

I am the Chair of The Halloran Trust. I would like to take a short moment to set this morning's exercise in context.

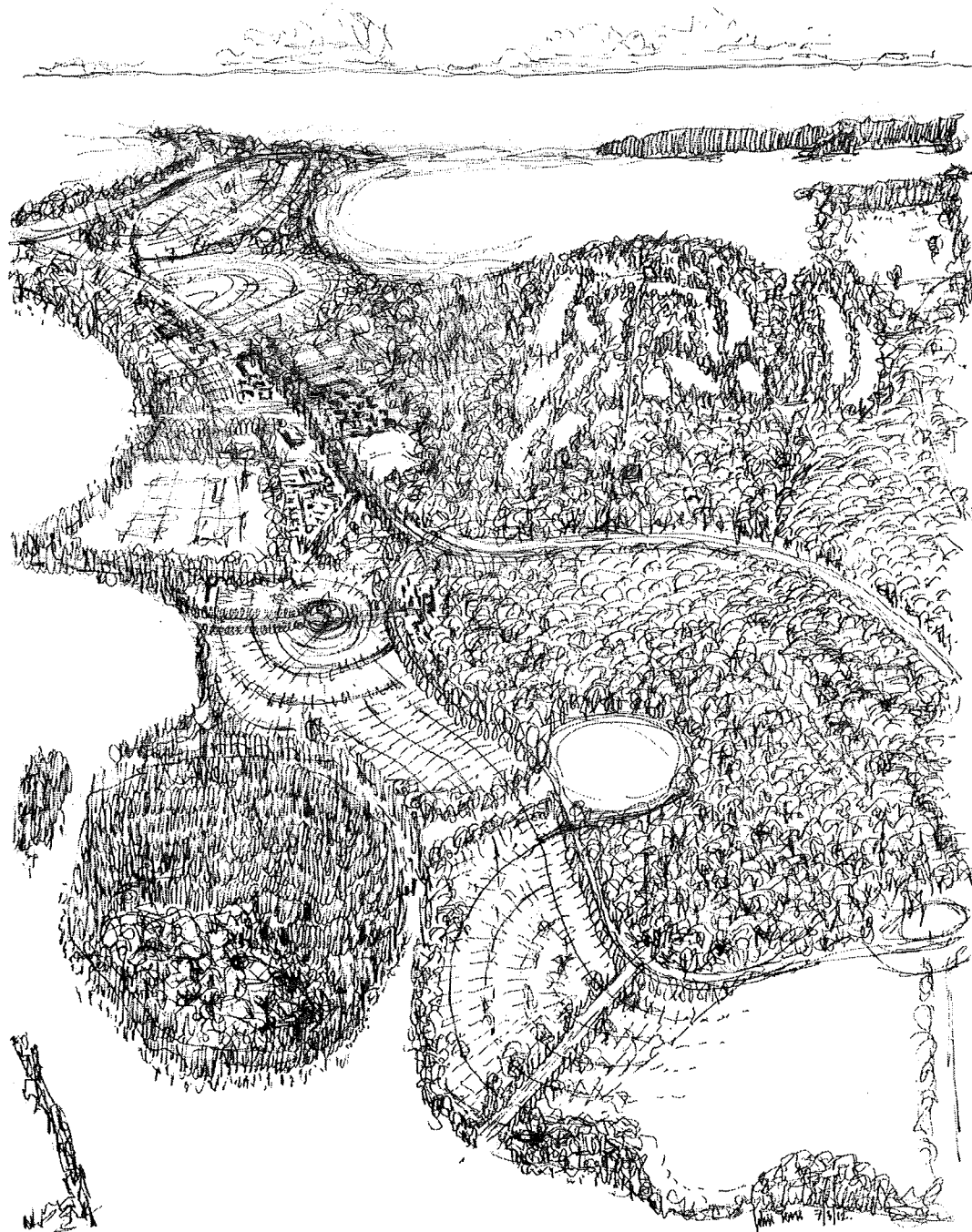
The context is broad and begins with Henry Ferdinand Halloran (1863-1953, see biography at <http://adb.anu.edu.au/biography/halloran-henry-ferdinand-6534>).

Henry Halloran had a vision for Jervis Bay, and for example, in plans and maps a century ago, provision is made for an aerodrome and a university. The depression of the later 1930s and the abandonment of a federal land corridor from Canberra to the sea and World War II, effectively stopped development until the early 1960s.

The management of Henry's extensive South Coast holdings were taken over by his son, Warren Halloran AM. The development of towns such as Vincentia, Culburra, and Sanctuary Point are part of the Halloran legacy. Fostering the development of the Lady Denman Museum at Huskisson (now the Jervis Bay Maritime Museum) is part of that legacy. Warren Halloran has picked up his father's vision and added his own input. Having lived and farmed in the area for four decades or more Warren has an empathy for the geography and people of Culburra.

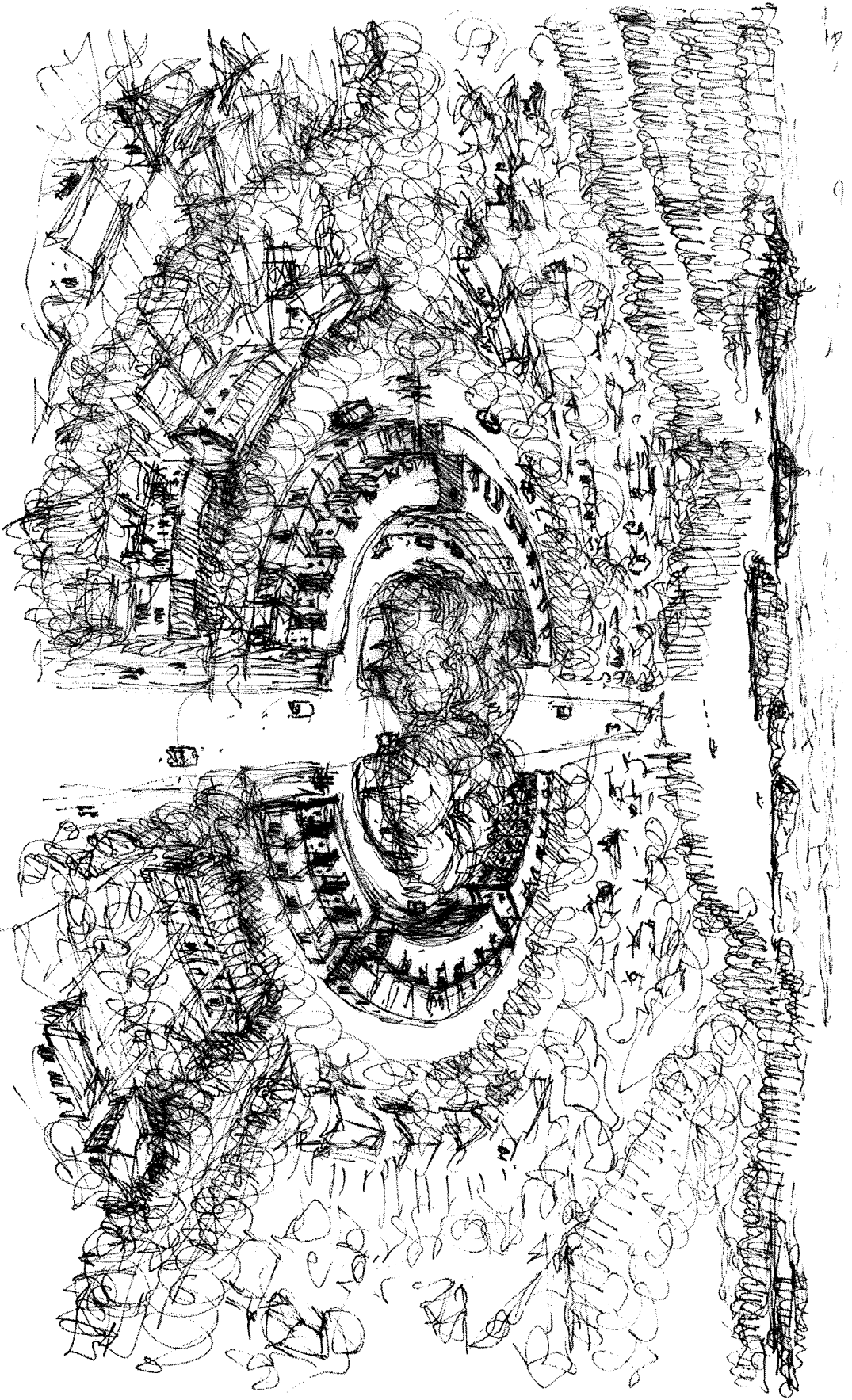
Warren's vision falls into three parts. Significant portions of Halloran land will be made over to National Parks. Secondly, suitable land will be developed and sold. Thirdly, the proceeds from the sale of developed land will form the capital of a charitable trust, 'The Halloran Trust'. The charitable trust has four beneficiaries, three are educational institutions and the fourth is the Culburra and surrounds community.

Dr Robert Tong AM
19 July 2018



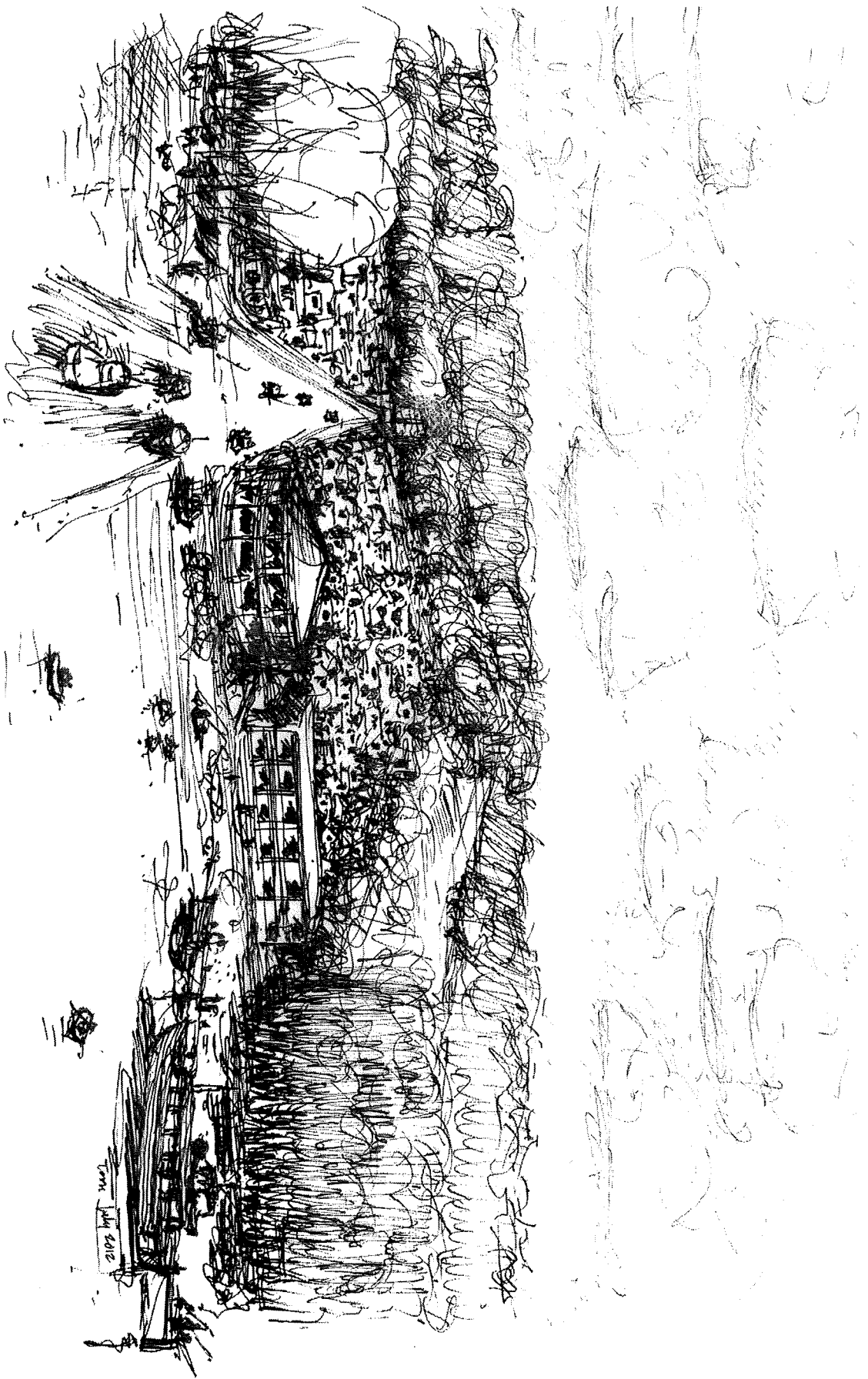
1. Birds-eye View of Culburra looking east

This illustration shows the new neighbourhood in the foreground, the strong avenue planting along Culburra Road in the mid-ground with the existing road pattern, the crescents, in the distance with Lake Wollumboola and the ocean defining the land form.



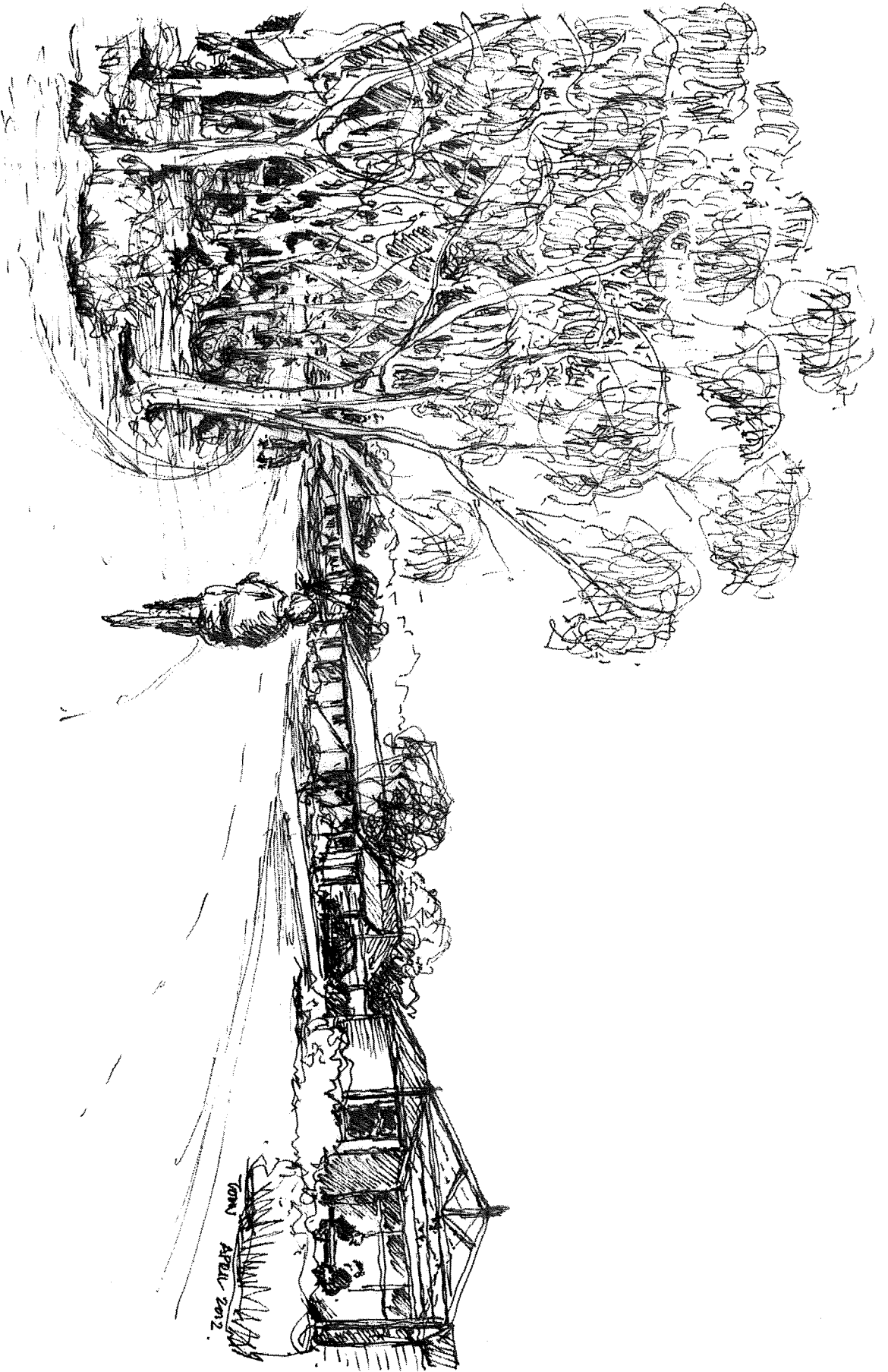
2. The Circus looking north to Curleys Bay

The Circus located astride Vista Avenue East is the centrepiece of the first stage of the new neighbourhood. It is proposed as a mixed use zone with two-storey residences over a business ground floor providing convenience shopping for the new neighbourhood and boutique business places. The centre of the circus is to be planted with a grove of distinctive trees.



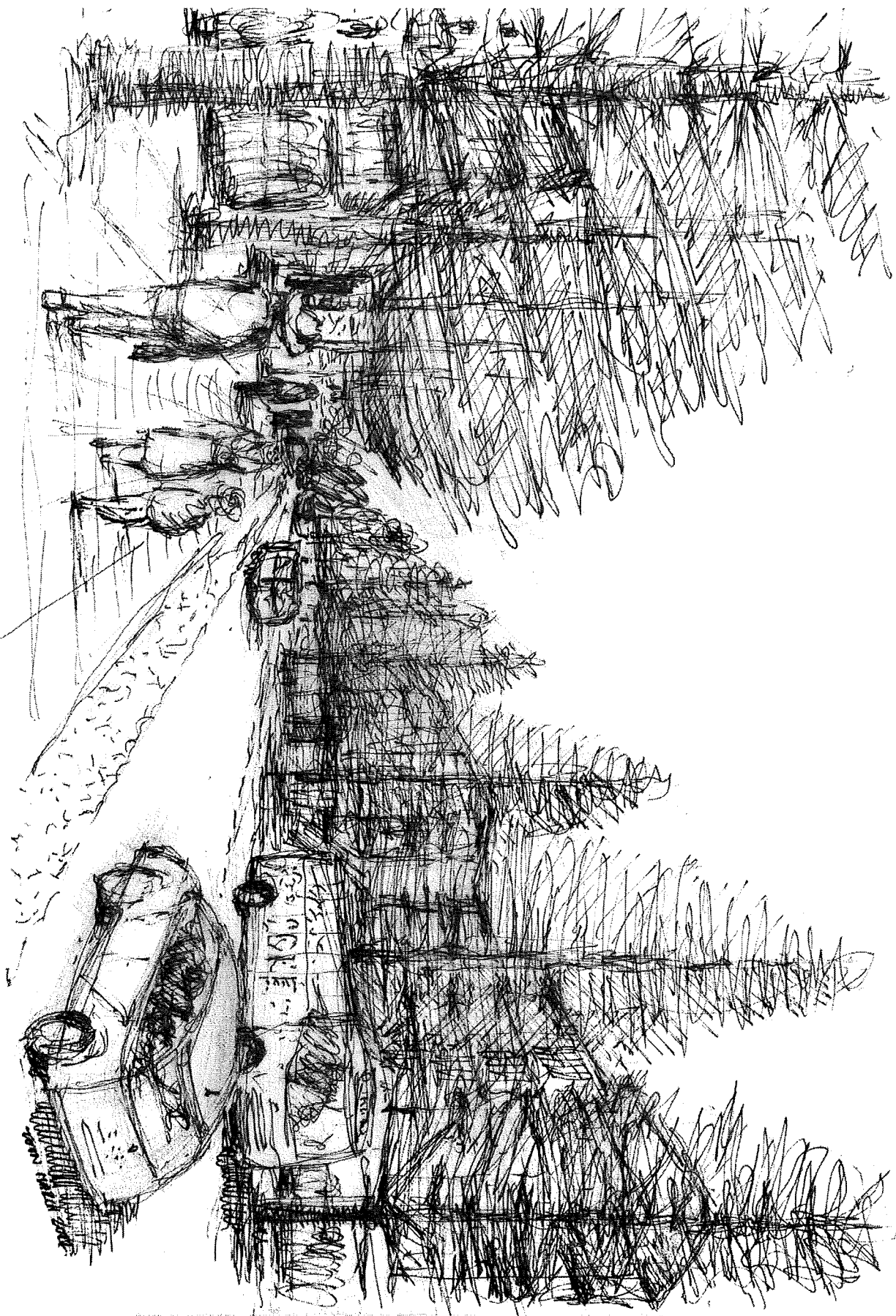
3. The Crookhaven River Waterfront

This location is considered ideal for new leisure and recreation oriented businesses. The jetty and boat ramp will provide an access to the Crookhaven estuary for a range of tourist-oriented activities that will increase the range of leisure opportunities available in Culburra Beach.



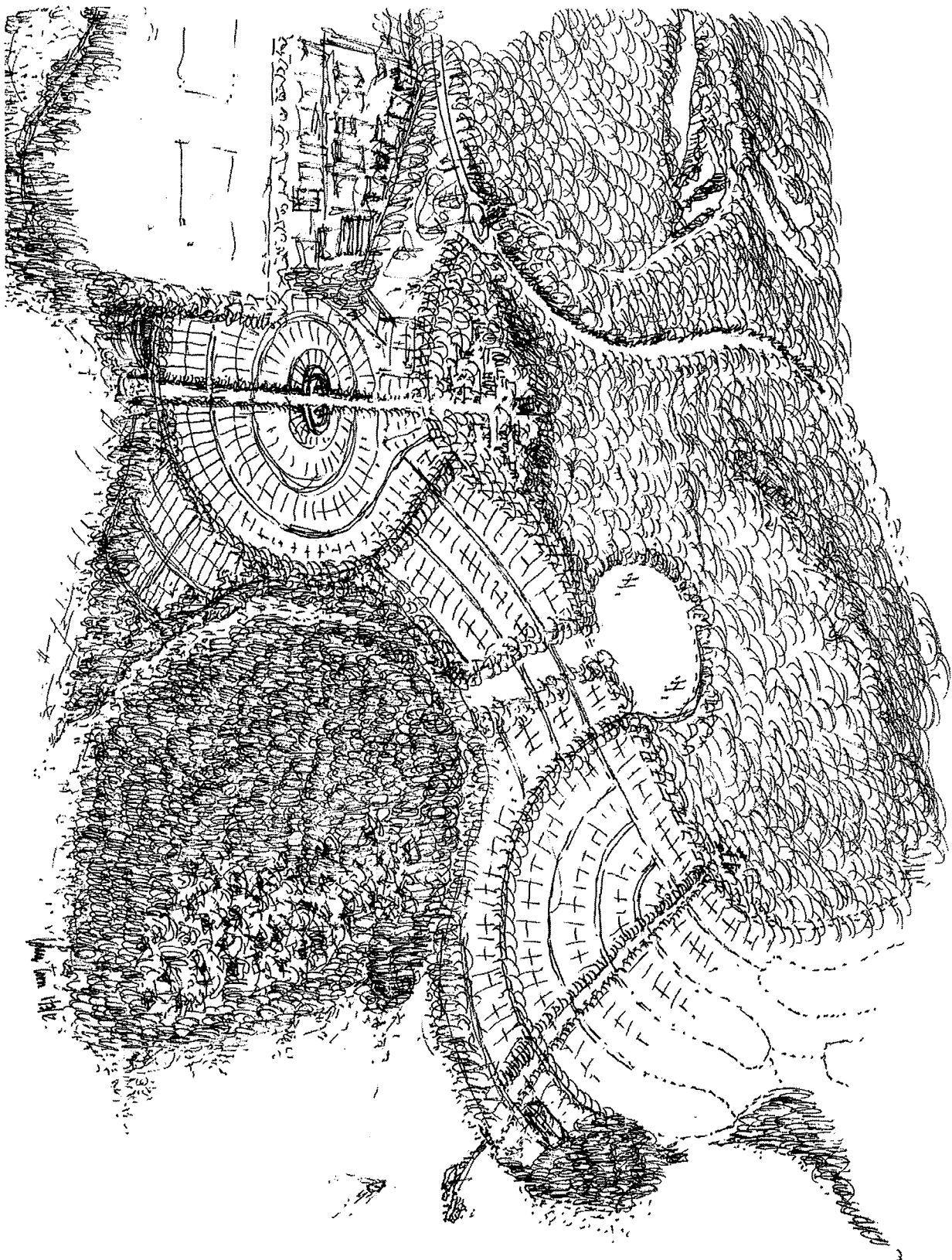
4. The 55+ Housing

This will be offered as a range of single-storey house and land packages on 300m² (minimum) lots. This view shows the Brighton Parade extension with the foreshore cycle/walkway leading to Culburra Beach shopping centre, with the retained foreshore vegetation at left.



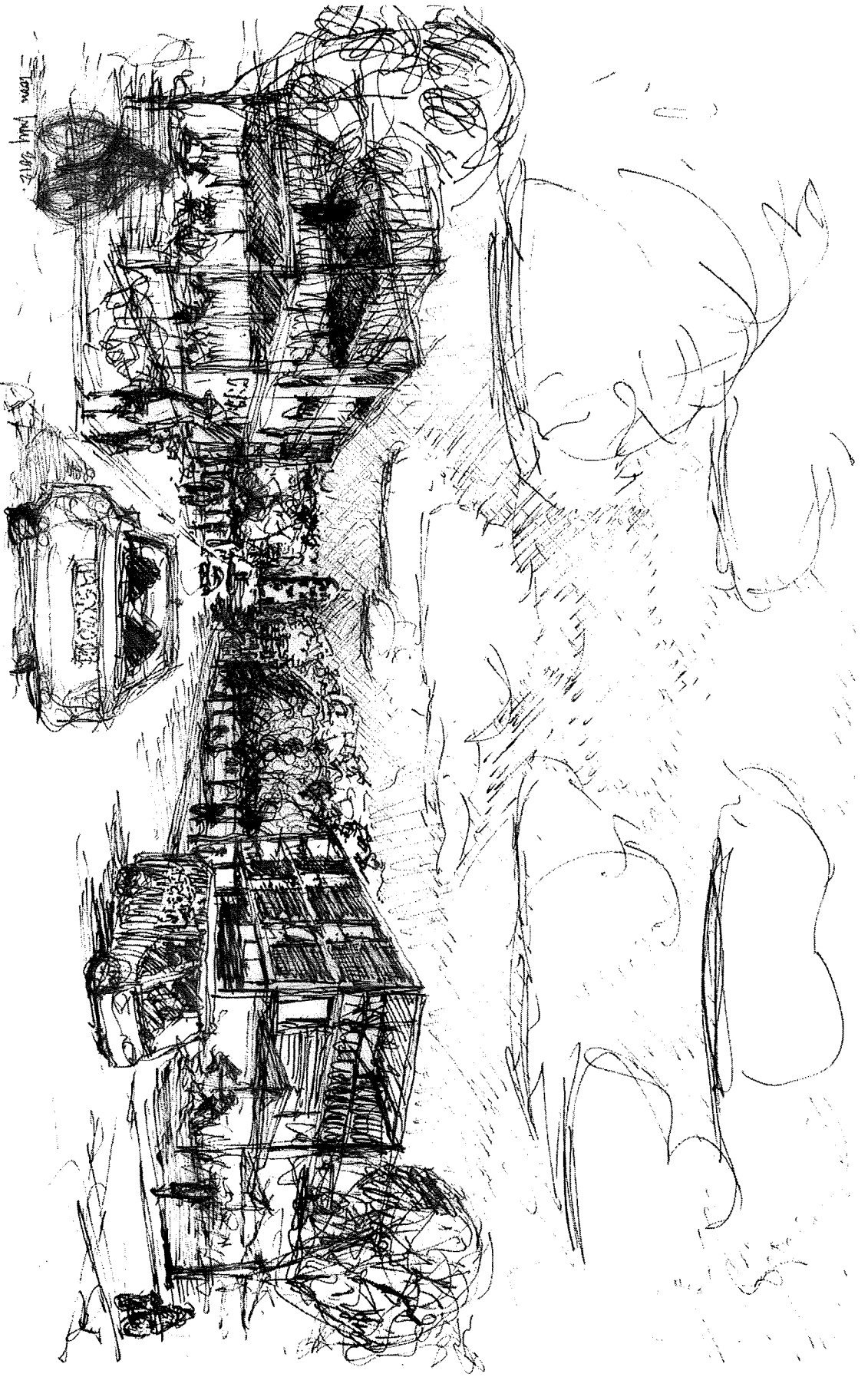
5. Culburra Road looking east

This section of Culburra Road is the main entrance into the town centre. The avenue planting (Norfolk Island Pines) emphasises the approach and screens the four-storey apartment buildings behind. Culburra Road here accommodates the main cycle/walkway and the Culburra Beach-Nowra bus service.



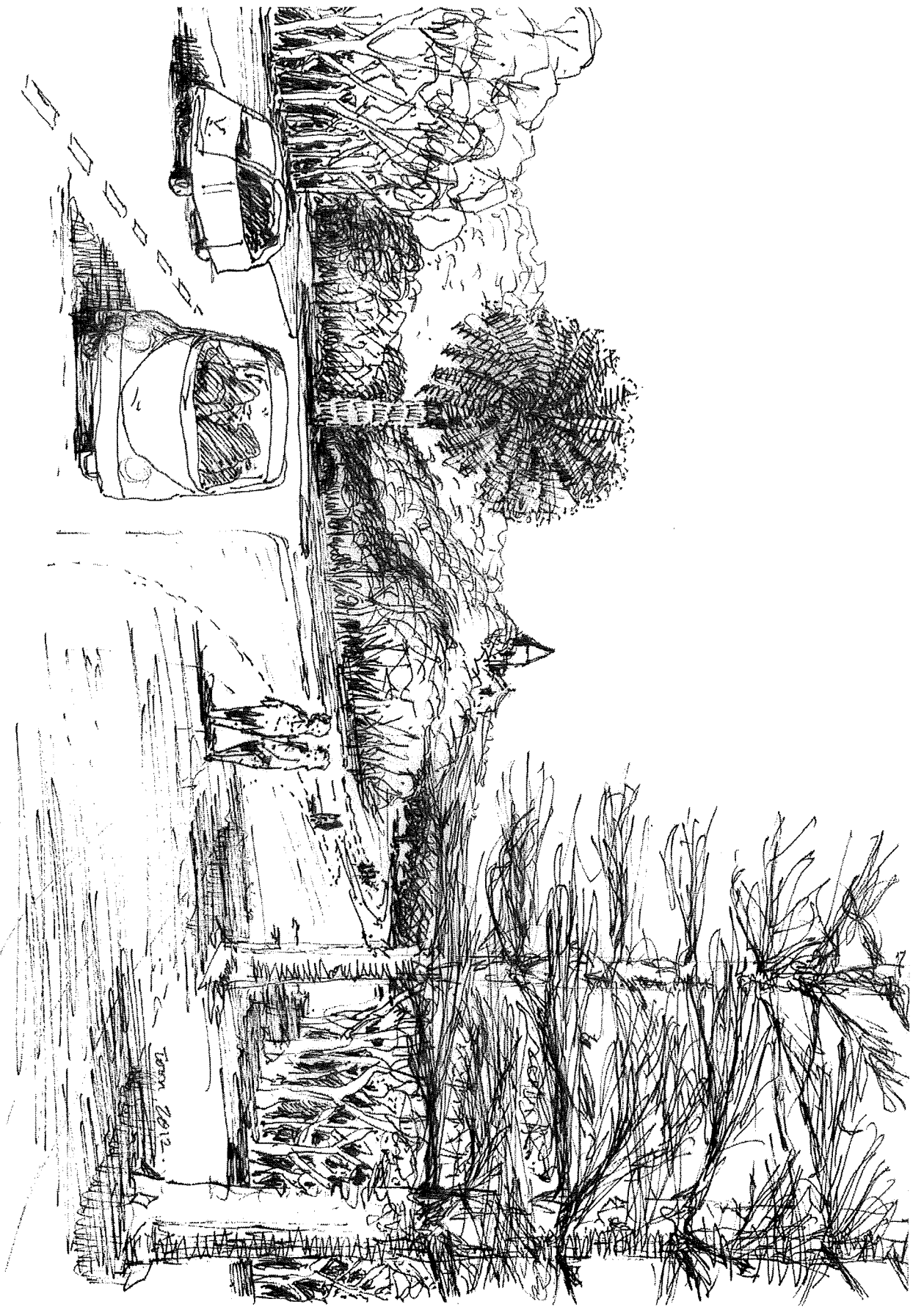
6. Birds-eye view of the new neighbourhood from the north

This view shows Billys Island and the SEPP 14 wetland in the foreground. The two principal vista avenues are shown with the circular crescents replicating the distinctive street pattern of Culburra Beach. The oval is the primary active recreation facility. The oval, adjacent to the collector road, is centrally located to the new community. This facility is considered to be a benefit for the entire Culburra Beach community.



7. View through The Circus along Vista Avenue East looking south towards the outlook tower

This vista avenue terminates at a small hillock on which will be located an architectural feature, here an 'outlook tower' which will announce the new neighbourhood to people on Culburra Road. The Circus is designed to provide opportunities and a distinguished address for new business to establish.



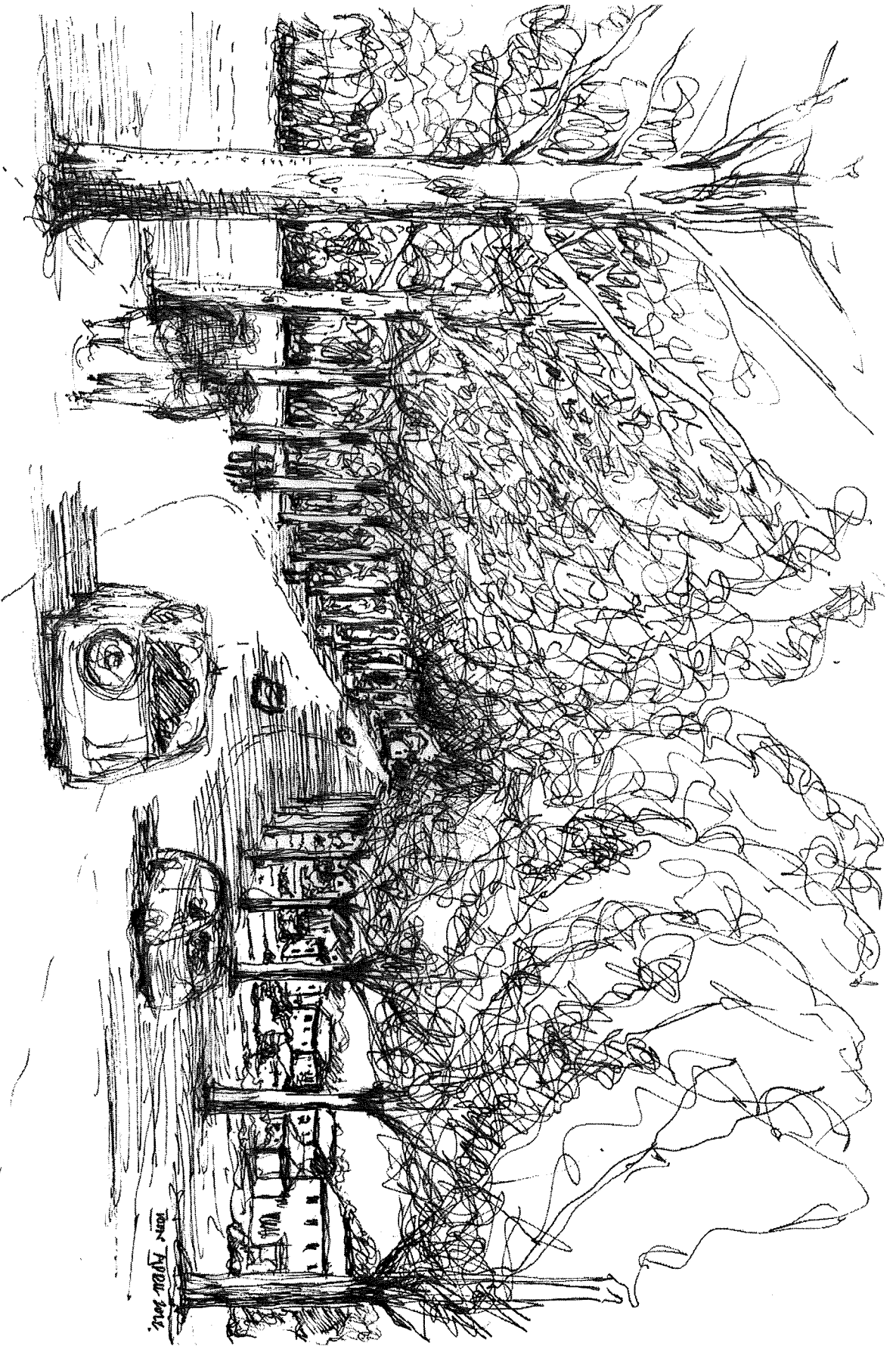
8. View along Culburra Road looking west towards the roundabout

The roundabout is intended to announce arrival at Culburra Beach. It will feature a distinctive specimen tree (here a Canary Island Palm). The collector road serving the new neighbourhood is shown at right leading off the roundabout and traversing around the small hillock marked by the outlook tower. The cycle/walkway, at right, connects the new neighbourhood to Culburra Beach town centre.



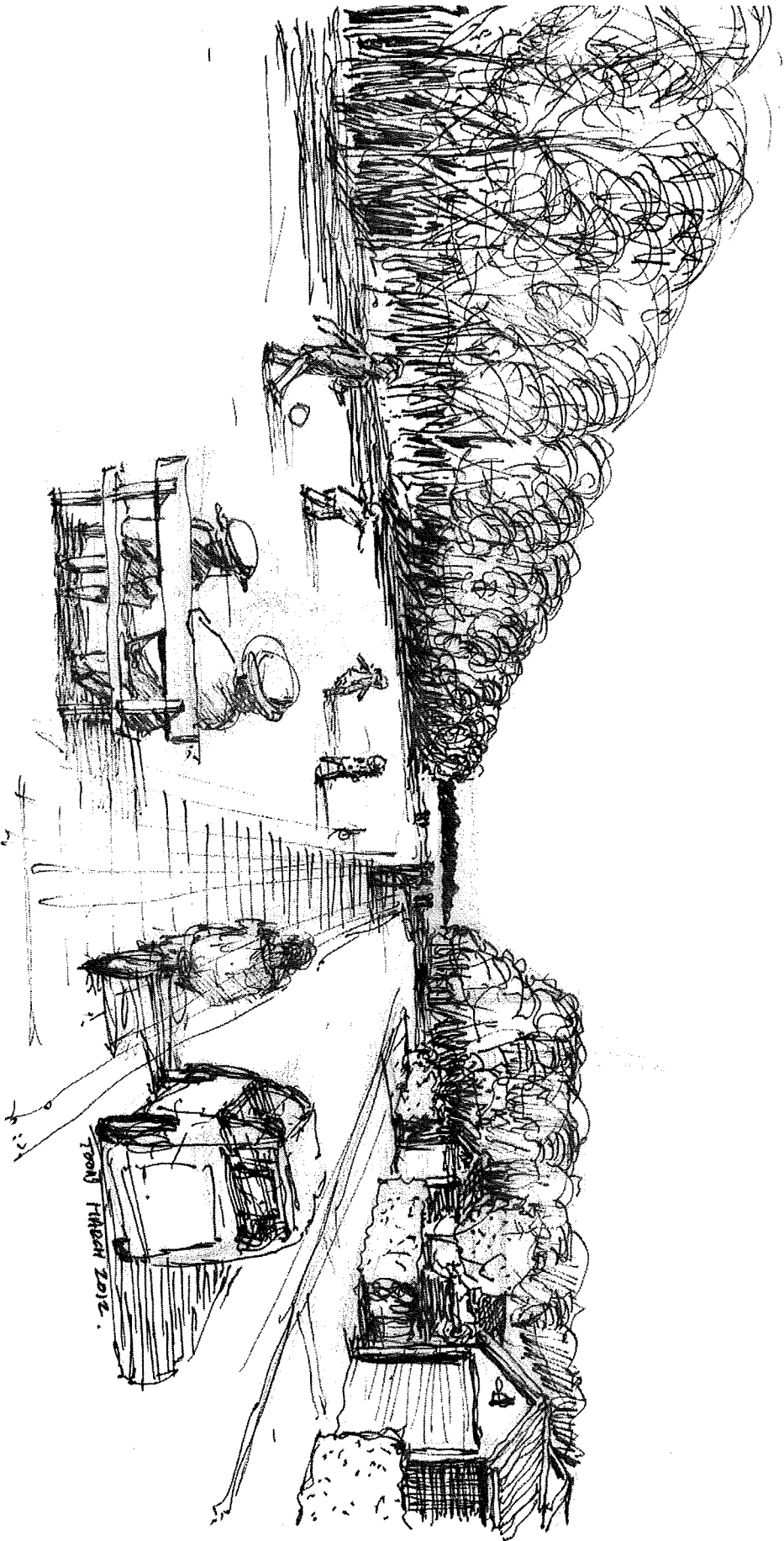
9. The foreshore cycle/walkway

This cycle/walkway is intended as a recreational resource as well being the link between the new neighbourhood and Culburra Beach town centre. It will feature information panels highlighting significant cultural and ecological elements along the foreshore parkland. Shown here is the seriously degraded Rush-Twig swampland behind the sewage treatment plant. Restoration of this ecology is proposed as part of this submission.



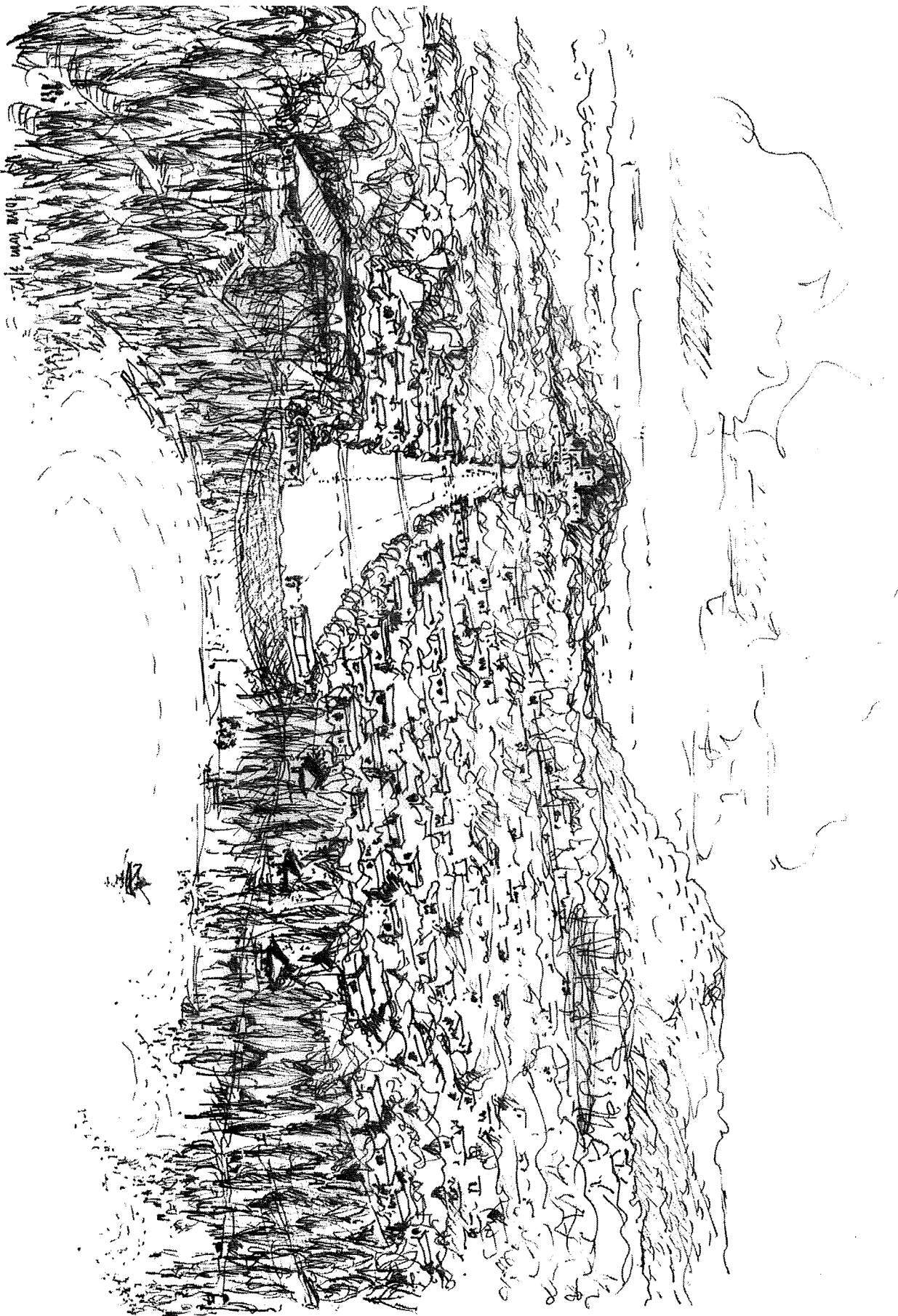
10. View along collector road looking west

The collector road is aligned along the ridge line; avenue planting is proposed to provide a continuous canopy over the road. This view is at the saddle (at RL 16) with the oval at left and residential development at right. The principal cycle/walkway is shown at left. From here the road curves along the ridge rising to the western boundary (at RL 28).



11. Vista Park looking north to Curleys Bay

This 50m wide vista is cut through the woodland to open up a view to Curleys Bay with Orient Point in the distance. A cycle/walkway through the park connects the Foreshore and Culburra Road cycle/walkways. The vista park will be grassed with minimum obstructions to the view.



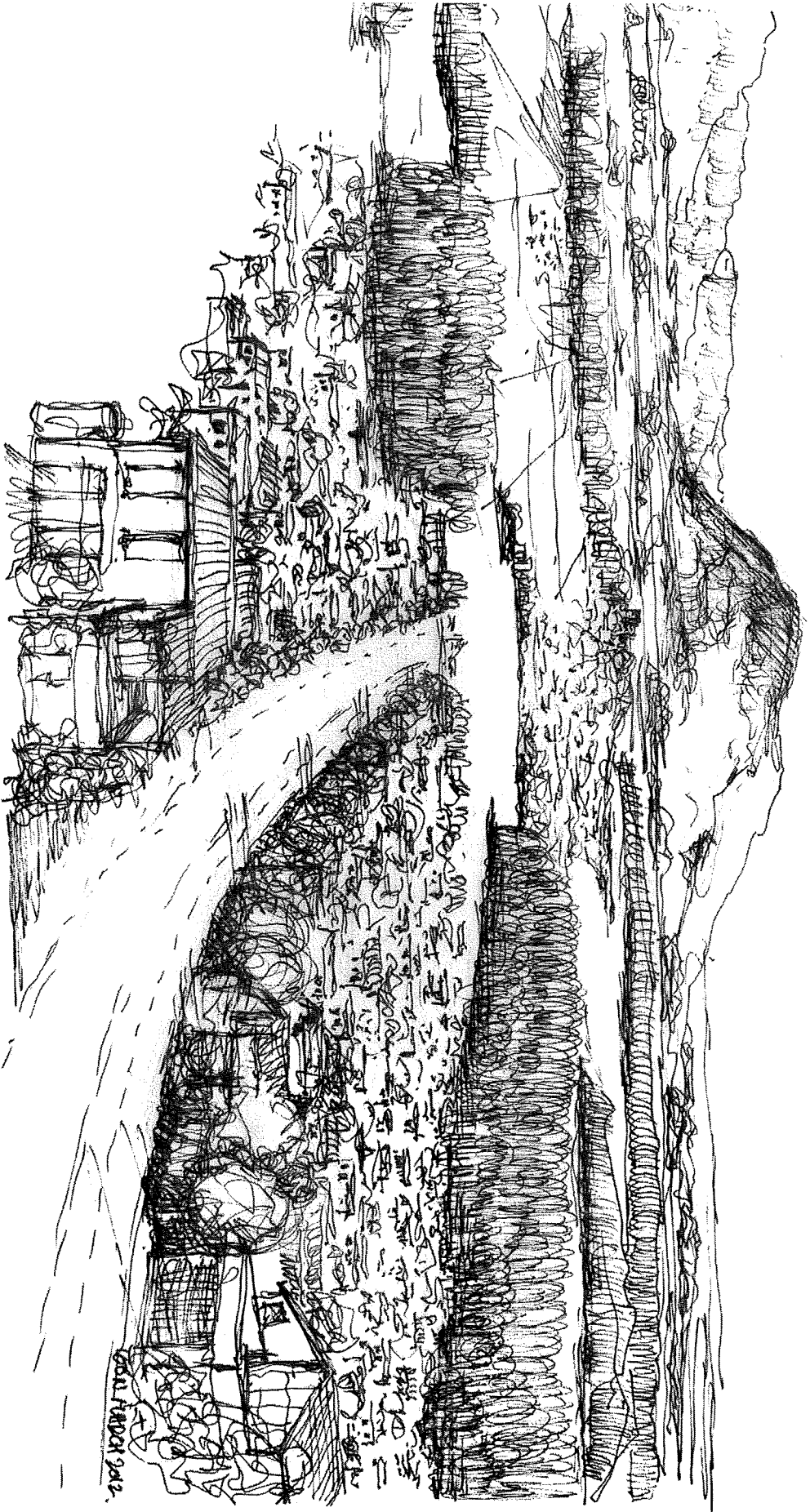
12. Vista Avenue East viewed from Curleys Bay

This view shows Curleys Bay in the foreground with access to the bay located at the end of the avenue. The foreshore cycle/walkway is shown meandering around the foreshore with BBQ shelters at right and a commercial use such as a cafe at left. The vista terminates in the 'outlook tower'.



13. Vista Avenue viewed from the Crookhaven River

This Vista avenue has an active waterfront to the Crookhaven River which here is 400m wide. The edge of the new neighbourhood is somewhat arbitrary; the bald slopes known as Cactus Point, are envisaged as a continuation of the new neighbourhood. The collector road with its distinctive canopy can be seen running from left; it will be extended to the high point at RL38 and thence to re-join Culburra Road on the far side of the high point. This is to be a later stage of development.



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14. View from the Collector Road looking north along Visa Avenue West
This view demonstrates the outlook from the collector road. The view includes the Crookhaven River in the foreground, together with Greenwell Point, and Mount Coolangatta dominating the middle ground view with the Cambewarra Range in the distance.