



CULBURRA WEST HOUSING
& LONGNOSE POINT
PROPOSALS

West Culburra Mixed Use Concept
Plan SSD-3846, Long Bow Golf
Course SSD-8406

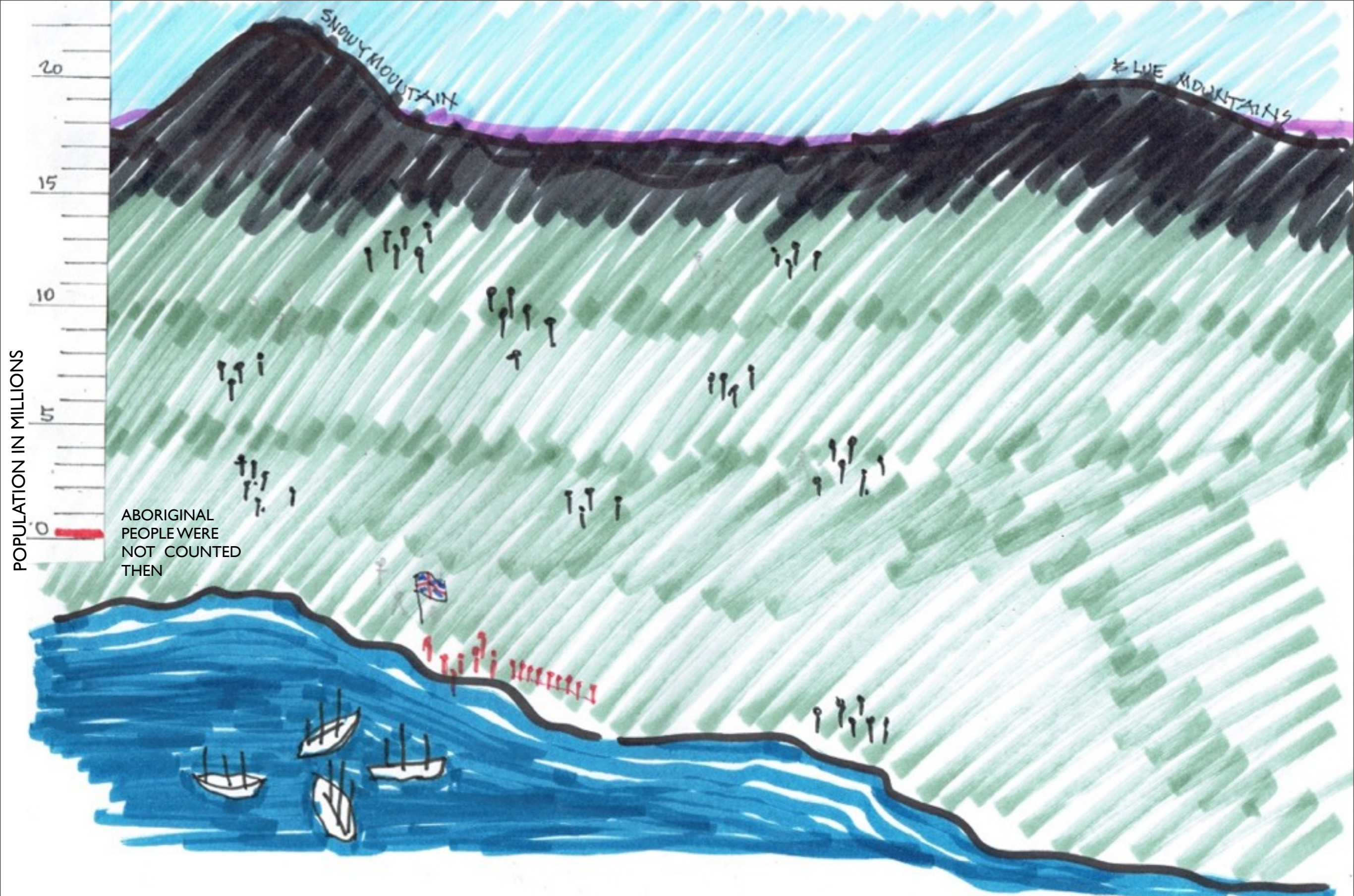
Much has been researched and written on these
projects,

THIS IS AN OBJECTION ON
A **BASIC TENET** OF THIS PROPOSAL

LOCAL INTERESTS ARE FOR
EMPLOYMENT
OPPORTUNITIES
AND VIABILITY OF SHOPS

HOWEVER THE SOUTH COAST IS OF
NATIONAL SIGNIFICANCE AND
ECONOMIC IMPORTANCE TO NSW AS A WHOLE

PRESERVING A VALUABLE RESOURCE



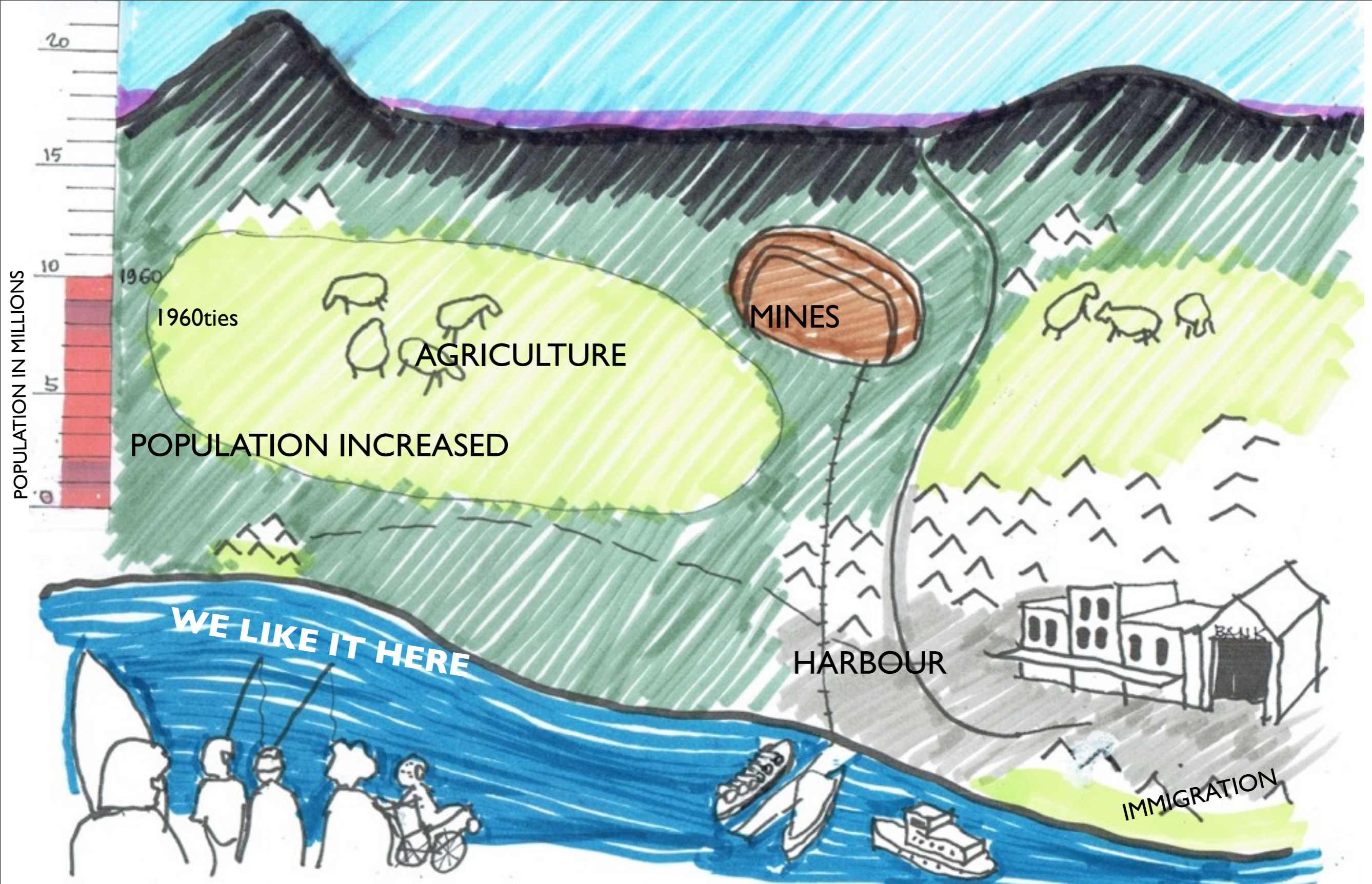
THE BRITISH GOVERNMENT DISCOVERED A PRISTINE LAND **RIPE** FOR DEVELOPMENT

228 YEARS AGO

2

Georg Straesser Architect , Sydney, & Culburra Beach

Monday, 30 July 18



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



We want to see Beaches, mountains & nature

We want green space

NOW we want jobs

IMMIGRATION

HOUSING OUT OF CONTROL

AGRICULTURE BEING SQUEEZED

MINES

ALFRESCO

DOUBLE POPULATION

TODAY WE FACE CONFLICTING DEMANDS



MAP 2
BIODIVERSITY AND COASTAL ASSETS

Map Legend

- Major Regional Centre
- Major Town
- Town
- +— Rail Network and Station
- Highway
- River and Creek
- Local Government Area
- South Coast Regional Strategy Boundary
- Existing Urban Area
- Commonwealth Territory
- Water Body
- Ocean
- National Park Estate
- State Forest
- Biodiversity Assets Outside Conservation Reserves
 - EEC or other vegetation of high conservation value
 - Old Growth Forest
 - Threatened fauna habitat *
 - Threatened fauna habitat *
 - Extant vegetation of Landscape >70% cleared
- * limited to threatened species likely to be affected by urban/industrial development
- Indicative Habitat Corridor
- Rural Land and Environmental Asset
- Healthy Rivers Commission (HRC) Classification of Coastal Lakes**
- Comprehensive Protection
- Significant Protection
- DNR Vulnerability Assessment of Coastal Lakes and Estuaries**
- Highly Vulnerable Estuary
- Catchment boundary for HRC Coastal Lake and Vulnerable Estuary
- Other Waterbodies with Significant Aquatic Habitat identified by DPI
- State Environmental Planning Policy 14**
- Coastal Wetland
- Marine Parks**
- Jarvis Bay Marine Park
- Batemans Marine Park
- Commonwealth Marine Protected Area

Note: This map can viewed at a larger size on the Department of Planning website at: www.planning.nsw.gov.au/southcoast

THE GROUND WORK HAS BEEN DONE
Illawarra Shoalhaven **Regional Plan.**

BALANCING THE REGION'S
INCOME,
FROM
AGRICULTURE
MINING
RETIREMENT
TOURISM
RECREATION
SERVICE INDUSTRY

HOME BUILDING
IS A SHORT LIVED ACTIVITY
NOT SUSTAINABLE AND DESTRUCTIVE
TO THE ENVIRONMENT
IN THE LONG TERM

INCOME **GROWTH**
HERE CAN ONLY OCCUR FROM
TOURISM
RECREATION
SERVICE INDUSTRY



THE REGION HAS TO CATER FOR

RETIREES
VISITORS
INTERNATIONAL TOURIST
RESIDENTS

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

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** TO LOSE IT

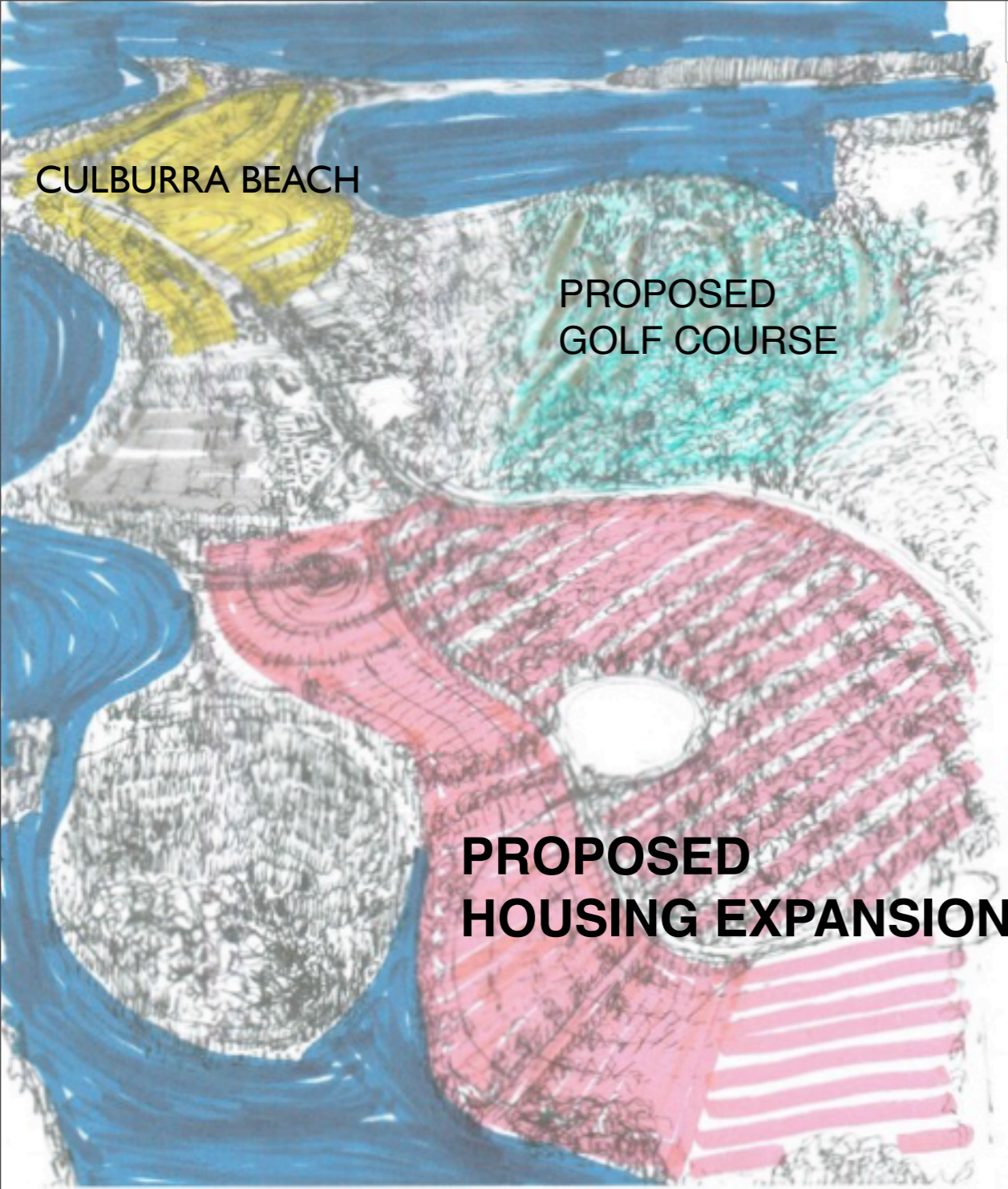
HOW DOES THIS COMPLY WITH THE COASTAL DESIGN GUIDE

6

Georg Straesser Architect , Sydney, & Culburra Beach

*INCOME HERE CAN ONLY BE DERIVED
FROM SERVING THESE ACTIVITIES*

**INCOME FROM ECO-
TOURISM & RECREATION**



CULBURRA BEACH

PROPOSED
GOLF COURSE

PROPOSED
HOUSING EXPANSION

DRAWING PROVIDED IN THE PROPONENTS APPLICATION

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.*

WHAT IS NEEDED
IS A VILLAGE IN A NATIONAL PARK
NOT AN EXPANSION OF CREEPING
URBAN DESTRUCTIVE MONOTONY

SIMILAR VENUES EXIST IN
BLUE MOUNTAINS
ROYAL NATIONAL PARK
SNOWY MOUNTAINS
BEACHES

WHO WOULD WANT TO VISIT THIS



CULBURRA BEACH IS AN
INTEGRAL PART OF THIS
COASTAL ENVIRONMENT OF
BEACHES,
RIVERS
THE SURROUNDING BUSH,
FORESTS AND
RURAL LANDSCAPE
REQUIRED IS AN
IMPROVED COASTAL
CHARACTER WITH
SENSITIVE DESIGN OF
BUILDINGS AND
LANDSCAPING
CURRENT CULBURRA HOUSING
ESTATES NEED VISUAL
IMPROVEMENT

THE SHOPPING CENTRE
NEEDS A GOOD DESIGN
SHAKE UP,

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

MAKE IT DESIRABLE FOR VISITORS AND RESIDENTS

**HOW CAN CULBURRA BEACH
CONTRIBUTE TO THIS**



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
ULLADULLA IS 5.06 PPH
NOWRA'S IS 10.45 PPH

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

COUNCIL CODES ARE
ALREADY IN PLACE FOR THIS TO HAPPEN

INCREASING POPULATION
WITHIN CULBURRA

BETTER LANDUSE



**WE CAN NOT
AFFORD
TO DESTROY THIS**

TO VESTED
INTERESTS

BUT CARE FOR IT FOR
FUTURE PROSPERITY OF
NSW AND
OUR CHILDREN,

**RESIDENTS
RETIREES
WEEK ENDERS
VISITORS**

COASTAL TOURISM IS ALREADY HEAVILY
MARKETED BY COUNCIL AS A PRISTINE AREA,
WE NEED TO LIVE UP TO THOSE CLAIMS

LETS WORK TOGETHER

ALL SHARE THE SAME INTEREST

A COMMON INTEREST

10

Georg Straesser Architect , Sydney, & Culburra Beach

Monday, 30 July 18