



AN OBJECTION TO THE WEST  
CULBURRA HOUSING  
PROPOSAL  
West Culburra Mixed Use Concept  
Plan

Major Project 09-0088  
& OTHER PROJECTS

VOLUMES WITH  
CONSIDERABLE RESEARCH  
HAVE BEEN WRITTEN.  
THIS IS AN OBJECTION ON  
A **BASIC TENET** OF THIS  
PROPOSAL

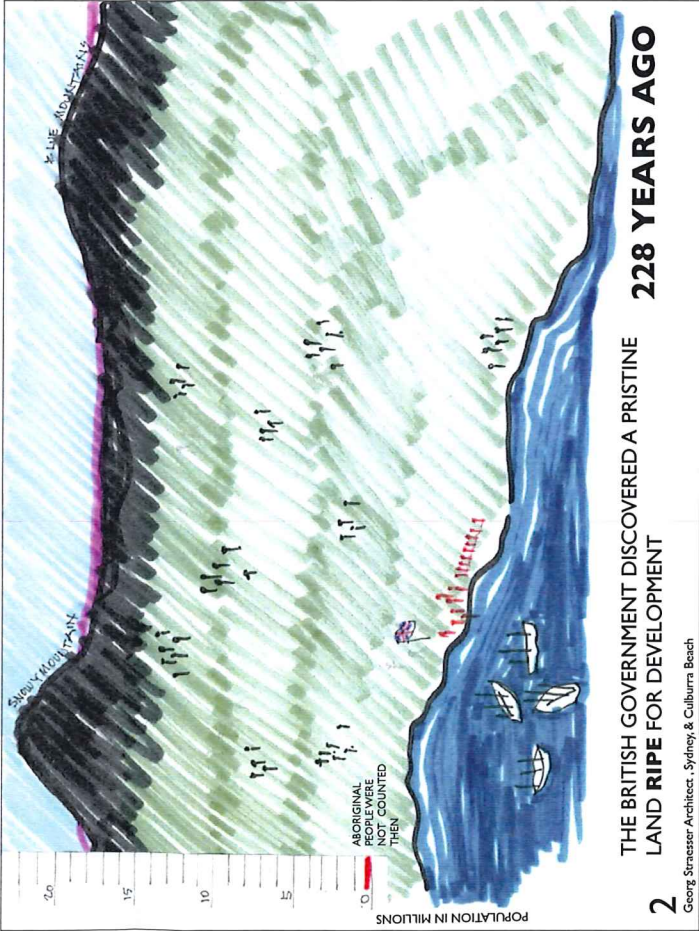
ONLY INDIRECT COVERAGE HAS  
BEEN GIVEN IN THE PROONENT'S  
REPORTS ON

THE EFFECTS ON **ECO-TOURISM** AND  
SUSTAINABLE **EMPLOYMENT**  
OPPORTUNITIES

IT MUST NEVER HAPPEN

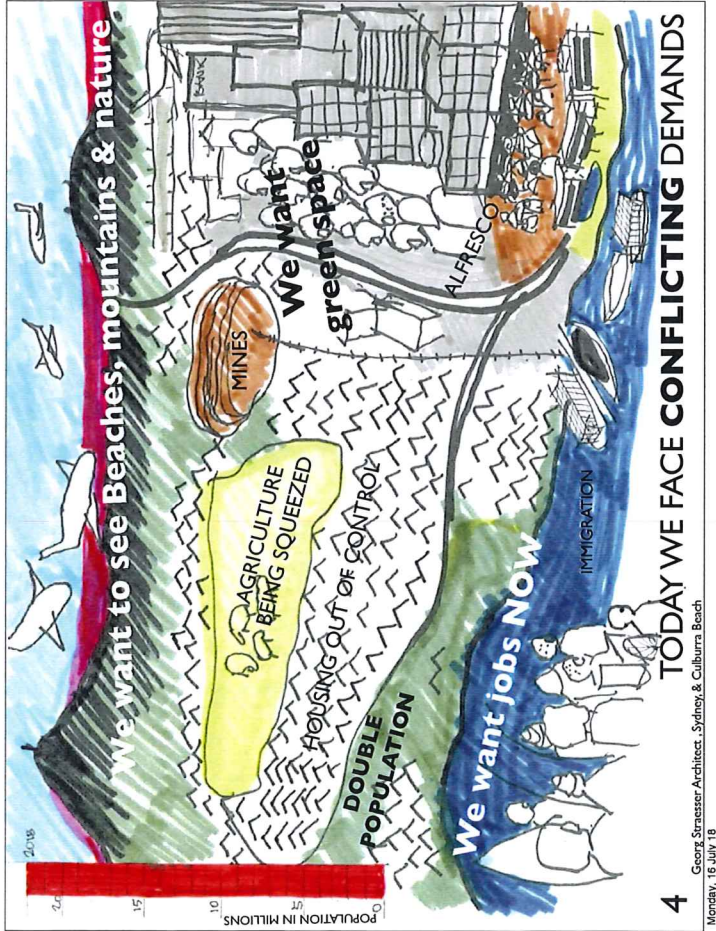
## PRESERVING A VALUABLE RESOURCE

Georg Srarasser Architect, Sydney, & Culburra Beach  
Monday, 16 July 18



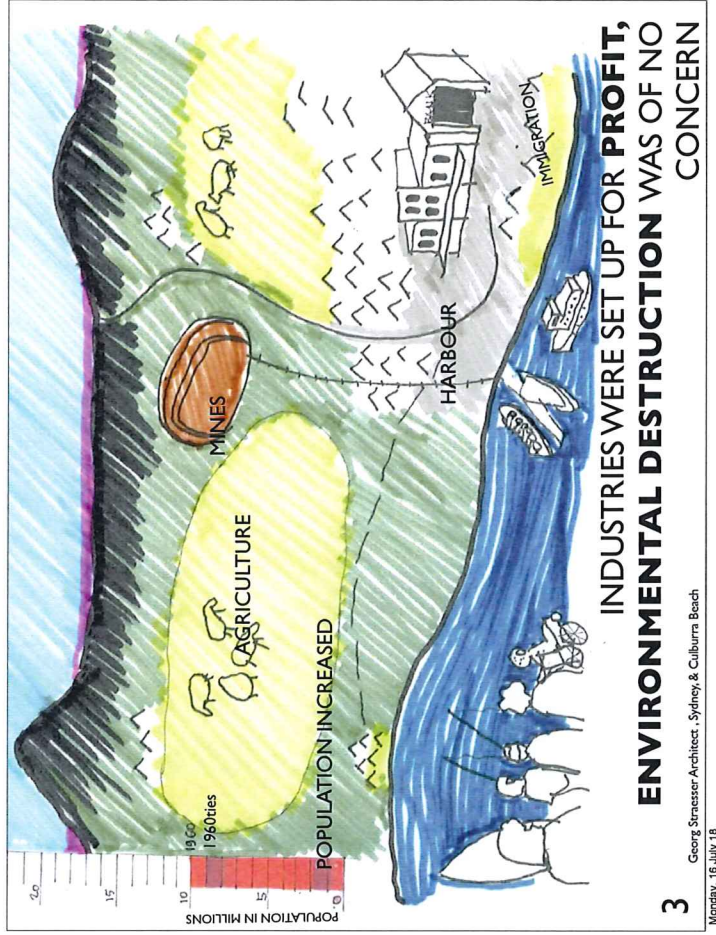
2 THE BRITISH GOVERNMENT DISCOVERED A PRISTINE  
LAND RIPE FOR DEVELOPMENT

Georg Srarasser Architect, Sydney, & Culburra Beach  
Monday, 16 July 18



4 TODAY WE FACE **CONFLICTING DEMANDS**

Georg Srarasser Architect, Sydney, & Culburra Beach  
Monday, 16 July 18



INDUSTRIES WERE SET UP FOR **PROFIT**,  
**ENVIRONMENTAL DESTRUCTION** WAS OF NO  
CONCERN

3

Georg Srarasser Architect, Sydney, & Culburra Beach  
Monday, 16 July 18

ECO-TOURISM CAUSES THE LEAST ENVIRONMENTAL DAMAGE OVER MINING & AGRICULTURE AND SINGLE BLOCK HOUSING



THIS VISUALLY DESTRUCTIVE OVERDEVELOPMENT OF AN ENTIRE COASTLINE MUST NEVER HAPPEN AGAIN WE CAN NOT AFFORD IT

HOW DOES THIS COMPLY WITH THE COASTAL DESIGN GUIDE

6

Georg Smeasser-Architect, Sydney, & Culburra Beach Monday, 16 July 18

CATERING FOR RETIREES - 1 VISITORS - 2 INTERNATIONAL TOURIST- 3 RESIDENTS

SIMILAR VENUES ARE BLUE MOUNTAINS ROYAL NATIONAL PARK SNOWY MOUNTAINS BEACHES

LANDSCAPES MUST BE RETAINED AND VILLAGES MUST BE ENHANCED TO MAKE THEM MORE APPEALING

INCOME CAN BE DERIVED FROM SERVING THESE ACTIVITIES

INCOME FROM ECO-TOURISM & RECREATION

6

Georg Smeasser-Architect, Sydney, & Culburra Beach Monday, 16 July 18

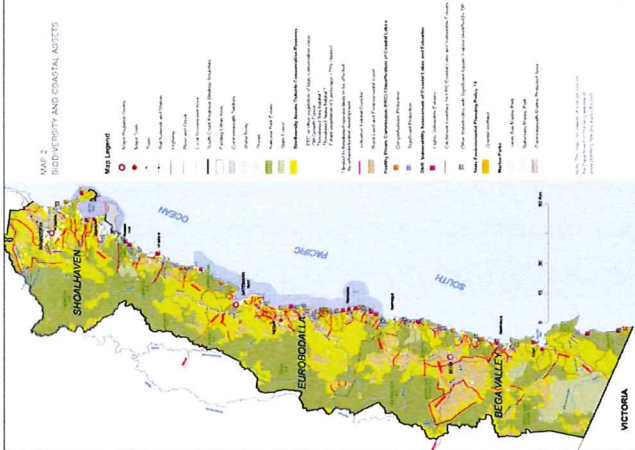
THE GROUNDWORK HAS BEEN DONE Illawarra Shoalhaven Regional Plan.

BALANCING THE REGION'S INCOME FROM AGRICULTURE MINING TOURISM RECREATION SERVICE INDUSTRY INCOME EXPANSION CAN ONLY OCCUR FROM TOURISM RECREATION SERVICE INDUSTRY HOME BUILDING IS A SHORT LIVED ACTIVITY AND NOT SUSTAINABLE ZONING SHOULD BE E1 AND E2

NEED FOR STRATEGIC PLANNING

5

Georg Smeasser-Architect, Sydney, & Culburra Beach Monday, 16 July 18



CULBURRA IS AN INTEGRAL PART OF THIS COASTAL ENVIRONMENT OF BEACHES, RIVERS THE SURROUNDING BUSH, FORESTS AND RURAL LANDSCAPE

REQUIRED IS A UNIQUE COASTAL CHARACTER WITH SENSITIVE DESIGN OF BUILDINGS AND LANDSCAPING

NO EXOTIC PLANT SPECIES LIKE NORFOLK ISLAND PINE OR PALMS

THE SHOPPING CENTRE NEEDS A GOOD DESIGN SHAKE UP, IT HAS MUCH POTENTIAL

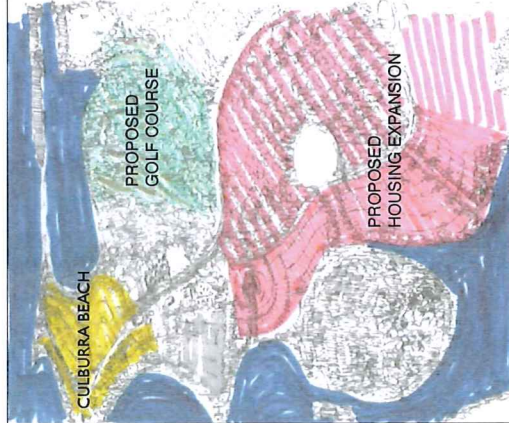
MAKE IT DESIRABLE FOR VISITORS AND RESIDENTS

NO EXPANSION OF THE VILLAGE PERIMETER IS NECESSARY TO INCREASE THE POPULATION

HOW DOES CULBURRA BEACH CONTRIBUTE TO THIS

8

Georg Smeasser-Architect, Sydney, & Culburra Beach Monday, 16 July 18



The Department's assessment has concluded:  
• the site is unsuitable for the scale of urban development proposed

650 DWELLINGS INCLUDING MEDIUM DENSITY 4 STOREY APARTMENTS ARE NOT COMPATIBLE WITH THE FUTURE VISION

THE PROPONENTS' CLAIM IS NOT SHARED

Goal 3. Protecting and enhancing the aesthetic qualities of the coastal zone.

WHO WOULD WANT TO VISIT THIS

A VILLAGE IN A NATIONAL PARK NOT AN EXPANSION CREEPING URBAN DESTRUCTIVE MONOTONY

7

Georg Smeasser-Architect, Sydney, & Culburra Beach Monday, 16 July 18

FUTURE VISION

**WE CAN NOT AFFORD  
TO DESTROY THIS  
VALUABLE RESOURCE**

**FOR  
OUR CHILDREN'S FUTURE  
RESIDENTS  
RETIRES  
WEEK ENDERS  
VISITORS**

**ALL SHARE THE SAME INTEREST**

**LET'S WORK TOGETHER**



**10**

Georg Strasser-Architect, Sydney, & Culburra Beach  
Monday, 16 July 18

## **A COMMON INTEREST**

**9**

Georg Strasser-Architect, Sydney, & Culburra Beach  
Monday, 16 July 18

## **BETTER LANDUSE**

**INCREASING  
POPULATION  
WITHIN CULBURRA**

**THERE IS ENOUGH  
SERVICED LAND TO  
DOUBLE EXISTING  
ESTATES WITH SENSITIVE  
LOW DENSITY DESIGNS  
WITHOUT DETRIMENT  
TO THE CURRENT AMENITY**

**BY TODAY'S STANDARDS THE  
POPULATION DENSITY OF  
CULBURRA IS 2.3 PPH**

**IS LOW**

**JILLADULLA IS 5.06 PPH**

**NOWRA'S IS 10.45 PPH**

**ROAD WIDTHS AND BACKYARDS ARE  
EXCESSIVE, SEWERAGE AND WATER  
CAN TAKE MORE HOUSING**

