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## Culburra West Urban Development Project

### Ecological & Riparian Issues & Assessment Report

#### Appendix A Extracts from the South Coast Regional Strategy

22 March 2013



The South Coast, nestled between rugged coastal ranges and the Pacific Ocean, has one of the highest proportions of protected lands of any region in NSW with over 40 percent of the area conserved in national parks, wilderness areas and other conservation reserves. With its network of towns and villages framed by the Pacific Highway and surrounding national parks, the South Coast has developed a distinctive character that reflects the quality of its environment and its connection to the coast.

This Regional Strategy sets out a clear and certain land use plan for the South Coast, which balances the demands for future growth with the need to protect and enhance environmental values. The Regional Strategy applies to the local government areas of Shoalhaven, Eurobodalla and Bega Valley, and is one of a number of regional strategies prepared by the Department of Planning.

The Regional Strategy represents an agreed NSW government position on the future of the South Coast. It is the pre-eminent planning document for the South Coast Region and has been prepared to complement and inform other relevant State planning instruments.

The primary purpose of the Regional Strategy is to ensure that adequate land is available and appropriately located to sustainably accommodate the projected housing and employment needs of the Region's population over the next 25 years. The Regional Strategy plans for the provision of sufficient new urban and employment lands to meet expected demands for growth. The Regional Strategy also incorporates the recommendations of the Sensitive Urban Lands Review, which will guide and inform land use and environmental management decisions for these sensitive coastal sites.

The Regional Strategy incorporates the specific regional infrastructure requirements identified in the State Infrastructure Strategy 2006–07 to 2015–16. The Regional Strategy will continue to inform future infrastructure investment priorities for the South Coast. Infrastructure planning will take into account the broad planning framework identified in the Strategy, to ensure that future population growth is supported by services and associated infrastructure.

The South Coast Regional Strategy applies to the period 2006–31 and will be reviewed every five years.

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This table provides the recommendations from the South Coast Sensitive Urban Lands Review regarding the suitability

of specific sites in terms of development, scale and type of land release, and priority and timing. These recommendations

will guide future development applications, local environmental plans and strategic land use plans.

## SHOALHAVEN SITES

### CULBURRA BEACH

TERMS OF REFERENCE	ASSESSMENT AND RECOMMENDATION
<b>1a Suitability of site</b>	<p>Land within the catchment of Lake Wollumboola is considered unsuitable for urban development, principally on the grounds of the potential negative impacts on the Lake which is a sensitive intermittently closing and opening lake or lagoon (ICOLL).</p> <p>The remaining land within the catchment of the Crookhaven River is considered suitable for limited urban development.</p>
<b>1b Scale and type of land release</b>	<p>It would be appropriate for sufficient land within the Crookhaven River catchment, north of Culburra Road and immediately west of the Culburra Village centre to progress for urban development. The amount of land should meet estimated needs for the next 10–15 years.</p> <p>The release area should achieve densities which are higher than traditionally achieved to reduce the land-take and economise on the use of land resources. Site planning should allow for suitable bushfire setbacks, the protection of endangered ecological communities, and riparian setbacks exceeding current Department of Natural Resources (DNR) requirements.</p> <p>The council should monitor closely the rate of development, dwelling construction and the nature of dwelling tenure (to determine whether dwellings are permanently occupied or not) to determine land demand trends.</p> <p>Further rural land adjoining to the west (outside the Lake Wollumboola catchment) is suitable for investigation for additional urban development/ release in due course, subject to environmental assessments and demand for land.</p> <p>The planning for Culburra should be revisited in 10 years to determine the need for further urban land.</p> <p>Council should instigate planning reform within the established areas of Culburra and Orient Point to increase the potential for higher density dwellings to meet changing demographic needs and manage the demand for urban expansion land.</p>
<b>2 Priority and timing</b>	<p>No particular priority. In line with market demand.</p>
<b>3 Alternate land uses</b>	<p>The land in the Lake Wollumboola catchment should be zoned for conservation purposes (the most appropriate zone under the standard instrument for LEPs is Zone E1 National Parks and Nature Reserves).</p> <p>Negotiations should be commenced with the landowner to determine their interest in dedicating the land in the Lake Wollumboola catchment for conservation purposes and including the site as a potential bio-banking site.</p>