

COUNCIL REFERENCE: D26/154658
CONTACT PERSON: Justin Lamerton

10 April 2026

Sealark Pty Limited
75 Plunkett St
NOWRA NSW 2541

Dear Sir/Madam,

**State Significant Development Approval – SSD 3846
Culburra Rd, CULBURRA BEACH – Lot 1 DP 1305809**

Thank you for submitting the Construction Environmental Management Plan (CEMP) for the West Culburra Residential Subdivision to Shoalhaven City Council for review and approval in accordance with the Statement of Commitments under SSD3846. Council wishes to further note that approval in writing is required in accordance with Condition 4 of EPBC 2023/09524.

Council has reviewed the submitted CEMP against the conditions of EPBC 2023/09524 and relevant Shoalhaven LEP and DCP requirements. Based on the documentation provided, Council hereby approves the Construction Environmental Management Plan (V.8, West Culburra, EcoLogical, dated 6 March 2026) for implementation subject to the conditions outlined below:

1. Limitation of Approval – This approval applies only to early works approvals issued under SSD 3846, with no native vegetation clearing permitted beyond that which was approved as part of those early works applications and/or which is specifically required to complete those works.

Note: Early works must be subject to an operational development consent and works must be completed in accordance with the relevant consent.

2. CEMP Implementation Must Commence Concurrently With Early Works – Implementation of the approved CEMP must commence at the same time as any authorised early works. This condition is intended to ensure appropriate protection measures are operational from the outset and to avoid unforeseen impacts to native vegetation arising from changes to the development footprint or staging.
3. Requirement for CEMP Update Following Statutory Determinations – Following any modifications to SSD-3846 or any further variations to issued EPBC 2023/09524, the CEMP must be updated and resubmitted to Council for approval to reflect any further outcomes / requirements (where necessary), before

commencement of any works / further works associated with approvals issued SSD-3846.

If you need further information about this matter, please contact Council's Biodiversity Section or alternatively the undersigned on 1300 293 111, between the hours of 9.00 – 10.00am Monday to Friday. Please quote Council's reference D26/154658.

Yours faithfully

Justin Lamerton
Senior Development Planner
City Development