

The Planning Secretary  
NSW Department of Planning and Environment  
12 Darcy Street  
Parramatta NSW 2150  
Locked Bag 5022,  
Parramatta, NSW, 2124

12 June 2025

22013-LT-ED-004\_0

CC: Matt Philpott

Dear Ms Fishburn

**West Culburra Mixed Use Development Concept Proposal (SSD 3846)  
Aquatic Ecology Pre-construction Baseline Monitoring - ER Endorsement**

I have reviewed the Aquatic Ecology Pre-Construction Baseline Monitoring reports for the West Culburra Mixed Use Development project. The Aquatic Ecology Pre-Construction Baseline Monitoring reports have been prepared by Marine Pollution Research Pty Ltd on behalf of Sealark Pty Ltd. The monitoring reports have been prepared in accordance with the Aquatic Ecology Pre-Construction Baseline Monitoring Program to summarise the monitoring data and results over an 18-month period as required by the Conditions of Consent C17 and C18 of the Determination of Development Application (SSD 3846) by the Land and Environment Court (LEC No: 2019/78149).

The final monitoring report generally fulfils the requirements of Conditions of Consent C17(g) and C18(f).

The findings of the baseline monitoring should now be presented to NSW DPI (Fisheries), NSW EPA before being made available by the Applicant on the Project website before these conditions can be considered to be 'completed'.

Kind Regards



Cameron Weller  
Principal Environmental Representative