



Callala Bay Development

An extension to the existing Callala Bay township

SUMMER 2025/26 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 of the region; and
2. to protect and enhance large portions of high biodiversity-value bushland.

Most of the existing village of Callala Bay was delivered by Henry and Warren Halloran. Warren was the founder of The Halloran Trust and Sealark Pty Ltd.

The NSW Government deemed the rezoning of parts of our land for conservation and residential purposes “a matter of state and regional significance”.

Now, on our 40-hectare site to the north of Emmett Street and east of Callala Beach Road, we have commenced masterplanning work on a proposed new development bringing more than 300 new homes, community amenities, infrastructure, affordable housing and a vital economic injection to the town.

Significant areas of open space are proposed, including bushland reserves and water sensitive urban design to enhance and maintain high quality stormwater treatment in the area.

Additionally, a 2.2-kilometre long park will run along the northern edge of Callala Bay from Callala Beach Road in the west to Sealark Road in the east, totalling approximately 9 hectares.

Sealark has also elected to apply a minimum of 10% of the residences in the development as “affordable housing”. We will work with a tier 1 Community Housing Provider through the creation of these homes.

Benefits

- ☑ Major boost to local economy and ongoing local jobs
- ☑ More than 300 new homes including a minimum of 10% of the residences for “affordable housing”
- ☑ Linear park providing improved pedestrian access around the village and to the bay
- ☑ Bushland reserve area
- ☑ Open space for community facilities
- ☑ New, modern utilities including power, communications water and sewer connections
- ☑ Vital economic injection into the town
- ☑ Improved bushfire resilience for Callala Bay

Stay in touch

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



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For more information visit our website
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Timeline



What's happening now?

We have appointed one of Australia's most-awarded architectural practices, Hill Thalys, to develop the masterplan design for the Callala Bay development.

Hill Thalys is a top-tier architectural and urban design studio and the ideal design partner to create the most complementary, compelling and beautiful masterplan for our Callala Bay development.

With a diverse national portfolio ranging from new city districts to public places, infrastructure and active transport, adaptive reuse and more, Hill Thalys has extensive experience in the design of housing of all types, including affordable housing.

The masterplan design approach begins with taking the time to research and understand the place, including its "natural system", existing flora and fauna communities, site topography, cultural value, water movements and more.

The team will also take learnings from previous Callala Bay developments which all current residents call home.

Hill Thalys is currently collating their extensive research together with community feedback to develop an initial masterplan design.

Our team recently met with the Callala Bay Community Association to provide a project update.

To help capture community feedback, an 'Issues and Opportunities Survey' is now open. Feedback received will help guide development of the masterplan.

The survey will take around five minutes to complete and is open until 5pm, Tuesday 23 December 2025. Scan the QR to complete the survey.

