

PROPOSED INTEGRATED DEVELOPMENT DA2025/2276

The following Application has been received by Shoalhaven City Council seeking approval for:

Proposal:

Staged Torrens Title subdivision of the Residential and Industrial Precincts within the West Culburra SSD 3846 Concept Approval, and associated internal road roads, civil and site landscaping works, and clearing and vegetation removal of the West Culburra Site.

Property:

Culburra Road CULBURRA BEACH – Lot 1 DP 1305809

Culburra Road CULBURRA BEACH – Lot 3 DP 1279350

Applicant:

Allen Price Pty Ltd

Consent Authority:

Southern Regional Planning Panel

The development application is Integrated under Section 4.46 of the Environmental Planning and Assessment Act 1979. Approval for the proposed development is required from NSW Rural Fire Service (RFS) and DPE – Heritage under the Environmental Planning and Assessment Act, 1979, in respect of:

- The proposed development requires authorisation under section 100B of the Rural Fires Act 1997 in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes and accordingly the general terms of approval are being sought in accordance with this section of the Rural Fires Act 1997.
- The proposed development requires the issue of an Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the National Parks and Wildlife Act 1974.

The application and associated documents can be accessed on Councils website www.shoalhaven.nsw.gov.au by following the Development Application Tracking link (Track a DA) from **20 November 2025 to 19 December 2025**.

Any person during the above exhibition period may make a submission in relation to the development application detailing reasons for objection or support (making reference to DA2025/2276). Submissions will be accepted on or before **19 December 2025**. Navigate to Lodging a DA Submission from Councils website.

For information on the display of submissions, obligations to declare reportable political donations, submitting pre-printed form letters and petitions refer to Council's 'Community Engagement Strategy and Framework 2025–29 – Community Participation Plan 2025' which is available on Council's website under 'Policies'.

Further enquiries on this matter should be directed to Council's City Development Directorate on **1300 293 111**.