

Appendix E

STATEMENT OF COMMITMENTS FOR SYDNEY SUPERYACHT MARINA Addendum to Preferred Project Report

These commitments are subject to any alteration agreed to by the Department of Planning & Infrastructure including by way of approved environmental management plans.

Issue	Commitment	Timing
General		
Environmental Assessment	Sydney Superyacht Marina shall ensure the Project will be carried out in accordance with the procedures, safeguards and mitigation measures identified in the Environmental Assessment, as modified by the report on submissions, the Preferred Project Report and its Addendum and this Statement of Commitments.	Ongoing for the life of the Project.
Compliance & Staging		
Notification	Sydney Superyacht Marina shall notify in writing the Director-General of the start of the construction and operation.	Prior to construction and operation.
Staged construction	<p>Sydney Superyacht Marina shall notify the Department of the order of stages for the construction of the development, although the stages may be constructed in non-sequential order. However any one or two of stages 1, 2 and 3 may not be constructed alone.</p> <p>Sydney Superyacht Marina shall ensure that the car park will be built prior to the commencement of construction of the sectors identified as stage 1, 2 or 3.</p> <p>Sydney Superyacht Marina shall ensure the removal of the underground storage tanks by NSW Maritime (RMS) prior to or during the construction of the western building (stage 4 and 5) and the western section of the eastern building (stage 3).</p>	Prior to construction
Compliance	Sydney Superyacht Marina is responsible for ensuring compliance with these commitments and with all necessary licences permits and approvals which are obtained or required to be obtained	Ongoing for the life of the Project.
Land Use of the Site		
Use of the buildings	Sydney Superyacht Marina will ensure that the uses of the facilities will be as follows for the gross floor area of the buildings	During operation.

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	<p>as calculated under the SREP 26 definition of GFA:</p> <ul style="list-style-type: none"> • 2851m² (46%) of the GFA will be used for marine related offices, retail and workshops, including not more than 3 marina attendant/crew dormitories • 1932m² (31.2%) of GFA will be used for a yacht club registered under the Registered Clubs Act 1976; • 966m² (15.6%) of GFA will be used for ancillary restaurants, cafes, takeaways and bars • 451m² (7.3%) of GFA will be used for a marine provedore, seafood retail and seafood restaurant • The car park will be used for car parking associated with the operations of the Site. <p>Uses and areas within the Site will be as follows and in the areas set out in Figure 1 of the PPR Addendum:</p>																																																																			
	<table border="1"> <thead> <tr> <th>Building</th> <th>Level</th> <th>m2 GFA</th> <th>Land Use</th> <th>m2</th> <th>% GFA of Site</th> </tr> </thead> <tbody> <tr> <td>Western</td> <td>Ground</td> <td>1335</td> <td>A Marine</td> <td>517</td> <td>8.3%</td> </tr> <tr> <td></td> <td></td> <td></td> <td>B Yacht Club</td> <td>367</td> <td>5.9%</td> </tr> <tr> <td></td> <td></td> <td></td> <td>D Provedore</td> <td>451</td> <td>7.3%</td> </tr> <tr> <td></td> <td>First Floor</td> <td>1565</td> <td>B Yacht Club</td> <td>1565</td> <td>25.3%</td> </tr> <tr> <td>Eastern</td> <td>Ground</td> <td>1650</td> <td>A Marine</td> <td>1167</td> <td>18.8%</td> </tr> <tr> <td></td> <td></td> <td></td> <td>C Ancillary restaurants/bars</td> <td>483</td> <td>7.8%</td> </tr> <tr> <td></td> <td>First Floor</td> <td>1650</td> <td>A Marine</td> <td>1167</td> <td>18.8%</td> </tr> <tr> <td></td> <td></td> <td></td> <td>C Ancillary restaurants/bars</td> <td>483</td> <td>7.8%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTAL m2</td> <td></td> <td>6200</td> <td></td> <td>6200</td> <td>100%</td> </tr> </tbody> </table>	Building	Level	m2 GFA	Land Use	m2	% GFA of Site	Western	Ground	1335	A Marine	517	8.3%				B Yacht Club	367	5.9%				D Provedore	451	7.3%		First Floor	1565	B Yacht Club	1565	25.3%	Eastern	Ground	1650	A Marine	1167	18.8%				C Ancillary restaurants/bars	483	7.8%		First Floor	1650	A Marine	1167	18.8%				C Ancillary restaurants/bars	483	7.8%							TOTAL m2		6200		6200	100%	During operation
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Outdoor seating Areas	<p>Use of the outdoor decks, terraces and balconies will be only in association with the adjoining or adjacent internal tenancy.</p> <p>No tables or chairs will be used in association with the tenancies between the western building deck and the foreshore.</p>	During operation																																																																		
Dormitories	Dormitories are only to be used by marina attendants or crew and are not to be available for public use.	During operation																																																																		
End of Trip bicycle facilities	<p>End of trip facilities for cyclists are to be provided including showers, change rooms and lockers.</p> <p>Bicycles are to be made available to visiting crew from the superyachts</p>	Prior to construction and during operation																																																																		
Environmental Management																																																																				
Construction Environmental	Sydney Superyacht Marina shall prepare and implement a Construction Environmental Management Plan (CEMP) to be	Prior to construction.																																																																		

Issue	Commitment	Timing
Management Plan (CEMP)	<p>submitted to NSW Maritime and Department of Planning and Infrastructure. The CEMP would include the following management plans and strategies:</p> <ul style="list-style-type: none"> • Construction Noise Management Plan • Traffic Management Strategy • Water Quality Management Plan • Erosion and Sediment Control Plan • Spill Management Plan • Acid sulfate soil contingency management plan • Construction waste management plan • Heritage management plan 	
Operations Environmental Management Plan (OEMP)	<p>Sydney Superyacht Marina shall prepare and implement an Operations Environmental Management Plan (OEMP) to be submitted to NSW Maritime and Department of Planning and Infrastructure. The OEMP will include the following management plans and strategies:</p> <ul style="list-style-type: none"> • Noise Management Plan • Traffic Management Plan • Stormwater management plan • Public access foreshore management plan • Emergency response plan 	Prior to commencement of operations.
Working Hours		
Construction Hours	<p>Sydney Superyacht Marina shall ensure construction be restricted to between the hours of 7:00 am and 7:00 pm (Monday to Friday), 8:00 am to 3:00 pm (Saturday) and at no time on Sundays and public holidays, except for the delivery of materials required outside these hours by the Police, RMS or other authorities for safety reasons or where it is required in an emergency to avoid the loss of life, or with written approval of the Director-General. Sydney Superyacht Marina will not vary those hours without the prior written approval of the Director-General.</p>	During Construction
Operating Hours	<p>The decks, balconies and outdoor seating areas must not be used by the yacht club, restaurants, cafes, bars or takeaways or by the provedore, seafood restaurant or seafood retail after 10.00pm and before 7am on any day however ingress and egress to the ground level restaurants, cafes, takeaways and bars will be allowed through the external doors to outdoor seating areas between 10.00pm and midnight.</p> <p>Licensed activities may not extend beyond midnight on any day.</p>	During Operation

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	<p>The superyacht facility shall operate 24 hours. However, Sydney Superyacht Marina shall ensure that the businesses operating on site will not operate outside the hours set out below, unless otherwise directed by the Department of Planning:</p> <table border="1" data-bbox="488 379 1565 759"> <thead> <tr> <th data-bbox="488 379 869 416">Activity</th> <th data-bbox="869 379 1207 416">Day</th> <th data-bbox="1207 379 1565 416">Time</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 416 869 491" rowspan="2">Marine chandlery, and retail outlets</td> <td data-bbox="869 416 1207 453">Monday – Friday</td> <td data-bbox="1207 416 1565 453">7:00am to 7:00pm</td> </tr> <tr> <td data-bbox="869 453 1207 491">Saturday -Sunday</td> <td data-bbox="1207 453 1565 491">7:00am to 8:00pm</td> </tr> <tr> <td data-bbox="488 491 869 624" rowspan="2">Restaurant / café/ take-away /bars; and Provedore, seafood restaurant and seafood retail</td> <td data-bbox="869 491 1207 560">Sunday – Wednesday</td> <td data-bbox="1207 491 1565 560">7:00am to 11:00pm</td> </tr> <tr> <td data-bbox="869 560 1207 624">Thursday – Saturday</td> <td data-bbox="1207 560 1565 624">7:00am to 12:00am</td> </tr> <tr> <td data-bbox="488 624 869 692">Yacht Club</td> <td data-bbox="869 624 1207 692">Monday to Sunday – 7 days</td> <td data-bbox="1207 624 1565 692">7:00am to 12:00am</td> </tr> <tr> <td data-bbox="488 692 869 759">Marina facilities, commercial</td> <td data-bbox="869 692 1207 759">Monday to Sunday</td> <td data-bbox="1207 692 1565 759">24 hours</td> </tr> </tbody> </table>	Activity	Day	Time	Marine chandlery, and retail outlets	Monday – Friday	7:00am to 7:00pm	Saturday -Sunday	7:00am to 8:00pm	Restaurant / café/ take-away /bars; and Provedore, seafood restaurant and seafood retail	Sunday – Wednesday	7:00am to 11:00pm	Thursday – Saturday	7:00am to 12:00am	Yacht Club	Monday to Sunday – 7 days	7:00am to 12:00am	Marina facilities, commercial	Monday to Sunday	24 hours	
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Construction Standards																					
Food Premises	Sydney Superyacht Marina will ensure that the fitout of the food premises shall be carried out in accordance with the <i>National Code for the Design Construction and Fitout of Food Premises</i> .	Prior to and during construction.																			
BCA fire ratings	Sydney Superyacht Marina shall ensure that construction of the buildings (but not the car park) will meet the BCA requirements for a Type B classification.	Prior to and during construction.																			
Fire Hydrant	A fire hydrant system designed to AS 2419.1 standard will cover the Site.	Prior to occupation																			
Cycle Paths and Parking	<p>Parking spaces are to be constructed in accordance with Australian Standards.</p> <p>Cycle paths are to be constructed taking into account the relevant provisions of the Austroads guides and the RTA NSW Bicycle Guidelines</p>	During construction																			
Car Park Lifts and Stairs	Car park lift cars will have a critical radiant heat flux of not less than 2.2 and a maximum smoke development rate of 750% minutes. The car park stairs will achieve BCA compliance.	During construction and operation																			
Sound Insulation of Construction Materials	The Sound Insulation Rating R-w of the construction materials shall not be less than as specified below:	Prior to and during construction																			

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Environmental Sustainability	<p data-bbox="488 576 1648 667">Sydney Superyacht Marina will incorporate in its plans environmental sustainable building practices such as photovoltaic cells, use of recycled materials and recycling demolition materials, use of building materials selected for environmentally responsible properties.</p> <p data-bbox="488 699 792 730">Specifically the site will include:</p> <ul data-bbox="533 730 1675 922" style="list-style-type: none"> rainwater tanks (100,000 litre and 60,000 litre) with first flush with rainwater to be used for landscape irrigation and toilet flushing gross pollutant traps through which stormwater will pass with a separation performance at least equal to a reduction in Total Suspended Solids (TSS) of 80%, total phosphorus (TP) of 30% and Total Nitrogen (TN) of 13% photovoltaic cells with a minimum 30kW to either supply power back to the grid or power on Site Boosted solar hot water systems 	Prior to and during construction								
Air Quality										
Construction	Sydney Superyacht Marina shall ensure construction vehicles using public roads shall be maintained to prevent any loss of load. In the event of any spillage, the Proponent shall remove the spilled material as soon as practicable within the working day of the spillage.	During construction.								
Dust suppression	Sydney Superyacht Marina shall ensure measures are implemented to prevent dust emissions from stockpiles.	During construction.								
Noise										
Noise Auditing	Sydney Superyacht Marina shall undertake a noise audit to confirm noise emission performance of the facility. If the noise audit identifies any non-compliance with noise limits, the Proponent shall ensure additional measures would be implemented to achieve compliance, clearly indicating who would implement these measures, when these measures would be implemented, and how the effectiveness of these measures would be measured.	Within 3 months of commencement of operation.								

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Closing of Doors and Windows	All doors and windows of the eastern and western buildings must be closed after 10.00pm. Self closing doors must be included on the first level of the western building for the yacht club and incorporate air locks.	During operation																																																																																																																		
Construction Noise	Sydney Superyacht Marina shall implement all reasonable and feasible noise mitigation measures with the aim of achieving the construction noise management levels as described in the <i>Interim Construction Noise Guideline (DECCW 2009)</i> .	During construction																																																																																																																		
Operating Noise Project Specific Noise Limits (PSNL) under the INP	The project specific noise criteria under the Industrial Noise Policy for the Site will be: Daytime 60dB(a) Evening 50dB(A) Nighttime 45dB(A)	During operation																																																																																																																		
Operating Noise Project Specific Noise Limits (PSNL) under OLGR	<p>The PSNL under the OLGR at the nearest residential receivers are as set out below:</p> <table border="1" data-bbox="488 692 1700 1075"> <thead> <tr> <th data-bbox="488 692 607 756">Receiver</th> <th data-bbox="607 692 734 756">Time period</th> <th colspan="10" data-bbox="734 692 1700 724">Frequency (Hz)</th> </tr> <tr> <td></td> <td></td> <th data-bbox="734 756 831 788">31.5</th> <th data-bbox="831 756 904 788">63</th> <th data-bbox="904 756 1001 788">125</th> <th data-bbox="1001 756 1097 788">250</th> <th data-bbox="1097 756 1193 788">500</th> <th data-bbox="1193 756 1290 788">1000</th> <th data-bbox="1290 756 1386 788">2000</th> <th data-bbox="1386 756 1482 788">4000</th> <th data-bbox="1482 756 1579 788">8000</th> <th data-bbox="1579 756 1700 820">Over-all</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 820 607 948" rowspan="4">R1-R8 1st floor</td> <td data-bbox="607 820 734 852">Day</td> <td data-bbox="734 820 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Calibration of speakers	Sydney Superyacht Marina will calibrate the speakers to ensure external live music will not exceed the maximum sound power levels (SWL) and sound pressure levels (SPL) within octave bands as set out below:	Within 3 months of commencement of operation of the eastern building																																																																																																																		

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SWL	71	88	93	90	95	105	102	94	90	108																																				
SPL at 5m	49	66	72	69	74	84	83	73	69	87																																				
External Live Music	Sydney Superyacht Marina will ensure that external live music performances are subject to the following restrictions: <ul style="list-style-type: none"> (i) Only one group at any time may play at the site (ii) The external live music is restricted to playing between 11.00am to 8.00pm except on special event days when the live music may play between 9.00am and 10.00pm. Special event days are Christmas Day, Boxing Day, New Year's Day, New Year's Eve, Australia Day, plus 5 additional days per calendar year provided 21 days notice is provided to the Department of Planning and Infrastructure and Maritime division of the Roads & Maritime Service. (iii) External live music may only play at ground level and not on balconies (iv) Arrangements for external live music to play at the site must be made through the facility manager and must be associated with the ancillary restaurants/café/bars (v) Performers must comply with the noise limit criteria established under the NSW Industrial Noise Policy and OLGR (vi) Speakers must neither face the water nor the building facades and be calibrated to the levels set out in this Statement of Commitments (vii) There cannot be simultaneous operation of external live music outdoors and a band indoors. 	During operation.																																												
Indoor music	Sydney Superyacht Marina will ensure that all premises playing indoor music will be required to close all doors and windows after 10.00pm.	During operation.																																												
Loading and Unloading	Loading and unloading on the foreshore will be limited to direct servicing and provisioning of the superyachts, deliveries by large trucks such as fuel tankers and garbage collection for the marina. All other deliveries will occur to the rear (north) of the buildings.	During operation																																												
Noise Management Plan	A noise management plan will be drafted and will include the following elements: <ul style="list-style-type: none"> • Site location • Surrounding land use • Operations overview • Noise criteria: <ul style="list-style-type: none"> ○ Industrial Noise Policy Noise Criteria (as set out in this Statement of Commitments) ○ Office of Liquor Gaming and Racing OLGR Noise Criteria (as set out in this Statement of Commitments) • Noise Management strategy 	Prior to and during operation																																												

Issue	Commitment	Timing
	<ul style="list-style-type: none"> ○ Complaint procedure including 24 hour marina telephone line) ○ Noise measurement procedure ○ Education and training for site personnel ○ Late evening parking ○ Traffic wardens to address car parking noise issues ○ Use of marina during emergency maintenance ○ Consultation with community (including establishing a community liaison group) ○ Contractual arrangements with bands ○ Lease agreements to include noise management ● Noise auditing and monitoring including methods to overcome any non-compliances and contingencies 	
Water		
Water Quality Objectives	Sydney Superyacht Marina shall ensure the stormwater system meets water quality objectives for Rozelle and Blackwattle Bays.	During detailed design
Maintenance of the Stormwater System	<p>The stormwater collection system will be maintained once a year or before sediment levels exceed the design capacity, whichever one occurs first. Stormwater will be gravity fed through pits and gullies and gross pollutant traps before discharge to Rozelle Bay.</p> <p>Monitoring of gross pollutant traps to ensure timely pump out and effective control will be set out in the OEMP.</p>	During operation
Water and sewer services	Sydney Superyacht Marina shall make satisfactory arrangements for the provision of water and sewer services to the land. Prior to the issue of a construction certificate, the Proponent shall make an application to Sydney Water for a Certificate under Part 6, Division 9, Section 73 of the <i>Sydney Water Act 1994</i> .	Prior to construction
Erosion and sediment	The erosion, sediment and pollution management system is to be effectively maintained at or above design capacity during construction and until such time as all ground disturbed has been stabilised and rehabilitated so that it no longer acts as a source of sediment. Any material that is to be stockpiled on site is to be stabilised and covered to prevent erosion or dispersal of the material into the adjacent waterway.	During construction
Visual		
Lighting	<p>Sydney Superyacht Marina will ensure that the outdoor lighting associated with the project:</p> <p>(a) complies with, where relevant, AS/NZ 1158.3 : 1999 <i>Pedestrian Area (Category P) lighting</i>, and AS 4282 (1997) -</p>	During operation.

Issue	Commitment	Timing
	<p><i>Control of Obtrusive Effects of Outdoor Lighting</i>; and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network, to the satisfaction of the Director-General.</p> <p>The proposed internal lighting system must be designed to provide for the efficient use of energy including the use of energy efficient light fittings, zoned lighting and controls and sensors to ensure automatic switch off during non-working hours.</p>	
Public Domain		
Master Plan	<p>Sydney Superyacht Marina will ensure that details of all the furniture and fittings to be erected within all publicly accessible areas and specifically along the publicly accessible foreshore, are to be provided generally in accordance with the Master Plan requirements and submitted for the Director General's approval in writing.</p> <p>Sydney Superyacht Marina will ensure that all furniture and fittings within publicly accessible areas are to be constructed and/or installed prior to the issue of the final Occupation Certificate.</p>	Prior to and during construction
Landscape Plan	<p>Sydney Superyacht Marina will submit a final landscape plan for the written approval of the Director-General prior to the issue of any Construction Certificate. Landscaping will take into account the suggested vegetation and furniture in the Master Plan. Boards explaining the heritage of the area will be considered for inclusion in the landscape plan. Landscaping will include landscaping for the car park. All landscaping is to be completed prior to the issue of any Occupation Certificate in relation to the relevant component of the Project.</p>	Prior to and during construction.
24 hour access to foreshore	<p>24 hour access to the foreshore will be provided along the 24 hour public easement specified in the approved plans save during the brief periods when customs or use of the pennant crane require access to be shut, provided that Sydney Superyacht Marina shall have the ability in consultation with Leichhardt Municipal Council and the RMS to close the foreshore outside daytime operating hours if asset security of the superyachts becomes a problem.</p> <p>Sydney Superyacht Marina will ensure that no tables and chairs associated with the tenancies in the western building will be placed between the western building decks and the foreshore.</p>	During operation
Linkages with other access routes	<p>Sydney Superyacht Marina will not prevent linkages to adjacent sites along the Master Plan identified routes when such access routes are opened on the adjoining lands.</p>	Ongoing life of the project

Issue	Commitment	Timing
Heritage		
European Heritage	Should any materials thought to be of relics be discovered in the course of construction, work will immediately cease in the location. The Heritage Office will be contacted for management advice.	Ongoing for the life of the Project.
Aboriginal Heritage	Should any materials thought to be of Aboriginal origin be discovered in the course of construction, work will immediately cease in the location. A qualified archaeologist and the Local Aboriginal Land Council will be contacted for management advice. Clearance would have to be given by both of these organizations before recommencements of work.	Ongoing for the life of the Project.
Soil/ Waste Management		
Imported fill	Any imported fill must be Virgin Excavated Natural Material as defined in the Environmental Protection Authority's guideline Assessment, Classification and Management of Liquid and Non-Liquid Wastes.	During construction
Acid Sulfate Soils	If Acid Sulphate Soils are excavated, the Sydney Superyacht Marina shall ensure that a suitably qualified Environmental Scientist be employed to supervise all disturbance of acid sulphate soils on Site	During construction
Waste Management during construction	Sydney Superyacht Marina shall ensure that excavated material be assessed and disposed off-site in accordance with DECCWs ' Waste Classification Environmental Guidelines or any future guideline that may supersede that document.	During construction.
Waste Management during operations	<p>A waste management plan will be drafted and will include the following elements:</p> <ul style="list-style-type: none"> • working with contractors and workers to reduce waste arising from repairs • working to reduce excess packaging arriving on site • pumping of yacht sullage to an onsite holding tank • separate storage receptacles for general waste and recyclables • suitable arrangements for a trade waste agreement will be made 	During operations
Waste disposal	Sydney Superyacht Marina shall ensure separate storage receptacles for general waste, recyclables (paper, cardboard, glass, plastics) and vegetation are provided. No waste (other than stormwater) will be disposed of on Site, with all waste disposed of at an appropriately licensed waste management facility or reused or recycled. This will form part of the OEMP.	During construction and operation.
Hazards		
Hazardous materials	The Proponent shall store and handle all hazardous chemicals, dangerous goods, fuels and oils, strictly in accordance with:	During construction and operation.

Issue	Commitment	Timing
	<p>(a) all relevant Australian Standards, particularly AS 1940 and AS 1596</p> <p>(b) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund;</p> <p>(c) the Australian Dangerous Goods Code; and</p> <p>(d) The EPA's <i>Environmental Protection Manual Technical Bulletin and Spill Management</i>, or any future guideline which may supersede that document.</p> <p>In the event of any inconsistency between these requirements, the Proponent shall comply with the most stringent requirement to the extent of any inconsistency.</p>	
Spill Kits	<p>Sydney Superyacht Marina shall ensure appropriate and maintained spill kits are available and signposted on site to contain and collect spillage on the site. If chemicals enter the drain, Sydney Superyacht Marina shall use a vacuum truck to suction the substances from the gross pollutant traps for disposal to a licensed waste facility.</p> <p>Sydney Superyacht Marina will ensure that contractors and staff will be trained in the use of spill kits and advised of the contact details for rescue and emergency services. This will form part of the OEMP.</p>	During operation
Access		
Access for disabilities	<p>Prior to the issue of any construction certificate an Access Strategy Report for the relevant component of the Project is to be prepared by a suitably qualified access consultant and approved in writing by the Director-General. The Access Strategy must certify that the Project, or part thereof, as constructed will comply with the provisions of the <i>Disability Discrimination Act</i>, Australian Standard AS1428 and AS1429.2 and the Building Code of Australia.</p>	Prior to construction
Car Parking		
Traffic design	<p>Sydney Superyacht Marina will ensure that car parking associated with the Project (including driveways, aisle widths, aisle lengths, grades, turning paths, parking bay dimensions and sight distance requirements) shall be designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.6:2009 and AS 2890.2:2002 for heavy vehicle usage.</p> <p>Details demonstrating compliance with these requirements will be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of a Construction Certificate for the relevant component of the Project.</p>	Prior to construction
Traffic Management Plan	<p>Sydney Superyacht Marina will prepare a traffic management plan with the assistance of a suitably qualified traffic consultant to ensure that there will be no unreasonable delays caused by the operation of the car park lifts during and after</p>	During operation.

Issue	Commitment	Timing
	<p>functions at the yacht club.</p> <p>The traffic management plan will include the following elements:</p> <ul style="list-style-type: none"> • Site location • Surrounding land use • Operations overview • Traffic Management strategy <ul style="list-style-type: none"> ○ Complaint procedure ○ Education and training for site personnel ○ Deliveries, loading and unloading (as set out in this Statement of Commitments) ○ Restriction on hours for use of loading spaces to limit their use for loading at peak periods during the day on weekends ○ Traffic wardens to address car parking noise issues ○ Management during peak parking periods ○ Traffic flow in the car park and car park queuing ○ Staff parking ○ Valet parking (if required) ○ Possible contingencies for traffic management include: <ul style="list-style-type: none"> ▪ shuttle buses to the city ▪ valet parking ▪ community bus for the yacht club ▪ negotiating with other land users in the local vicinity to use their carparking during their non peak periods ▪ on street parking opportunities ▪ time limits on parking ○ Installation of electronic displays showing vacant parking and programming of lifts ○ Cycle provision for visiting crew ○ Green travel plan and/or travel access and workplace travel plan ○ Signage and directions to the nearest bus stops and light rail station ○ End of trip cycle facility management ○ Connections to pedestrian and cycle routes in the area when linkages become available to adjoining lands ○ Cycle paths along the eastern boundary of both buildings along the public access easements (excluding the foreshore) ○ Inclusion of green travel plan and transport access routes on the Sydney Superyacht Marina website 	

Issue	Commitment	Timing
Restriction on car parks associated with ancillary restaurants, takeaways, cafes and bars	Notwithstanding the ability of land use to alter pursuant to the SEPP (Exempt and Complying Development Codes) 2008, Sydney Superyacht Marina will ensure that there will be 8 car spaces /100m2 of restaurant/café/takeaway/bar land use (including indoor area and outdoor balconies and decks but not terraces), and that at no time can the number of car spaces associated with these uses on the site exceed 80 spaces. "Associated" in this context does not require that those car parks be specifically allotted by signage or any other means for restaurant/bar/café/takeaway use exclusively.	Ongoing for the life of the Project.
Modification to existing DA	Sydney Superyacht Marina will lodge a modification application with the Department seeking to modify: <ul style="list-style-type: none"> • the number of car parks assigned to the DA 088-05-08 from 50 car parks to 24; and • to remove the right for NSW Maritime to park on the Site from the start of construction. 	Prior to commencement of construction
Pennant Crane		
Design	Sydney Superyacht Marina will ensure that the proposed pennant crane and its components shall be designed, detailed, installed, operated and maintained in accordance with relevant Australian Codes, Rules, and Standards, and NSW Workcover Authority's Cranes, Hoists and winches: Guidance for the provisions of canes, hoists and winches under OH & S legislation in NSW. The maximum size of the crane will be 5.1 metres from existing ground level with a maximum hoisting capacity of 5000kg.	During construction and operation
Compliance with Australian standards	Sydney Superyacht Marina shall submit to the Director-General, a signed statement from the designer/manufacture or from a practising mechanical engineer qualified for corporate membership of the Institution of Engineers Australia certifying that the crane complies with AS1418 or equivalent.	Prior to the commencement of operations
Community Liaison		
Community Liaison Group	Sydney Superyacht Marina shall establish a Community Liaison Group to include representatives from Sydney Superyacht Marina, NSW Maritime and Leichardt Council and two representatives from the community (including one from 501 Glebe Point Road, Glebe Point).	Prior to the commencement of operation and ongoing for the life of the project or until as agreed by the participants
Complaints procedure	Sydney Superyacht Marina shall ensure that the following are available for community complaints: <ol style="list-style-type: none"> (a) a 24-hour, toll free telephone number on which complaints about the Project may be registered; (b) a postal address to which written complaints may be sent; and (c) an email address to which electronic complaints may be transmitted. <p>Sydney Superyacht Marina will ensure these details are published in a newspaper circulating the local area prior to the commencement of construction.</p>	Prior to the commencement of construction

Issue	Commitment	Timing
	<p>Sydney Superyacht Marina would record details of all complaints received in an up-to-date Complaints Register. The Register would record, but not necessarily be limited to:</p> <ul style="list-style-type: none"> (a) the date and time, where relevant, of the complaint; (b) the means by which the complaint was made (telephone, mail or email); (c) any personal details of the complainant that were provided, or if no details were provided, a note to that effect; (d) the nature of the complaint; (e) any action(s) taken by the Proponent in relation to the complaint, including any follow-up contact with the complainant; and (f) if no action was taken by the Proponent in relation to the complainant, the reason(s) why no action was taken. <p>The Complaints Register would be made available for inspection by Council and the Director-General and NSW Maritime upon request.</p>	
Utilities		
Determine location of utility lines	Sydney Superyacht Marina shall pot hole prior to any excavation works to determine the exact location of power lines, services and optical fibre lines on the site.	Prior to construction.
Contact details	Sydney Superyacht Marina shall establish a communication path and provide emergency contact numbers to inform Energy Australia, Telstra, Railcorp and Sydney Water of the progress of work and allow adequate response to undertake any mitigating measures if required.	During construction, operation and ongoing life of the Project.
Energy Efficiency		
Energy efficiency	Sydney Superyacht Marina will ensure that where feasible, energy-efficient equipment is utilised. Sydney Superyacht Marina will also conduct site awareness programs for all site personnel regarding energy conservation methods.	During construction and operation.
Energy efficient materials	Sydney Superyacht Marina will ensure the operating environmental management plan will require ongoing monitoring and management of the environmental performance of the development, including a tenancy fit out guide with suggestions for minimising the environmental footprint.	During construction and operation
Water conservation	Sydney Superyacht Marina will ensure that water saving devices, such as dual flush toilets and AAA rated flow regulators to all showers and taps will be installed in all areas of the Project to reduce water consumption and promote energy efficiency to help reduce external water demands.	During construction and operation