

22 April 2016

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Re: Proposed Georges Cove Marina (DA781-2015) - application clarification

Dear David,

EMM Consulting Pty Limited is acting on behalf of Benedict Industries Pty Ltd and Tanlane Pty Ltd in regard to the development application for the Proposed Georges Cove Marina (DA781-2015).

This letter clarifies the components that make up the marina application (DA781-2015) in response to comments received following the original exhibition of the *Georges Cove Marina, Moorebank, Environmental Impact Statement (EIS)*.

The development application (DA781-2015) includes all of the marina components shown on EIS Figure 1.5 that are on Lot 7 DP 1065574 with the exception of the part of the approved bridge (DA-155/2006 and DA-61/2014) on Lot 7. An amended version of the subject site boundary originally shown in EIS Figure 1.2 is attached. The subject site area remains about 13 ha as started in the EIS.

The access road between Car Park C and the approved bridge is completely within Lot 7 DP 1065574 (owned by Tanlane Pty Ltd), is within the amended subject site boundary and forms part of the application (DA781-2015).

Construction and use of the offsite intersection of Brickmakers Drive and the link road also forms part of the application (DA781-2015). The NSW Land and Environment Court order that approved the easement to Moorebank Recyclers' site (NSW LEC 30141, 2013) specified the use of the intersection design prepared by Cardno (2013) and included the potential for traffic signals as detailed in a plan of the intersection prepared by McLaren (2013). The proposed link road and its intersection with Brickmakers Road will be physically identical the Cardno (2012) layout. This intersection will be used by traffic from multiple new and proposed developments and Liverpool City Council and Roads and Maritime Services are considering the intersection treatment required. Benedict Industries and EMM recently met with Liverpool City Council regarding this matter and EMM is preparing further information regarding the requirement for the signalised intersection.

The present application (DA781-2015) does not seek approval for the bridge previously approved by DA-155/2006 and DA-61/2014.

Yours sincerely



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References

Cardno 2013a, *Site Plan* Drawing showing Brickmakers Drive access easement and intersection, prepared at the Completion of Land & Environment Court Proceedings No 30141 of 2013, for Concrete Recyclers, June 2013.

McLaren Traffic Engineering 2013, *Signalised Intersection LT Bay*, Drawing showing Brickmakers Drive access signalised intersection, prepared for Land & Environment Court Proceedings No 30141 of 2013, for Moorebank Concrete Recyclers, 23 May 2013.



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