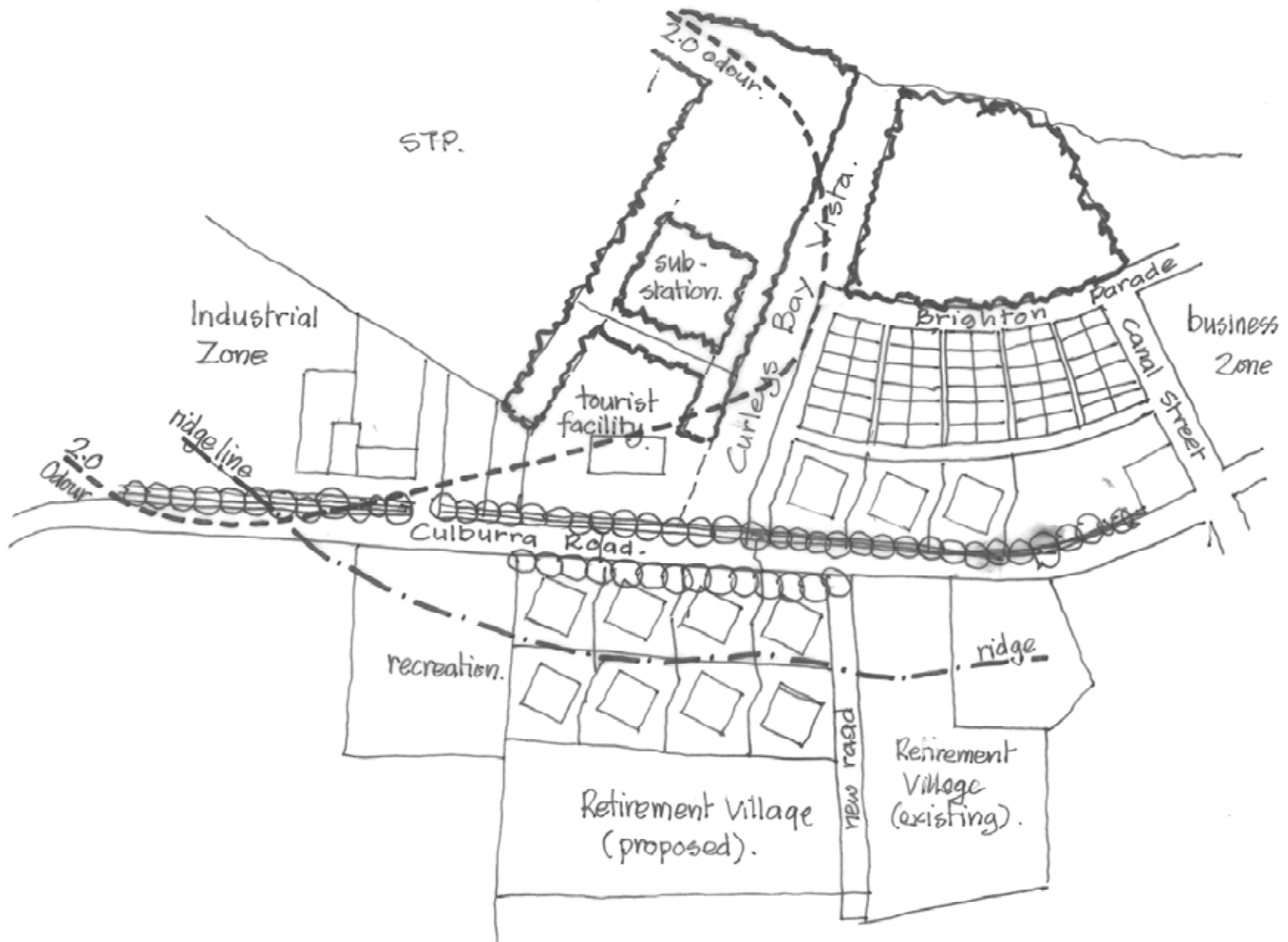
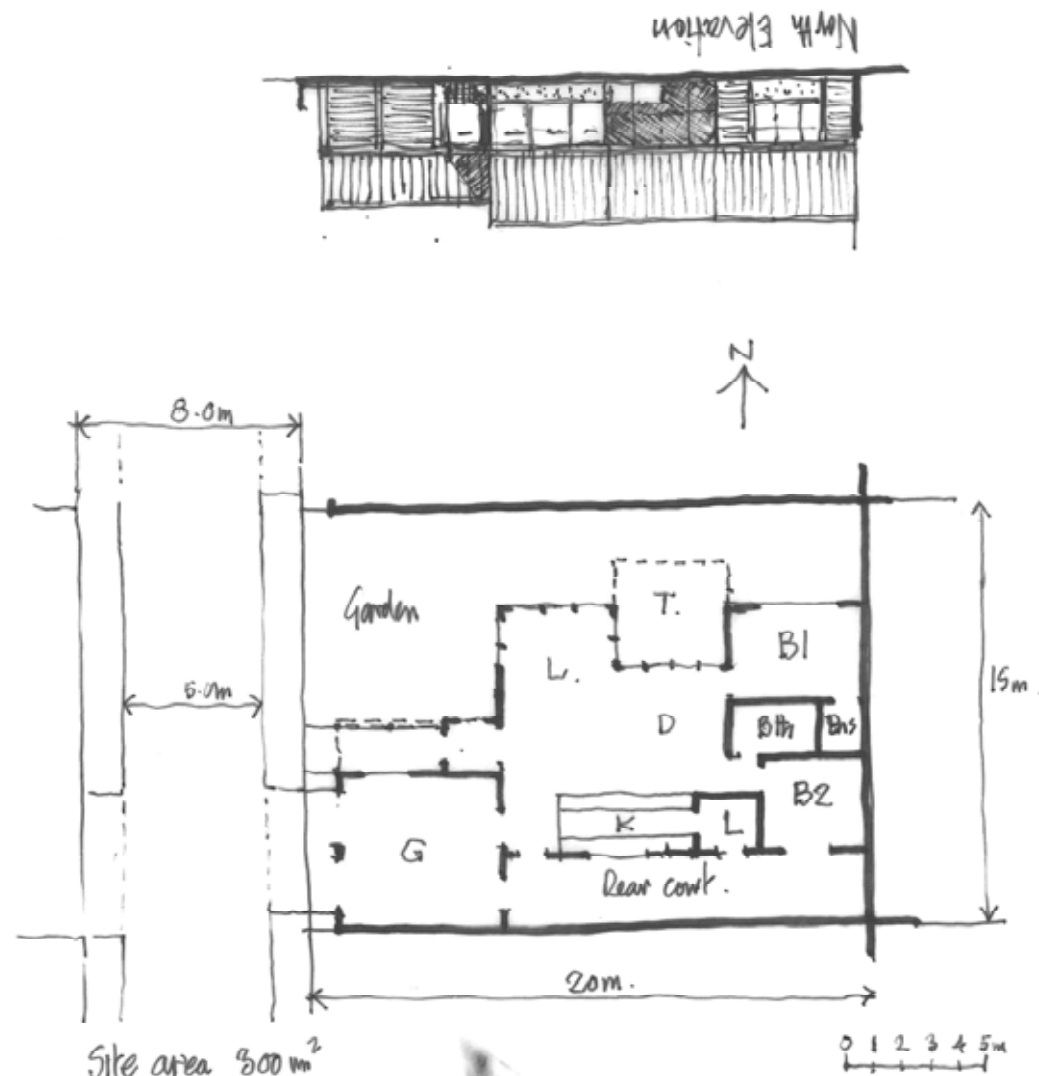


9. Which sites are identified for new housing?

- Brighton Parade extension for small lot 55+ housing
- Culburra Road for 5-storey units (about 500 dwellings)
- the new neighbourhood comprising mostly single (about 700 dwellings)



Plan of 55+ Housing



Site area 300 m^2
 dwelling c. 117 m^2
 garage c. 33 m^2
 garden area c. 134 m^2
 terrace c. 16 m^2

Plan for 55+ dwellings
 on 300 m^2 lots.
 Semi-detached pairs.

Plan of 55+ Housing



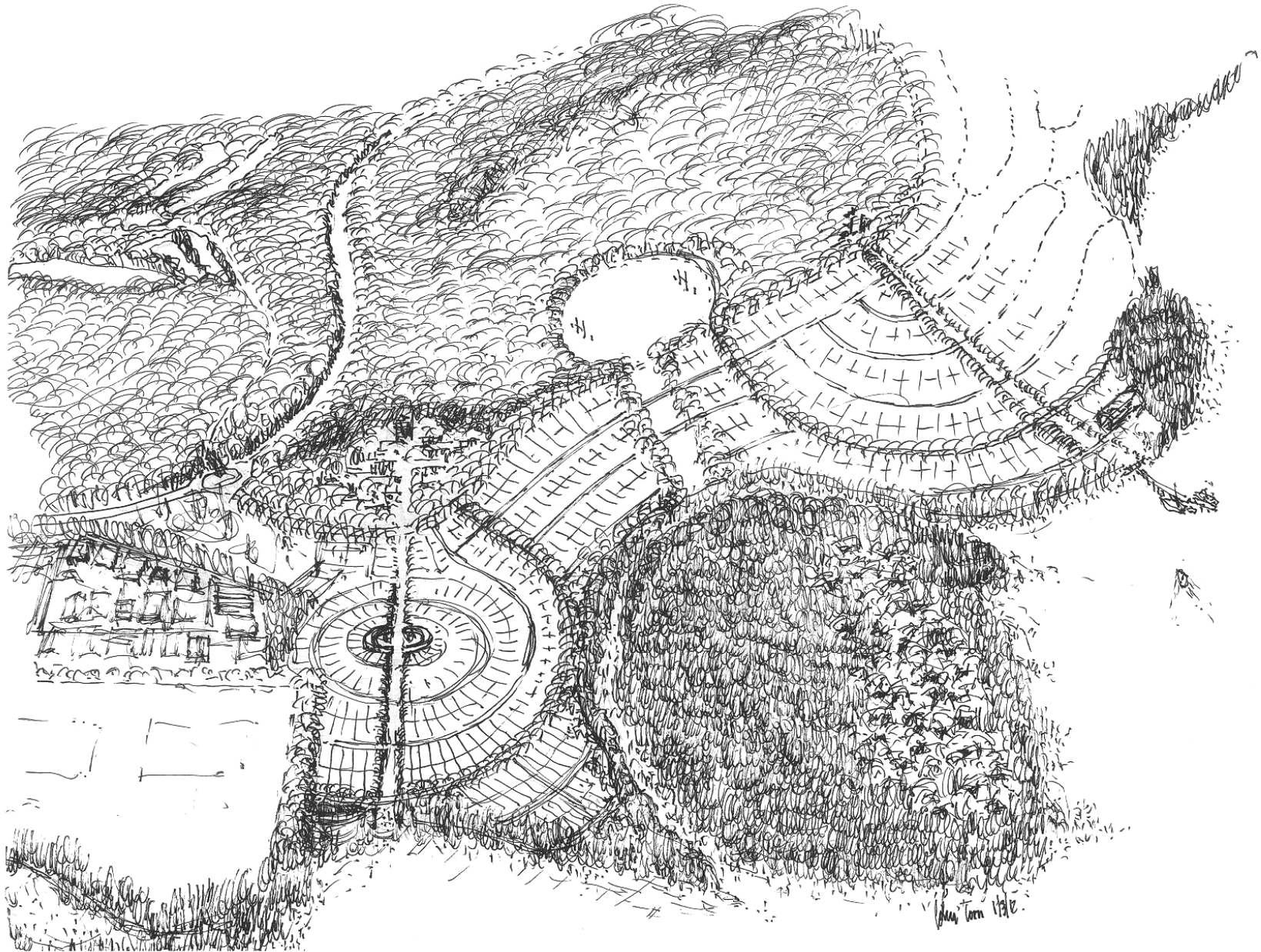
8. View along Brighton Parade extension showing 55+ housing.

View of 55+ Housing



View of 5-Storey Units

Plan of New Neighbourhood



"Birds-eye" View of New Neighbourhood



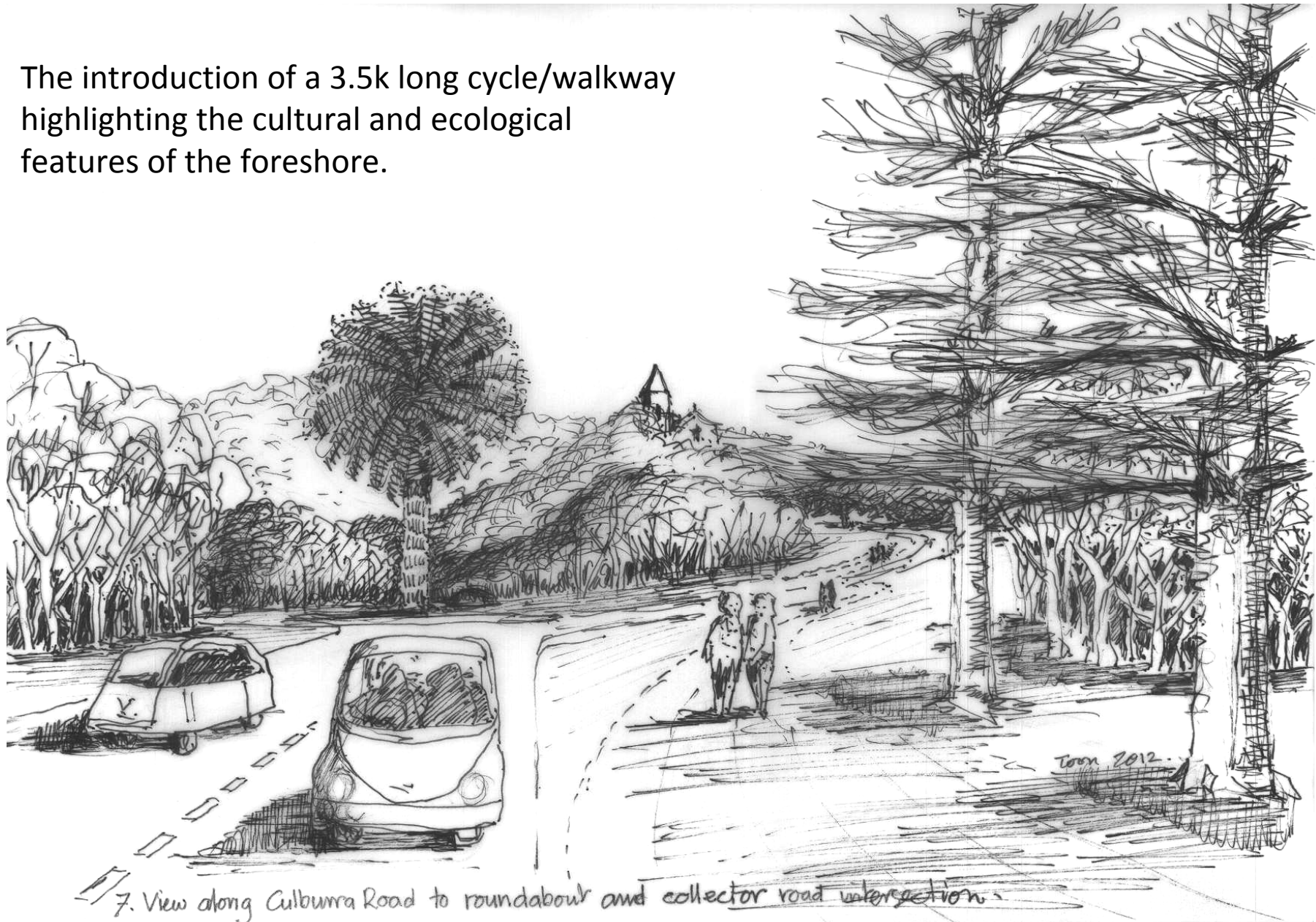
View of the Circus towards the “Outlook Tower”

10. What are the principal design elements of the plan for West Culburra?

- the perpetuation of the distinctive geometry of curved streets that characterises Culburra Beach
- introduction of a large roundabout at the intersection of Culburra Road and the Distributor Road announcing arrival at Culburra Beach

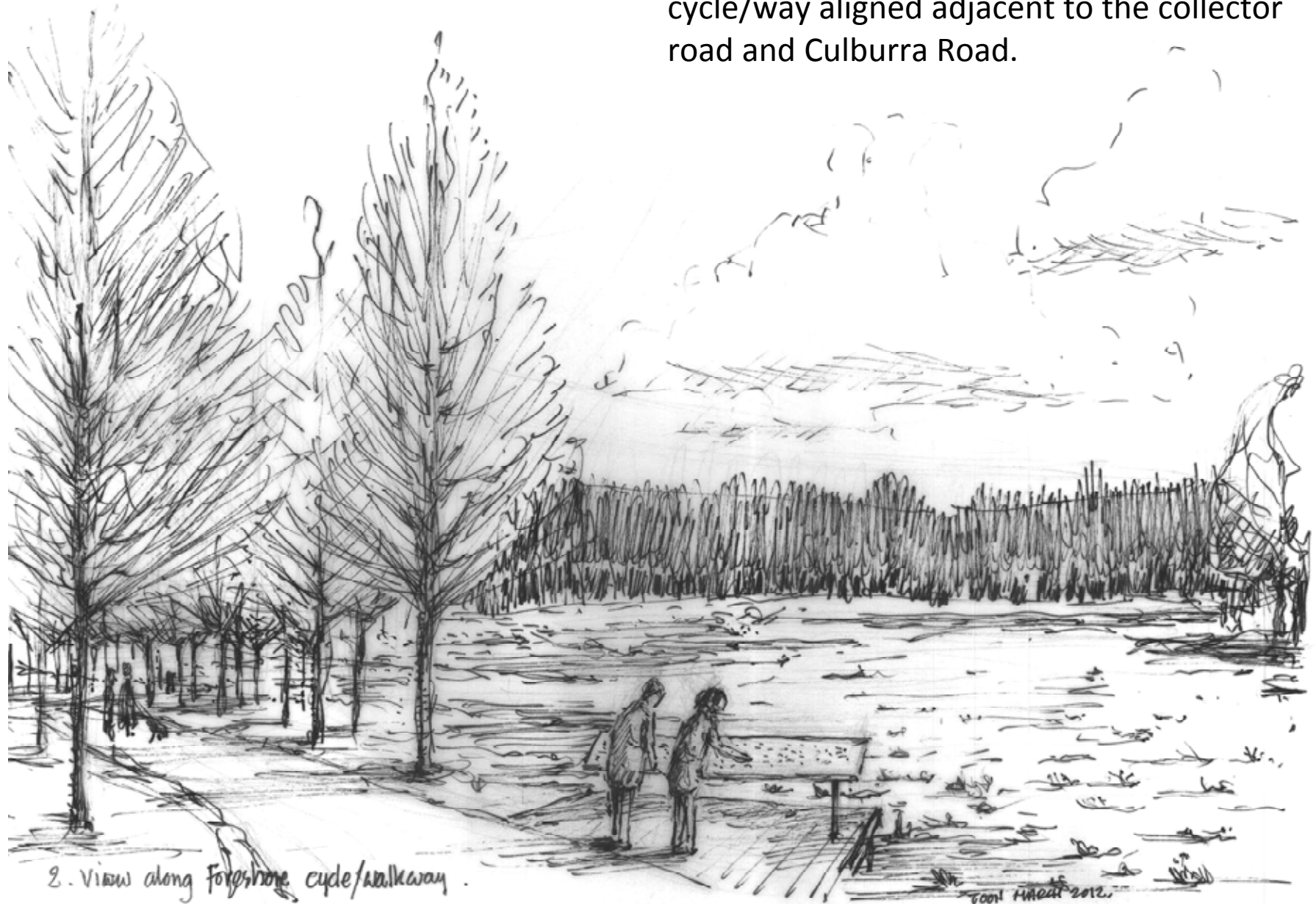
The Roundabout

The introduction of a 3.5k long cycle/walkway highlighting the cultural and ecological features of the foreshore.



The Foreshore Walkway

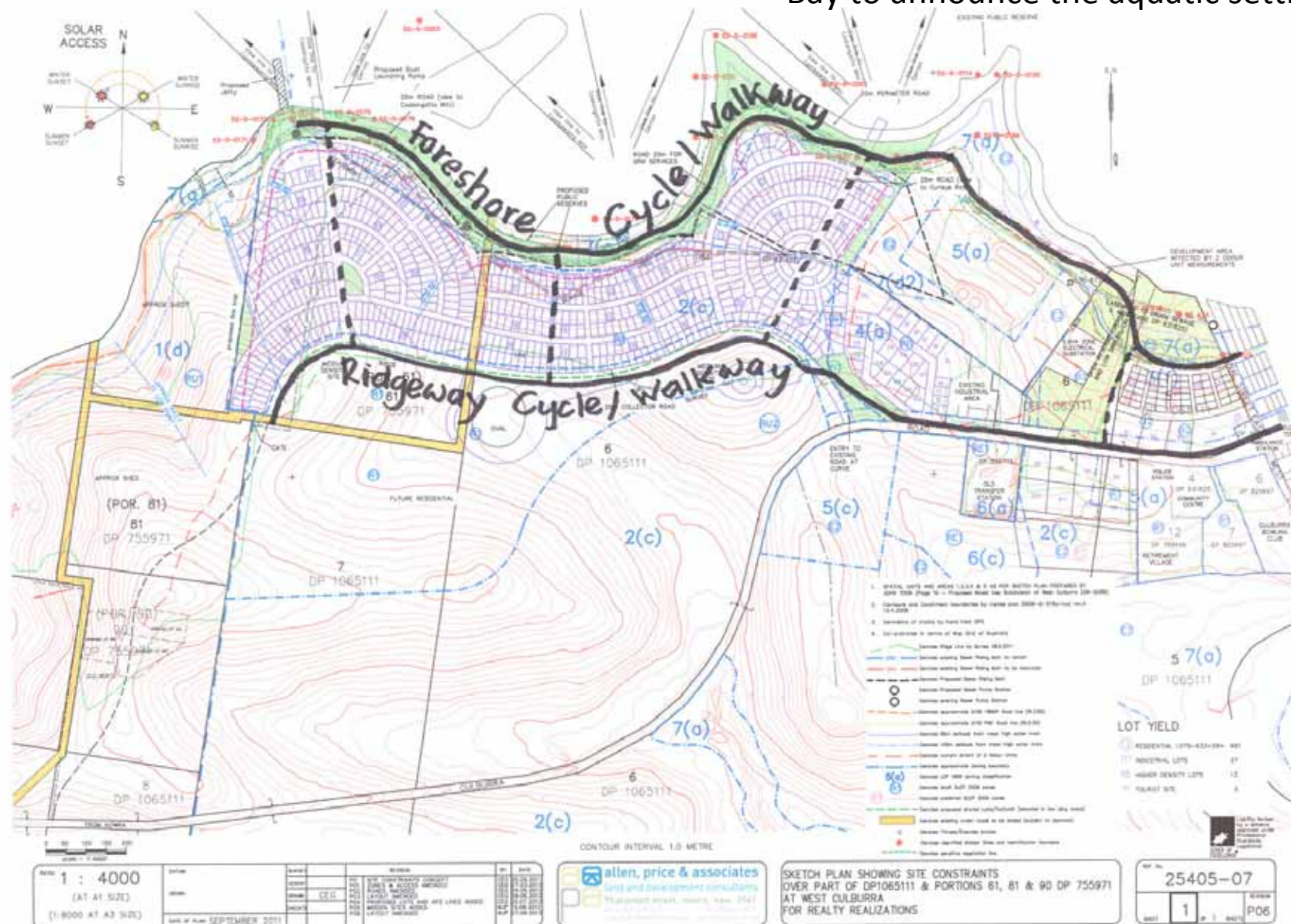
The introduction of a 3.0k long ridgeway cycle/way aligned adjacent to the collector road and Culburra Road.



2. View along foreshore cycle/walkway.

Plan Showing the Two Cycle/Walkways

The introduction of a 50m wide visual corridor from Culburra Road to Curleys Bay to announce the aquatic setting.



View along Vista to Curleys Bay

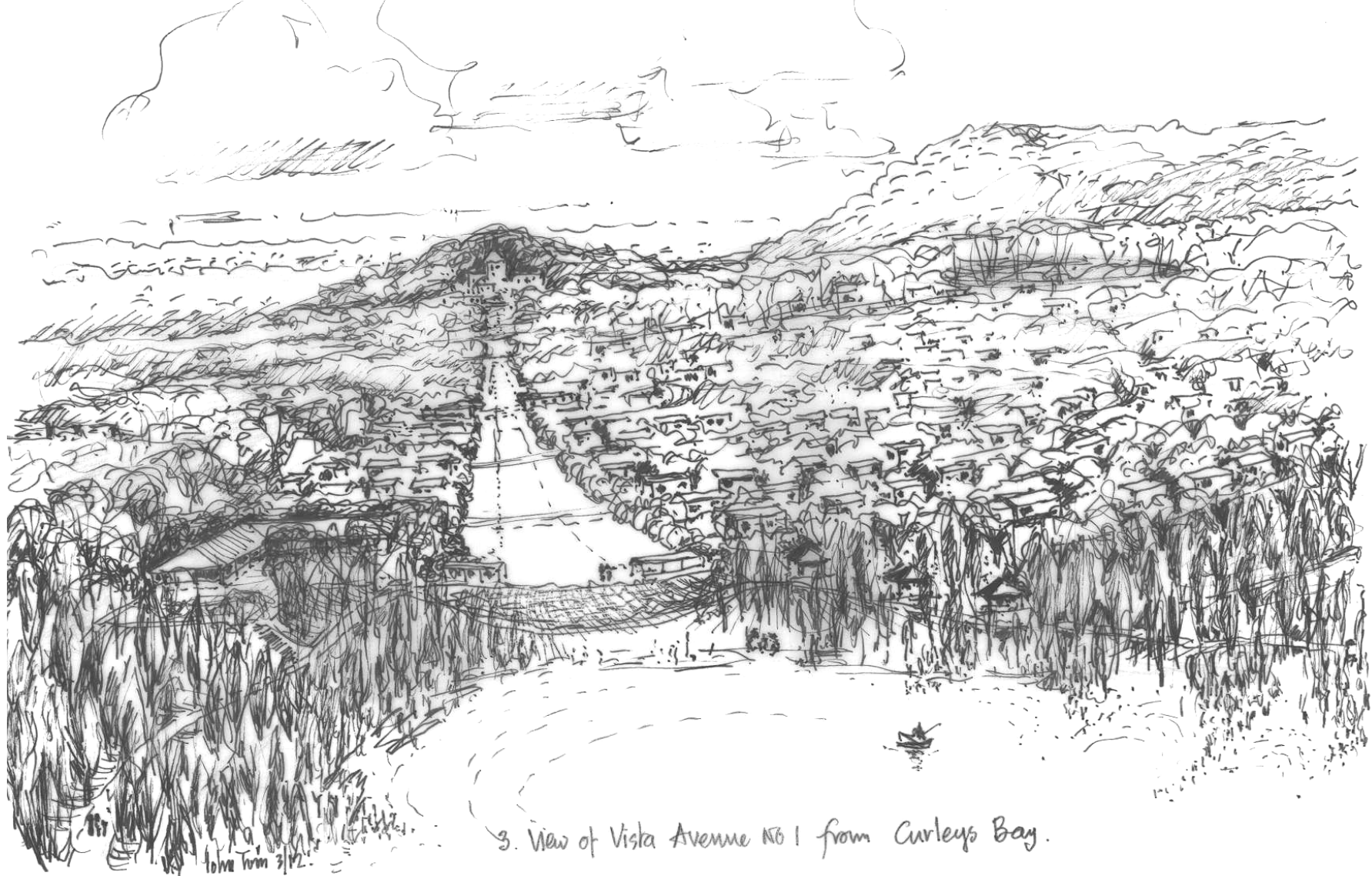
The introduction of a 25m wide 'vista avenue' from 'Outlook Hill' to Curleys Bay.



4. View along Vista cut to Curleys Bay and Orient Point.

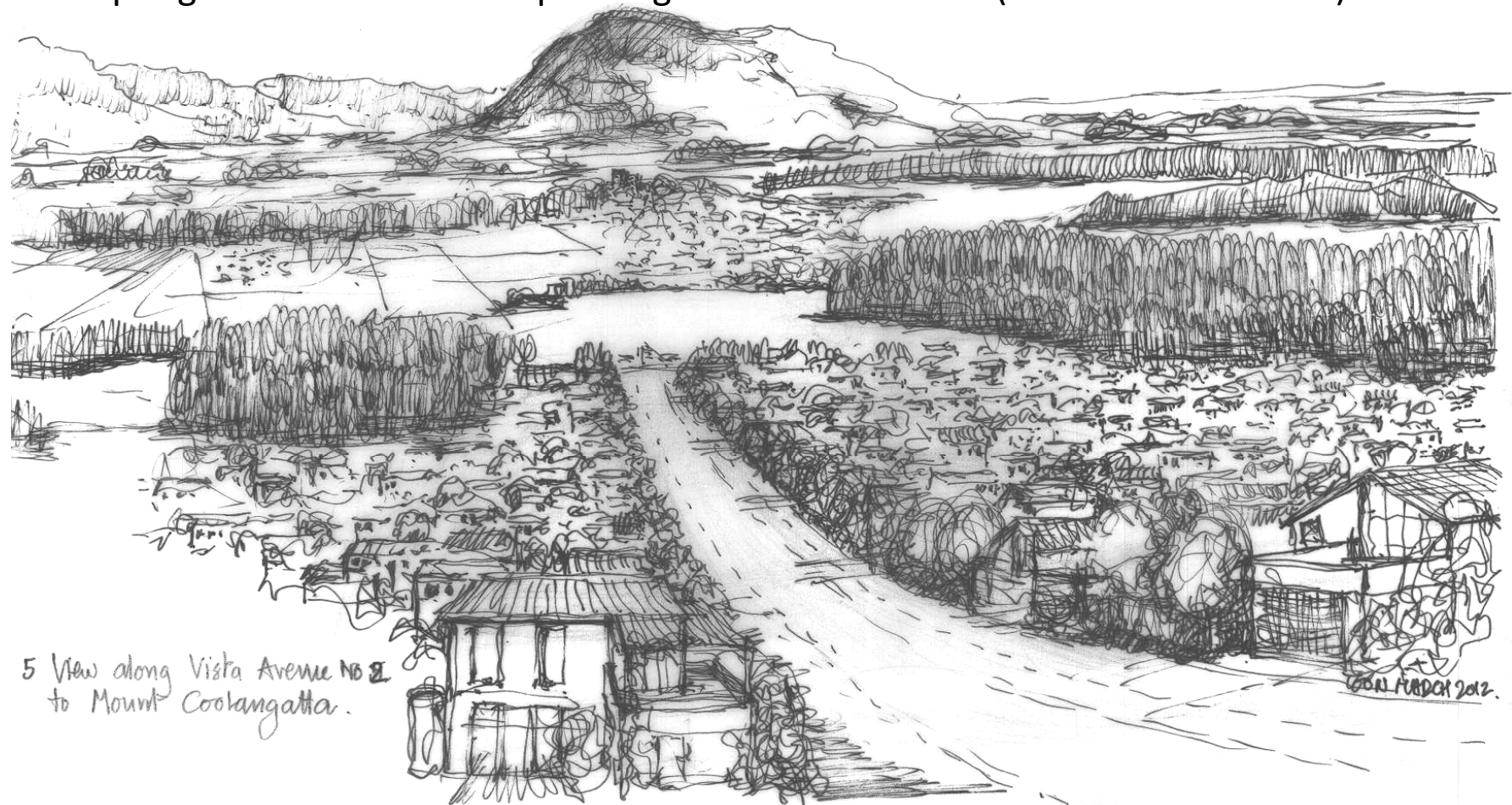
Vista along Avenue to Curleys Bay

The introduction of a dramatic vista avenue oriented to Mount Coolangatta.



Vista to Mount Coolangatta

- the alignment of the Distributor Road generally along the ridge to highlight views over the Crookhaven River towards the Cambewarra Range
- the Collector Road is designed to accommodate the Culburra-Nowra bus service
- the introduction of a large oval for public recreation purposes
- adopting a theme of 'avenue planting' for Culburra Road (Norfolk Island Pines)



View along Culburra Road towards Town Centre

The introduction of a 50m wide visual corridor from Culburra Road to Curleys Bay to announce the aquatic setting.