

Culburra Beach: Part 3A project development strategy

The primary aims of the development strategy for Culburra beach are:-

1. To identify sites and create opportunities for new businesses that will add to the tourist and recreational attractions of Culburra Beach.
2. To provide sites in appropriate locations for a diverse range of housing types and lot sizes to appeal to different household types and sizes to increase the attractiveness of Culburra Beach for permanent residents, for retirees and for short-term visitors.

The key sites for new economic activities are:-

1. The Culburra Road frontage west of the ambulance station which is considered suitable for retail, commercial and tourist developments.
2. The expanded Culburra Beach Industrial Estate which is considered suitable for a wide range of start-up businesses and established commercial activities that may need a branch in Culburra Beach.
3. The Circus on Vista Avenue which is considered suitable for a range of mixed uses based on the shop top housing concept.
4. The Crookhaven waterfront which is considered suitable for boat access to the Crookhaven estuary, boat facilities including a jetty, tourist accommodation and restaurants.

The key sites for new residential developments are:-

1. The Culburra Road frontage west of the retirement village which is considered suitable for 1, 2 and 3-bedroom apartments up to five storeys in height because of its excellent proximity to shops and community facilities.
2. The westwards extension of Brighton Parade which is considered ideal for small-lot villa housing targeted at the 55+ age group.
3. The main new residential district to be 'Culburra Heights Estate' which will be designed to maximise views over the Crookhaven River and Curleys Bay with lot sizes ranging from 550m² to 900m² and specified sites for courtyard houses, town houses, mixed-use housing, a limited number of apartments and some tourist accommodation.

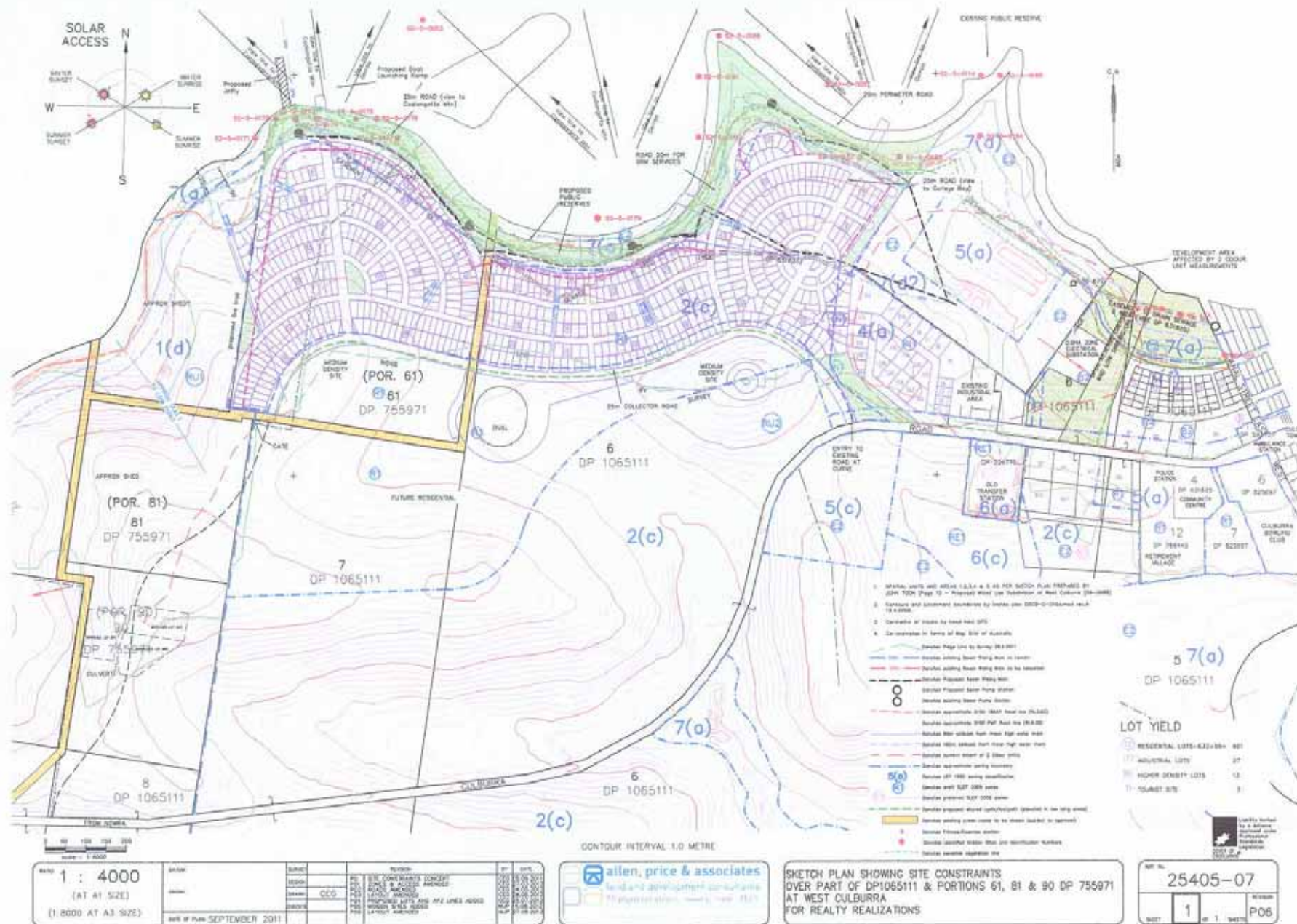
The new residential development aims to provide as wide a range of housing types as possible, offering a choice of life-style in different settings. The aim is to promote population growth in Culburra Beach with a strong focus on increasing the range of tourist and recreational facilities; it is considered that this will lead to more job opportunities in the construction, leisure and recreation, retail and personal services sectors of employment.

The design of the new development incorporates several distinctive elements designed to improve the image of Culburra Beach. The distinctive curvilinear street pattern of the existing development of Culburra Beach is strongly reinforced in the new development. The existing town centre is proposed to remain as the dominant commercial centre; it is anticipated that additional new commercial premises, like Woolworths, will develop leading to a more concentrated centre with a progressively wider range of services and facilities.

The key new urban design elements include:-

1. A roundabout located at the intersection with the new Collector Road adjacent to the industrial estate designed to announce arrival at Culburra Beach.
2. An avenue of Norfolk Island Pines from the roundabout to the town centre to emphasise the seaside character of Culburra Beach.
3. The creation of vistas to Curleys Bay and other natural features to emphasise the relationship of Culburra Beach to water and the surrounding countryside.
4. The creation of a 3k long cycle/walkway from Canal Street along the Crookhaven foreshore to the western end of the Part 3A project highlighting significant ecological and cultural features and incorporating exercise equipment, BBQ facilities and shelters. This is seen as a major recreation resource for both tourists and residents.
5. The creation of a ridgeway 3k cycle/walkway connecting 'Culburra Heights' to the town centre.
6. The new collector road which is designed to provide a series of vistas along its length including views to Curleys Bay and Orient Point, to the Crookhaven River and Mount Coolangatta and to the Cambewarra Range.

John Toon
27 August 2012.



West Culburra; the Part 3A Project

The Culburra Community is invited to respond to the proposals presented to-day by John Toon. All comments, suggestions and/or criticisms will be considered prior to the proposals being finalised and submitted to the Department of Planning and Infrastructure.

Response.....

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Name(not obligatory).....

Contact number/ email:.....

Or send comments direct to John Toon: Fax 9449 1991 or

Email: evjotoon@bigpond.co.au

John Toon

6 October 2012.