

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

13 November 2025

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CC: Matt Philpott, Rebecca Lockart

Dear Ms Fishburn

**West Culburra Mixed Use Development Concept Proposal (SSD 3846)**  
**CoC A12 – Staging Report (Revision A4)**

I have reviewed the West Culburra Mixed Use Development Concept Proposal (SSD 3846) Staging Report (Revision A4) that has been developed in accordance with Condition of Consent A12 (LEC No: 2019/78149) by Allen Price Pty Ltd on behalf of Sealark Pty Ltd.

I am satisfied that Revision A4 of the Staging Report fulfils the requirements of Conditions of Consent A12 – A14 and hereby endorse the Staging Report. It is noted that the Staging Report (Revision A4) should be amended if any of the proposed stages are changed or where the Concept Proposal is Modified.

Kind Regards



Cameron Weller  
Principal Environmental Representative