



Office of  
Environment  
& Heritage

:  
Our reference: DOC14/249094  
Contact: Rachel Lonie 9995 6837

Ms Natasha Harras  
Town Planner Metropolitan Projects  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms Harras,

I refer to your recent email correspondence to the Office of Environment and Heritage (OEH) on 22<sup>nd</sup> October 2014 regarding the response to submissions for a modification request for the Pitt Town Concept Plan MP07\_0140 MOD 3.

OEH has reviewed the Proponent's response to OEH's comments on the dedication of land adjoining the Hawkesbury River for open space, noting the suggestion that this is an issue of management of the land rather than dedication.

Council's opinions on the dedication of the land and its capacity to manage it are not known and are not outlined in this response. However, OEH considers this is more than a matter of management of the land and that the Proponent's response does not address the issues that were raised. As commented previously, the land contains some vegetation and is part of a broader riparian corridor that is intended to form an important buffer to Hawkesbury River with environmental, water quality and scenic values.

OEH does not consider that the open space land should be absorbed into Lot 1 or that a caveat for future transfer is appropriate. Should Council not wish to acquire the land for open space then OEH considers the land should be zoned E2 Environmental Conservation with a limited range of permitted land uses. Ideally the land should be managed in accordance with a plan of management that provides for the land to revegetated with native plant species and managed over the long term for the above values.

Should you have any queries in regard to this correspondence please contact Rachel Lonie, Senior Operations Officer, on 9995 6837 or by email at [rachel.lonie@environment.nsw.gov.au](mailto:rachel.lonie@environment.nsw.gov.au).

Yours sincerely

*S. Harrison 21/11/14*

**SUSAN HARRISON**  
**Senior Team Leader Planning,**  
**Regional Operations**