

# SEALARK: A DEVELOPER WITH A DIFFERENCE

PROPERTY DEVELOPMENT | ENVIRONMENTAL CONSERVATION

**Presentation on 21 November 2024 at Shoalhaven City Councillor Briefing**

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# Acknowledgement of Country

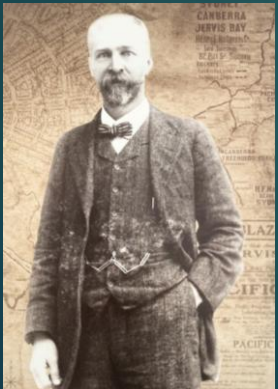


Sealark acknowledges the traditional custodians of the lands on which our business operates and recognises their continuing connection to land, waters and communities. We look forward to sharing in a common future.



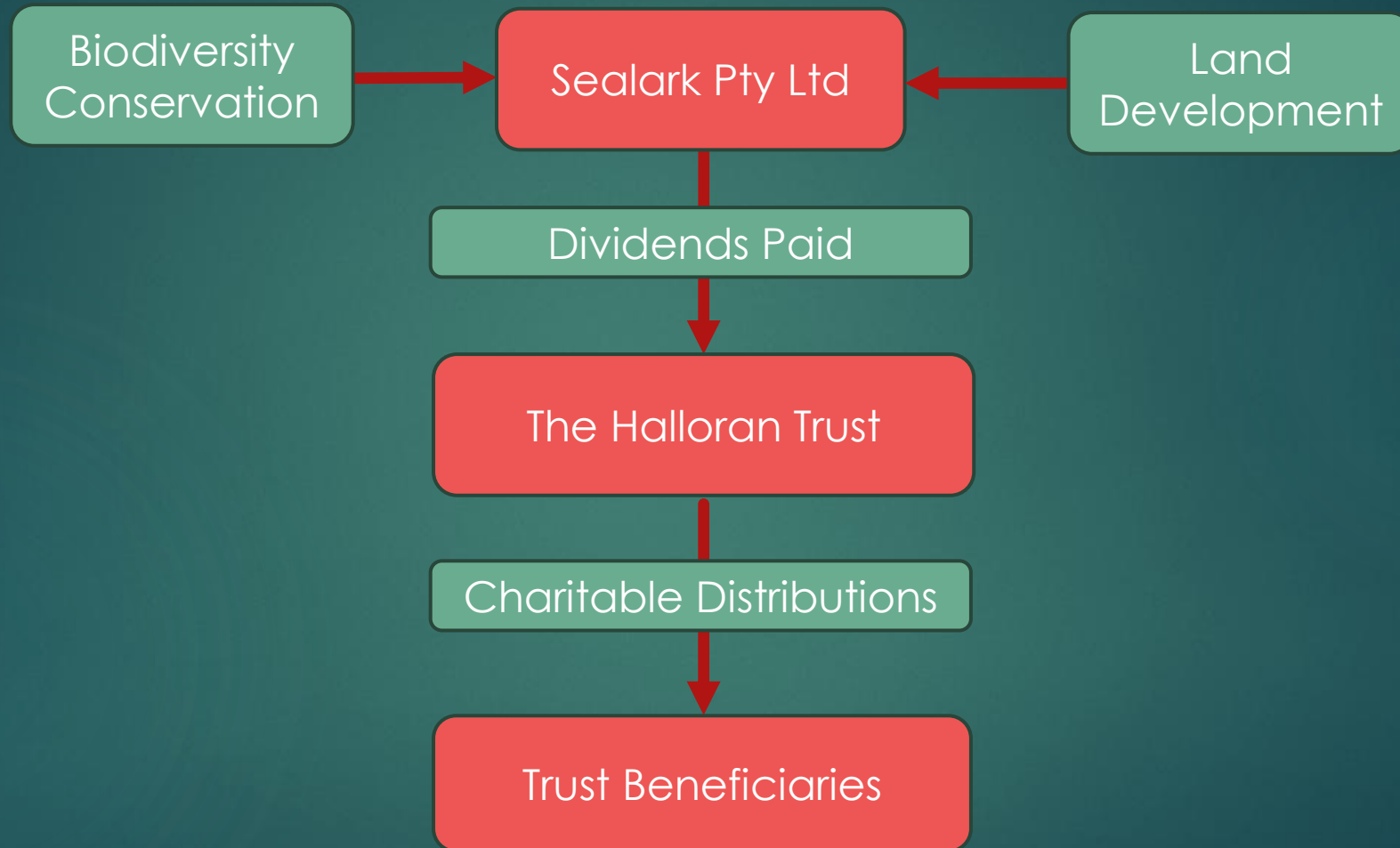
# Today's Presentation

- Overview of Sealark & The Halloran Trust
- 100+ years of local history
- Landholdings
- Biodiversity Stewards
- Property Developers
- West Culburra



Culburra Beach - 1969

# Overview



Detailed information on The Halloran Trust (ABN 33 445 017 500) including the Trust Deed and audited financial statements are available for no cost at the ACNC website.

Information on Sealark Pty Ltd (ABN 81 075 795 587) and Wollumboola Limited (ABN 62 161 427 363), the Trustee of The Halloran Trust, are available from ASIC on payment of a fee.



# The Halloran Trust

- Established by Warren Halloran in 2012
- Purpose is to provide financial support to the beneficiaries
- Established as a “Discretionary Trust” providing some flexibility to support a wide range of initiatives
- Registered Charity with ACNC
- Owns 100% of Sealark Pty Limited
- Majority of funds proposed to support activities in the Shoalhaven area

## Four named beneficiaries:

- The Culburra Beach community
- Jervis Bay Maritime Museum
- The Scots College
- The Henry Halloran Town Planning Research Trust (part of the University of Sydney doing research in town planning, urban development and land management)

## TRUST DISTRIBUTIONS MADE:

Below is a list of all distributions made by The Halloran Trust totalling \$858,480.

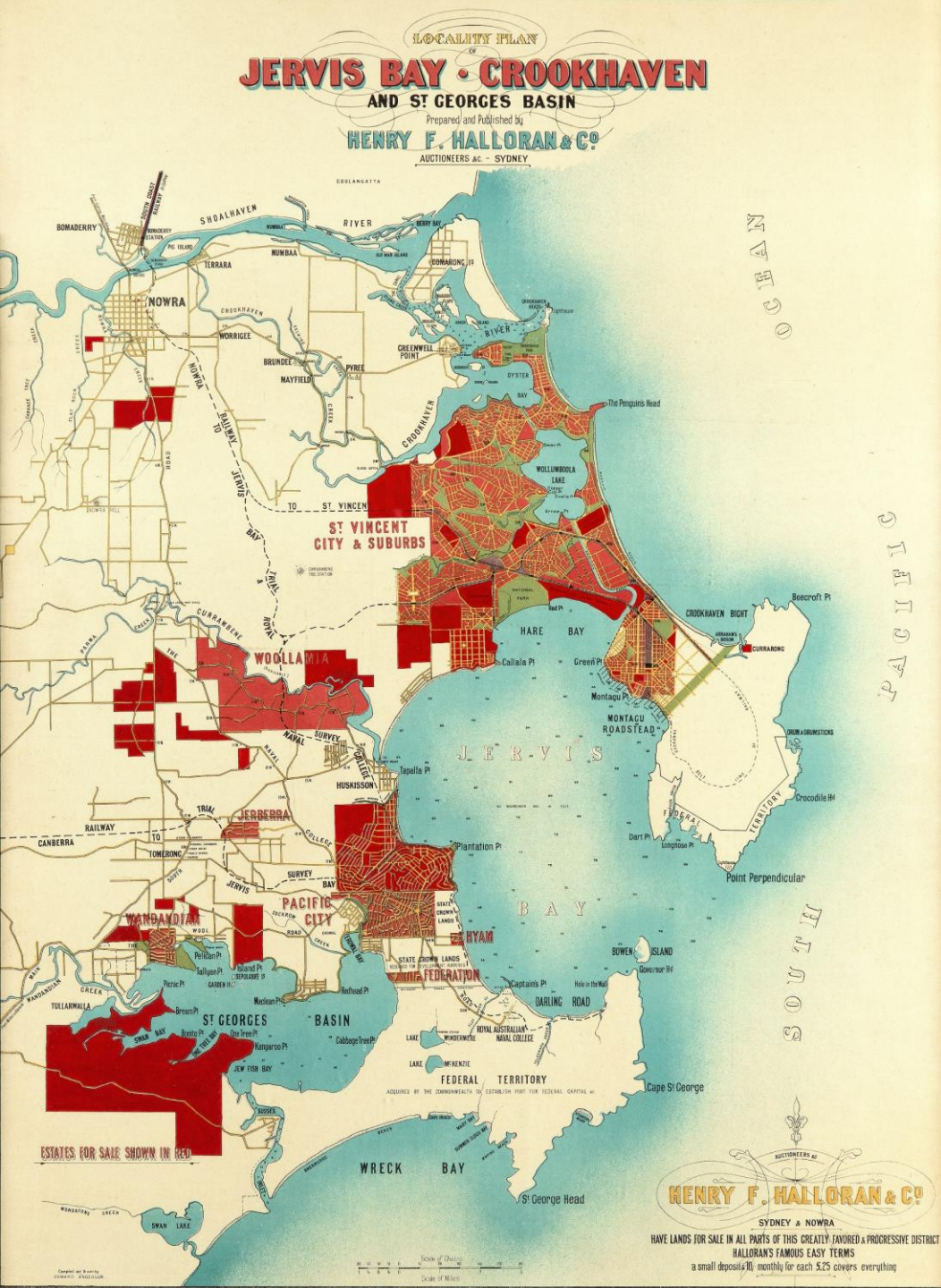
All beneficiaries to date are located in the Shoalhaven LGA.

- Jervis Bay Maritime Museum, Huskisson - \$458,480
- TSC Bannockburn Rewilding, Wollumboola - \$200,000
- Shoalhaven Marine Rescue, Culburra Beach - \$100,000
- Nowra-Culburra SLSC, Culburra Beach - \$50,000
- Culburra Public School, Culburra Beach - \$50,000

# Sealark

## 100+ years of local history

- Grown out of a generous, community-minded legacy established by Warren Halloran
- A unique, strategic approach to the management of Sealark's land with two primary objectives:
  - Protect and preserve the environment through biodiversity conservation; and
  - Provide housing and other development for the needs of the growing community
- Aiming to strike the ideal balance between the environmental social and economic needs of the Shoalhaven
- Our vision is to promote the long-term success of the communities we've been a part of for over 100 years.
- Creating new communities that offer people a choice of housing typologies and great community facilities
- Integrating affordable/key worker housing into these new communities





# Building Communities

Henry and Warren Halloran were behind the development of major parts of many of the communities throughout the Shoalhaven region including:

- ▶ Culburra Beach
- ▶ Callala Bay
- ▶ Callala Beach
- ▶ Currarong
- ▶ Vincentia
- ▶ St Georges Basin
- ▶ Basin View
- ▶ Sussex Inlet





# Expansive land holdings

Sealark is one of the largest private land owners in the Shoalhaven.

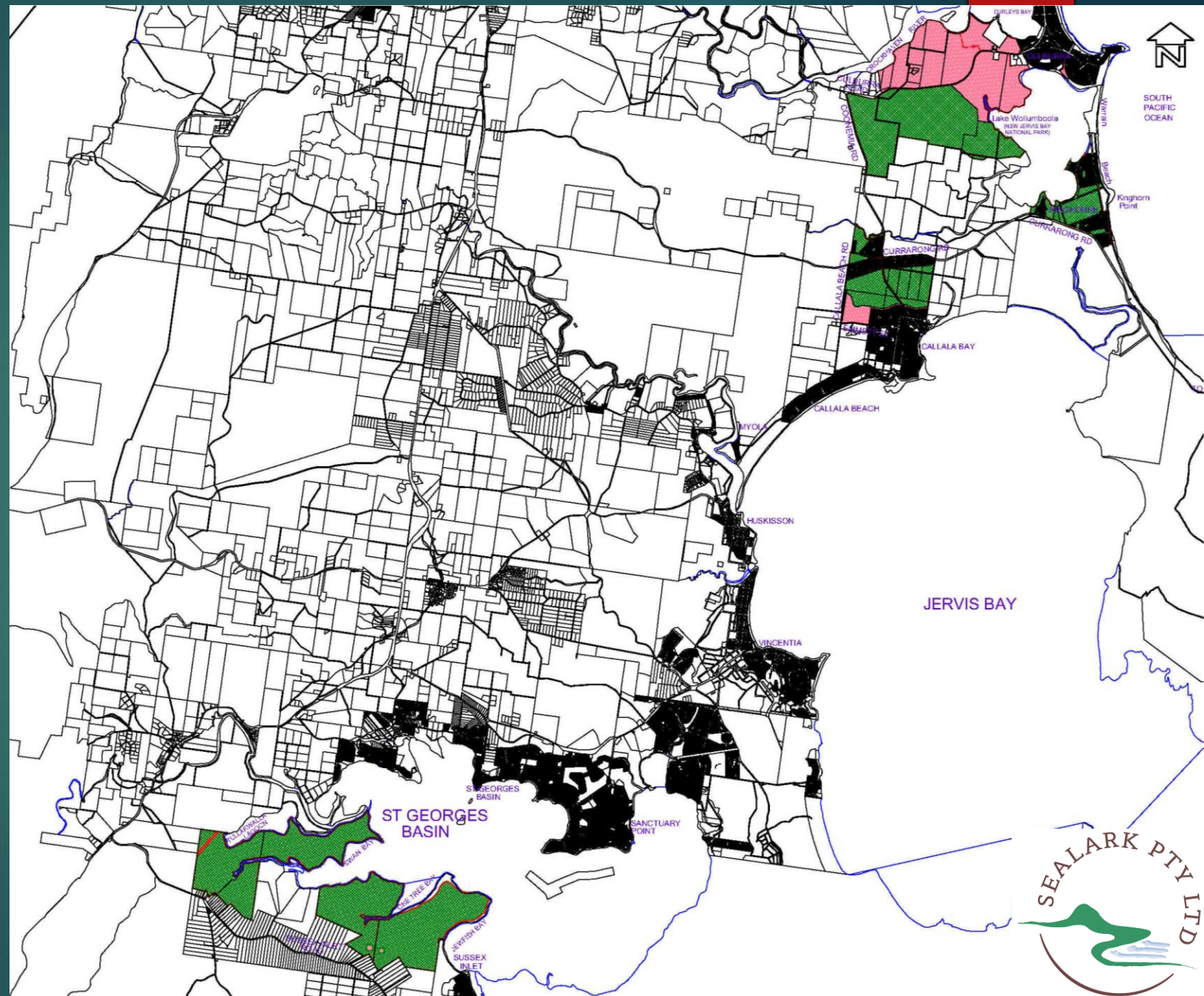
Sealark owns a total of 2,760 ha of land between Culburra Beach and Sussex Inlet

2,182 ha of that land is in four Biodiversity Stewardship Sites

93% of the current holdings is proposed for conservation.

7% of the current holdings are earmarked for development

This balance of environmental conservation and property development is what makes Sealark unique





# West Culburra

Mixed-Use Concept DA approved by the NSW Land and Environment Court in December 2021

400 additional dwellings in a variety of housing typologies

Sealark's Affordable Housing Strategy will deliver a minimum of 40 affordable/key worker dwellings through gifting of land to a Shoalhaven based CHP

13 industrial allotments to deliver employment close to homes

Some commercial space for offices, shops, cafes and restaurants

New sporting fields and reserves

Best practice stormwater management system

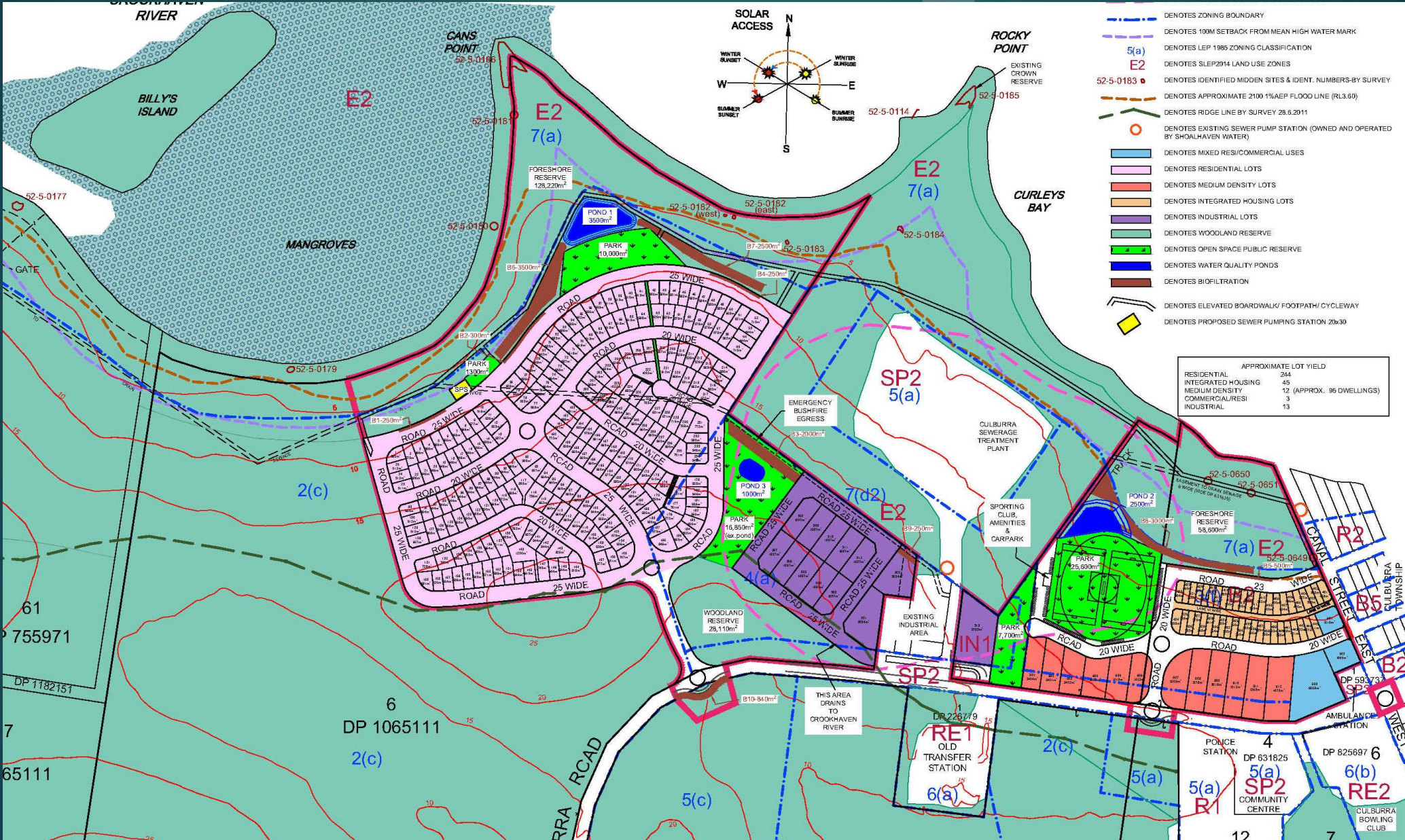
Will bring \$31.9 million in additional household expenditure in the community each year

Over 400 jobs created in construction and over 500 permanent new jobs (direct and indirect)





# West Culburra





# West Culburra - Progress



Concept DA consent conditions are being implemented, including:

- 18-month baseline water quality study – completed in June 2024
- Affordable Housing Strategy – adopted by Sealark (after consultation with SCC)
- Aboriginal Cultural Heritage Assessment and Management Plan including consultation and test excavation - complete
- Staging Plans – lodged with DPHI for approval
- Stage 1 DA will be lodged in Q2 2025  
(Pre-lodgment meeting already held with SCC)
- Community Engagement Strategy (CES) – with SCC for approval
- 3 x Early Works DA's have been lodged with SCC – all under assessment





# West Culburra – CES

The preparation of a CES is required by the Concept Approval DA (Conditions B48 to B50)

## COMMUNITY ENGAGEMENT STRATEGY

- B48. Prior to the commencement of construction of the first stage of the Concept Proposal, a Community Engagement Strategy (CES) must be prepared and submitted to the Council for approval and updated as necessary for each subsequent stage.
- B49. The CES is to provide mechanisms to facilitate communication during design, construction and operation between the Applicant, Council and the community including, but not limited to:
- (a) the Aboriginal Community ;
  - (b) adjoining affected landowners;
  - (c) schools and businesses;
  - (d) the oyster aquaculture industry in the Crookhaven River Estuary,
  - (e) commercial and recreational fishing groups; and
  - (f) local birdwatching groups.
- B50. The Applicant must:
- (a) not commence construction of the relevant stage of the Concept Proposal until the CES required under Condition B48 has been approved by the Council; and
  - (b) implement the CES for each stage of the Concept Proposal.





# West Culburra – CES

Main purposes of the CES is to:

1. Inform the community about the project;
2. Consult on certain aspects of the proposal

The CES includes:

- Project website
- Letter box drops
- On line surveys
- Community drop in sessions
- Aboriginal Advisory Group

The previous Council was briefed on the CES and it has now been reviewed by SCC twice.

It is understood that the CES is ready for final approval.



# West Culburra – DA2024/1514

**DA2024/1514 fully complies with the approved West Culburra Concept Proposal**

**DA2024/1514 was submitted on 19 June 2024 and formally lodged on 5 July 2024;**

**DA2024/1514 was exhibited in accordance with SCC policy – no submissions received;**

**Cost of works: \$70,950**

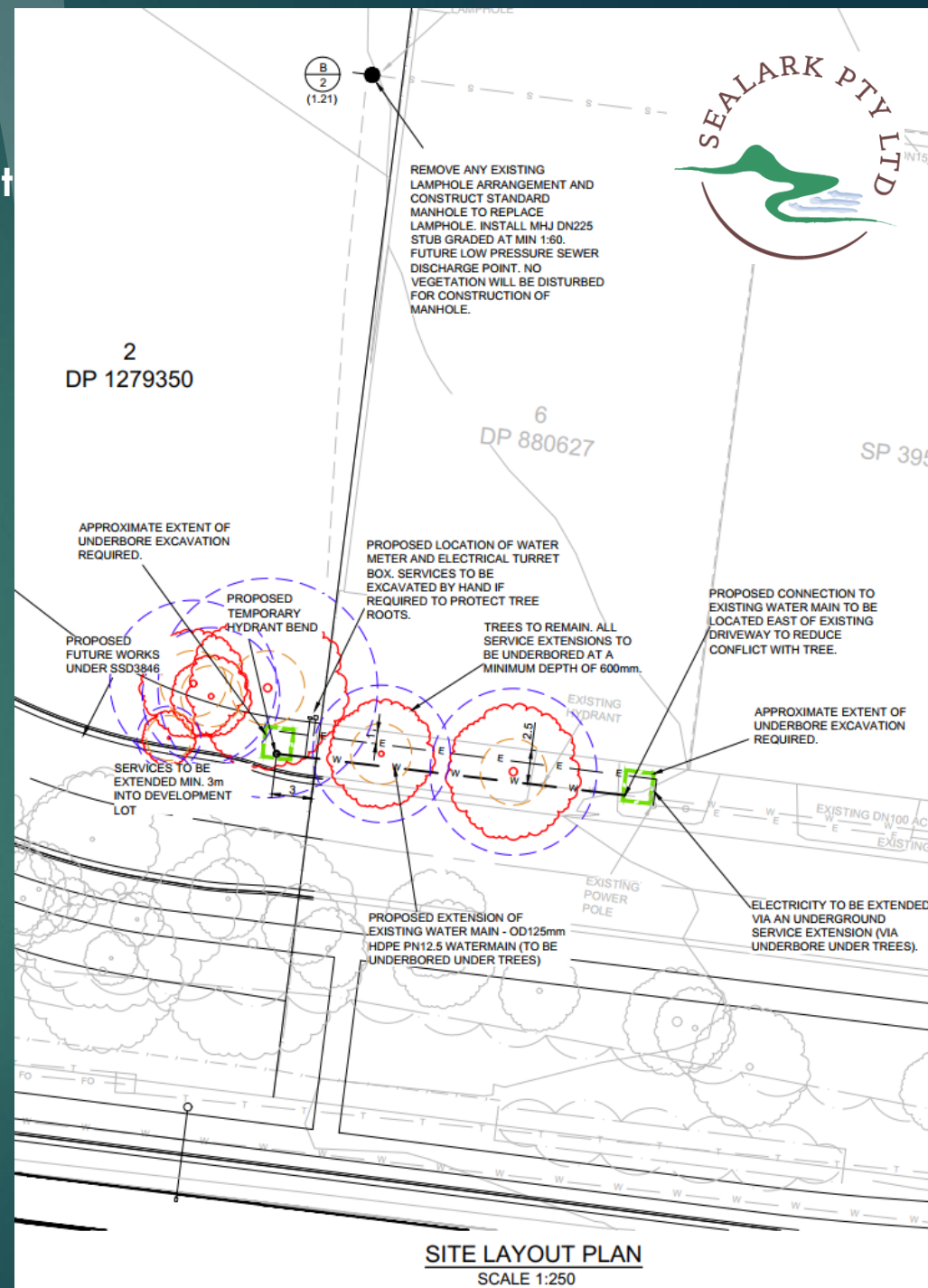
## DA2024/1514 involves:

1. water main connection
2. electricity connection
3. sewer connection
4. Mitigation measures in the form of erosion and sediment controls

## All works near the end of Regmoore Close

**Involves underboring trees in the existing road reserve and hand excavation where works are in close proximity to trees**

## Works overseen by the Project Arborist



SITE LAYOUT PLAN  
SCALE 1:250



# West Culburra – DA2024/1732



DA2024/1732 fully complies with the approved West Culburra Concept Proposal

DA2024/1732 was submitted on 21 August 2024 and formally lodged on 11 September 2024;

DA2024/1732 was exhibited in accordance with SCC policy – 34 independent objectors;

Objections were generally regarding the West Culburra Concept Proposal and not the specific DA being assessed by Council;

Cost of works: \$264,000

DA2024/1732 involves:

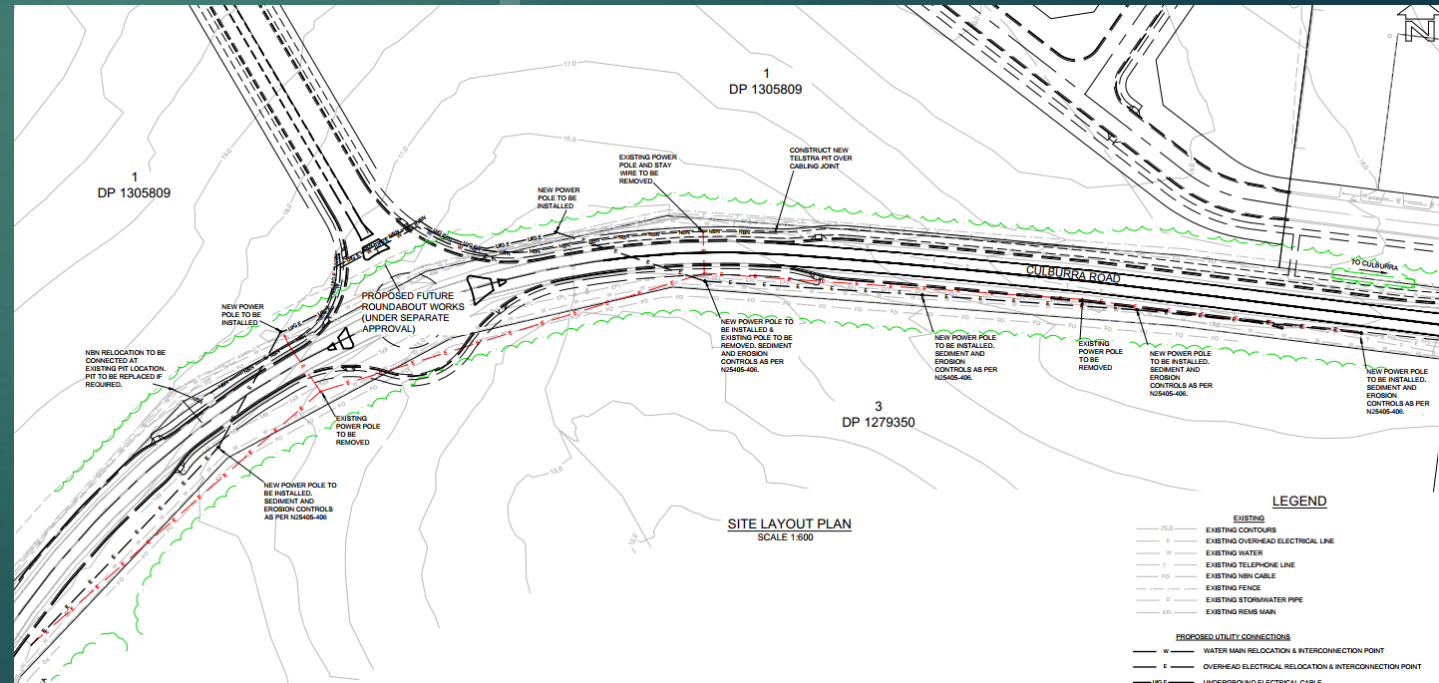
1. water main connection and diversion
2. electricity connection and diversion
3. telecommunications connection and diversion;
4. Mitigation measures in the form of erosion and sediment controls;

All works near Culburra Rd;

Involves 420m<sup>2</sup> of clearing and some tree removal

where the future road connection will extend;

Works overseen by the Project Arborist;



# West Culburra – DA2024/1759



DA2024/1759 fully complies with the approved West Culburra Concept Proposal

DA2024/1759 was submitted on 21 August 2024 and formally lodged on 11 September 2024;

DA2024/1759 was exhibited in accordance with SCC policy – 34 independent objectors;

Objections were generally regarding the West Culburra Concept Proposal and not the specific DA being assessed by Council;

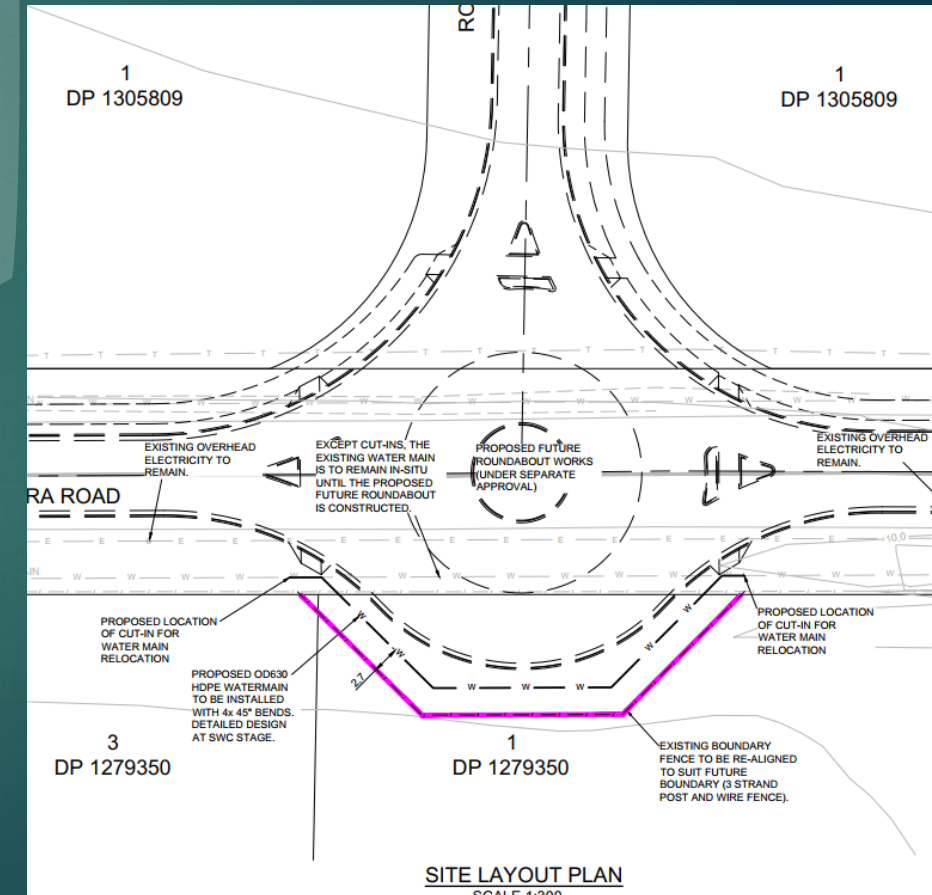
Cost of works: \$112,002

DA2024/1759 involves:

1. diverting an existing water main around the future roundabout construction
2. Mitigation measures in the form of erosion and sediment controls;
3. Road widening and fencing

All works near Culburra Rd

Involves removal of two small street trees;







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