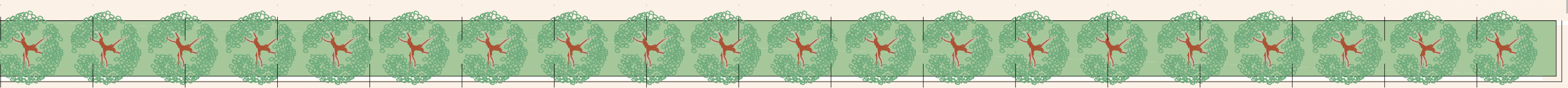
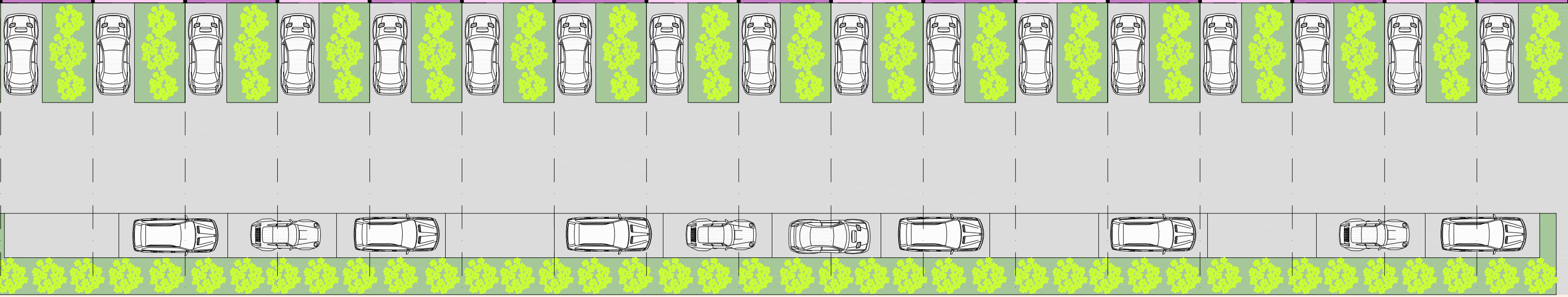


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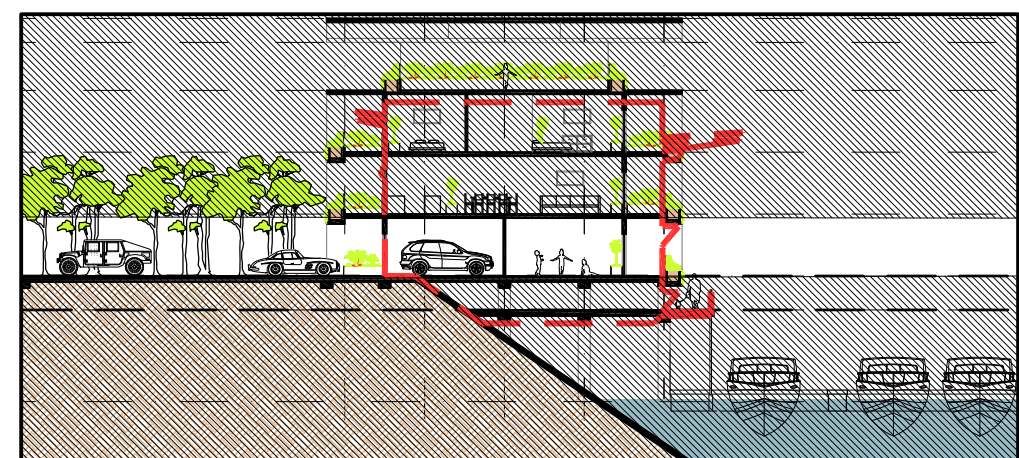
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2 BEDROOM TERRACE 60m²



PLAN - Ground Level

RL. 6.300 AHD

1:200 @ A1; 1:400 @ A3



TERRACE	Sqm	GR
2 BEDROOM	60 m ²	9
3 BEDROOM	80 m ²	8
TOTAL TERRACES		17

2 BEDROOM TERRACE - 60m²
3 BEDROOM TERRACE - 80m²

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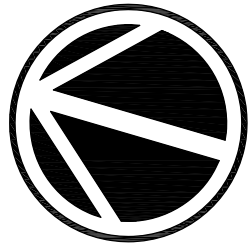
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MARINA TERRACES
PLAN - Ground

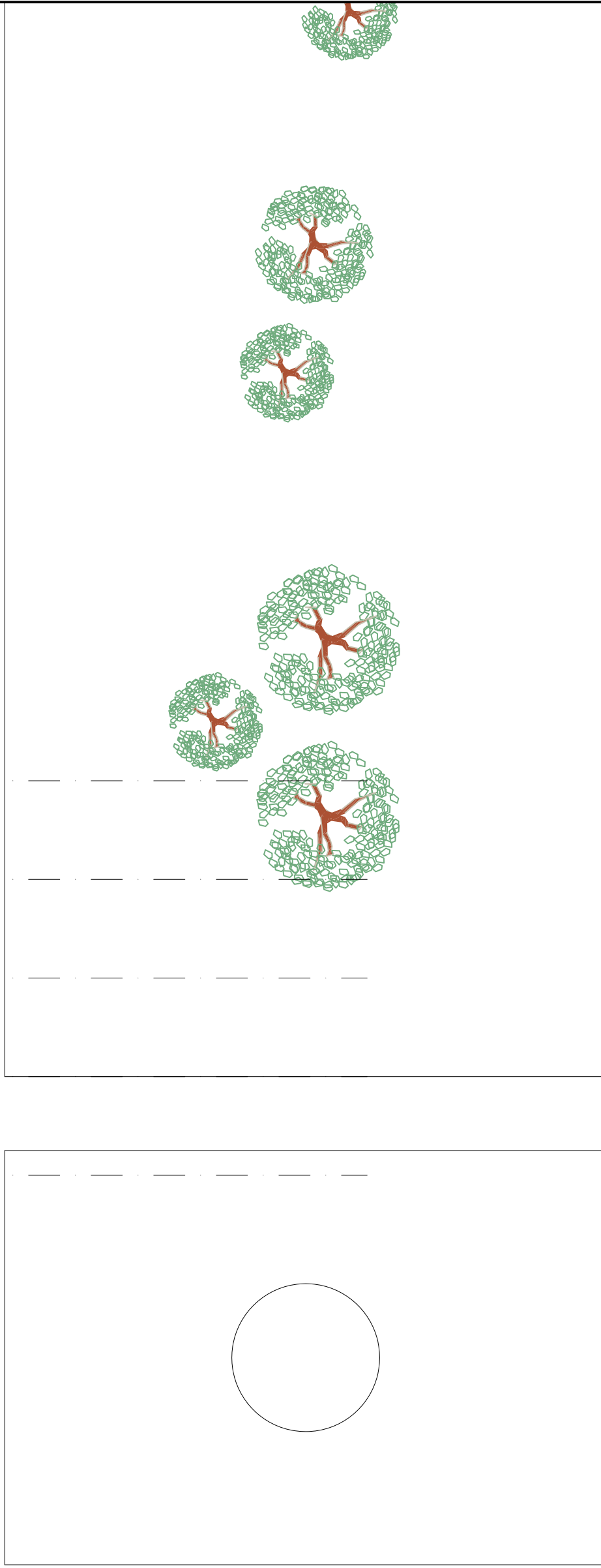
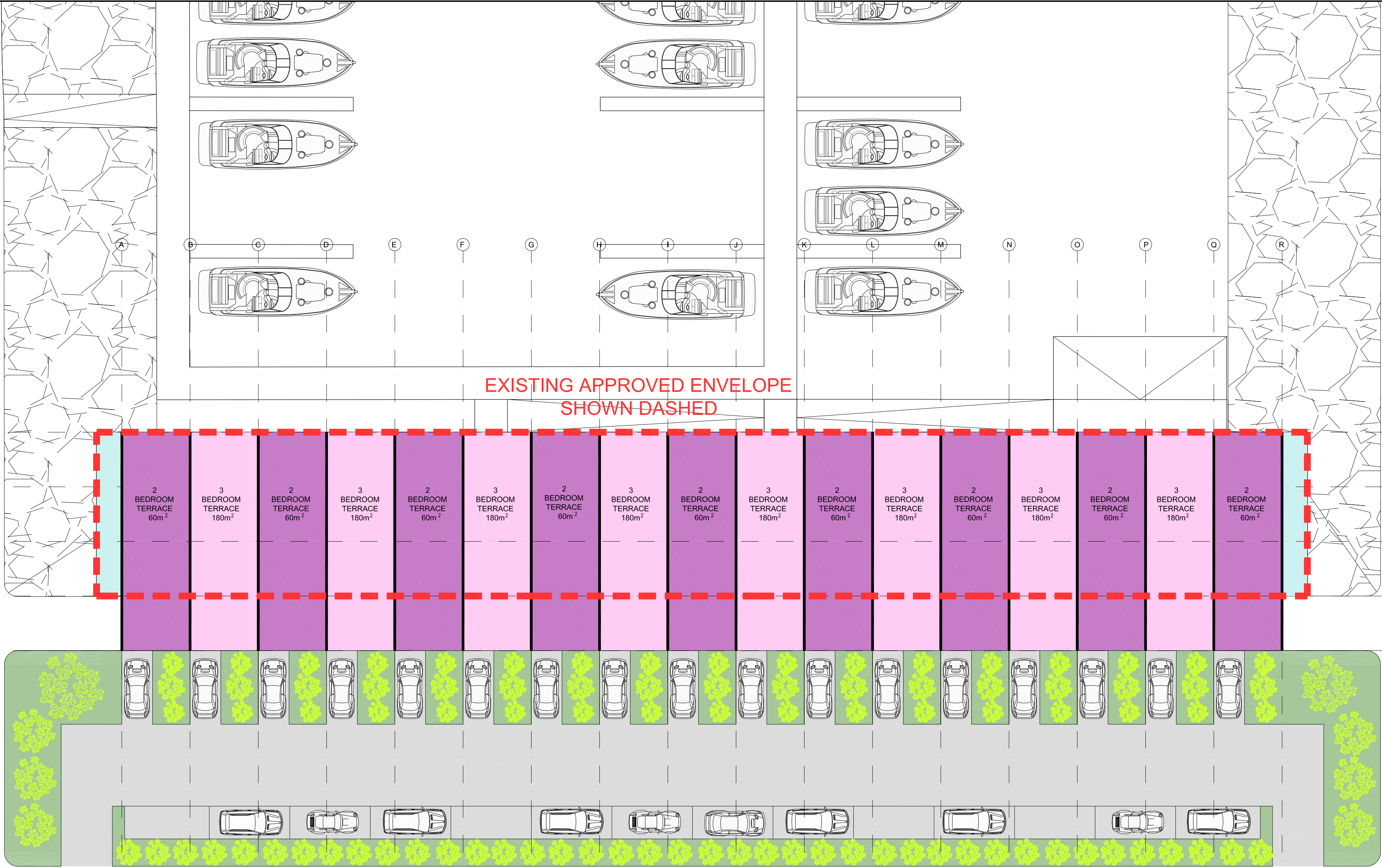
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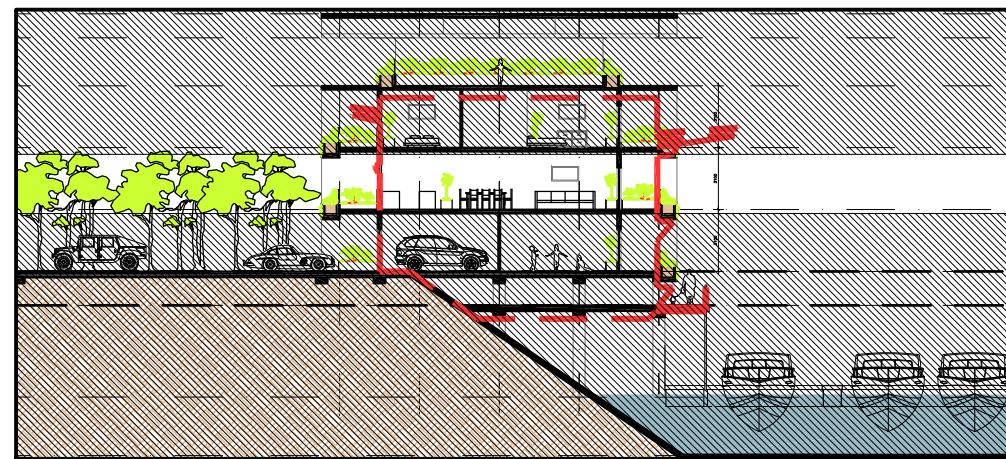


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PLAN - Level 1
1:200 @ A1: 1:400 @ A3

RL. 9.400 AHD



L2
L1
GR

TERRACE	Sqm	L1
2 BEDROOM	60 m ²	9
3 BEDROOM	80 m ²	8
TOTAL TERRACES		17

- 2 BEDROOM TERRACE - 60m²
- 3 BEDROOM TERRACE - 80m²

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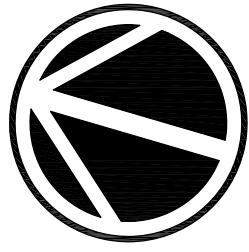
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MARINA TERRACES
PLAN - Level 1

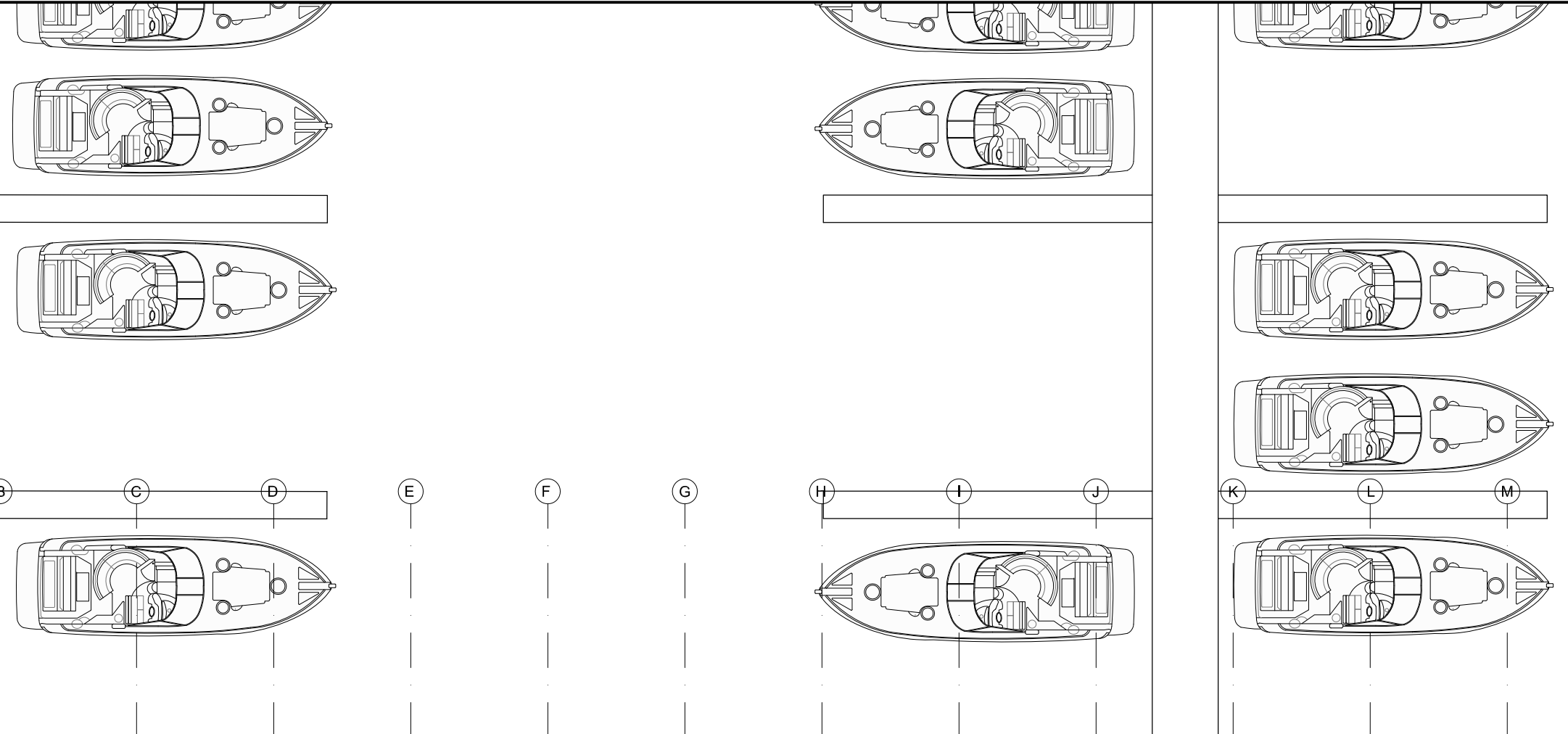
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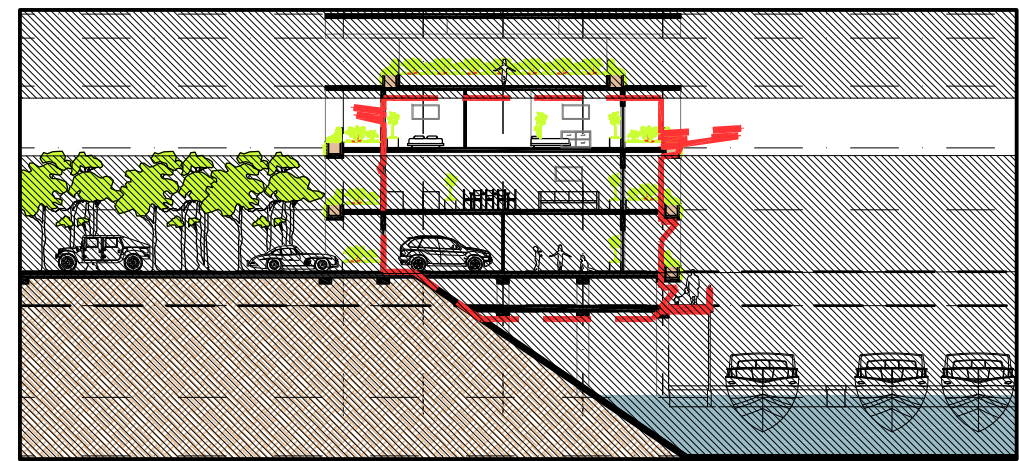
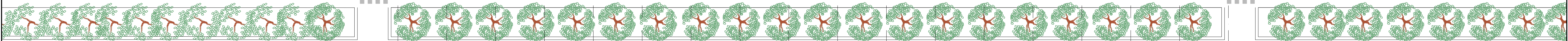
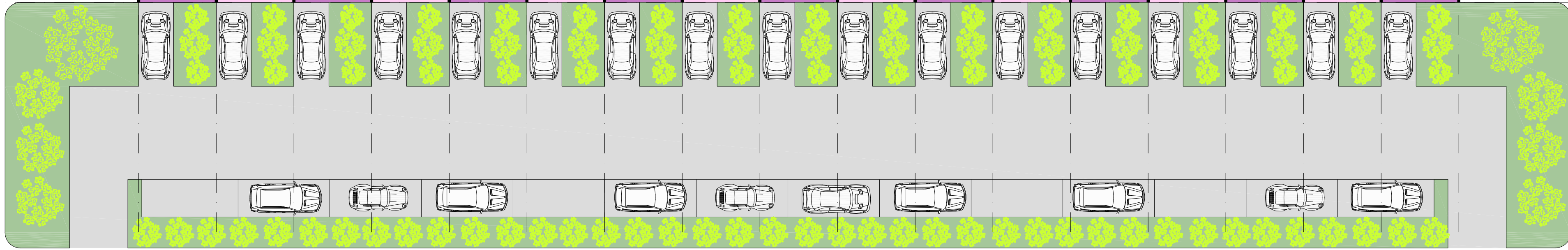
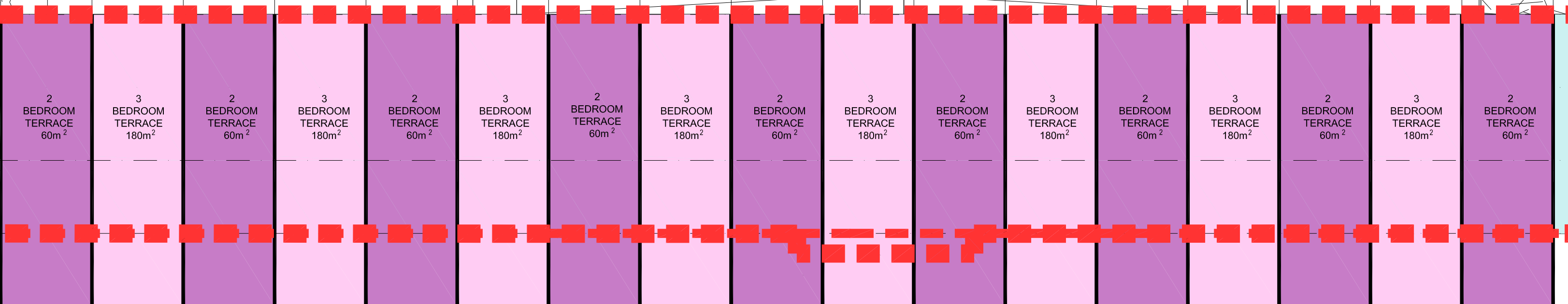
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TERRACE	Sqm	L2
2 BEDROOM	60 m²	9
3 BEDROOM	80 m²	8
TOTAL TERRACES		17

- 2 BEDROOM TERRACE - 60m²
- 3 BEDROOM TERRACE - 80m²

PLAN - Level 2
1:200 @ A1; 1:400 @ A3
RL. 12.500 AHD

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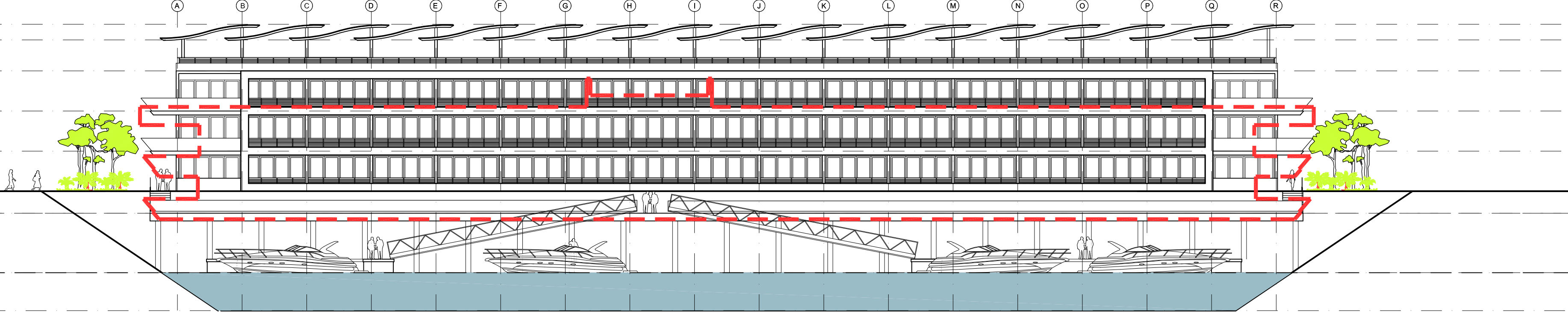
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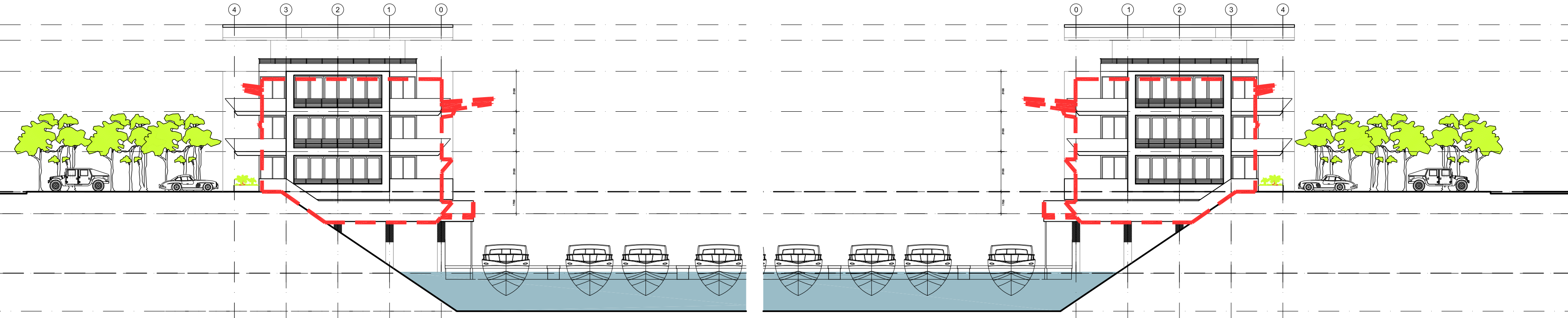
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DATE 19/12/14
JOB NO 0914
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RL 19.200 ▼ A.H.D - HIGHER ROOF LEVEL
RL 18.000 ▼ A.H.D - LOWER ROOF LEVEL
RL 15.600 ▼ A.H.D - FFL ROOFTOP TERRACE
RL 12.500 ▼ A.H.D - FFL LEVEL 2
RL 9.400 ▼ A.H.D - FFL LEVEL 1
RL 6.300 ▼ A.H.D - FFL GROUND FLOOR
RL 4.600 ▼ A.H.D
RL 0.000 ▼ A.H.D
RL -2.937 ▼ A.H.D - BASIN BED LEVEL



ELEVATION - East
1:250 @ A1, 1:500 @ A3

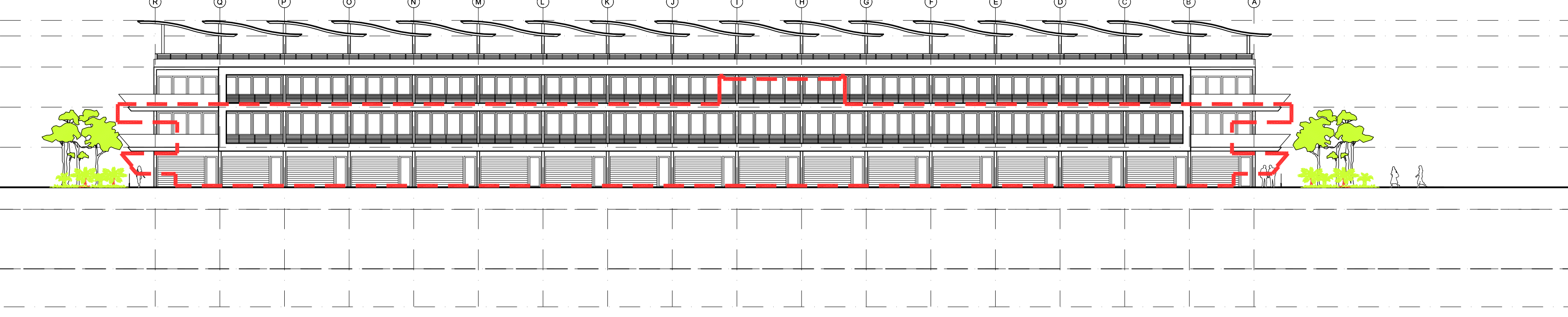
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RL 18.000 ▼ A.H.D - LOWER ROOF LEVEL
RL 15.600 ▼ A.H.D - FFL ROOFTOP TERRACE
RL 12.500 ▼ A.H.D - FFL LEVEL 2
RL 9.400 ▼ A.H.D - FFL LEVEL 1
RL 6.300 ▼ A.H.D - FFL GROUND FLOOR
RL 4.600 ▼ A.H.D
RL 0.000 ▼ A.H.D
RL -2.937 ▼ A.H.D - BASIN BED LEVEL



ELEVATION - South
1:250 @ A1, 1:500 @ A3

ELEVATION - North
1:250 @ A1, 1:500 @ A3

RL 19.200 ▼ A.H.D - HIGHER ROOF LEVEL
RL 18.000 ▼ A.H.D - LOWER ROOF LEVEL
RL 15.600 ▼ A.H.D - FFL ROOFTOP TERRACE
RL 12.500 ▼ A.H.D - FFL LEVEL 2
RL 9.400 ▼ A.H.D - FFL LEVEL 1
RL 6.300 ▼ A.H.D - FFL GROUND FLOOR
RL 4.600 ▼ A.H.D
RL 0.000 ▼ A.H.D
RL -2.937 ▼ A.H.D - BASIN BED LEVEL



ELEVATION - West
1:200 @ A1, 1:400 @ A3

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DRAWING
MARINA TERRACES
ELEVATIONS

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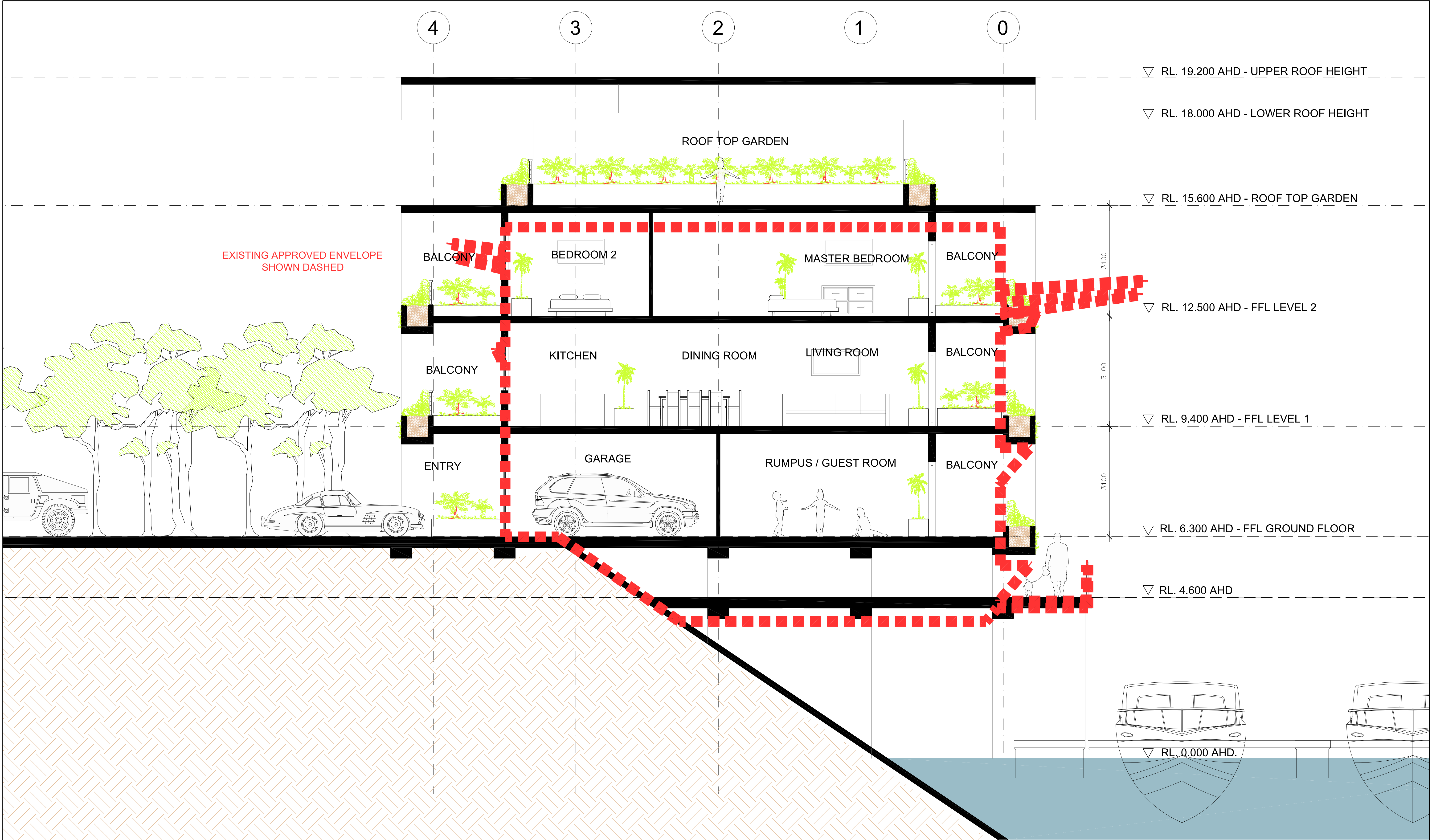
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SK - 210



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MARINA TERRACES - Section DD
1:50 @ A1, 1:100 @ A3



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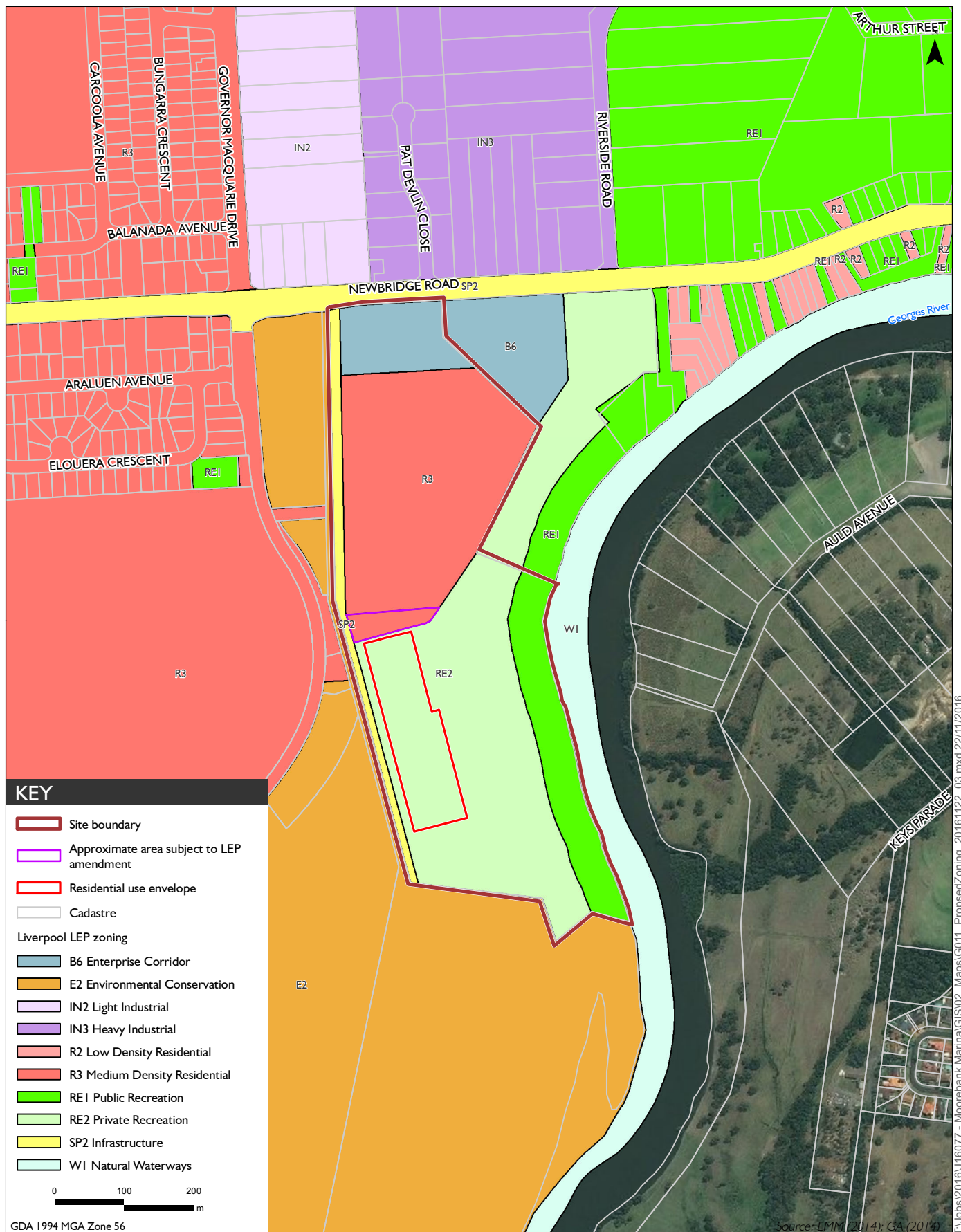
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Section DD

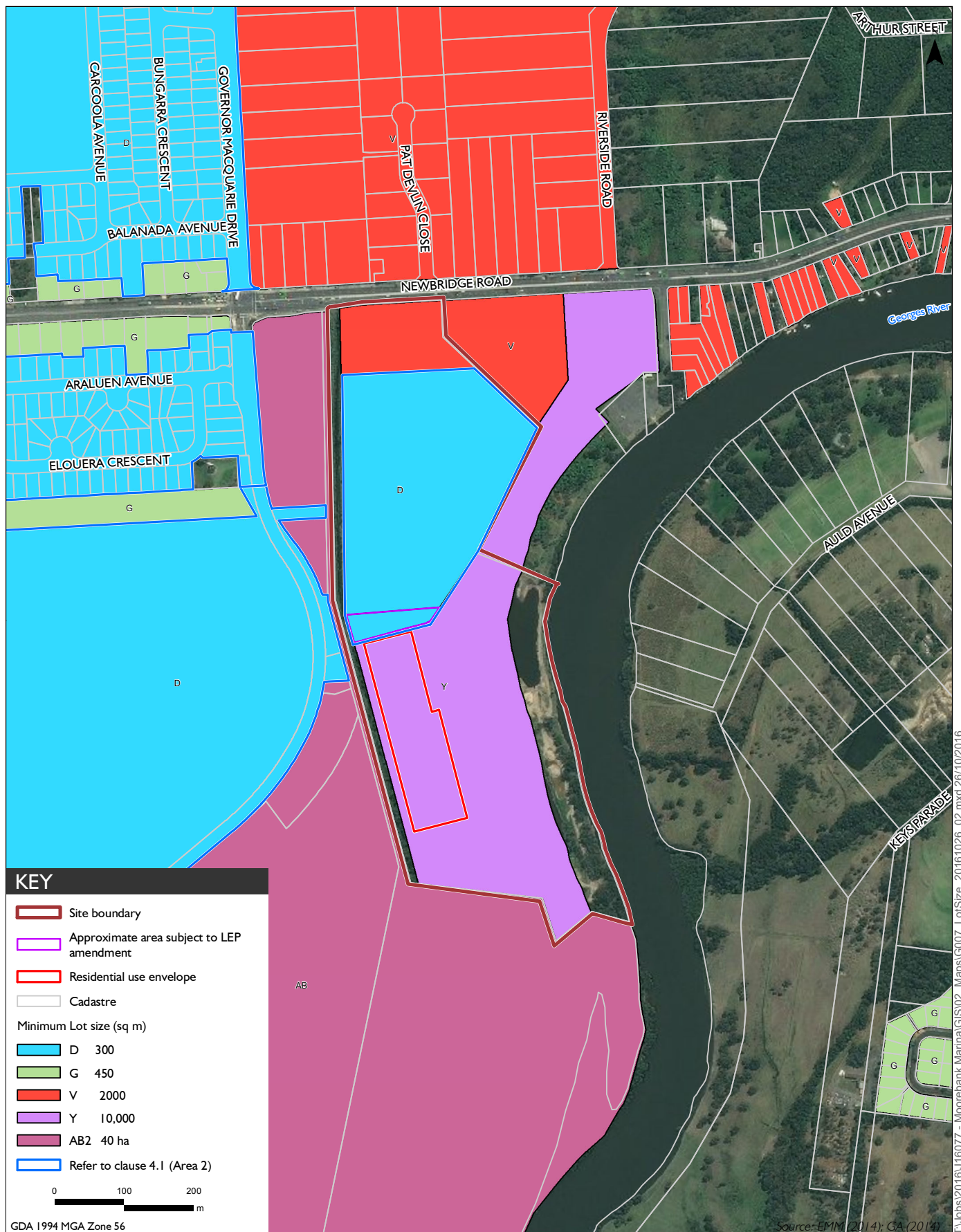
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Appendix B

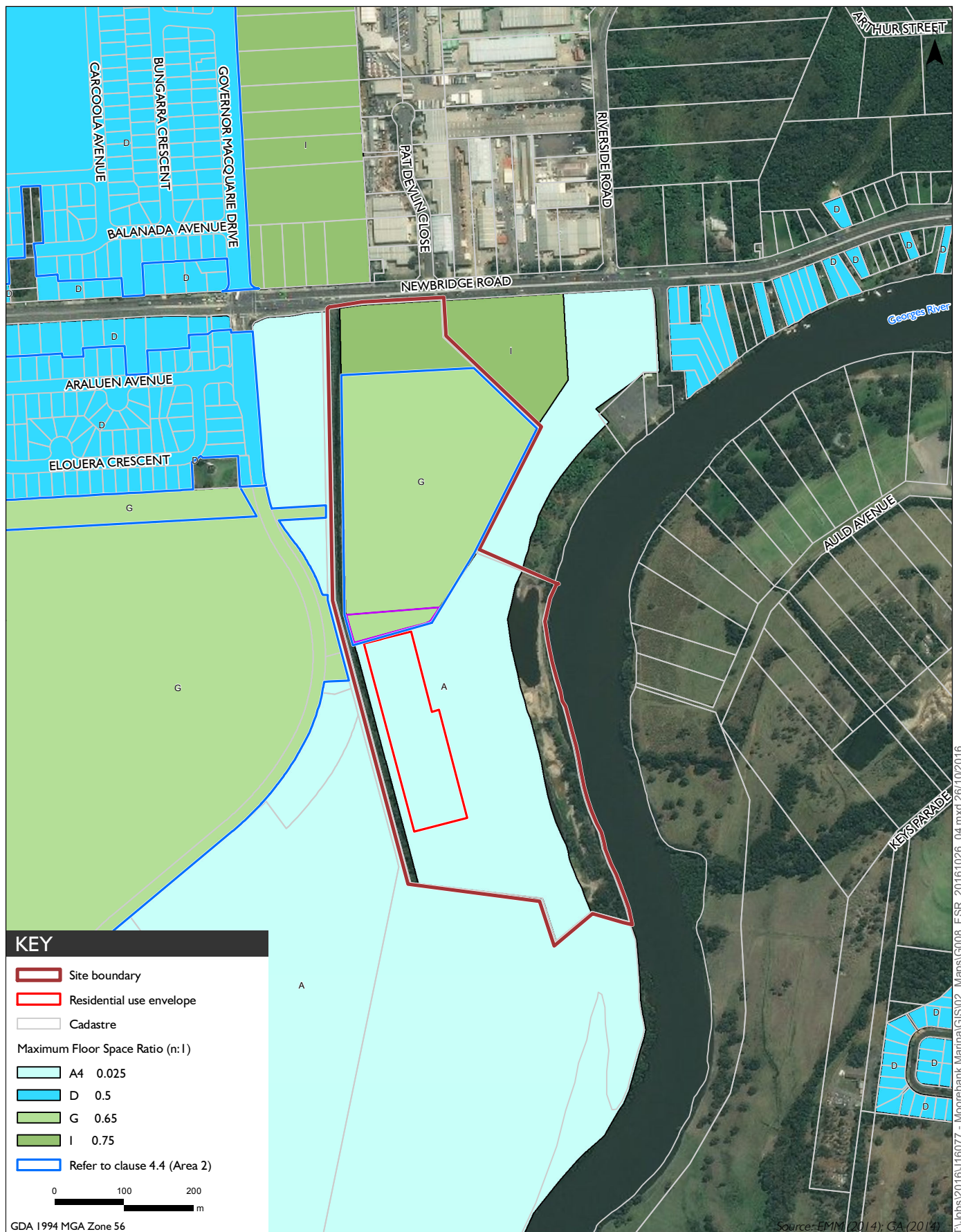
LEP maps for proposed R3 rezoning



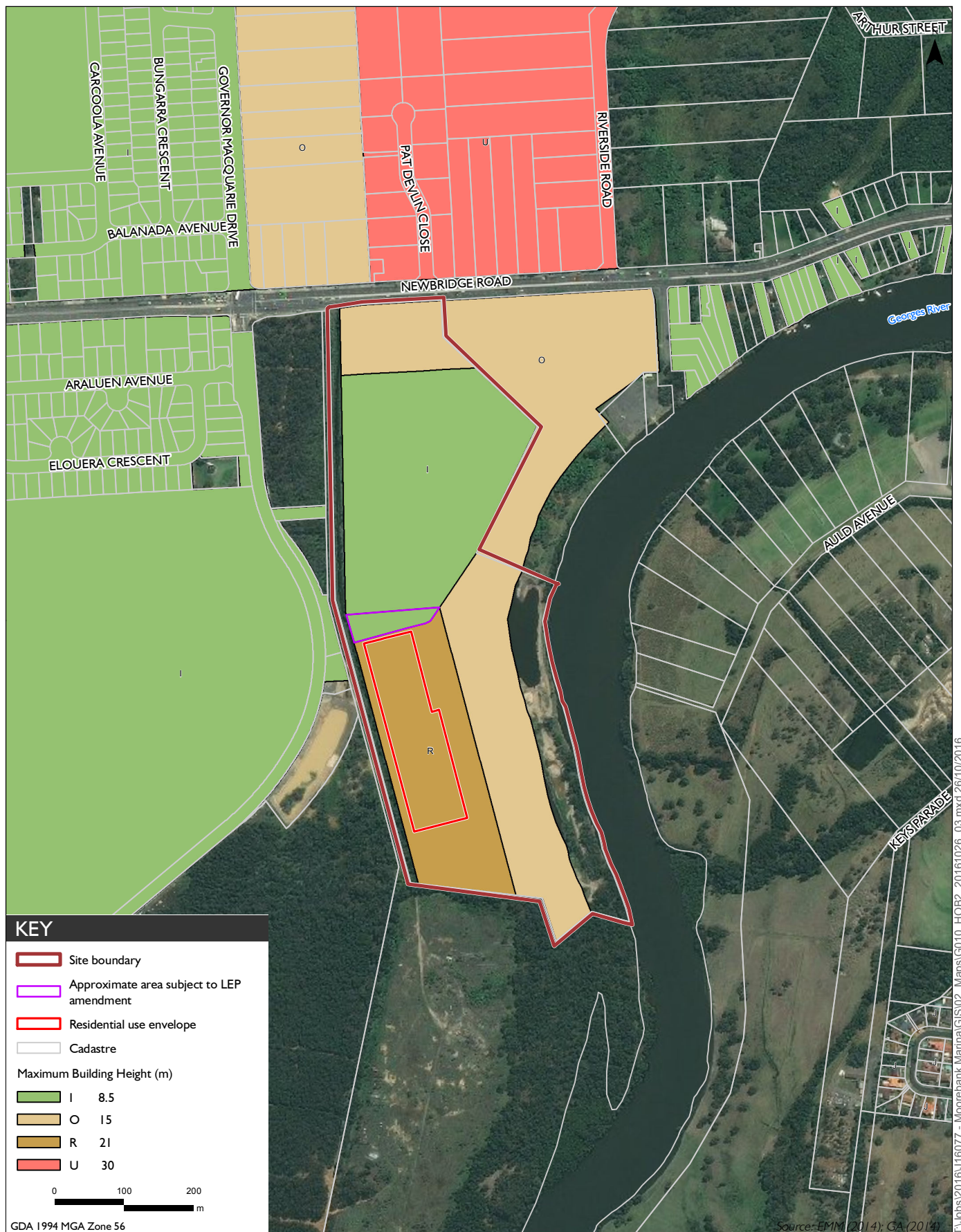
Proposed zoning
 Development of Georges Cove Marina
 Planning proposal modification
 Figure A



Proposed lot size
 Development of Georges Cove Marina
 Planning proposal modification
 Figure B



Proposed floor space ratio
 Development of Georges Cove Marina
 Planning proposal modification
 Figure C



Proposed height of buildings
 Development of Georges Cove Marina
 Planning proposal modification
 Figure D

Appendix C

Supplementary preliminary investigation contamination



Supplementary Preliminary Investigation

Proposed Georges Cove Marina

Prepared for Benedict Industries Pty Ltd | 11 March 2016



Supplementary Preliminary Investigation

Proposed Georges Cove Marina

Prepared for Benedict Industries Pty Ltd | 11 March 2016

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Supplementary Preliminary Investigation

Final

Report J14149RP1 | Prepared for Benedict Industries Pty Ltd | 11 March 2016

Prepared by	Nina Pearce-Hawkins	Approved by	Dr Philip Towler	Dr Lange Jorstad
Position	Senior Hydrogeologist	Position	Associate Director	Principal Scientist
Signature		Signature		
Date	11 March 2016	Date	11 March 2016	11 March 2016

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1 Introduction

Benedict Industries Pty Ltd (Benedict Industries) (who are acting for the landowner, Tanlane Pty Ltd (Tanlane)) propose to construct and operate a marina and related facilities on part of Lot 7 in DP 1065574 (referred to as “Lot 7” hereafter), 146 Newbridge Road, Moorebank, in the Liverpool City Council Local Government Area (LGA).

The marina is proposed to be developed on the southern portion (approximately 13 ha) of Lot 7 (which is approximately 22 ha in total). Lot 7 (ie the combined northern section and marina site) has historically been used for sand extraction, dredging and recycling operations. The marina site itself comprises a dredge pond created by the existing extractive operations and surrounding banks that accommodate access roads and stockpiles. These activities have been undertaken by entities controlled by Benedict Industries in accordance with relevant regulatory requirements including development consents, environmental protection licences and other permits.

The extractive industries on Lot 7 are reaching the end of their economic life. The marina development will utilise an existing sand extraction dredge pond (approximately 6 ha) within the marina site as the final marina basin. This will largely remove the need to import fill to restore the landform (ie filling in the dredge pond) following the closure of the quarry, as is permitted by the existing quarry planning approval.

A preliminary investigation (PI) was completed in July 2015 (EMM 2015a) to assess the contamination potential of the southern portion of Lot 7, which is referred to as the “marina site” (Figure 1.1). Soil, dredge pond sediment and dredge pond water samples were collected and analysed.

The PI was submitted to Liverpool City Council (the Council) for review, with a follow up meeting held with the Council and the Environment Protection Authority (EPA) on 30 October 2015. At the meeting, it was agreed that further investigation should be undertaken to evaluate the nature and potential risk of ammonia in the dredge pond sediment and water. In addition, a higher sampling density for all mediums (soil, groundwater, dredge pond water and dredge pond sediment) was requested to definitively determine the sites suitability for its proposed use.

This supplementary preliminary investigation (SPI) reports the results of additional sampling to provide improved spatial and statistical confidence in the levels and distribution of potential contaminants on the site. The PI and SPI reports have been prepared to satisfy the requirements of cl 7(2) of State Environmental Planning Policy No 55—Remediation of Land (SEPP 55). This SPI should be read in conjunction with the PI.