



Department of  
Primary Industries  
Office of Water

021178.2014  
Shannon

Received By  
- 3 FEB 2014  
Parramatta

The General Manager  
Liverpool City Council  
Locked Bag 7064  
LIVERPOOL BC NSW 1871

Contact: Wayne Conners  
Phone: 8838 7531  
Fax: 8838 7554  
Email: wayne.conners@water.nsw.gov.au

Our ref: 10 ERM2013/0438  
Your ref: DA2013/517

Attention:- Shannon Rickersey

31 January 2014

**Re: Integrated Development Referral – General Terms of Approval (GTA)**  
**Dev Ref: DA517/2013**  
**Description of proposed activity:- Construction of seven golf holes on the historic Greenwood golf course**  
**Site location: Lot 2210 Stewart Avenue Hammondville & Cantello Reserve Stewart Avenue Hammondville, Lot 52 DP717957 and Lot 2210 DP1090818**

Reference to the Integrated Development Application (DA) proposed for the subject property. Please find the Office of Water's response to the water supply options as detailed in the subject DA. I apologise for the delay in this reply.

The Office of Water has reviewed the DA, which involves the construction of four (4) new ponds with a total capacity of 12.55 megalitres, which are in addition to the six (6) existing dams on the golf course site. The total combined capacity of the existing and proposed dams is 100.5 megalitres and, as such the Office of Water has determined that a water supply works and use approval and a Water Access Licence (WAL) are required for the proposed development.

To correctly authorise the existing and proposed works, the proponent will be required to purchase an entitlement (WAL) from another WAL holder within the Georges River Management Zone as outlined in the trading rules within the Water Sharing Plan for the 2011 Greater Metropolitan Region Unregulated Water Sources (attached).

It is recommended that the consent authority make any consent with a **deferred commencement** until the proponent can demonstrate the **granting of all the appropriate water access licence and approvals.**

Please note Council's statutory obligations under section 91A(3) of the *Environmental Planning and Assessment Act, 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the GTA proposed to be granted by the approval body.

The GTA is subject to the successful implementation of the recommendations from the site specific flora and fauna studies detailed at 1.3.3 titled "Conservation Management Plan" dated 27 March 2013 and prepared by Anne Clements and associates Pty Limited.

If the proposed development is approved by Council, the Office of Water requests that these GTA also be included (in their entirety) in Council's development consent. Please also note the following:

## **OFFICE OF WATER**

Our Ref: ERM2013/0438

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### **Integrated Development Assessment**

The Office of Water provides the following comments on the above proposal:

#### **Dam Licensing**

The proposal includes works subject to the Office of Water's Farm Dams Policy, which became effective on 1/1/99.

Under the policy the Maximum Harvestable Right Dam Capacity (MHRDC) for a particular property is determined by:

Property Area (hectares) X MHRDC Factor = MHRDC (megalitres).

The property area is estimated to be 107.14 hectares.

The property location at Lot 2210 Stewart Avenue Hammondville & Cantello Reserve Stewart Avenue Hammondville corresponds to a MHRDC Factor of 0.085 ML/ha.

In this instance therefore  $MHRDC = 107.14 \times 0.085 = 9.10$  megalitres

The proposed and existing dams will have a combined capacity of 100.5 megalitres.

As the **proposed and existing dams will exceed the MHRDC by 91.5 ML** a Water Supply Works and Use Approval and a Water Access Licence will be required to authorise storage capacity in excess of the Harvestable Right.

**The applicant will be required to purchase a WAL to enable them to extract water out of the proposed and existing dams.**

- any adjoining public or crown road
- any other persons land
- any crown land
- any river, creek or watercourse
- any groundwater aquifer
- any area of native vegetation as described in the Native Vegetation Conservation Act 1997 or the Native Vegetation Act 2003.
- any wetlands of environmental significance
- any identified site of aboriginal significance
- any identified site of cultural significance

12. Your attention is particularly drawn to the provisions of condition (11) regarding disposal of drainage waters. The discharge of polluted waters into a river or lake otherwise than in accordance with the conditions of a license under the Protection of the Environment Operations Act may render the offender subject to prosecution and penalty under the Act. Therefore where an approved drainage disposal system involves the possible discharge of drainage water into a river or lake, a license may be required under the Protection of the Environment Operations Act to authorise such discharge.
13. The location of the dam(s) as shown on a plan retained in the Office of Water shall not be altered. Please be advised that any installation of an additional dam and/or enlargement of an existing dam may require further local council approval and/or an amended approval from the Office of Water.
14. The existing profile of the channel and bank of any watercourse or drainage depression must not be disturbed any more than is necessary in order to site and maintain the authorised work. Any area that is disturbed when carrying out such work must be stabilised and maintained by vegetation cover, stone pitching or any other approved material as directed and to this Department satisfaction so as to prevent the occurrence of erosion.
15. The holder of the approval must not construct or install works used for conveying, distributing or storing water taken by means of the approved work that obstruct the reasonable passage of floodwaters other than that water that is to be impounded or obstructed.
16. The pumping and ancillary equipment and pump site shall be, at all times, properly secured and/or sealed as to prevent leakage of petroleum based products and/or noxious material from entering any river or lake. Typically, a bunding wall of hay bales or other approved material shall be installed around the pumping plant to avoid contamination of any river or lake through spills or leaks of oils, fuels or greases.
17. Any drainage channels or cross banks associated with the authorised works or access roads to or from that work shall have installed and maintained a bunding wall of hay bales or other approved material, to prevent siltation reaching any river or lake.
18. The holder of the approval must construct and maintain the approved work in a safe and proper manner that will minimise the possibility of damage being occasioned by it, or resulting from it to any public or private interest.

#### **Advisory Notes**

1. For the purpose of the GTAs, the term 'consent holder' refers to the applicant for the integrated development application.
2. A works approval will not give the holder the right to use and occupy any land without the consent of the registered owner/s of the property.
3. A works approval will not relieve the approval holder of any obligations or requirements of any other acts, regulations, planning instruments or Australian standards.

## Water Sharing Rules

### Georges River Management Zones

Water Sharing Plan	
<b>Plan</b>	Greater Metropolitan Region Unregulated Water Sources
<b>Plan Commencement Date</b>	1 July 2011
<b>Term of the Plan</b>	10 years
<b>Water Sharing Rules</b>	These rules apply to all surface waters in the management zone.
Note: Four management zones (MZs) have been included in this rules summary as planning for the Georges River Catchment was undertaken as a single management unit.	
Boundary Definition	
<b>Lower Georges River and Bunbury Curran Creek MZ</b>	Includes the hydrological catchments of Bunbury Curran Creek and Georges River at and below the confluence of Bunbury Curran Creek and Georges River.
<b>Cabramatta Creek MZ</b>	Includes the hydrological catchment of Cabramatta Creek.
<b>Prospect Creek MZ</b>	Includes the hydrological catchment of Prospect Creek.
<b>Georges River Catchment MZ</b>	Includes the hydrological catchment of Georges River excluding Lower Georges River and Bunbury Curran Creek MZ, Cabramatta Creek MZ and Prospect Creek MZ.

Rules Summary
The following rules are a guide only. For more information about your actual license conditions, please contact the NSW Office of Water in Parramatta, phone 8838 7531.

Access Rules for the Lower Georges River and Bunbury Curran Creek Management Zone	
<b>A class</b>	For years one to five of the plan users must cease to pump when flows are at or less than 0.25 ML/day.  For years six to ten of the plan users must cease to pump when flows are at or less than 0.3 ML/day.
<b>B class</b>	For years one to ten of the plan users must cease to pump when flows are at or less than 5.7 ML/day.
<b>Commence to pump – A class only</b>	For years one to five of the plan users may commence to pump when flows have exceeded 0.25 ML/day for a period of 24 hours.  For years six to ten of the plan users may commence to pump when flows have exceeded 0.3 ML/day for a period of 24 hours.
<b>Reference point</b>	Bunbury Curran Creek at Railway Parade (flow gauge 213012).

<b>Trading rules for the Lower Georges River and Bunburry Curran Creek Management Zone</b>	
<b>INTO management zone</b>	Trading into Lower Georges River and Bunburry Curran Creek management zone only permitted into the hydrological catchments of Bow Bowling and O'Hares Creek.
<b>WITHIN management zone</b>	Trading within the management zone area is as follows: <ul style="list-style-type: none"> <li>• Trading within the hydrological catchments of Bow Bowling and O'Hares Creek is permitted.</li> <li>• Trading into the hydrological catchments Harris Creek, Williams Creek and Georges River above river flow gauge 213400 of the Lower Georges River and Bunburry Curran Creek Management Zone is prohibited.</li> </ul>
<b>Conversion to High Flow Access Licence</b>	Not permitted.
<b>Trading rules for the Cabramatta Creek Management Zone</b>	
<b>INTO management zone</b>	Not permitted.
<b>WITHIN management zone</b>	Permitted, subject to assessment.
<b>Conversion to High Flow Access Licence</b>	Not permitted.
<b>Trading rules for the Prospect Creek Management Zone</b>	
<b>INTO management zone</b>	Trading into this zone is not permitted if the trade will increase the total licensed entitlement for the zone.
<b>WITHIN management zone</b>	Permitted, subject to assessment.
<b>Conversion to High Flow Access Licence</b>	Not permitted.
<b>Trading rules for the Georges River Catchment Management Zone</b>	
<b>INTO management zone</b>	Trading into this zone is not permitted if the trade will increase the total licensed entitlement for the zone.
<b>WITHIN management zone</b>	Permitted, subject to assessment.
<b>Conversion to High Flow Access Licence</b>	Not permitted.

**More information** about the macro planning process for the Greater Metropolitan Region Unregulated Water Sources is available at: [www.water.nsw.gov.au](http://www.water.nsw.gov.au).

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NOW 11\_070.s43

*All communications to be addressed to:*

Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Telephone: 1300 NSW RFS  
e-mail: [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)

Headquarters  
Locked Bag 17  
Granville NSW 2142

Facsimile: 8741 5433



The General Manager  
Liverpool City Council  
Locked Bag 7064  
LIVERPOOL BC NSW 1871

Your Ref: DA-517/2013  
Our Ref: D13/1174  
DA13060687692 KV

**ATTENTION:** Deepa Randhawa

14 June 2013

Dear Sir / Madam

**Land Use Application for Stewart Avenue Hammondville 2170**

I refer to your letter dated 3 June 2013 seeking advice regarding bush fire protection for the above Land Use Application in accordance with Section 79BA of the 'Environmental Planning and Assessment Act 1979'.

The Service has reviewed the plans and documents received for the proposal and subsequently raise no concerns or issues in relation to bush fire.

For any queries regarding this correspondence please contact Kalpana Varghese on 1300 NSW RFS.

Yours sincerely

Mark Hawkins  
**A/Team Leader, Development Assessment and Planning**

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.



Received By

16 July 2013

23 JUL 2013

RMS Ref: SYD13/00657  
Council Ref: DA517/2013

General Manager  
Liverpool City Council  
Locked Bag 7064  
LIVERPOOL BC NSW 1871

Attention: Deepa Randhawa

**CONSTRUCTION OF SEVEN GOLF HOLES ON THE HISTORIC GREENWOOD GOLF  
COURSE OVER PROPOSED LOTS 4 AND 5  
LOT 2210 STEWART AVENUE, HAMMONDVILLE NSW 2170**

Dear Sir or Madam,

Reference is made to Council's correspondence dated 3 June 2013 with regard to the abovementioned development application, which was referred to Roads and Maritime Services (RMS) for comment.

RMS has reviewed the development application and raises no objection subject to adequate measures being provided to protect the motorway traffic from golf balls at the adjacent new golf holes.

In addition, the easement for public access purposes underneath the M5 South West Motorway shall be provided in accordance with RMS and Interlink's requirements and conditions.

Should you require any further clarification in this matter, please do not hesitate to contact Stella Qu on 02 8849 2520 or via email at [Stella.Qu@rms.nsw.gov.au](mailto:Stella.Qu@rms.nsw.gov.au).

Yours faithfully

J. Hall

per O. Hodgson

James Hall

**Senior Land Use Planner  
Transport Planning, Sydney Region**