



West Culburra Development

An extension to the existing Culburra Beach township

WINTER 2025 COMMUNITY UPDATE

Sealark is a sustainable property development company owned by The Halloran Trust

Our purpose in the Shoalhaven is:

1. to create communities that offer people a variety of housing choices in a way that supports the prosperity for the region; and
2. to protect and enhance large portions of high biodiversity-value bushland.

At our West Culburra development, the approved Concept Plan includes land for approximately 400 dwellings, an expanded town centre and a small expansion of the current industrial area which will provide:

- a modest expansion in the number of dwellings in Culburra Beach
- opportunities for new shopping and dining choices
- bushland and foreshore reserves
- a minimum of 40 affordable homes for key workers and other households, to be managed by a tier-one community housing provider
- new sporting fields and open space
- industrial land providing the opportunity for new jobs close to home
- associated infrastructure including water, sewer, roads, stormwater treatment, electricity, telecommunications, traffic management and bushfire management.

The site, including some of the adjoining public roads where works will occur, is about 68 hectares (ha) in area and is located primarily on the northern side of Culburra Road. Approximately 48 ha of our land holding is proposed for development and over 14 ha is proposed to remain as publicly owned bushland reserves.



Benefits



\$160 million economic benefit and additional jobs during construction



\$148 million annual economic benefit and ongoing jobs



400 new homes including at least 40 affordable homes



New sporting fields and other areas of public open space



New bushland and foreshore reserves



Opportunity for new shops and restaurants



New industrial lots bringing more jobs close to home



New and updated utilities



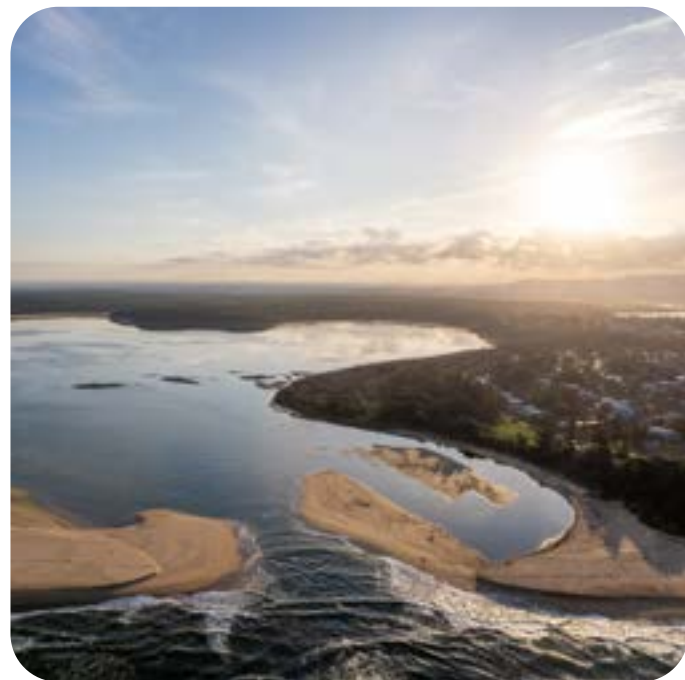
Progress report

- ✓ **Concept Plan for this State Significant Development approved in 2021**
- ✓ **Community Engagement Strategy approved by Shoalhaven City Council**
- ✓ **Aboriginal Cultural Heritage Assessment and Management Plan completed with input from the local Aboriginal Community**
- ✓ **Affordable Housing Strategy formally adopted**
- ✓ **Three 'early works' development applications (DAs) approved by Shoalhaven City Council**
- ✓ **18-month long baseline water quality study completed**
- ✓ **Commonwealth EPBC approval received**
- ✓ **Detailed assessments underway for Stage One development application**

What's happening now?

Three 'early works' DAs approved by Shoalhaven City Council. These are for services such as water, power and telecommunications infrastructure to be connected to the site and/or diverted around future works.

The DAs also include some realigned boundary fencing and the installation of erosion and sediment controls and tree protection measures.



What's happening next?

Early works

DAs approved, detailed engineering design underway for Subdivision Works Certificates so work can start. We anticipate early works will start during 2025.

Modification

Following concept plan approval in 2021, additional survey, design and technical studies have been completed. We've made some adjustments to the concept plan to maintain the required 100m buffer from the mean high-water mark. We've also refined the stormwater management system. There are no changes to the number of residential lots or the town centre precinct. We're in the process of lodging a modification to the Concept Approval with the Department of Planning, Housing and Infrastructure in line with these changes.

Stage one

Complete detailed planning assessment and submit a DA during 2025. We are committed to delivering some of the affordable housing dwellings as part of the first stage.

Community engagement

Our community engagement strategy has been approved by Council. The purpose of engagement activities is to

- provide information about the West Culburra development and its progress
- better understand the opportunities and any issues from a community, business and industry perspective.

To help capture this information, an Issues and Opportunities Survey is now open. Feedback received will help guide future activities.

The survey will take around five minutes to complete and is open until 5pm, Friday 11 July 2025.

Scan the QR to complete the survey.



Stay in touch

We are here to answer any questions you may have about the West Culburra development, please contact us if you need more information.



culburra@sealark.com.au



sealark.com.au



facebook.com/sealark.admin



02 8062 5377

Frequently asked questions

Material was previously circulated about our West Culburra development that contained some errors. We are committed to ensuring up-to-date and correct information is available on our website sealark.com.au

The studies completed on our behalf are carefully scrutinised by assessment officers within local, state and/or commonwealth government departments prior to any approval being given. Reports and studies related to the development are available on our website.

Will the bushland to Curleys Bay be cleared?

No. There is a minimum 100m buffer between the development and the Crookhaven River/ Curleys Bay where development activities are prohibited.

Has the West Culburra development been approved by the Australian Government under the Environmental Protection and Biodiversity Conservation Act 1999?

Yes, approval was received in May 2025.

Does the law require 10% of all homes in new developments to be affordable?

No. Housing developments in the Shoalhaven do not require any affordable housing component. Although we aren't required to deliver any affordable housing, we will gift enough land to a community housing provider to deliver a minimum of 40 dwellings that will be 'affordable' in perpetuity.

Was the speed limit on Culburra Rd lowered because of West Culburra?

No. Transport for NSW (TfNSW) reduced the speed limit on Culburra Road in late 2024 for 4.6km from town and also reduced speed limits near other Shoalhaven towns.

Although we received approval to lower the speed limit in 2022 (for a distance of 1.07km from town), we decided that we would not implement the speed zone changes until the main roundabout on Culburra Road was being constructed. The TfNSW speed limit approval is on our website.



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What reserves and green space will be included in the development?

The site, including some of the adjoining public roads where works will occur, is about 68 hectares (ha) in area and is located primarily on the northern side of Culburra Road.

Approximately 48 ha of our land holding is proposed for development. Over 14 ha is proposed to remain as a publicly owned woodland reserve adjacent to Culburra Road and a 100m wide foreshore bushland reserve. The foreshore reserve will provide a buffer to the Aboriginal middens existing on the foreshore Crown Reserve, in accordance with the Aboriginal Cultural Heritage Assessment and Management Plan.

It is proposed that management of the woodland reserve and the foreshore reserve will be transferred to Council in accordance with the Local Government Act.

Over 11 ha of the development area is proposed for open space and recreational use, including new parks and sporting grounds.

How will stormwater be safely managed?

The development will provide a new benchmark in the Shoalhaven region for stormwater treatment. The stormwater management infrastructure has been designed and peer reviewed by expert engineers and water scientists to ensure all post development flows are treated and managed in line with the development's Concept Plan approved by the Land and Environment Court in December 2021.

The reports supporting the development, including water impact studies, were subject to intensive review as part of court proceedings by independent expert witnesses engaged by the NSW Independent Planning Commission. All reports, including the Aquatic Ecology Assessment and the Flood Impact Assessment, are available on our website.

What local infrastructure contributions will Sealark make?

The development includes the provision of new infrastructure including water, sewer, roads, stormwater treatment, electricity, telecommunications, traffic management, bushfire management, new sporting fields and open space.

We will also be paying additional contributions to Council, estimated at over \$3 million, to fund other local infrastructure. The Infrastructure Assessment Report is available on our website.

Has The Halloran Trust donated to local Culburra organisations in recent years?

Yes. The Culburra community is one of the named beneficiaries of The Halloran Trust. In recent years the Trust donated

- \$70,000 to Culburra Public School
- \$120,000 to Shoalhaven Marine Rescue and
- \$70,000 to Nowra-Culburra Surf Lifesaving Club and
- \$25,500 to Culburra Beach and Districts Men's Shed.

Sealark was a major sponsor of the Culburra Cougars Football Club and provided funding for the Culburra Beach Men's Shed awning project, Culburra Beach Rural Fire Brigade equipment purchases, Culburra Beach Boardriders Club and the Jervis Bay Sailing Club. Organisations such as these are fundamental to the local community.

