



**Natural Resources
Access Regulator**

Contact: Mohammed Ismail
Phone: 02 8838 7535
Email: Mohammed.Ismail@dpi.nsw.gov.au

General Manager
Liverpool City Council
Group Manager Community & Culture
Locked Bag 7064
LIVERPOOL B C NSW 1871

Our ref: IDAS1110800
Our file: V18/534-4#79
Your ref: DA611/2018

Attention: Boris Santana

18 September 2019

Dear Sir/Madam

**Re: Integrated Development Referral – General Terms of Approval
Dev Ref: DA611/2018**

Description: Construction and operation of a Marina (Georges Cove Marina), The development consists of: A maritime building which will house a dry berth facility providing 250 berths, a function centre, tourist, entertainment, recreation and club facilities, a petrol storage tank (60,000 litres) and a diesel storage tank (60,000 litres), A wet berth facility for 186 craft (including casual berths) which will consist of a marina basin, rock protection of the basin and foreshore, including embellishment and revegetation of the river foreshore, construction of a navigation channel, construction of public recreational facilities on the foreshore, floating berths and walkways, fuel pumping facilities, sewerage pumpout facilities and emergency berth access, Construction of three external car parking areas and basement car park providing a total of 637 car spaces, A private marina clubhouse, Associated works and support infrastructure including power, water and sewerage

Location: 146 Newbridge Road MOOREBANK

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Natural Resources Access Regulator's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.47 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, NRAR requests these GTA be included (in their entirety) in Council's development consent. Please also note 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.

NRAR will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s96 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, NRAR recommends the following condition be included in the development consent:

The attached GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for a Controlled Activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity.

A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security deposit or bank guarantee (if required) and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Application forms are available from the NRAR website at:

www.industry.nsw.gov.au » [Water](#) » [Licensing & Trade](#) » [Approvals](#).

NRAR requests that Council provide a copy of this letter to the development consent holder.

NRAR also requests a copy of the determination for this development application be provided by Council as required under section 91A (6) of the EPA Act.

Yours Sincerely



Mohammed Ismail
Water Regulation Officer
Water Regulatory Operations
Natural Resources Access Regulator



General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1110800

Issue date of GTA: 18 September 2019

Type of Approval: Controlled Activity

Description: Construction and operation of a Marina (Georges Cove Marina), The development consists of: A maritime building which will house a dry berth facility providing 250 berths, a function centre, tourist, entertainment, recreation and club facilities, a petrol storage tank (60,000 litres) and a diesel storage tank (60,000 litres), A wet berth facility for 186 craft (including casual berths) which will consist of a marina basin, rock protection of the basin and foreshore, including embellishment and revegetation of the river foreshore, construction of a navigation channel, construction of public recreational facilities on the foreshore, floating berths and walkways, fuel pumping facilities, sewerage pumpout facilities and emergency berth access, Construction of three external car parking areas and basement car park providing a total of 637 car spaces, A private marina clubhouse, Associated works and support infrastructure including power, water and sewerage

Location of work/activity: 146 Newbridge Road MOOREBANK

DA Number: DA611/2018

LGA: Liverpool City Council

Water Sharing Plan Area: Greater Metropolitan Region Unregulated River Water Sources

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
Design of works and structures	
GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
Erosion and sediment controls	
GT0006-00001	The following plan(s): - Erosion and Sediment Controls Plan must be: A. prepared in accordance with Managing Urban Stormwater: Soils and Construction, Volume 1 (Landcom, 2004), as amended or replaced from time to time, and B. submitted with an application for a controlled activity approval.
GT0021-00004	The proposed erosion and sediment control works must be inspected and maintained throughout the construction or operation period of the controlled activity and must not be removed until the site is fully stabilised.
Plans, standards and guidelines	
GT0002-00762	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity(s) described in the plans and associated documents found in Schedule 1, relating to Development Application DA611/2018 provided by Council to Natural Resources Access Regulator. B. Any amendments or modifications to the proposed controlled activity(s) may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, Parramatta Office, must be notified in writing to determine if any variations to the GTA will be required.

General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1110800

Issue date of GTA: 18 September 2019

Type of Approval: Controlled Activity

Description: Construction and operation of a Marina (Georges Cove Marina). The development consists of: A maritime building which will house a dry berth facility providing 250 berths, a function centre, tourist, entertainment, recreation and club facilities, a petrol storage tank (60,000 litres) and a diesel storage tank (60,000 litres), A wet berth facility for 186 craft (including casual berths) which will consist of a marina basin, rock protection of the basin and foreshore, including embellishment and revegetation of the river foreshore, construction of a navigation channel, construction of public recreational facilities on the foreshore, floating berths and walkways, fuel pumping facilities, sewerage pumpout facilities and emergency berth access, Construction of three external car parking areas and basement car park providing a total of 637 car spaces, A private marina clubhouse, Associated works and support infrastructure including power, water and sewerage

Location of work/activity: 146 Newbridge Road MOOREBANK

DA Number: DA611/2018

LGA: Liverpool City Council

Water Sharing Plan Area: Greater Metropolitan Region Unregulated River Water Sources

- | | |
|--------------|---|
| GT0004-00003 | A. A security deposit must be provided, if required by Natural Resources Access Regulator. B. The deposit must be: i. a bank guarantee, cash deposit or equivalent, and ii. equal to the amount required by Natural Resources Access Regulator for that controlled activity approval. |
| GT0005-00311 | A. The application for a controlled activity(s) approval must include the following plan(s): - Sediment and Erosion Control, Stormwater Outlet Structures Plan, Work Scheduling Plan; Stormwater Management Plan, Vegetation Management Plan, Watercourse Crossing Detail Plan. B. The plan(s) must be prepared in accordance with Natural Resources Access Regulator's guidelines located on the website https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities . |
| GT0010-00006 | All documents submitted to Natural Resources Access Regulator as part of an application for a controlled activity approval must be prepared by a suitably qualified person. |

Rehabilitation and maintenance

- | | |
|--------------|--|
| GT0007-00007 | When the proposed controlled activity is completed, and the rehabilitation plan has been implemented, maintenance of the site must be carried out for a period of 5 years in accordance with that rehabilitation plan submitted as part of the controlled activity approval, and approved by Natural Resources Access Regulator. |
| GT0023-00001 | Vegetation clearance associated with the proposed controlled activity must be limited to where the controlled activity is to be carried out, as shown on the approved plan(s). |

Reporting requirements

- | | |
|--------------|---|
| GT0016-00003 | The consent holder must inform Natural Resources Access Regulator in writing when any proposed controlled activity carried out under a controlled activity approval has been completed. |
|--------------|---|

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA611/2018 as provided by Council:

- EIS
- Council covering report
- Proposed work plans