



OUT20/14037

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NSW Department of Planning, Industry and Environment

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Dear Ms Saunders

**Tinonee Residential Subdivision (MP 05\_0038 MOD 1)  
Modification Report**

I refer to your email of 10 November 2020 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The following recommendations are provided by NRAR.

Prior to Approval

- The proponent should show due consideration to the Guidelines for Controlled Activities on Waterfront Land (NRAR 2018). The proponent should detail how the project is compliant with the guideline and detail locations where the subdivision lot layout encroaches upon the outer 50% riparian zone and where appropriate offsetting is proposed, in particular for the 1<sup>st</sup> and 3<sup>rd</sup> order watercourses in the eastern section of the site.
- The proponent should detail how the Asset Protection Zones (APZ) locations are in accordance with the NRAR Guidelines for controlled activities on waterfront land. APZs are considered to be a non-riparian use and should only be located in the outer riparian zone with appropriate offsetting as per the NRAR Guidelines for Controlled Activities on Waterfront Land  
[https://www.industry.nsw.gov.au/\\_data/assets/pdf\\_file/0004/156865/NRAR-Guidelines-for-controlled-activities-on-waterfront-land-Riparian-corridors.pdf](https://www.industry.nsw.gov.au/_data/assets/pdf_file/0004/156865/NRAR-Guidelines-for-controlled-activities-on-waterfront-land-Riparian-corridors.pdf) .
- The proponent should detail how the vegetated riparian zones for the watercourses within the subject boundary will be managed and re-established. The watercourses within the subject boundary should be established and managed in accordance with a Vegetation Management Plan (VMP) prepared showing due consideration to NRARs guidelines for VMPs -  
[https://www.industry.nsw.gov.au/\\_data/assets/pdf\\_file/0006/160467/licensing\\_approvals\\_controlled\\_activities\\_veg\\_mgt\\_plans.pdf](https://www.industry.nsw.gov.au/_data/assets/pdf_file/0006/160467/licensing_approvals_controlled_activities_veg_mgt_plans.pdf) . The establishment of the VRZs should be considered in the bushfire assessment.



Planning,  
Industry &  
Environment

Any further referrals to DPIE Water and NRAR can be sent by email to:  
[landuse.enquiries@dpi.e.nsw.gov.au](mailto:landuse.enquiries@dpi.e.nsw.gov.au).

Yours sincerely

Alistair Drew  
Acting Senior Project Officer, Assessments  
**Water – Knowledge**  
9 December 2020