

## **INDEPENDENT PLANNING COMMISSION PUBLIC MEETING**

**CULBURRA 24<sup>th</sup> JULY 2018**

### **SUBMISSION**

## **Proposed West Culburra Mixed Use Concept Plan**

Notes for address by John Toon to the Public Meeting Thursday 24 July 2018

1. -Why a Concept Plan? A Concept Plan outlines intent. It is a staged plan. Each stage will be the subject of a detailed development application within the parameters of the Concept Plan. Each development application will detail road design, subdivision (size of lots), drainage and water quality control measures. These development applications will be considered by Shoalhaven city Council.
  - Why Mixed Use? To allow a variety of uses and housing types to be incorporated following a review of local needs and requirements, including employment;
  - Why West Culburra? This was the title conferred on the site identified by the proponent in association with DPE and OEHL and other stakeholders;
  - The area is identified in the DGRs. It comprises some 100ha of the 1000ha in the vicinity of Lake Wollumboola under the management of The Halloran Trust.
  
2. Consideration of the Culburra community
  - Demographics
    - Ageing
    - Exodus of youth
    - In-migration of young households (housing prices)
    - Purchase of homes as “holiday homes” empty at time of census;
    - Shortage of health services;
    - Low availability of jobs

A picture of a community that has stagnated for 50 years although social change is occurring, reflected in rising house prices.
  
3. Culburra as a place
  - Surrounded by water but water resources not readily accessible or visible;
  - Describe in some detail
  
4. Opportunities at West Culburra
  - Land close to Town Centre - ideal for housing for the aged but limited by statutory zoning controls;
  - Land west of STP relatively remote – needs strong links to town centre to integrate with existing Culburra;
  - Area west of STP has ideal slopes and orientation for residential development;
  - Crookhaven waterfront has limitations but excellent potential for active and passive recreation.
  
5. The Concept Plan
  - Strong east – west links;

- Variety of housing types – small lot development close to town centre, elsewhere a variety of lot sizes up to 800m<sup>2</sup>;
- Capitalize on the Crookhaven waterfront – include play areas, fitness equipment, cultural heritage items, conserve distinctive ecologies, BBQ shelters, public art. A rich and varied experience;
- Generating a range of employment opportunities

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#### 6. Water Quality

- Incorporate high standard water sensitive urban design methods to achieve a neutral or beneficial effect on receiving water bodies - the Crookhaven estuary and Lake Wollumboola;
- Adopt best practice water quality design controls and install monitoring devices in receiving bodies to give assurance of no adverse effects on oyster farms or on significant aquatic ecologies such as the Mangrove forests;
- Conserve a range of terrestrial ecologies along the 3 km long waterfront highlighting significant vegetation types as well as important items of cultural heritage;
- Establish a “tourist hub” at Cactus Point;
- Identify and secure offsets mostly in the Lake catchment for vegetation types to be cleared to enable the Concept plan to be implemented;

#### 7. The proposed Concept Plan is consistent with the current zoning

- It meets the required water quality standards;
- It satisfies the bio-banking rules;
- It aims to give a major boost to Culburra Beach in terms of providing;-
  - o A greater variety of housing;
  - o A wider range of employment opportunities;
  - o A strengthening of the local economy;
  - o A more diversified array of tourist/leisure attractions; and
  - o An enhanced sense of place.’

#### 8. We reject each and every conclusion arrived at in the Assessment of the Concept Plan by the Department.

John Toon  
24 July 2018