

Modification of Infrastructure Approval

Section 5.25 of the *Environmental Planning & Assessment Act 1979*

I approve the modification of the State significant infrastructure approval referred to in Schedule 1, subject to the conditions in Schedule 2.



The Hon. Rob Stokes MP
Minister for Planning and Public Spaces

27th
Sydney August

2020

SCHEDULE 1

Infrastructure Approval:

MP 10_0069 granted by the Minister for Planning on 2 February 2011 under Part 3A of the EP&A Act. Transitioned to Division 5.2 Part 5 on 31 May 2019.

For the following:

White Bay Cruise Passenger Terminal, including the:

- use of the land for cruise ship activities;
- construction of new purpose built terminal buildings and the demolition of various buildings and structures (including the existing main building at White Bay Wharf No.5);
- berthing for two cruise ships;
- the erection and removal of a temporary terminal facility at White Bay Wharf No.4;
- gangways and land side areas for customs and security;
- an access road connecting James Craig Road, and car parking, set-down and pick up points;
- the use of the Cruise Passenger Terminal at White Bay Wharf No.5 for functions, exhibitions and corporate events; and
- excavation, earthworks and management of excavated material.

Modification:

Increase the permissible number of attendees at functions at the White Bay Cruise Passenger Terminal on non-cruise ship days, from 500 to 2,500 patrons.

Allow functions that are likely to generate audible noise at residences to operate until 12:00 midnight and patrons to

leave the site by 12:30 am, a half hour extension to the approved hours.

Allow the temporary parking of 200 vehicles at White Bay Wharf No.4 during functions on non-cruise ships days.

Allow an increase in permitted sound levels for amplified 'background music' on the southern side of the White Bay Cruise Passenger Terminal building to no greater than 72dBA, an increase of 5dBA.

Amend the noise monitoring requirements for functions with outdoor activities that do not include amusement rides or similar activities.

Reduce the requirement for notifying surrounding residents, Council and the Police from fourteen to seven (7) days for functions, and only require this notification for functions involving amusements rides or similar activities or outdoor activities in the WB4 hardstand area and/or WB5 car park after 6.00 pm.

SCHEDULE 2

1. In the list of Definitions, remove the following:

Council	Leichhardt Council
Department, the	NSW Department of Planning and Infrastructure
Director-General, the	Director-General of the Department of Planning and Infrastructure
Director-General's Approval	A written approval from the Director-General (or delegate). Where the Director-General's Approval is required under a condition, the Director-General will endeavour to provide a response within one month of receiving an approval request. The Director-General may require additional information if the approval request is considered incomplete. When further information is required the time taken for the Proponent to respond in writing will be added to the one month period.
OEH	Office of Environment and Heritage
Proponent	Sydney Ports Corporation
Statement of Commitments	Consolidated list of procedures, safeguards and mitigation measures to be undertaken as part of the project, identified in Section 5 of the Submissions Report.

2. In the list of Definitions, insert the following in alphabetical order:

Council	Inner West Council
Department, the	NSW Department of Planning, Industry and Environment
EESG	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage (OEH)).
Planning Secretary, the	Secretary of the NSW Department of Planning, Industry and Environment, or nominee as delegated (formerly known as the Director-General)
Planning Secretary's Approval	A written approval from the Planning Secretary (or nominee). Where the Planning Secretary's Approval is required under a condition, the Planning Secretary will endeavour to provide a response within one month of receiving an approval request. The Planning Secretary may require additional information if the approval request is considered incomplete. When further information is required the time taken for the Proponent to respond in writing will be added to the one month period.
Proponent	Port Authority of New South Wales (former Sydney Ports Corporation)

Statement of Commitments	Consolidated list of procedures, safeguards and mitigation measures to be undertaken as part of the project.
TfNSW	Transport for New South Wales
Trial Period	A period of three years from a date notified by the Proponent to the Planning Secretary, or until such time as the minimum number of functions for each trial function category are held, or such other time as agreed by the Planning Secretary.

3. In Schedule 2, replace all references to “shall” with “must”, except in conditions A5 and B26.

4. Delete condition A1 and replace with the following:

- A1.** The Proponent must carry out the project in accordance with the:
- (a) Major Project Application 10_0069;
 - (b) White Bay Cruise Passenger Terminal – Environmental Assessment, prepared by JBA Planning on behalf of Sydney Ports Corporation and dated September 2010;
 - (c) White Bay Cruise Passenger Terminal – Response to Submissions Report, prepared by JBA Planning on behalf of Sydney Ports Corporation and dated December 2010;
 - (d) modification application MP 10_0069 MOD 2, as modified by the Response to Submissions document dated 17 July 2012, prepared by JBA Urban Planning Consultants Pty Ltd;
 - (e) modification application MP 10_0069 MOD 4, as modified by the Response to Submissions document dated 25 January 2013, prepared by JBA Urban Planning Consultants Pty Ltd;
 - (f) modification application MP 10_0069 MOD 3, as modified by the Response to Submissions document dated 7 September 2012, prepared by JBA Urban Planning Consultants Pty Ltd;
 - (g) Statement of Commitments in Annexure 1 of this approval, as modified;
 - (h) modification application MP 10_0069 MOD 6, as modified by the Response to Submissions document dated March 2020; and
 - (i) conditions of this approval.

5. Delete condition A2 and replace with the following:

- A2.** In the event of an inconsistency between:
- (a) the conditions of this consent and any document listed from condition A1(a) and (h) inclusive, the conditions of this approval will prevail to the extent of the inconsistency; and
 - (b) any document listed from condition A1(a) to (h) inclusive, the most recent document will prevail to the extent of the inconsistency.

6. Insert new condition A4E as follows:

- A4E.** Any references to entities listed in column A are to be interpreted as entities in column B throughout the approval:

A	B
Director-General	Planning Secretary
Director-General's Approval	Planning Secretary's Approval
OEH	EESG
RTA	Transport for NSW
Sydney Ports Corporation	Port Authority of New South Wales
Transport NSW	Transport for NSW

7. Delete condition A7 and replace with the following:

- A7.** The use of the project site for functions must not exceed a total of 500 patrons on the site at any one time, unless undertaken in accordance with Conditions A11 to A19.

8. Insert the following new conditions:

Trial Period

- A11.** The Proponent may hold functions between 501 and 2,500 patrons, for a trial period of three years from a date notified by the Proponent to the Planning Secretary, unless otherwise agreed by the Planning Secretary.
- A12.** During the three-year trial period, the Proponent must hold a minimum of two functions within each of the following trial function categories:

Trial function category	Number of patrons
Small trial function	501 to 1000 patrons
Medium trial function	1001 to 1500 patrons
Large trial function	1501 to 2500 patrons

- A13.** For each trial function category identified in Condition A12, a minimum of two types of functions must be held, such as an indoor function, an outdoor function in the WB4 hardstand area and/or WB5 car park, or an indoor and outdoor function in the WB4 hardstand area and/or WB5 car park.
- A14.** If the minimum number of trial functions identified in Condition A12 are not held during the three-year trial period, the trial period for these types of trial functions continues until such time they are held.

Function Performance Report

- A15.** The Proponent must prepare a **Function Performance Report** at the conclusion of each 12 month period (reporting period) of the trial period, or at such other times as directed by the Planning Secretary. The Function Performance Report must be submitted to the Planning Secretary no later than one month following each reporting period.

- A16.** The **Function Performance Report** must address the following:
- (a) an assessment of the trial function's performance and compliance with the (relevant) terms of this approval, including any approved monitoring and management plans and any other licences, permits or approvals, and interpretation and discussion of these results;
 - (b) the results of noise monitoring carried out for each trial function under Condition A12 and as required by Condition D12. Notwithstanding, noise monitoring must be carried out for large trial functions with outdoor activities from 6:00 pm and up to 12:30 am in the area to the south of the cruise terminal building. Noise monitoring is to be undertaken in accordance with AS1055 for outdoor sound level measurements, or a commensurate method identified in the Operational Noise Management Plan for functions;
 - (c) a comparison of the environmental impacts and performance of the trial function against the environmental impacts and performance predicted in the documents listed in condition A1 and as modified by conditions of this approval;
 - (d) a list of occasions in any preceding reporting period where environmental performance requirements for the trial function have not been achieved indicating the reason for failure to meet the requirements and the action taken to prevent recurrence of that type of incident and/or non-compliance;
 - (e) identification of trends in monitoring data of trial functions over the duration of the reporting period;
 - (f) details of the complaints received and how these complaints were addressed and resolved including a description of any outstanding complaints and reasons why they have not been resolved;
 - (g) environmental management targets and strategies for the following reporting period, taking into account identified trends in monitoring results; and
 - (h) the Proponent's response to any requirements imposed by the Planning Secretary on the preceding Function Performance Report.
- A17.** A copy of each **Function Performance Report** must be provided to the Council, EPA, TfNSW and the Community Liaison Group for their information within one month of the end of the reporting period and made publicly available on the Proponent's website.
- A18.** Should the minimum trial function requirements identified in Condition A12 not occur during the trial period, then Function Performance Reports must continue to be prepared in accordance with conditions A15 and A16. The Function Performance Reports must be submitted to the Planning Secretary within one month following the holding of such trial functions.
- A19.** Following the completion of the trial period incorporating a minimum of two types of functions in each trial function category, the Proponent may seek the Planning Secretary's approval to:
- (a) continue holding functions equivalent to the trial function categories that were held during the trial period;
 - (b) permit functions that are likely to generate audible noise at any sensitive receiver to the hours of 7:00 am to 12:00 midnight, 4 days in any week (Conditions D6); and
 - (c) permit an increase in the noise level of background music played in the area on the southern side of the terminal building to no more than 72 dBA (Condition D10).

9. Insert new condition D4A as follows:

- D4A.** The Proponent must ensure that a noise limiter capable of limiting and controlling amplified music is used on all audio equipment for functions and will result in compliance with the LA10 noise limits in Condition D4.

10. Delete condition D6 and replace with the following:

- D6.** Functions that are likely to generate an audible noise at any sensitive receiver must be limited to 7:00am to 11:30 pm, 4 days in any week, unless otherwise agreed by the Planning Secretary. All patrons are to vacate the site by 12:00 midnight. The Proponent is to provide appropriate venue management staff to supervise patrons vacating the site to ensure that noise and disturbance is minimised.

Notwithstanding the above, functions that are likely to generate audible noise at any sensitive receiver must be limited to 7:00 am to 12:00 midnight, 4 days in any week, for all functions during the trial period in accordance with condition A11, and following the completion of the trial period, in accordance with condition A18. All patrons are to vacate the site by 12:30 am.

11. Delete condition D10 and replace with the following:

- D10.** Amplified music other than background music must be confined to inside the terminal building with all doors and windows closed and the roof sealed. For the purpose of this condition, 'background music' is music that is less than 67 dBA at 10 metres from speakers in any direction.

Notwithstanding the above, 'background music' may be played outside the terminal building with the location of the speakers restricted to the southern side of the terminal building, at a height of no greater than 4 m above the ground, and at a sound level no greater than 72 dBA at 10 metres from the speakers in any direction, for all functions during the trial period in accordance with condition A11, and following the completion of the trial period, in accordance with condition A18.

12. Delete condition D12 and replace with the following:

- D12.** Noise monitoring must be carried out for functions incorporating amusement rides or similar activities, and outdoor activities in the WB4 hardstand area and/or WB5 car park from 6:00 pm and up to 12:30 am.

The results of the monitoring must be provided to the Department on a quarterly basis (with the report required by condition D13) and made available to the EPA, Police and Council upon request. Noise monitoring is to be undertaken in accordance with AS1055 for outdoor sound level measurements, or a commensurate method identified in the Operational Noise Management Plan (Functions).

13. Delete condition D14 and replace with the following:

- D14.** The Proponent must notify surrounding residents, Council and the Police seven days prior to functions incorporating amusement rides or similar activities, and outdoor activities in the WB4 hardstand area and/or WB5 car park from 6:00 pm and up to 12:30 am. The notice must include the following:

- (a) date and nature of the function;
- (b) the hours of operation for the function and expected patron numbers;
- (c) details of bump-in and bump-out activities;
- (d) proposed outdoor activities; and
- (e) the name and contact number for an appropriate venue representative. The representative must be on site for the entire function.

14. Delete condition D15 and replace with the following:

- D15.** The Proponent must prepare and implement an Operational Environmental Management Plan that details the environmental management framework, practices and procedures to be followed during the operation of the project. The Plan must be consistent with the *Guideline for Preparation of Environmental Management Plans* (DIPNR, 2004). The Plan must be prepared in consultation with relevant Government

agencies, including but not limited to TfNSW, EESG, Emergency Services and Council, and must include, but not necessarily be limited to:

- (a) a description of all relevant activities to be undertaken during the operation of the project including for cruise ship days and functions;
- (b) statutory and other obligations that the Proponent is required to fulfil during operation, including all approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;
- (c) a description of the roles and responsibilities for all relevant employees involved in the operation of the project; and
- (d) details of how the environmental performance of the project will be managed and monitored, and what actions will be undertaken to address identified adverse environmental impacts. In particular, the following environmental matters must be addressed in the plan:
 - i) transport and traffic management and site access;
 - ii) noise management;
 - iii) air quality and odour management;
 - iv) stormwater and water quality management;
 - v) landscaping maintenance;
 - vi) hazards and risks and emergency responses;
 - vii) energy and water consumption;
 - viii) waste management; and
 - ix) community consultation, enquiries and complaints system.

The Plan must be submitted to the Department at least a month prior to operation and approved by the Planning Secretary prior to the commencement of operations. Nothing in this approval restricts the Proponent from incorporating the Plan into existing environmental management systems administered by the Proponent.

One month prior to holding any function with more than 500 patrons, the Proponent must provide a copy of the updated OEMP for functions, and have the plan approved by the Planning Secretary prior to the function occurring.

15. Delete condition D16 and replace with the following:

D16. As part of the Operational Environmental Management Plan for the project required under condition D15 of this approval, the Proponent must prepare and implement:

- (a) an **Operational Transport, Traffic and Access Management Plan**. The plan is to be prepared in consultation with the TfNSW, Council and Emergency Services. The plan is to detail measures to manage the operational traffic impacts for the project, and must have consideration of the *Guide to Traffic and Transport Management for Special Events*. The Plan must include but not limited to:
 - i) standard operational traffic management measures and procedures used during cruise ship and function operations for a range of expected operational scenarios, including measures to reduce peak AM and PM vehicle movements;
 - ii) special events procedures to manage traffic and car parking impacts during non-standard events (such as arrival of large cruise ships, early arrival or late departure of cruise ships) that are likely to cause extensive queuing and traffic delays;
 - iii) parking arrangements for long term stays;
 - iv) priority infrastructure for taxis and hire cars to enter and exit the site during cruise ship visits;
 - v) predicted traffic volumes, types and routes;
 - vi) a Workplace Travel Plan to promote the use of the shuttle bus service and public transport, walking and cycling by employees;

- vii) a Transport Access Guide to inform passengers and patrons of transport options to the site, including the shuttle bus service;
 - viii) the maintenance of safe pedestrian and cycle access from Robert Street to White Bay Wharf No.5;
 - ix) the provision of safe public access to the foreshore; and
 - x) a procedure for handling traffic and access complaints that includes recording, investigating, reporting and follow-up action.
- (b) an **Operational Noise Management Plan** is to be prepared in consultation with Council. The plan is to detail measures to manage the operational noise impacts for the project, including but not limited to:
- i) identification of noise sources and scenarios associated with the operation of the project, including for cruise ship days and functions;
 - ii) noise mitigation measures to be applied during the use of the project during cruise ship days and functions;
 - iii) selection of quiet equipment and plant consistent with the noise limit requirements of this approval;
 - iv) maintenance regimes of all equipment to ensure correct working order;
 - v) a monitoring and recording regime for cruise ship operations and functions; and
 - vi) a procedure for handling noise complaints that includes recording, investigating, reporting and follow-up action.
- (c) an **Operational Odour Management Plan** to outline measures to minimise odour impacts associated with the operation of the project. The Plan must include, but not necessarily be limited to:
- i) identification of all point and diffuse sources of odour associated with the operation;
 - ii) a detailed description of the odour mitigation methods and management practices that will be used to ensure offensive odour impacts do not occur off site;
 - iii) a detailed description of the methods used for monitoring the effectiveness of the odour mitigation methods and management practices for all point and diffuse sources of odour;
 - iv) details of proposed contingency measures should odour impacts occur; and
 - v) a procedure for handling potential odour complaints that includes recording, investigating, reporting and follow-up action.
- (d) an **Operational Air Quality Management Plan** to detail measures to manage the air quality impacts of the project and to ensure the operation of the project addresses the air quality criteria identified in Condition B28. The Plan must include, but not necessarily be limited to:
- i) identification of all sources of sulphur dioxide (SO₂) and solid particles associated with the operation of the project;
 - ii) identification of potential air quality impacts from the operation of the project;
 - iii) an air quality monitoring programme to confirm the air quality performance of the project during cruise ship days;
 - iv) a description of SO₂ and solid particle mitigation measures and management practices that could be implemented should exceedances of the air quality criteria in Condition B28 occur as a result of the project;
 - v) demonstration how the requirements of condition B30 (Shore to Ship Power) have been considered;
 - vi) an outline of all responsibilities regarding air quality management for all employees; and
 - vii) a periodic review of the air quality management plan, which includes a review of the extent to which the air quality criteria have been met, complaints from external stakeholders, effectiveness of mitigation measures and any other changing circumstances.

One month prior to holding any function with more than 500 patrons, the Proponent must provide a copy of the updated Operational Transport, Traffic and Access Management Plan and the Operational Noise Management Plan for functions, and have the plans approved by the Planning Secretary prior to the function occurring.

16. Delete the 'Environmental Management Measures – Operational' table in Annexure 1 and replace with the following:

Environmental Management Measures - Operational

Objective	Action
Environmental Management	
Minimise impact of the Cruise Passenger Terminal operations on surrounding area	Separate Operational Environmental Management Plans (OEMP) will be prepared and implemented for WB4 and WB5 to guide operational activities. They will include: ▪ Environmental Management ▪ Traffic, Transport & Pedestrian Movement ▪ Air Quality ▪ Water Quality ▪ Noise & Vibration ▪ Heritage ▪ Landscape & Visual ▪ Waste Management ▪ Energy & Water Consumption, and Greenhouse ▪ Emergency Response ▪ Security and access control ▪ Community Consultation
Minimise impact of the function and event operations at WB5 on the surrounding area	An Operational Environmental Management Plan (OEMP) will be prepared and implemented to guide operational activities associated with functions. It will include, but not be limited to: ▪ Traffic and Pedestrian Movement (including a Traffic Management Framework) ▪ Water Quality ▪ Noise & Vibration ▪ Heritage ▪ Waste Management ▪ Energy & Water Consumption, and Greenhouse ▪ Emergency Response ▪ Security and access control ▪ Community Consultation
General	Hours of operation of the Cruise Passenger Terminal and related activities are 24 hours per day, 7 days per week. Hours of operation for the function facility are as follows: ▪ Use of internal and external areas from 7am – 12:00 am, (with all patrons to have vacated the site by 12:30 am); ▪ Set-up and cleaning of internal areas of the facility could occur at any time. ▪ Set-up and cleaning of external areas will be undertaken between 7am – 12 midnight. ▪ Amusement rides operating from 7am-10pm. Amusement rides could operate between 10pm and 11pm but only if positioned between the building and wharf edge (i.e. on the southern side of the building). The ability to undertake functions outside these hours would require

Objective	Action
	approval by the Planning Secretary of the Department of Planning, Industry and Environment.
Traffic and Pedestrian Movement	
Minimise the impact of CPT operational traffic on the surrounding road network Minimise the impact of function and event operational traffic on the surrounding road network	Works required to improve intersections would be finalised before the operation of the WB5 CPT is brought into operation. These works include an additional right turn lane out of James Craig Road would be required. An operational Traffic Management Plan (TMP) for cruise ship visits will be implemented to: ▪ Ensure the efficient and orderly management of traffic and pedestrian activities at the proposed CPT; and ▪ Manage long term parking arrangements which will need to be implemented prior to the operation of the long term car park, ▪ The TMP will be prepared in accordance with Sydney Ports' TMP Guideline (2007). A maximum of 30 functions/events with more than 1,500 patrons on the site at any one point in time in any calendar year. Corporate functions would be encouraged to transport patrons via buses / coaches and ferries. A Travel Plan will be prepared prior to the first function with more than 500 patrons at any time, and incorporated into an updated version of the Operational Transport, Traffic and Access Management Plan (OTTAMP) and that the updated OTTAMP be provided to DPIE, as committed to in the approved OEMP for Functions and Event Operations Any proposed event or function which will involve more than 500 persons will require a Transport Management Plan (TMP) to be prepared and submitted to, and approved by, Port Authority with the required content included as outlined in the Modification Report. Any event for more than 1,000 persons will be required to: • control access to the parking area by the issue of tickets or other acceptable mechanism, unless it can be clearly demonstrated that guaranteed adequate and organised provision of charter coaches and ferries will be available. • have a TMP which stipulates a Mode Share Goal for the circumstance of arrivals and departures during the weekday road network morning and afternoon peak periods. For the TMPs required for larger events (i.e. between 1,000 to 2,500 persons) and that start or finish at network peak periods, Port Authority will consult with Transport for NSW with a lead time of no later than 30 days before commencement of the event by providing a copy of the TMP for review and comment. Port Authority will include a notification in its Venue Hire Contract to advise the hirer that construction activities associated with transport infrastructure projects are occurring in the Bays Precinct and on Port Authority owned lands and there may be delays on roads when accessing the WBCT. The intent of this notification is to ensure that hirers understand the existing environment and factor that information into their function planning process.
Water Quality	
Ensure shipping operations are undertaken in accordance with standard	▪ Cruise ship operations such as bunkering while at port will be subject to existing Sydney Ports requirements and protocols, including a safety

Objective	Action
requirements to minimise the potential impact on the environment	checklist and auditing. ▪ Discharge of any ballast water from ships will be as per standard AQIS requirements. ▪ Prior to the connection point of the on-site stormwater system into the existing stormwater pipes which crosses the site, a stormwater treatment device will be installed on the proposed stormwater system to remove gross pollutants, sediments, oils and greases from the first flush stormwater run-off from the carpark.
Noise and Vibration	
Minimise operational noise impact on surrounding residences.	A Noise Management Plan (NMP) for operations will be prepared and implemented as part of the OEMP and would detail methods available to mitigate noise during the use of the CPT and function facility. In particular the Plan will include: ▪ Maintenance of all equipment to ensure correct working order; ▪ Selection of quiet equipment and plant where practicable; ▪ Use of quieter or alternative reversing alarms on mobile plant and equipment permanently on the site; ▪ Appropriate training of all staff in relation to noise issues; ▪ Maintenance of internal roads; ▪ Community consultation program, including 24 hour hotline number for complaints; ▪ Procedures for responding to complaints; and ▪ Nominated responsibilities for noise control during operation, and response to complaints. <i>No delivery, set up, dismantling or removal of the temporary terminal structure, amusement rides or other temporary structures will occur outside of the hours of:</i> ▪ <i>7.00 am to 6.00 pm Monday to Friday, and</i> ▪ <i>8.00 am to 1.00 pm Saturday.</i> Other measures regarding management of noise from functions will include: ▪ Incorporation of double doors (air lock) to limit noise breakout. ▪ Doors in all facades of the Arrival Hall, and all doors in the north facade of the Baggage Hall and storage and amenities area will remain closed during amplified music events. ▪ <i>Amusement rides with potential to cause noise, including any likely to elicit screaming from riders, will only be installed in front of the terminal building so as to provide effective noise shielding to surrounding residences and other noise sensitive receivers.</i> ▪ <i>Amplified music other than background music will be confined to inside the terminal building with all doors and windows closed and the roof sealed.</i> ▪ During the first outdoor event with significant noise generation, noise monitoring will be conducted to confirm noise levels at residences. Noisy activities can be located strategically to minimise impacts. • To suitably control internal amplified music levels, a noise limiter will be installed inside the venue, to be set in accordance with the 92 dB(A) level shown to not cause exceedances to the noise limits for functions (condition D4). Where music is provided by a DJ operator bringing their own PA equipment (not using the in house PA), then the appropriate limiter would need to be integrated into their equipment (e.g. a software-based noise limiter).

Objective	Action
	- Port Authority will include a clause in the Venue Hire Contract requiring that any music or PA sound system provided by a Hirer includes an appropriate noise limiter (e.g. a software based limiter) to ensure that sound levels from the system do not exceed 92 dB(A). Port Authority will require confirmation of this from the Hirer in writing as part of the contract between the Hirer and Port Authority. This equipment will also be checked on-site during and post bump-in to ensure compliance with this contract condition. - Functions having 1,500 patrons or more and finishing after 10:00pm must have a minimum of six (6) staff located in the carpark to supervise patrons vacating the site to ensure that noise and disturbance is minimised. Where the overflow parking on WB4 is to be used, staff must be located in both the main car park, and the overflow car park. - Loading of coaches and or ferries at the conclusion of an event must occur on the south side of the terminal building to maximise the acoustic shielding available from the WBCT building. Sufficient staff will be provided to supervise patrons to ensure that noise and disturbance is minimised. - Noise impacts from night time traffic movements for events greater than 500 people will be addressed as part of the Operational Environmental Management Plan.
Air Quality	
Minimise odour emissions	As part of the OEMP Sydney Ports will identify any activity that may generate odours, and will identify and implement reasonable and feasible measures to prevent odour emissions from the premises.
Heritage	
Recording of structures and buildings to be removed	The White Bay Wharf No. 5 site will be subject of a photographic archival recording prior to the commencement of the demolition works. This is to include structures / buildings such as the canteen and covered car park.
Maintenance and interpretation of site features	Selected items/structures will be retained on site for interpretation and will be maintained. Details of interpretive media will be provided as part of the preliminary and detailed design stages as applicable.
Landscape and Visual	
Minimise impacts on residential amenity	Landscaping will be implemented and maintained, in accordance with the Landscape Management Plan to be prepared at the detailed design stage. This Plan will include: - planting within car park areas and elsewhere on site; - landscaping and fencing along Robert Street where the fence is to be relocated; - processes for the management of the on-site weeds; and - monitoring of vegetation to ensure it becomes established and to identify any further management requirements. Where the new access road runs parallel close to Robert Street landscaping and a footpath along Robert St will be provided consistent with the Glebe Island and White Bay Master Plan and Ports Improvement Program. New external light fittings will be positioned to minimise the chances of spill onto surrounding residences. Lighting on site will be designed to meet AS4282 - 1997 Control of Obtrusive Effects of Outdoor Lighting and other relevant standards.

Objective	Action
Waste Management	
Reduce the generation of waste	Management of waste will be outlined in the OEMP to ensure that initiatives for the sustainable management of waste are given due consideration. Such measures will include reduction of materials being brought onto the site, reuse of wastes where practicable and recycling. Sydney Ports will: ▪ Apply the waste management hierarchy (avoid, re-use, recycle and as a last resort dispose). ▪ Comply with the NSW Waste Reduction and Purchasing Policy. ▪ Comply with DECC's Waste Classification Guidelines Part 1: Classifying Waste during operation of the project.
Energy & Water Consumption, and Greenhouse	
Reduce energy and water consumption and greenhouse gas generation	Opportunities to minimise energy consumption on site will be identified and implemented. Energy and water management measures will be assessed during detailed design. These measures will be developed as a result of undertaking a sustainability assessment in accordance with Sydney Ports Corporation's Green Port Guidelines during the detailed design phase of the project. Rainwater collected from the roof of the CPT will be stored in rainwater tanks and then re-used on site. The design will achieve the equivalent of a minimum green star rating of 4.5 stars.
Emergency Response	
Ensure emergency response procedures are adequate	An Emergency Response and Incident Management Plan (ERIMP) will be prepared to ensure incidents are handled promptly and safely. The ERIMP will outline the appropriate emergency response equipment that will be provided, the mandatory training requirements, the emergency response procedure and the responsibilities of site operators.
Security and access control	
Ensure the site is safely secured and prevents unauthorised access	▪ A security plan will be developed for the CPT and security infrastructure will be installed (such as security fencing, bollards, etc) to ensure compliance with the relevant provisions of the Maritime Transport and Offshore Facilities Security Act 2003 and Customs Act 1901. ▪ A security management plan will be prepared and implemented prior to functions being held at WB5, which will include general security procedures, management of unacceptable patron behaviour, responsible service of alcohol, security guard personnel requirements and evacuation procedures in the event of an emergency (such as a fire).
Consultation	
Effective consultation with the community	The OEMP will outline measures for effective consultation with the local community and will include: ▪ Use of the existing Glebe Island and White Bay Community Liaison Group to discuss CPT related issues; ▪ Ongoing maintenance of phone line to provide opportunity for community input; ▪ A complaints handling procedure to address and respond to issues raised by the community. ▪ Use of Sydney Ports' website for the provision of public information.