

## **West Culburra Concept Plan Site Visit: stopping points and the journey.**

Including reasons for selecting stopping points and matters to observe en-route.

1. Starting Point. Culburra Beach Community Hall car park.
2. Travel east along Culburra Road to gate to Cactus Point paddock; this gate marks the western point where the catchment divide crosses Culburra Road; Culburra Road east of this point is within the catchment of Lake Wollumboola; observe the culverts feeding into Downs Creek and the absence of any pollution control measures.
3. The location of the roundabout; observe location of proposed surface water pollution control device.
4. The site for the proposed Stage 1 development south of Culburra Road; observe the very shallow gradients of the site; the location of the Council Depot, formerly the Culburra garbage tip; the existing retirement village extending some 300m to the south of Culburra Road; and, north of Culburra Road, the B2 zone which is mostly woodland.
5. Travel east past Culburra town centre, then along The Lake Circuit noting that the major part of the existing urban development falls within the catchment of Lake Wollumboola, arriving at East Crescent for a good view of Lake Wollumboola.
6. Returning north travelling along Penguin Point Road, and then Prince Edward Road to The Mall; this road ends at Curleys Bay and is the only public location in Culburra Beach that affords a view across the bay; note the continuous band of mangroves encircling the bay; note to some recent drainage works carried out by council.
7. Returning south along Prince Edward Road and then turning west along Brighton Parade, noting along the way the existing development in the Culburra Investigation Area, then, arriving at Canal Street East which marks the current western extremity of Culburra, follow the maintenance track travelling north to the edge of Curleys Bay with views towards the STP and the saltmarsh
8. The returning along the track to Canal Street East, then turning west into Culburra Road circumventing the B2 zone, turning into the industrial zone and then into the major part of the site of the Concept Plan, here covered in woodland,, noting the shallow gradients hereabouts and possible distant views towards the Crookhaven estuary.
9. Continuing to travel west along the maintenance track, noting the density of xeric woodland in the 100m wide foreshore protection zone and the 2-3m high embankment down to the narrow foreshore zone and the mangrove forest (the SEPP 14 wetlands), noting Bitou-bush, lantana and blackberries occur in the foreshore zone, eventually arriving at the open paddock.
10. Crossing the paddock to Cactus Point, observing the presence of the middens and the landfall of the Greenwell Point sewer , then driving up the paddock to the high point of the land north of Culburra Road (at RL 35 and outside the site of the West Culburra Concept Plan) , noting the Panoramic

views over the Crookhaven/Shoalhaven rivers towards the Cambewarra Range and Mount Coolangatta, then following the line of the emergency fire escape track down to the Culburra Road gate.

11. Turning east on Culburra Road and entering the access track to Long Bow Point to inspect the site of the proposed Golf Course, noting both cleared areas and woodland, the height of the site above Lake Wollumboola and the general disposition of the components of the proposed Golf Course.
12. If time permits traverse the area allocated to the second nine holes of the course, then returning to Culburra Road.

John Toon

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