

Our ref: SSD-3846-PA-2

Our ref: West Culburra Mixed Use Subdivision (SSD-3846)
Mr Matt Philpott
Managing Director
Sealark Pty Ltd
75 Plunkett Street
NOWRA New South Wales 2541

24 November 2025

Subject: Staging Plan – SSD 3846 West Culburra Concept Proposal

Dear Mr Philpott

The Department of Planning, Housing and Infrastructure (the Department) has reviewed the updated Staging Report for the West Culburra Concept Proposal dated 11 November 2025 submitted in accordance with Condition A12 of SSD-3846.

I note the Staging Plan:

- has been prepared in consultation with Shoalhaven City Council, utility and service providers;
- has been reviewed and endorsed by the Environmental Representative;
- contains the information required by Condition A12 of the consent for SSD-3846.

Accordingly, as nominee of the Planning Secretary, I approve the Staging Plan dated 11 November 2025 (rev A4). You are reminded that if there are any inconsistencies between the Staging Plan and the conditions of consent, the conditions prevail. Please ensure you make the document publicly available on the project website at the earliest convenience.

If you wish to discuss the matter further, please contact Deana Burn on 02 9274 6453.

Yours sincerely



Joanna Bakopanos
A/Director, Industry Assessments
As nominee of the Planning Secretary