

Contact: Department of Planning and Environment—Water  
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Our ref: V15/2812-6#86  
Your ref: Ref-1254 / PP-2021-3536

15 June 2022

The General Manager  
Bega Valley Shire Council  
PO Box 492  
BEGA NSW 2550

Attention: Sophie Thomson

Uploaded to the ePlanning Portal

Dear Sir/Madam

**Re: V15/2812-6#86 - Planning Proposal**  
**Dev Ref: Ref-1254 / PP-2021-3536**  
**Description: Amendments to Bega Valley LEP 2013 – Re-zoning**  
**Location: Princes Highway, South Pambula**

Thank you for your referral of the above Planning Proposal (PP). The Department of Planning and Environment—Water (Licencing and Approvals) has reviewed the proposal and has no objection to the PP.

The following comments are provided for your attention and consideration.

- The PP identifies that the subject sites contain a number of watercourses which are illustrated in Map 7.
- It is noted that the watercourses are already included on the Riparian Lands and Watercourses Map in the Bega LEP and no change to the mapping is proposed.
- The PP proposes that watercourses and buffers be identified and enhanced in accordance with the Departments Riparian Corridor Guidelines which is supported. Vegetated Riparian Zones and buffer widths should be confirmed in the future lot layout.
- Riparian Zones shall be enhanced by the preparation and implementation of Vegetation Management Plans.
- The lot layouts should be revised so that lot boundaries are setback to accommodate the watercourse and riparian buffer within the same lot. Some boundaries appear to run down the watercourses which is inappropriate. Ideally, the number of lots containing riparian areas should be minimised to foster good and consistent riparian zone management.
- Typically, the Departments preference is for watercourses to be zoned for conservation/protection however the department has no objection to the proposed zonings given the nature of the watercourses on the subject sites.
- All works on waterfront land should give due consideration to the Departments Guidelines for Controlled Activities. This includes watercourse crossings. It is noted that the number of crossings has been minimised and that crossings designs will be assessed at DA stage.

- A Controlled Activity Approval will be required for all works on waterfront land unless an exemption applies. The Guidelines for Controlled Activities and the Controlled Activity Exemption etool can be found <https://water.dpie.nsw.gov.au/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines>

NRAR requests notification if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

If you have any questions regarding this correspondence, please use NRAR Assist to obtain further information or make an enquiry: <https://www.dpie.nsw.gov.au/nrar/nrar-assist>

Yours Sincerely

A handwritten signature in black ink, appearing to read "Braden".

**For**  
**Jeremy Morice**  
**Manager**  
**Licensing and Approvals**  
**Department of Planning and Environment—Water**