



Department of Primary Industries

OUT13/24060

21 AUG 2013

Ms Jane Flanagan
Major Projects
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Jane.Flanagan@planning.nsw.gov.au

Dear Ms Flanagan,

**150 Epping Road, Lane Cove West, (MP10_0148)
Proposed Modification**

I refer to your letter dated 9 July 2013 to the NSW Office of Water, a division within the Department of Primary Industries (DPI), in respect to the above matter.

Comment by NSW Office of Water

The Office of Water recommends Condition 16 (Riparian Land/Vegetation Management Plan) in Schedule 3 be amended in respect to the timing of submission of the required Vegetation Management Plan (VMP) for riparian land. Currently the condition requires the VMP be provided prior to a final occupation certificate being issued. However:

- (i) the VMP should provide a sequence for the implementation of the proposed vegetation works and it should be consistent with the project timetable and with the maintenance period extending beyond construction.
- (ii) condition 16 also requires the VMP *"provide details of vegetation to be retained and measures to protect riparian vegetation during the construction"*.

Requiring provision of the VMP only prior to final occupation is not consistent with these intents of such a Plan, and generates a risk that construction will be completed and the VMP will not be undertaken.

It is recommended provision of the VMP be required earlier in the process, for example prior to construction commencing for the development and that it be implemented prior to the occupation certificate being issued.

For further information please contact Janne Grose, Planning and Assessment Coordinator (Penrith office) on 4729 8262 or at janne.grose@water.nsw.gov.au.

Yours sincerely

Phil Anquetil

Executive Director Business Services

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