



Planning & Infrastructure

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Monteath and Powys
PO Box 726
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Our ref: 11/06028
Your ref: 11/0091

30 July 2012

Attention: Darren Holloway

State Environmental Planning Policy No. 71 - Coastal Protection

Master Plan Waiver

LOT 456 DP 720651 – 27 FISHERMANS BAY ROAD, FISHERMANS BAY

I refer to your request to waive the master plan provisions of SEPP 71 in respect to undertaking the subdivision of the above lot.

Please be advised that the Minister's delegate has waived the master plan requirement pursuant to Clause 18 (2) of SEPP 71 because potential impacts will be adequately assessed using existing local planning controls.

I have attached copy of advice received from the Natural Resources Commission (NRC) under Clause 18(1)(e) of the SEPP. As advised by the NRC, it is recommended that issues relating to flora and fauna, and effluent disposal are considered in further detail as part of the development assessment process.

Should you wish to discuss this matter, please contact Dylan Meade, at the Department's Newcastle office on Ph 4904 2700.

Yours sincerely

Monica Gibson
Team Leader – Local Planning
Hunter & Central Coast Region

CC Port Stephens Council
Natural Resources Commission