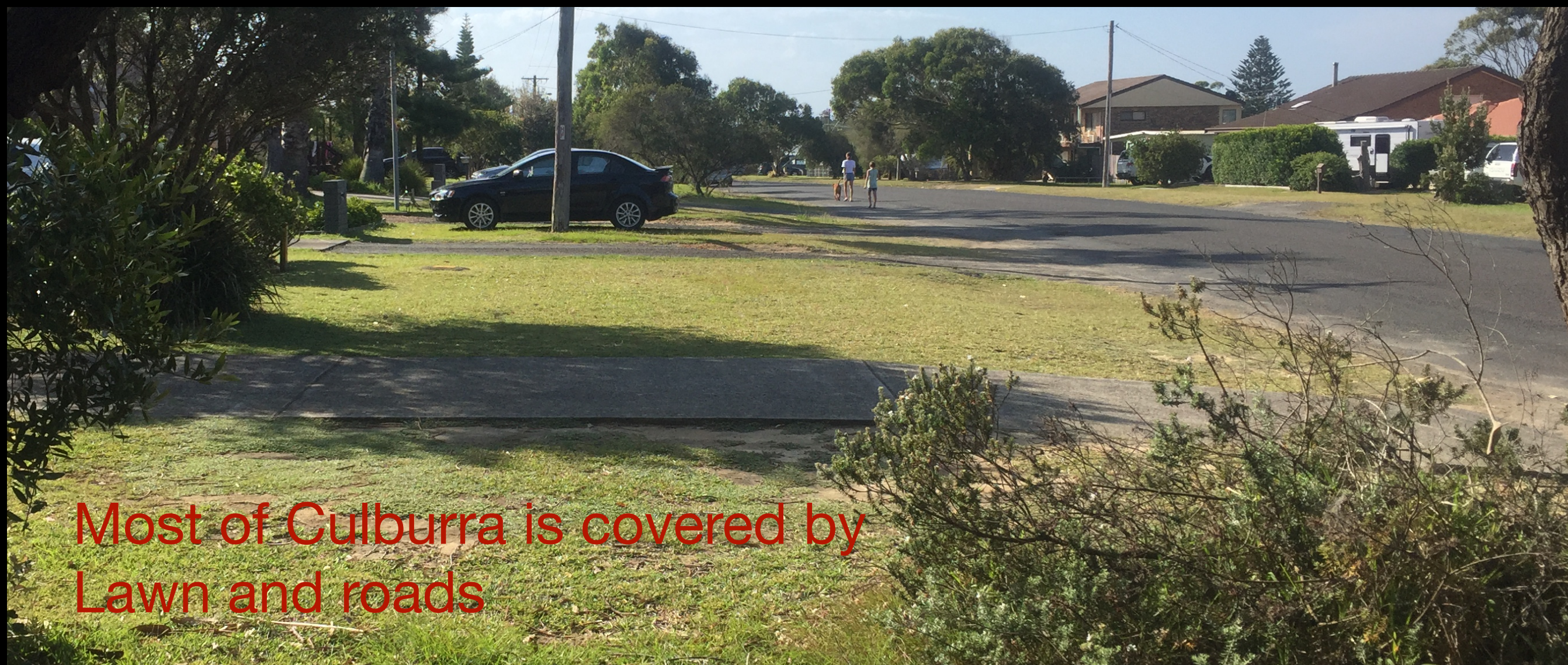
GLOBAL WARMING / SUSTAINABILITY

After decades of discussions, controversies and denials this has now been acknowledged as a REAL problem, technical solutions have been addressed in the EIS and should be further enhanced in any DCP to include Planting and its effect.

Most estates are covered by Lawn which removes CO₂ but it also produces CO₂ creating a neutral effect. This does

**CARBON CAPTURE HAS THE MAJOR EFFECT ON
GLOBAL WARMING** and design principles must be
incorporated in any LEP & EIS

The areas of Lawn in new estates should be limited.



Most of Culburra is covered by
Lawn and roads



It could look
like this

Shrubs and trees are more effective than lawn and create a better PARKLAND image

SUMMARY

1 - STREETSCAPE design should be given a higher priority as it it will be the visual interface of the estate with the community and what is experienced.

2 - Culburra by its coastal location should embody characteristics to amplify its unique landscape to be different to a normal suburb.

3- Normal planning controls should apply including, FSR, SET BACKS, PLANTING in private areas,

WEST CULBURRA MIXED USE SUBDIVISION RESPONSE TO EIS-SSD 3846 SITE & LOCATION

