

This locality consists of some 693 allotments, totalling approximately 364.7ha in the ownership of The Halloran Trust.



Figure 5 - Woods Estate Callala Bay / Wollumboola - ©Lands 2012

The lands at Kinghorne Point / Arrow Point at Kinghorne (Figure 6) consist of some 730 individual allotments totalling approximately 199.78 hectares, in the ownership of The Halloran Trust.

These lands are bound to the west / northwest by Lake Wollumboola, with Warrain Beach on the Shoalhaven Bight / Crookhaven Bight (Tasman Sea) to the east, and Currarong Road to the south. Jervis Bay National Park (including Lake Wollumboola) provides the western and southern boundary for this locality.



Figure 6 - Kinghorne Point - Arrow Point Kinghorne ©Lands 2012

## 1.2 Current Zoning

The Halloran Trust landholdings fall under the provisions of the Shoalhaven Local Environmental Plan, 1985 (referred to hereafter as SLEP85 or LEP) as the land has been deferred from the provisions of Shoalhaven Local Environmental Plan, 2014.

The Culburra Beach lands are zoned Rural 1(a), 1(b), 1(d), Residential 2(c), Business 3(f), Industrial 4(a), Special Purposes 5(c) School, Open Space 6(c), Environmental Protection 7(a) & 7(f3). Some of the lands are identified on the LEP plan as below the 1% AEP flood event. Figure 7 following illustrates these zones; Appendix Two identifies the zones of the individual parcels.

There is a strip of land 20m – 25m wide through Lot 6 DP 1065111, adjacent to northern side of Culburra Road and the 2(c) zone, that is otherwise unzoned, as well as another strip along the southern side of Culburra Rd, adjacent to the 2(c) zone approximately 15m - 18m wide. This uncoloured land continues to the east adjacent to the Industrial 4(a) zone where the unzoned section widens to 30m. It is presumed that the intended purpose of this uncoloured land was to widen the road and allow for access service lanes into the residential and industrial area, as Culburra Road is nominated on Council's LEP map as a regional road. The corresponding southern side of Culburra Road (through the 5(c) and 6(c) zones) to the abovementioned uncoloured land is burdened by a 25m building line under the SLEP85.

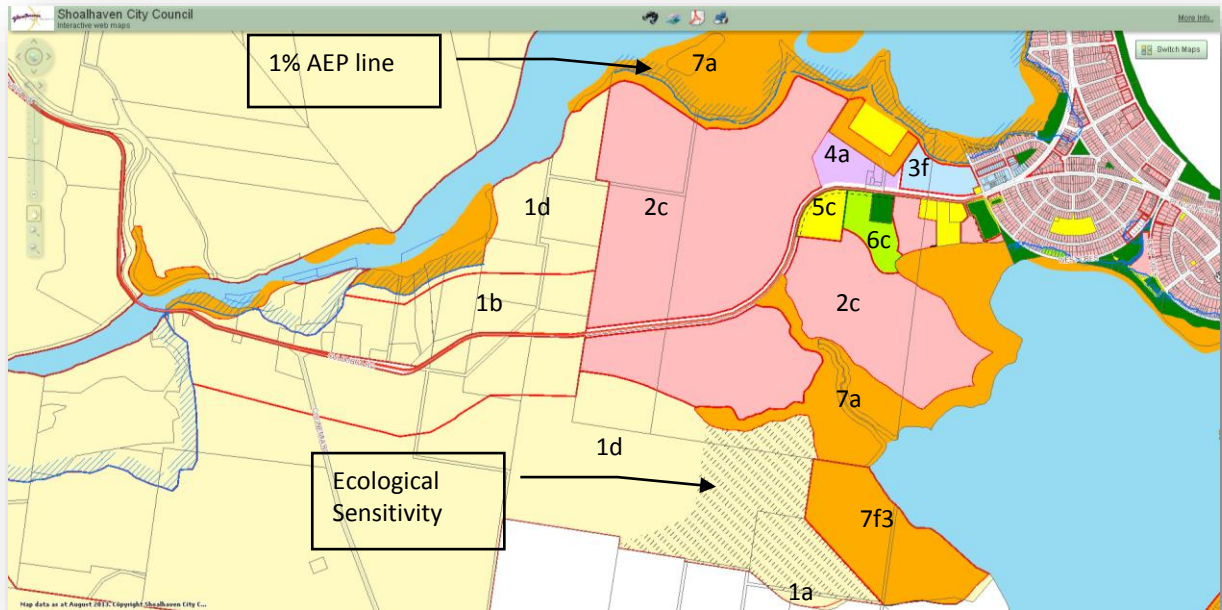


Figure 7 - Culburra Beach - Long Bow Point - Copper Cup Point Wollumbboola ©Shoalhaven City Council 2013

A large area of land within Lots 6 & 8 DP 1065111 and Lot 106 DP 875249 is identified under the provisions of SLEP85 as being land of Ecological Sensitivity.

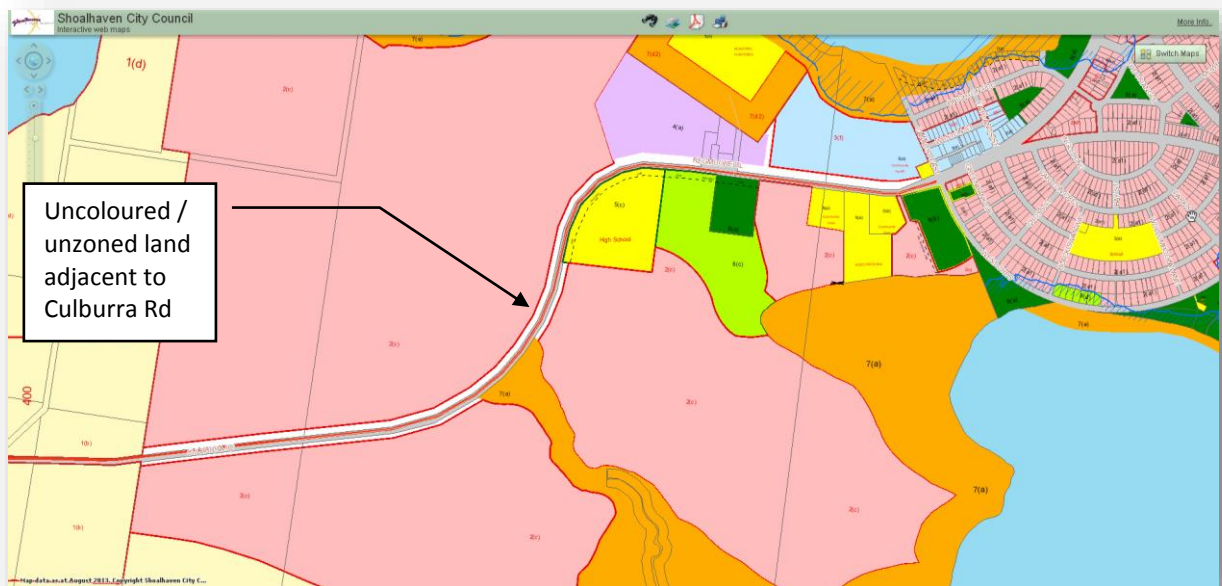


Figure 8 - 1:8000 scale view of the strip of uncoloured / unzoned land within the Halloran Trust holdings, adjacent to Culburra Road ©Shoalhaven City Council 2013



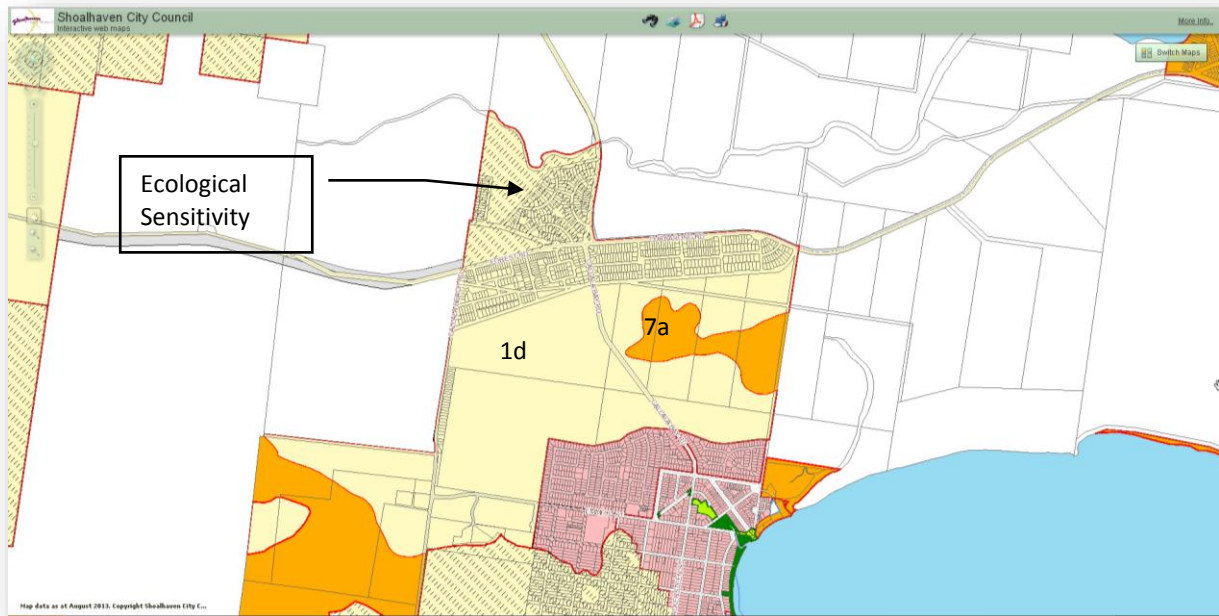


Figure 9 - Woods Estate Callala Bay / Wollumboola - ©Shoalhaven City Council 2013

The 'paper' subdivision adjacent to Currarong Road is known as the Woods Estate. The current zoning of the Woods Estate and surrounding Halloran Trust owned parcels is predominantly Rural 1(d) with an area of Environmental Protection 7(a) Ecology within Lots 28 – 30 DP 755971. Lands within DP14959 and part of Lot 507 DP 877900 (all located north of Forest Road) are identified under the provisions of the SLEP85 as land of ecological sensitivity.

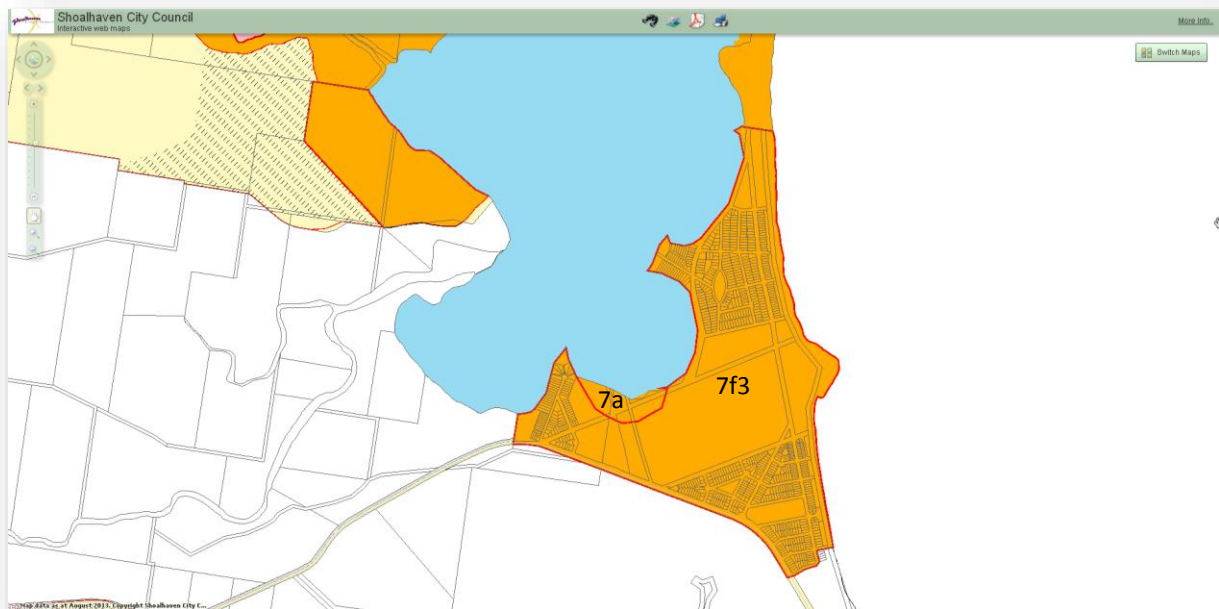


Figure 10 - Kinghorne Point - Arrow Point Kinghorne ©Shoalhaven City Council 2013

The Kinghorne area is predominantly zoned Environmental Protection 7(f3) Foreshore Protection, however one parcel contains Environmental Protection 7(a) Ecology zone.

### 1.3 Subject Land

The lands, as can be seen from Figures 11, 14 & 15 following, are predominantly forested. The western parts of West Culburra are cleared grazing lands, zoned 1(d). A large area in the vicinity of Copper Cup Point on Lake Wollumboola (Figure 11) is also zoned 1(d). The lands within the study area, due to the extent of contiguous forest across the study area and those lands within the adjacent Jervis Bay National Park, are predominantly mapped as bushfire prone land.

Areas of the holding are prone to periodic inundation by flood waters due to their wetland nature or because they are immediately adjacent to the Crookhaven River, such as the West Culburra expansion area, illustrated in Figure 12 following. The 2050 flood planning level is 3.9m AHD, which takes into account an element of sea level rise influence on flood waters.

#### 1.3.1 Culburra Beach



Figure 11 - Culburra Beach - Long Bow Point - Copper Cup Point Wollumboola ©Lands 2012

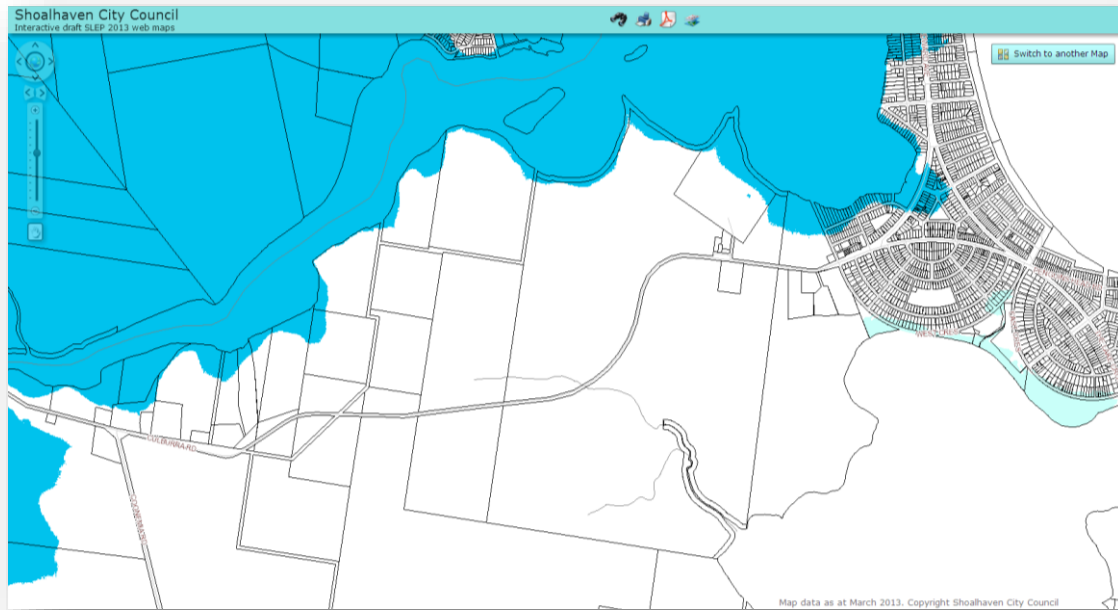


Figure 12 - 1% AEP Flood Planning Level from Draft SLEP2013

While detailed flora and assessment has not been undertaken over the whole of the identified Trust holdings, some assessment has been undertaken particularly for the lodged Part 3A application at West Culburra and for the Part 4 application (golf course) at Long Bow Point (including an SIS).

The submitted flora and fauna assessment report prepared by Whelans Insites Environment Consultants, with regard to the Long Bow Point Golf Course application, states that:

*“Whilst the xeric open forest and woodland communities have previously been harvested for timber (as indicated by the large tree stumps present and the rarity of very large trees within the subject site), most of the forest and woodlands communities in the study area are in good to very good condition with respect to levels of degradation or disturbance and/or levels of weed infestation. There are, however, patches of significant weed infestation (Bitou Bush, Lantana and introduced grasses) within the subject site.”*

The Whelans Insites report goes on to classify the vegetation communities found south of Culburra Road as:

| Map Unit             | Description                                            | Corresponding EEC |
|----------------------|--------------------------------------------------------|-------------------|
| Modified Communities |                                                        |                   |
| CD                   | Cleared & Disturbed                                    |                   |
| Xeric Communities    |                                                        |                   |
| D1a                  | Grey Ironbark – Rough Barked Apple Open Forest         |                   |
| D1b                  | Grey Ironbark – Woollybutt Open Forest                 |                   |
| D2                   | Bangalay Woodland / Open Forest                        |                   |
| D3                   | Blackbutt Open Forest                                  |                   |
| D4                   | Bangalay – Woollybutt – Rough Barked Apple Open Forest |                   |
| D5                   | Forest Red Gum Open Forest                             |                   |
| D6                   | Hard-leaved Scribbly Gum Woodland                      |                   |
| Mesic Communities    |                                                        |                   |
| M1a                  | Swamp Oak – Eucalypt Open Forest on flats              | SSFCF             |



| Map Unit            | Description                                                | Corresponding EEC |
|---------------------|------------------------------------------------------------|-------------------|
| M1b                 | Eucalypt – Swamp Oak Open Forest on slopes                 |                   |
| M2a                 | Swamp Paperbark Closed Forest                              | SSFCF             |
| M2b                 | Swamp Paperbark – Swamp Oak Closed Shrubland/Closed Forest | SSFCF             |
| M3                  | Swamp Oak Closed Forest                                    | SOFF              |
| M4                  | Swamp Mahogany Open Forest                                 | SSFCF             |
| Wetland Communities |                                                            |                   |
| W1b                 | Sea Rush – Twig Rush Herbland                              |                   |
| W4                  | Artificial Wetland / Sedgeland                             |                   |

The xeric and mesic communities are likely to be typical of the whole study area, though there are other plant communities present.

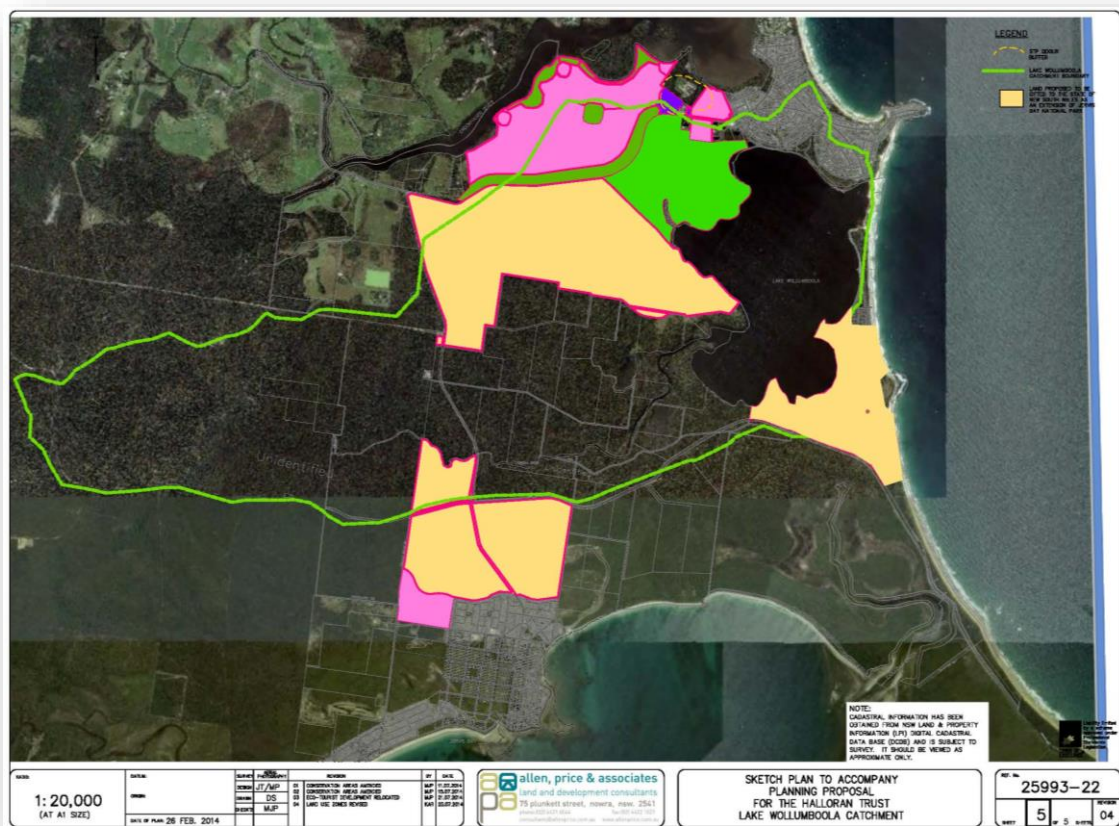


Figure 13 - Lake Wollumboola catchment in relation to the three planning proposal study areas

The West Culburra site is bisected by Culburra Road. The road is aligned to the south of the ridgeline that separates the catchments of Crookhaven River / Curleys Bay and Lake Wollumboola. The extent of the Lake Wollumboola catchment is illustrated on Figure 13 above. The catchment includes land north of Forest Road including part of the Woods Estate, Arrow Point and part of Kinghorne Point. The catchment also includes extensive areas of Jervis Bay National Park and other lands to the west that are not part of this Planning Proposal, including extensive areas of the existing township of Culburra Beach.

## Aboriginal Archaeology

The Jervis Bay Settlement Strategy indicates that there are over 300 Aboriginal archaeological sites listed under the Aboriginal Heritage Inventory Management System database, within the Jervis Bay region. The region is characterised by rock shelters, middens and art sites among others, with the area generally being of significance to Aboriginal peoples.

The study area for this planning proposal comprises some 1681 hectares of coastal dune and hinterland for which some aboriginal archaeological assessment has been undertaken. There are very few archaeological sites within the areas surveyed to date for the Part 3A major project residential DA north of Culburra Road and that area of the Part 4 Golf Course DA at Long Bow Point.

There are numerous recorded sites outside the Trust properties, predominantly on the Crookhaven River foreshore within existing Crown Lands, but there are few registered sites within the study area. South Eastern Archaeology (SEA) found an additional three sites containing potential artefacts and these were recorded during fieldwork for the Part 3A Major Project.

There were a further two archaeological sites found within the investigation area of the Part 4 Golf Course application. The SEA report states:

*“It is inferred that Aboriginal occupation of much of the investigation area would have generally been of a low intensity, and probably related to transitory movement through the landscape and hunting / gathering by small groups of people during the course of the normal daily round. No evidence of focused occupation was identified in the primary resource zone close to Lake Wollumboola, although in terms of stone artefacts, this may partially be a function of the very limited conditions of surface visibility. Nevertheless, no mounded midden deposits are evident, in contrast to the margins of the Crookhaven River north of the investigation area.”*

Further investigation of the study area of this planning proposal will be undertaken in due course as this proposal moves on to the gateway process.

## Development History

The Culburra site has been subject to a number of development applications under Part 4 of the Environmental Planning & Assessment Act, 1979 including:

- DA09/2669 – Lot 106 DP 875249– dwelling house on 40ha parcel or 1964 holding – consent issued 3/3/2010;
- DA09/2675 – Lot 5 DP 1065111– dwelling house on 40ha parcel or 1964 holding – consent issued 2/3/2010;
- DA10/1330 – Lot 6 DP 1065111 - dwelling house on 40ha parcel or 1964 holding – consent issued 30/4/2010;
- DA10/1423 – Lot 8 DP 1065111– dwelling house on 40ha parcel or 1964 holding – consent issued 13/5/2010;
- DA10/1451 – Lot 51 DP 112845– dwelling house on 40ha parcel or 1964 holding - consent issued 12/5/2010;
- DA10/1469 – Lot 56 DP 755971 – dwelling house on 40ha parcel or 1964 holding – consent issued 13/9/2010;
- DA10/1494 – Lot 7 DP 1065111– dwelling house on 40ha parcel or 1964 holding – consent issued 13/9/2010



- DA11/1728 – currently with Shoalhaven City Council for a golf course on land at Long Bow Point - undetermined

A Part 3A application is currently with the Department of Planning & Environment for determination over lands within the Halloran Trust holding – MP09\_0088 – West Culburra Expansion area, predominantly on the northern side of the Lake Wollumboola ridge, north of Culburra Road. This application comprises predominantly standard residential subdivision in a new neighbourhood north of Culburra Road with provision for medium density in the town centre. The application includes a leisure hub at Cactus Point which is intended to provide tourist accommodation and other recreation facilities.

### 1.3.2 Woods Estate / Callala Bay

The Woods Estate area is, as seen on the aerial photograph in Figure 14 following, is forested land with little recent clearing having been undertaken within the properties. That part of this site north of Forest Road / Currarong Road is within the Lake Wollumboola catchment.

There have been two development applications for dwelling houses on lots over 40ha or existing holdings – DA11/1753 (Lot 2 DP 775060) and DA11/1754 (Lot 507 DP 877900), which are currently undetermined.

The area west of the existing settlement and north of Emmett Street (from its intersection with Callala Beach Road) was identified in the Jervis Bay Regional Plan as suitable for urban expansion.

The land fronting both sides of Forest Road, south of Currarong Road and to the west of Coonemia Road is a paper subdivision known as Woods Estate, consisting of over 600 allotments.

A SEPP14 coastal wetland extends within this study area, on Wowly Creek with a further wetland area upstream of the identified SEPP14 wetland, which extends towards Callala Bay Road.

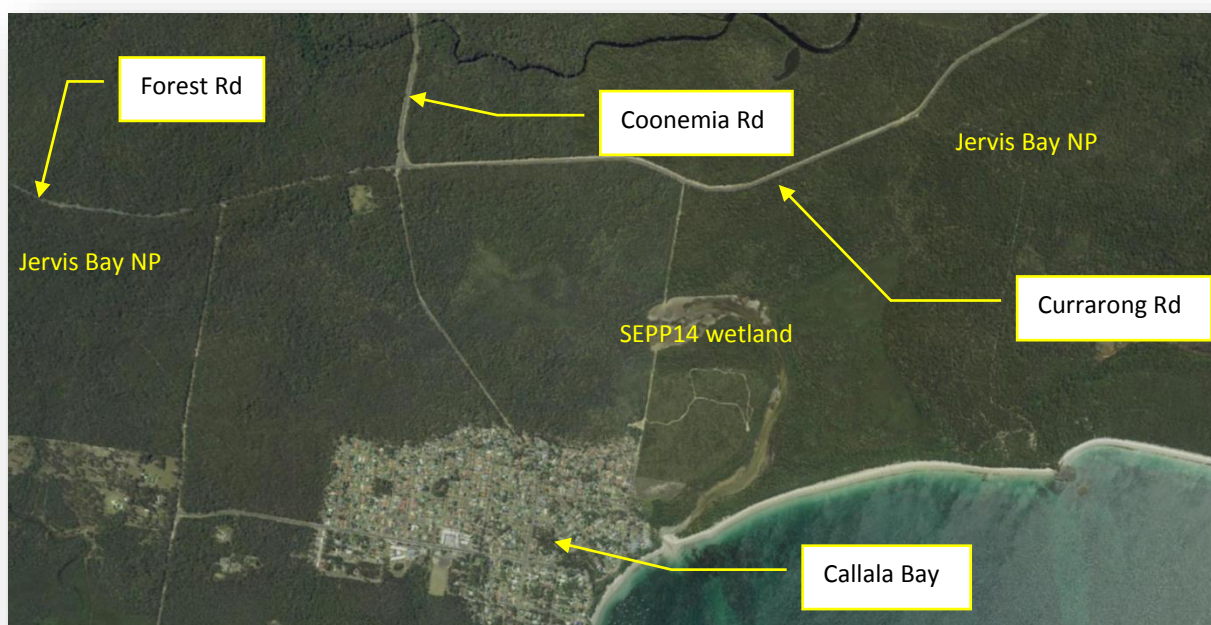


Figure 14 - Woods Estate / Callala Bay / Wollumboola - ©Lands 2012

### 1.3.3 Kinghorne

Kinghorne and Arrow Points are also largely vegetated, however there are clearings within the property, as illustrated on Figure 15 following. An obelisk has been erected on the property adjacent to the trigonometric station on the ridge (TS66443 Wollumboola), to the west of the road that provides access to Council's public reserve at Kinghorne Point. The obelisk is inscribed "*This marks the site of the proposed University of the City of St Vincent*" in memory of the expansive development plans of Mr Henry Halloran for the Jervis Bay region as part of the port for Australia's capital city.

Part of the site, generally north of Currarong Road and on the western side of the dunal ridge, is within the catchment of Lake Wollumboola, as shown in Figure 13 above.

Flora and fauna assessments have been undertaken for part of this site in the past, and endangered species are known to inhabit the area, particularly the Jervis Bay Leek Orchid (*Prassophyllum affine*).

Part of this land was subject to a development application for subdivision, into three concessional allotments and a residue, made prior to amendments to the SLEP85 which subsequently removed the concessional lot subdivision provisions from the LEP. These lots consisted of three (3) x 1ha parcels and the remainder of the individual paper subdivision properties in one residue lot. The three dwelling lots were located below the vicinity of the trigonometric point with views to the east. The application was withdrawn prior to completion of the flora and fauna assessment.

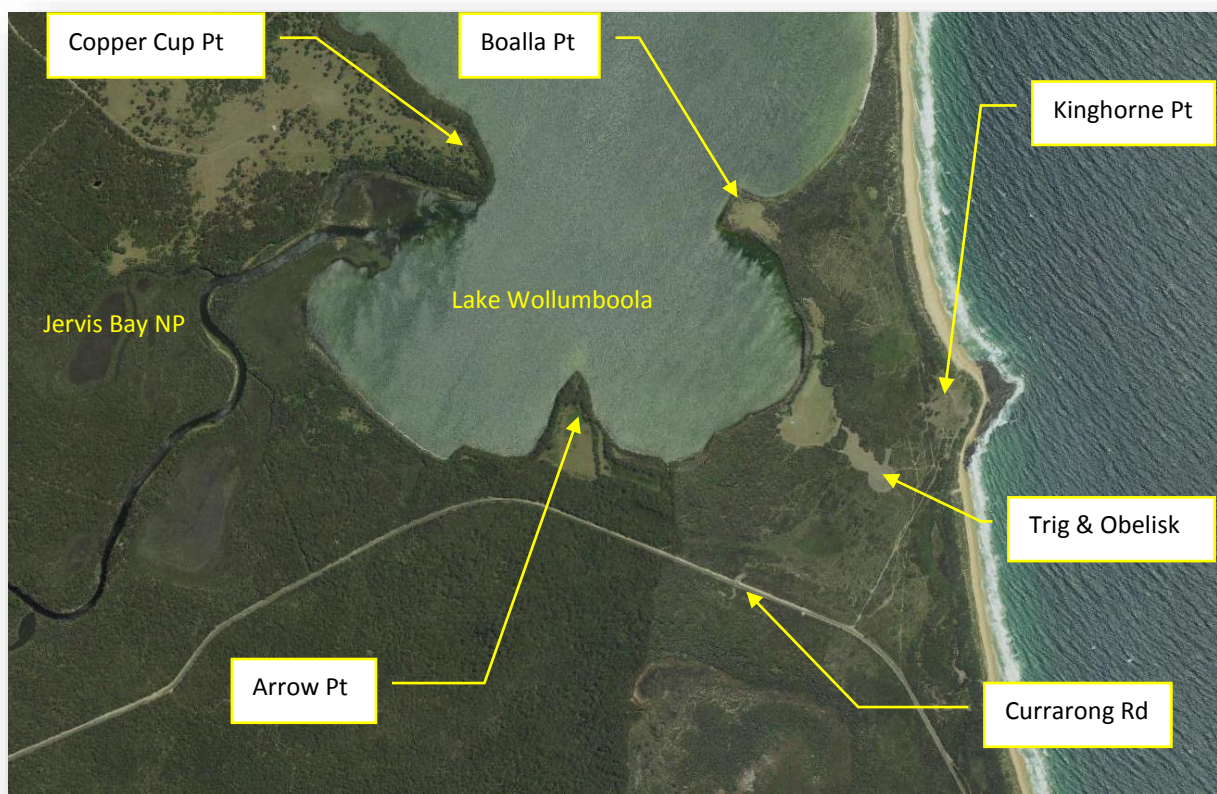


Figure 15 - Kinghorne Point - Arrow Point Kinghorne ©Lands 2012