

Controlled activities – Guidelines for vegetation management plans on waterfront land

Controlled activities carried out in, on or under waterfront land are regulated by the *Water Management Act 2000* (WM Act). The department administers the WM Act and is required to assess the impact of any proposed controlled activity to ensure that no more than minimal harm will be done to waterfront land.

Waterfront land includes the bed and bank of any river, lake or estuary and all land within 40 metres of the highest bank of the river, lake or estuary.

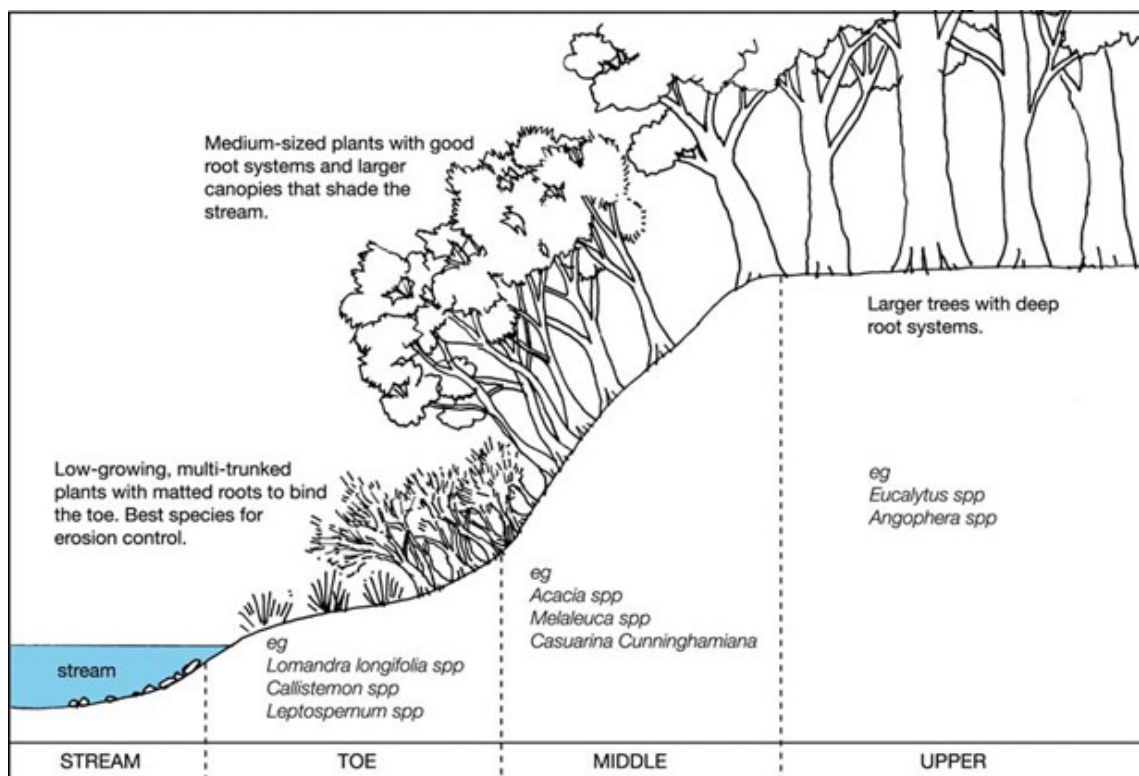
This means that a controlled activity approval must be obtained from the department before commencing the controlled activity.

A vegetation plan is required

When a proposed controlled activity disturbs or substantially modifies the riparian corridor, its restoration or rehabilitation will be a requirement of the controlled activity approval. A vegetation management plan (VMP) details how the restoration or rehabilitation will be carried out.

The main objective of a VMP is to provide a stable watercourse and riparian corridor which will emulate local native vegetation communities.

Figure 1: Typical riparian cross-section



Adapted from *Rivercare: Guidelines for Ecological Sustainable Management of Rivers and Riparian Vegetation*: Raine, A.W & Gardiner, J.N, (1995), Land and Water Resources Research and Development Corporation, Canberra

Preparing a vegetation management plan

A VMP should be prepared by a suitably qualified person and should clearly address the following criteria:

- An appropriate width for the riparian corridor should be identified by consulting either the development consent, the relevant environmental planning instrument or the department's [Guidelines for riparian corridors](#). The VMP should consider the full width of the riparian corridor and its functions including accommodating fully structured native vegetation.
- Maps or diagrams which clearly identify the riparian corridor; the existing vegetation; the vegetation to be retained; the vegetation to be cleared; the footprint of construction activities; and areas of proposed revegetation etc. should be prepared.
- The location of the bed and banks or foreshore of waterfront land and the footprint of the riparian corridor should be clearly identified. Vegetated riparian zones must be indicated.
- Photographs of the site should be supplied and photo points should be identified. To assist with future monitoring and reporting requirements, the photo points should be identified by GPS coordinates or by survey. This is particularly important for large-scale earthworks or extractive industries.
- Measures for controlling long-term access and encroachments (bollards, fences, etc.) into the riparian corridor should be identified.
- Vegetation species composition, planting layout and densities should be identified. The required mix of plant species relates to the actual community to be emulated and the size of the area or areas to be rehabilitated but mature vegetation communities are generally well structured, comprising trees, shrubs and groundcovers species. Planting densities should achieve quick vegetative cover and root mass to maximise bed and bank stability along the subject watercourse.
- Costs associated with high-density planting will be recovered through reduced maintenance costs for weeding or replacement planting in the maintenance period specified in the controlled activity approval (CAA).
- Seed or plant sources should be identified. Where possible, native plants and seed sources of local provenance should be used.
- Exotic vegetation should be avoided. The use of exotic species for temporary soil stabilisation is permitted provided they are sterile, non-invasive and easily eradicated when permanent vegetation is established.
- Details of the planting program, rehabilitation methods and staging should be provided. Techniques such as hydro-seeding, direct seeding, brush matting or assisted natural regeneration may be considered.
- Maintenance requirements should extend for a minimum of 2 years after the completion of works or until such time as a minimum 80% survival rate of each species planted and a maximum 5% weed cover for the treated riparian corridor-controlled activity is achieved.

- Project tasks should be defined and described, including a schedule detailing the sequence and duration of works necessary for the implementation of the VMP.
- Costings for the implementation of all components and stages of the work including materials, labour, watering, maintenance which includes plant replacement, monitoring and reporting should be prepared.
- Processes for monitoring and review, including a method of performance evaluation should be identified. This should include replacing plant losses, addressing deficiencies, problems, climatic conditions and successful completion of works.
- Regular reporting on the implementation and status of works covering progress, success or failures and completion should be provided. The number and duration of reporting periods will be identified in the CAA. Works as executed plans and reports detailing how the components of the VMP have been implemented will be required prior to the release of any security held by the department.
- Security such as bank guarantees may be required before a controlled activity involving the implementation of a VMP is commenced. The amount of security is usually based on the costings provided.

More information

- For more information about controlled activities on waterfront land visit the department's website at water.dpie.nsw.gov.au/licensing-and-trade/approvals.
- Copies of the Acts and associated regulations are available on the NSW Government legislation site at www.legislation.nsw.gov.au.

If you think you need to make a controlled activity application, our easy-to-use online support tool Water Assist can help you. Visit www.dpie.nsw.gov.au/water/water-assist.