

#### 1. What are the principal attributes of Culburra?

- spectacular beaches
- aquatic setting Lake Wollumboola and the Crookhaven Estuary
- extensive areas of native vegetation Jervis Bay National Park
- significant birdlife associated with Lake Wollumboola
- a well-defined town centre with some good community facilities

#### 2. What are the principal defects of Culburra?

- limited physical access to the beaches
- limited visual access to the beaches
- limited physical access to the aquatic setting
- limited visual access to the aquatic setting
- limited association with the natural environmental resources
- low order of services
- poorly expressed public domain
- too many empty dwellings

#### 3. What is the economy of Culburra?

- a holiday town
- a retirement town
- a residential town for people working mainly in Nowra
- the provision of a limited range of services to the local community

# 4. What are the key constraints affecting the economy of Culburra?

- an ageing and declining population
- a limited range of recreational activities
- a limited range of employment opportunities
- a limited availability of land for new development

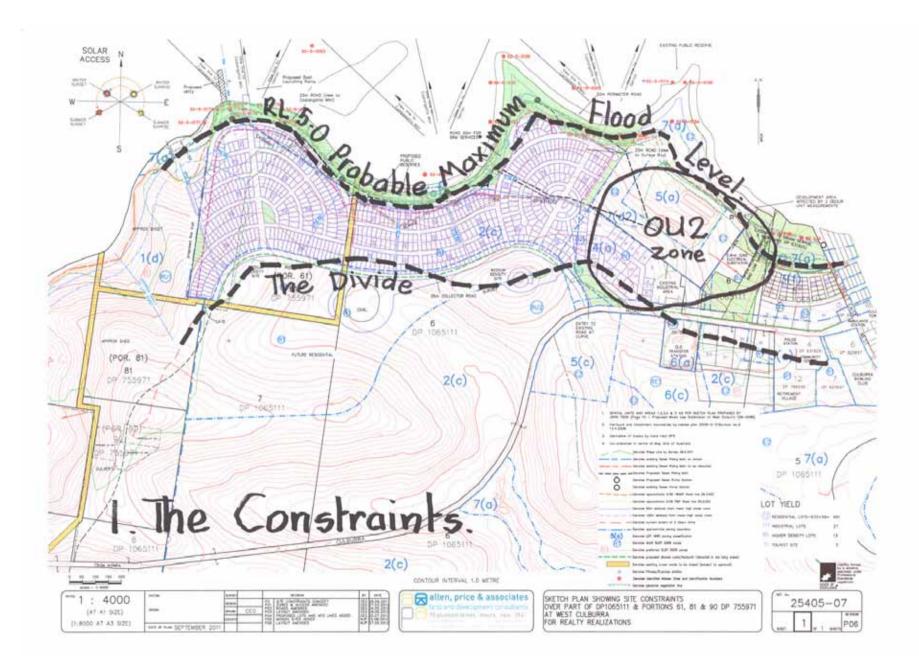
# 5. What are the key opportunities available to improve the economy of Culburra?

- ready availability of water and sewerage infrastructure
- access to the recreational water resources can be improved
- the range of recreation activities can be extended
- the range of tourist –oriented activities can be increased
- land can be made available for new housing to attract increased population
- the range of services can be increased
- the public domain can be made more attractive for both residents and visitors
- the image of Culburra can be enhanced

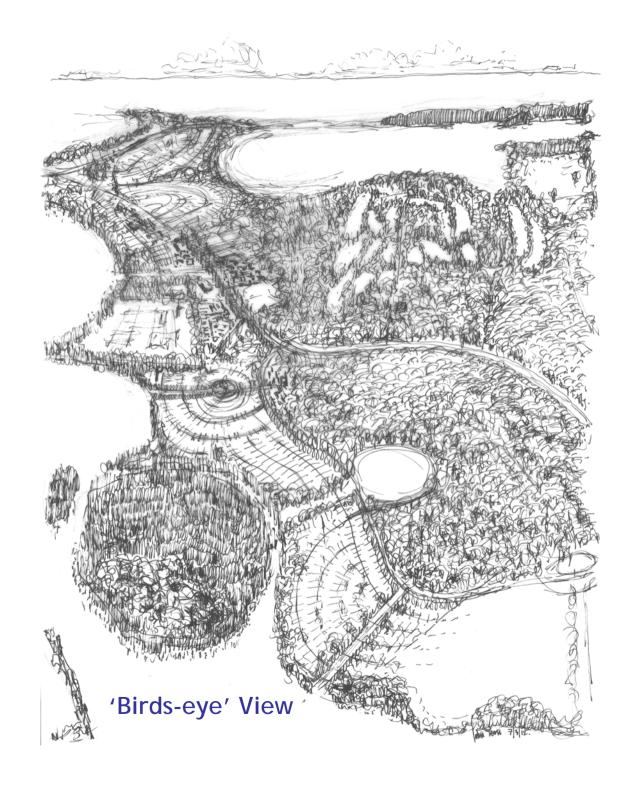
# 6. What are the major constraints in formulating a plan for West Culburra?

- the requirement to keep development outside the catchment of Lake Wollumboola
- the determination of the 2.0 Odour contour zone around the Sewage Treatment Works which limits the availability of land for residential purposes
- the identification of certain significant vegetation along the foreshore zone of the Crookhaven River and Curleys Bay that has to be protected

- the identification of a number of significant aboriginal middens along the Crookhaven River and Curleys Bay foreshore that have to be protected
- the determination of the Probable Maximum Flood level (at RL 5.00) below which development should be avoided
- the determination of asset protection zones to ensure adequate protection from bushfire hazard
- uncertainties created by certain zonings in the Draft Shoalhaven LEP 2009



**Major Constraints** 

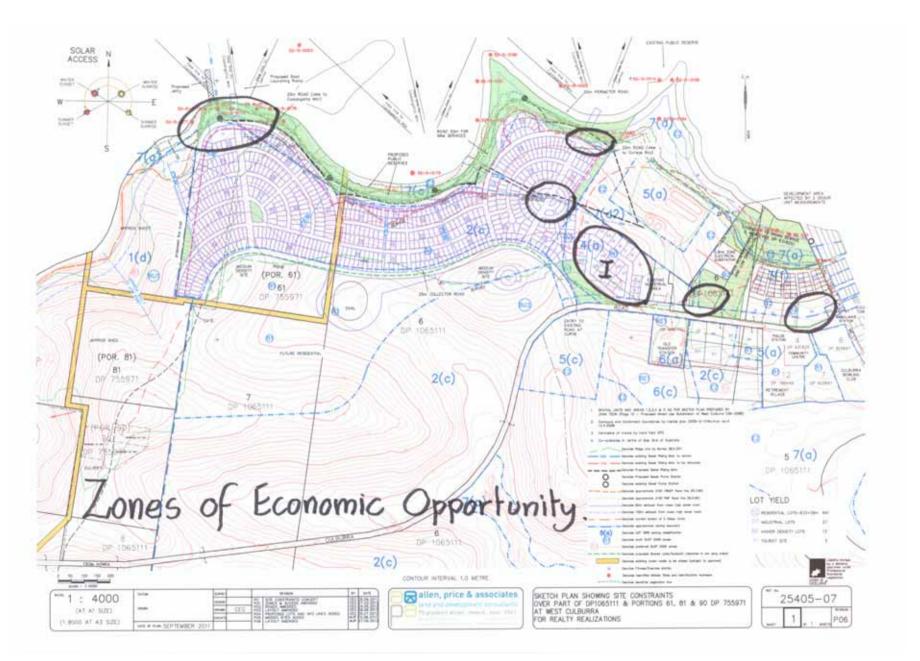


# 7. What are the key objectives of the West Culburra Project?

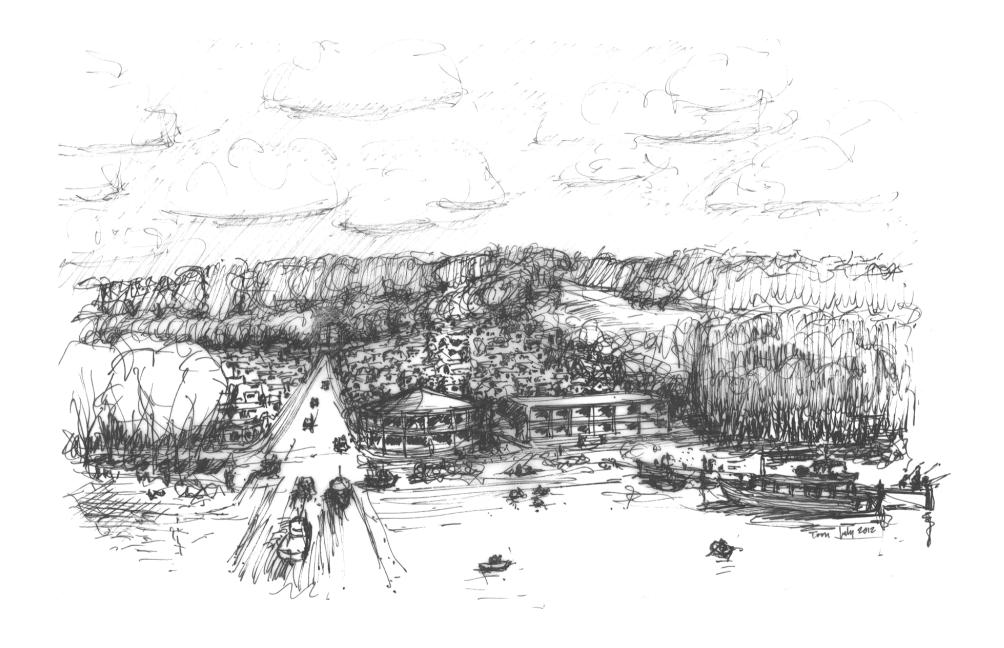
- to identify sites for new businesses that will add to the attractions of Culburra
- to provide sites in appropriate locations for a diverse range of houses to attract permanent residents and visitors to reverse the population decline

#### 8. Which sites are identified for new businesses?

- the Culburra Road frontage west of Canal Street East
- opening up the Industrial zone for new local start-up industries and established businesses
- creating a new local mixed use centre to serve the new neighbourhood
- creating a waterfront business zone for a range of recreation and tourist uses



**Location of New Economic Activity** 



**View of the Waterfront Business Zone**