

West Culburra; briefing notes for public forum.

Key Planning Constraints.

1. Area approved for Part 3A application is entirely outside the catchment of Lake Wollumboola.
2. Water quality in Crookhaven River/Curleys Bay to be safeguarded.
3. Land use bound by existing zonings as per Shoalhaven LEP 1985.
4. Odour protection zone around STP to be defined (sub-consultant study).

Key Strategies.

1. To explore opportunities for generating employment in Culburra; consider construction works, tourist facilities, recreation facilities, services and retail.
2. To maintain a balance between outlays on infrastructure and income from development.
3. To ensure environmental objectives are attained throughout the life of the project which is estimated to be 10 years.

Key procedures.

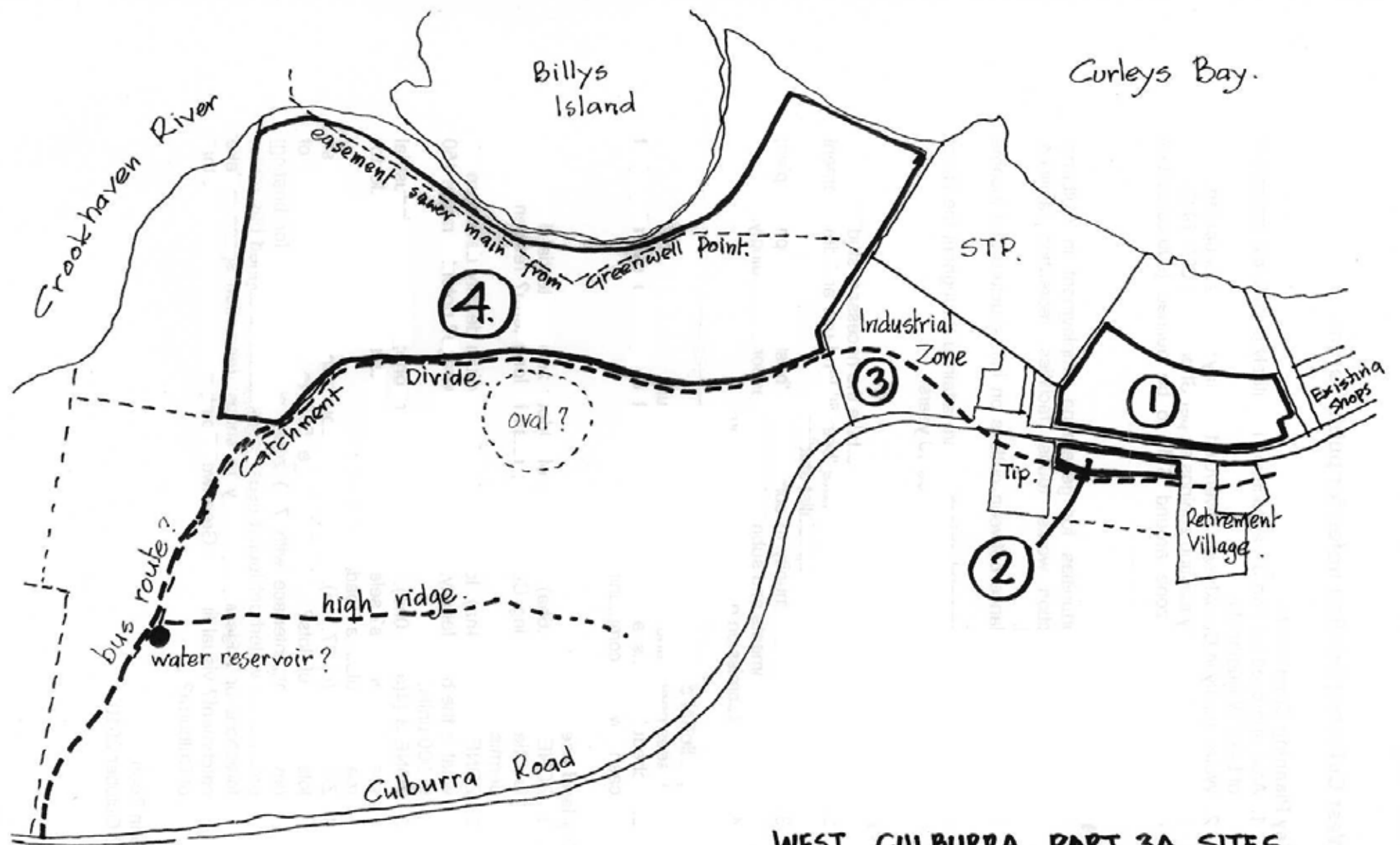
1. Commission sub-consultants to undertake the necessary studies.
2. When studies completed formulate 'best-fit' land-use and development strategy with findings of specialist studies.
3. Invite Culburra community to comment on 'best-fit' development plan; consider comments and submissions and respond accordingly.
4. Formal submission of Part 3A application.

Key operational considerations.

1. Assess needs and costs of new infrastructure
2. Schedule works and urban development to optimise overall project cash flow and community benefit.

Key land use options.

1. ZONE 1 (3(f) 11.6ha). ? impact of Odour zone; potential for tourist facilities overlooking Curleys Bay; retail in long term? residential not permissible.
2. ZONE 2 (2(c) 2.4ha). Ideal location for medium density development; what is the best density, height and site coverage? potential range 150 to 300 units.
3. ZONE 3 (4(a) 10.0ha). ? impact of odour zone; demand for industrial space? other uses? select best location for intersection of new collector road with Culburra Road.
4. ZONE 4 (2(c) 67.1ha). ? impact of odour zone; mostly single house lots; sizes of lots? potential range 500 to 900 lots; sequence of development; interface with 7(a) zone; access to river for boating; potential for waterfront tourist uses? potential for re-aligned bus route; foreshore or ridgeway cycleway to shops; recreation space in lake catchment? visual links to Greenwell Point; road pattern to reflect that of Culburra?



0 100 200 300 400 m.
Scale.

WEST CULBURRA PART 3A SITES.

John Teem 22/10/10.

Developer puts case for expansion

By GLENN ELLARD

QUESTIONS were asked, and even more were raised during discussions about major expansion plans for Culburra Beach.

About 40 people yesterday followed consultant John Toon around the area that is the centre of a proposal for a large-scale development by Realty Realizations.

The previous night about 100 people gathered to hear Professor Toon outline details of the plan to provide 1200 new residences on Culburra Beach's western edge.

While the meeting raised many questions, few answers were provided "because they're not very far down the track with it," according to Culburra Beach investor Catherine Shields who attended both.

However she felt the meeting and tour constituted "a good first briefing".

"They really have a long way to go in the planning processes, but it was very good to have John Toon there," Ms Shields said.

"He's putting in the hard yards with this initial part of the community consultation."

While the concept plans remained "very sketchy", Ms Shields said it was worthwhile having a walk around the site to get a better appreciation of

what was proposed, and where it would go.

However the concept of a 14-storey building to house people aged over 55 remained controversial.

Professor Toon admitted there was no evidence behind the high rise plan, as "14 storeys was plucked out of the air as a possible height".

However he was adamant land near the nursing home needed to have medium to high-density development.

Professor Toon said any development needed to maximise use of the land that was flat and within easy walking distance to shops and services including doctors.

"It would be ridiculous to use that area for single dwellings, that would be a major waste," he said.

Ms Shields said the community would not accept 14 storeys at the site, and while it may tolerate up to three storeys, she felt the developer might try to get five or six.

Despite continued controversy over the size of the building, Professor Toon said no major sticking points had arisen during his discussions with the community.

In fact he said there was "a lot of support for over-55s housing for retirees".

There was also support for creating more tourist facilities, and Professor Toon said the development "has the



potential to do that".

As planning progressed, sites with the potential to be developed for tourism facilities would be identified, and attempts made to have the sites rezoned.

"We can nominate sites, and hopefully if those sites are attractive for the purpose then people will take them

up," Professor Toon said.

While much of the controversy about the planned development centres on environmental concerns, Professor Toon said by law the development would have to be environmentally sound and meet environmental constraints.

"We will meet all of those," he said.

ON TRACK: Planning consultant John Toon leads a group of Culburra Beach residents and visitors on a tour of land planned for a future development of the town.