

15 May 2006

Our Ref: 101591
Your Ref: MP 06-0090

NSW Government
Department of Planning
A/Director
Gordon Kirkby
GPO Box 39
Sydney NSW 2001

Attention: John Arnold

Dear Sir

RE: * Preliminary Environmental Assessment for a Major Project Application pursuant to Part 3a—Major Infrastructure and other Projects of the Environmental Planning and Assessment act 1979
* SEPP No. 71 Master Plan Waiver

Please find enclosed an application seeking the Minister's approval (**Section 75E** of the Act) and Director General's requirements for an Environmental Assessment for the subdivision proposed on Lots 118 & 119 DP 751258, Jamieson Rd North Nowra.

The documentation contained and listed below is provided in accordance with your letter and schedule of 4 April 2006, in seeking the Minister's determination of the Project;

- completed Application Form
- Preliminary Assessment in fulfillment of the '*Schedule – information required at lodgment*'.
- relevant fee of \$1,000

SEPP No.71 Master Plan Waiver

The Minister's approval is also being sought to **waiver** the need for a Master Plan under ***SEPP No. 71 of the Act.***

The nature of the proposed subdivision is that of small scale residential infill. It is situated immediately adjacent to existing residential development. The layout has been dictated by the existing road network and utilises these roads, creating extensions and linkages to complete the street network. There are no alternate subdivision patterns that would be

feasible in this situation. A Master Plan is not considered necessary as the ecologically sensitive parts of the site are protected through their proposed dedication to Council as public lands. The proposed layout facilitates utilisation of the existing infrastructure, with no impact on current services to the local area.

The extent of the proposed subdivision is such that only the 2(c) Residential zoned portion of the land will be developed. Current planning controls that apply to the site are also considered adequate to ensure the proper management and development of the site. The proposal will be subject to the objectives and guidelines outlined in the Shoalhaven LEP 1985 and DCP 100 (Subdivision Code), which are considered adequate controls to facilitate an assessment under Part 3A of the Act.

We trust that the information contained within this documentation will satisfy your requirements, however should you wish to discuss the contents or seek clarification, please contact Bronwyn Seiden or David Cannon at our office.

Regards

A handwritten signature in black ink, appearing to read 'Bronwyn Seiden', written in a cursive style.

Bronwyn Seiden
Urban Planner