

APPENDIX U

AMENDED STATEMENT OF COMMITMENTS

New text is coloured red, with deleted text struck through.

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
00	Overall	A comprehensive review, rationalisation, and revision of the Statement of Commitments (including their ongoing applicability to both the land and water-based construction and operation) will be undertaken following approval of Modification #3 and with reference to the approval's conditions.	UrbanGrowth NSW	Prior to Construction Certificate or within 3 months (whichever is the sooner)
01	Overall	The proponent will undertake the proposed development in accordance with the stamped plans and documentation, including consultant reports, as may be approved, and in accordance with any Conditions of Consent which may be imposed.	UrbanGrowth NSW/ Future Operator	As part of the ongoing operation of the site.
02	Air Quality	<p>The proponent will control dust emissions during construction in order to manage any short-term impact on the local community. Dust emissions are not anticipated to be significant. However the proponent will prepare and implement an Air Quality Sub-Plan which will be incorporated into the Construction Environment Management Plan (CEMP) and outline details of dust management measures, such as:</p> <ul style="list-style-type: none"> • the identification of conditions during which particularly dust-producing activities may be curtailed or ceased; • dust suppression measures (e.g. water bowsers and sprays) which may be employed to dampdown earthworks or hard- standing areas during construction; • the provision of dust screens; 	UrbanGrowth NSW	At the Construction Certificate stage and during construction.

RobertsDay
planning.design.place

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<ul style="list-style-type: none"> • appropriate management of stockpiled materials; • visual inspection of off-site compliance; and • a clear communication strategy for the management and prompt investigation of dust complaints The CEMP will be prepared with reference to Section 4.16 of the OEHS Local Government Air Quality Toolkit, “Module 1: Air pollution control techniques”. 		
03	Air Quality	In the event that the Stage 2 – Detailed Investigation identifies the potential for the emission of odour or contaminated dust from the site to occur, these impacts would be specifically addressed by the proponent within any remediation strategy and CEMP.	UrbanGrowth NSW	At the Construction Certificate stage.
04	Air Quality	The disturbance of sediment from Blackwattle Bay also poses a significant risk of causing short-term acute odour impacts. As such, where sediment needs to be drawn to the surface, the CEMP will provide specific measures to minimise the potential for odour impacts, which may include preventing the material from drying and minimising exposure times.	UrbanGrowth NSW	At the Construction Certificate stage and during construction.
05	Air Quality.	The proponent will prepare an odour management plan as part of the CEMP that will provide a proactive management procedure to record activities and observations on-site, provide a range of odour control methods to manage the risk of odour emissions during construction activities and provide a methodology for the recording and response to any received odour complaints. In addition, to reduce the impact of construction plant emissions, plant will be located as	UrbanGrowth NSW	At the Construction Certificate stage and during construction

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<p>far from local receptors as practicable and engines should not be left idling when not in use. Stationary trucks will also switch off engines if idling time on-site is likely to exceed 2 minutes and will avoid using the local road network during peak traffic periods. All equipment used on site should also be maintained to the required performance standards. These details will be included in the CEMP.</p>		
06	Air Quality	<p>The proponent will prepare and implement an odour management plan which will be included within the Operational Environmental Management Plan (OEMP) . The odour management plan will provide a pro-active management procedure to record activities and observations on-site and provide a range of odour control methods to manage the risk of odour emissions from operational activities. In addition, the odour management plan will outline a methodology for the recording and response to any received odour complaints. The proponent will prepare this with reference to the OEH’s Local Government Air Quality Toolkit, “Module 3: Guidelines for managing air pollution for the appropriate management and investigation of odour complaints”.</p>	UrbanGrowth NSW/ Future Operator	At the Occupation Certificate stage and as part of the ongoing operation of the site.
07	Air Quality	<p>The proponent will seek to manage any fugitive emissions from the internal workspaces through careful use and bunded storage of solvents, and the provision of spill clean-up kits including absorbing materials to minimise the potential for VOC emissions. In addition, waste solvents will be properly stored in sealed and marked containers to contain vapours and removed from site for treatment or disposal at a suitable waste management facility. Where feasible, products and</p>	UrbanGrowth NSW/ Future Operator	At the Occupation Certificate stage and as part of the ongoing operation of the site.

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<p>agents with lower VOC content will be used.</p> <p>These details will be included within the OEMP.</p>		
08	Air Quality	<p>The proponent will ensure, where possible, that the delivery of liquid fuels will utilise reciprocal feeds, so that the tank vapours are displaced into the delivery vehicle rather than being emitted to the atmosphere as a fugitive emission. In addition, any dust, scrapping waste and debris and empty stripper/varnish/solvent containers will be managed and disposed of in an appropriate manner, as discussed in the SLR Consulting Waste Management Plan.</p> <p>These details will be included within the OEMP.</p>	UrbanGrowth NSW/ Future Operator	At the Occupation Certificate stage and as part of the ongoing operation of the site.
09	Air Quality	<p>The proponent will ensure that any coal handling activities will be carefully managed to ensure particulate emissions are minimised. Bunker portals should be enclosed (or partially enclosed where shown to be effective) by the use of a curtain. In addition, appropriate PPE should be worn by workers during any removal of grate ash from the coal-fired boilers to avoid health risks associated with respirable particulates.</p> <p>These details will be included within the OEMP. At the</p>	UrbanGrowth NSW/ Future Operator	Occupation Certificate stage and as part of the ongoing operation of the site.
10	Air Quality	<p>The proponent will ensure that, taking account of the approved circumstances pursuant to the POEO Regulation 2010, all practicable means are employed to prevent and minimise the emission of smoke.</p>	Future Operator	As part of the ongoing operation of the site.

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
12	Aquatic Flora and Fauna	The proponent will include the appropriate protection measures within the CEMP which ensures that adverse impacts are not imposed upon adjacent areas of aquatic habitat. The CEMP will need to be prepared and submitted with an application for a Construction Certificate.	UrbanGrowth NSW	At the Construction Certificate stage and during construction.
13	Aquatic Flora and Fauna	The proponent will select a slow boring technique to minimise any localised turbidity for the installation of the support piles for the wharf and pontoons, in order to minimise resuspension of surface sediments and the smothering of nearby macroalgae and epifauna on rock rubble. The details of the boring technique will be provided with the application for a Construction Certificate.	UrbanGrowth NSW	At the Construction Certificate stage
14	Aquatic Flora and Fauna	The proponent will operate the proposal, postconstruction, in accordance with current 'best practice' measures in respect of the maintenance of boats and facilities.	Future Operator	As part of the on-going operation of the site.
15	Climate Change and Sea Level Rise	<p>The sea wall has been identified as the potential primary defence against the projected sea level rise.</p> <p>Therefore, the proponent will, as part of the operations and maintenance regime of the site, undertake monitoring of the sea wall and assess for the impacts described. In addition, the proponent will stay up to date with actual sea level rise trends.</p> <p>These details will be outlined in an OEMP which will address:</p> <ul style="list-style-type: none"> • Monitoring and Maintenance programs to reduce the risk of movement/erosion of the seawall; • Any future building adaptability/adaptation measures; and 	UrbanGrowth NSW/ Future Operator	At the Occupation Certificate stage and as part of the ongoing operation of the site.

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<ul style="list-style-type: none"> • Emergency response elements associated with sea level rise, including inundation and extreme events e.g. wave run-up. 		
16	Coastal Flood Risk	<p>The proponent will consider design adaptation changes which may include:</p> <ul style="list-style-type: none"> • If required, raise the sea wall to defend against projected potential sea level rise. • Develop and construct a “flexible design” whereby in the future the ground floor can be raised. • Establish all services (particularly electricity) above the projected inundation levels within the ground level building. • Raise the height of the ground level as part of the current development to accommodate the projected higher sea levels. 	UrbanGrowth NSW	At the Construction Certificate stage.
20	Land Contamination	<p>The proponent will select a construction methodology which minimises sediment disturbance, results in little spoil generation at the surface, allows for the impacts of a potential chemical attack and is accompanied by appropriate control measures to protect the marine environment during the works. Such details will be incorporated into the CEMP and will be provided with the application for a Construction Certificate.</p>	UrbanGrowth NSW	At the Construction Certificate stage.
21	Land Contamination	<p>The proponent will prepare and include a specific management plan for dealing with any acid sulphate soils encountered during construction. This management plan will be incorporated into the CEMP and provided with the application for a Construction Certificate.</p>	UrbanGrowth NSW	Prior to application for Construction Certificate relating to the land-based component as described in

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
				B1(a-b) and during construction.
22		Satisfied		
23		Satisfied		
24	Noise	The proponent will prepare and implement a construction noise management plan in relation to the demolition and construction works. The details of this will be included within the CEMP.	UrbanGrowth NSW	At the Construction Certificate stage and during construction.
26	Onsite Stormwater Detention (OSD)	<p>Council's drainage engineering unit advised that, as the site fronts Blackwattle Bay, there is no requirement for OSD at the site or any restriction on the rate of stormwater discharge from the site.</p> <p>However, the proponent acknowledges that some discharge restrictions may need to be implemented if new drainage connections are to be established to the existing drainage network.</p> <p>This matter will be resolved as part of the detailed design of the proposal and details in this regard will be provided as part of the Construction Certificate application.</p>	UrbanGrowth NSW	Prior to application for Construction Certificate relating to the land-based component as described in B1(a-b)
27	Overland Flow Routing	<p>The proponent will ensure that the proposed design is in accordance with the overland flow routing requirements set out in the Stormwater Drainage Concept Plan and overland flow mitigation strategy. In this respect, the proponent acknowledges that:</p> <ul style="list-style-type: none"> • The development should be designed to ensure an overland flow path is maintained between Bank Street and Blackwattle Bay. • The overland flow path should be designed to convey the excess stormwater flow unable to be conveyed within the below ground 	UrbanGrowth NSW	Prior to application for Construction Certificate relating to the land-based component as described in B1(a-b)

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<p>stormwater pipe network for events up to and including the 100 year ARI storm flow.</p> <ul style="list-style-type: none"> • Some form of boundary treatment will likely to be required to divert overland flow during major storm events around the building to the eastern access way (east of the boat sheds) and western access way (along western boundary). • Further works may be required in order to gain approval from Sydney City Council for the proposed overland flow mitigation strategy. A full network assessment will be required to determine the required capacity of the overland flow path and potential mitigation measures. • A preliminary assessment estimated the overland flow rate during a 100 year ARI event was between 84 L/s and 116 L/s, depending on the capacity of the existing pipe network. • In accordance with City of Sydney Stormwater Drainage Design Code (Draft August 2009) the depth of flow should generally be less than 0.2 m and the velocity less than 1 m/s. • Further details in this regard will be provided as part of the Construction Certificate application. 		
29	Stormwater Quality	<p>The proponent will provide for the following measures during the construction period in order to minimise the amount of sediment and potentially contaminated water which leaves the construction site:</p> <ul style="list-style-type: none"> • A designated wash out area, set aside for waste water generating activities. The wash out area will be located away from drainage lines and street gutters. All runoff from the wash out area will be upstream of a 	UrbanGrowth NSW	At the Construction Certificate stage and during construction.

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<p>sediment fence which will intercept sediment; and</p> <ul style="list-style-type: none"> • Stockpiles of sand and soil will be sheltered or covered with a plastic sheet to prevent rainfall from mobilising soils. • Stockpiles of building materials will be located away from drainage lines to prevent potentially contaminated surface water runoff from being routed directly into gutters 		
30	Stormwater Quality	The proponent will prepare and implement a Construction Phase Erosion and Sedimentation Control Plan as part of the CEMP prior to commencement of site works.	UrbanGrowth NSW	At the Construction Certificate stage and during construction
31	Stormwater Quality	<p>The proponent accepts and will implement the detailed water quality treatment strategy provided within Water Sensitive Urban Design Strategy.</p> <p>Any further details required in this regard will be provided as part of the Construction Certificate application.</p>	UrbanGrowth NSW/ Future Operator	Prior to application for Construction Certificate relating to the land-based component as described in B1(a-b) and as part of the ongoing operation of the site.
32	Traffic (Construction)	<p>The proponent will prepare and implement a traffic management plan for the construction period, which will include details specifying:</p> <ul style="list-style-type: none"> • Construction period, including stages of construction. • The daily volume of construction traffic generated (trucks, plant & equipment vehicles, materials delivery and construction staff vehicles) for demolition and construction phases. • Truck routes and times in order to protect amenity of nearby residents. 	UrbanGrowth NSW	At the Construction Certificate stage and during construction.

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<ul style="list-style-type: none"> • Site Access for trucks & construction staff. Control of soil / mud from being dropped from the wheels of construction vehicles onto adjacent public streets when those vehicles leave the construction site. • Construction staff parking zones. <p>The traffic management plan will be included within the CEMP.</p>		
33	Waste Management	<p>The proponent will ensure that the selected building contractor prepares and implements a detailed waste management plan, in accordance with the recommendations provided by SLR Consulting. This will include:</p> <ul style="list-style-type: none"> • Construction materials are selected with consideration to their long lifespan and potential for reuse. • Correct quantities of construction materials are ordered and prefabricated materials are used where possible. • Site disturbance and unnecessary excavation is limited. • Careful source separation of waste (e.g. offcuts) is conducted to prevent crosscontamination of waste and to facilitate reuse, resale or efficient recycling. • Subcontractors are informed of site waste management procedures. • Records of all waste types and amounts collected by contractor are maintained. • The building contractor shall identify opportunities for waste avoidance, in accordance with Section 4.3 of SLR Consulting's 	UrbanGrowth NSW	At the Construction Certificate stage and during construction.

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<ul style="list-style-type: none"> • Waste Management Plan (Appendix 24). • The management of construction materials and waste including options for reuse and recycling where applicable and practicable should be conducted. Only Project wastes that cannot be cost effectively reused or recycled are to be sent to landfill or appropriate disposal facilities. • The building contractor shall implement the procedures outlined at Section 4.4 of SLR Consulting’s Waste Management Plan (Appendix 24). • Careful source separation of waste (e.g. offcuts) is conducted to prevent crosscontamination of waste and to facilitate reuse, resale or efficient recycling. • The Building Contractor will need to specify the types and quantities of wastes produced during construction. • The building contractor will implement the waste storage and servicing matters outlined at Section 4.6 of SLR Consulting’s • Waste Management Plan (Appendix 24). • Standard signage will be posted in all storage/waste collection areas and all drums/bins will be labelled correctly and clearly to identify materials stored within. • Employed staff and contractors will be made aware of all recycling initiatives and waste storage/handling requirements. 		

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<ul style="list-style-type: none"> • Records of waste volumes recycled, reused or contractor removed are to be maintained and reported on a quarterly basis. • Waste audits are to be carried out to gauge the effectiveness and efficiency of waste segregation procedures and recycling/reuse initiatives. Where audits show that the above procedures are not carried out effectively, additional staff training should be undertaken and signage re-examined. 		
33A	Waste Management	<p>In addition to the matters under SOC33, the proponent will ensure that the selected building contractor prepares and implements a detailed waste management plan relating to the land-based works that includes:</p> <ul style="list-style-type: none"> • Clean, suitable demolition materials are to be stockpiled on site and reused where appropriate within the construction phase of the works. • Unsuitable or contaminated materials are to be removed from site, classified and treated or disposed of at an appropriate facility. • Where necessary during the infrastructure stage of works, qualified and certified contractors should be engaged to remove all contaminated/hazardous material. • Formwork is reused onsite 	UrbanGrowth NSW	Prior to application for Construction Certificate relating to the land-based component as described in B1(a-b)
34	Waste Management	<p>The proponent will implement the operational waste management details as outlined. This will form part of the OEMP and include the following aspects:</p> <ul style="list-style-type: none"> • Any liquid wastes or dangerous goods wastes generated by the 	UrbanGrowth NSW/ Future Operator	Details may be provided at the Occupation Certificate stage and will need to be implemented as part of the

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		<p>Project (e.g. due to damage or leakage of containment) should be disposed of by a suitably qualified contractor to an appropriately licensed disposal facility.</p> <ul style="list-style-type: none"> • No liquid wastes or wash down waters should be disposed of via the stormwater drainage system. Wastewater storage tanks (including stormwater collection tanks) should be carefully monitored to ensure overflow does not occur. • Containment measures for spillages should be provided nearby (e.g. a spill kit containing noncombustible absorbent material). • No liquid wastes or wash down waters should be disposed of via the stormwater drainage system. • Wastewater storage tanks should be carefully monitored to ensure overflow does not occur. • All contaminated and hazardous wastes (i.e. fluorescent tubing, batteries, e-wastes and smoke detectors) should be recycled at an appropriately licensed facility. • Fluorescent tubes and other globes can be recycled via prepaid packs suitable for Australia Post to recycling facilities in Australia. • E-waste (electronic waste such as computers) and batteries contain heavy metal contaminants and should be recycled at an appropriately licensed recycling facility. • Smoke detectors should be returned to the supplier for disposal (this is a condition of the supplier's licence to sell smoke detectors) and not disposed of with general landfill 		<p>on- going operation of the site.</p>

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
		waste as they contain small amounts of radioactive material. Contact the supplier for information on how to return used smoke detectors.		
35	Water Management	The Proponent will apply for the relevant Environment Protection Licence as required by any condition of consent and as a requirement of the Environment Protection Authority	UrbanGrowth NSW	The relevant application will be made prior to the issue of an Occupation Certificate, or as otherwise specified by a condition of consent.
36	Water Management	The Proponent will ensure that coal and grate ash are not spilt in the waterway. This will be ensured by continuing approved coal and ash management and handling methods in use by the Fleet for almost 50 years.	Future Operator	This will be implemented as part of the on-going operation of the site.
37	Navigation	Aids to navigation including lights on the protective dolphins on the western side of the proposed marina and the southern ends of the eastern fixed wharf will be incorporated. Details will be provided at the Construction Certificate stage for approval by the Harbour Master and implemented as part of the construction process.	UrbanGrowth NSW	Consultation with the Harbour Master will occur prior to the issue of a construction certificate and the works implemented during construction.
38	Aquatic Flora & Fauna	The Proponent will not install mesh decking on the berthing facility as stipulated by NSW Fisheries.	UrbanGrowth NSW/ Future Operator	Note
39	Stormwater Quality	All stormwater treatment measures are to be consistent with the Water Sensitive Urban Design objectives and the City of Sydney Stormwater Drainage Design Code (draft August 2009).	UrbanGrowth NSW	Further design details will be incorporated at the Construction Certificate stage and the works incorporated during construction.

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
40	Stormwater Quality	All stormwater is to be appropriately treated prior to discharge from the site.	UrbanGrowth NSW	Prior to application for Construction Certificate relating to the land-based component as described in B1(a-b)
41	Stormwater Quality	All works within or adjacent to riparian lands should be consistent with the NSW Office of Water Guidelines for Controlled Activities, noting the specific exemptions that apply under the Water Management (General) Regulation 2011.	UrbanGrowth NSW/ Future Operator	Further design details will be incorporated at the Construction Certificate stage and the works incorporated during construction.
42		Deleted - Satisfied		
43	Location of Buildings & Structures	The proposed buildings are clear of the Anzac Bridge and associated easements.	Construction Contractor and UrbanGrowth NSW	All buildings will be constructed clear of the Bridge and easements and subject to the necessary certifications during construction and prior to an occupation certificate being issued.
44	Site Access - RMS Sydney Heritage	The building contractor and future operator will provide access to RMS and UGNSW on an as required basis to all structures and easements favouring RMS/ UGNSW.	Building contractor/ Future Operator	Access will be provided during operation as required.
45	Integrity of Easements (RMS)	The integrity of the easements is not to be compromised.	UrbanGrowth NSW/ Future Operator	All construction and operational aspects of the site will have the necessary regard for the integrity of easements.

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
51		Superseded by conditions of approval		
52		Superseded by conditions of approval		
53		Superseded by conditions of approval		
54		Superseded by conditions of approval		
55	Potential Aboriginal Cultural Archaeology	If any Aboriginal 'objects' as defined under the National parks and Wildlife Act 1974, are located during the course of the excavations, the National Parks and Wildlife Service should be contacted immediately and the Metropolitan Local Aboriginal Land Council should apply for a Care Agreement with the Department of Environment Climate Change and Water to enable them to retain the objects.	Building Contractor	This requirement will be incorporated into the construction management plan and dealt with during site construction, as required.
56	Potential Aboriginal Cultural Archaeology	The Interpretation Strategy at SOC53 is to include interpretation of Aboriginal history.	Project Archaeologist	Upon completion of SOC 52.
57	Travel Management	The Green Travel Plan is to provide initiatives to encourage sustainable transport practices by both staff and visitors to the facility.	UrbanGrowth NSW/ Future Operator-in conjunction with traffic consultant	Prior to Occupation of the Premises.
58	Security Management	Security Management is to be addressed by the CEMP and necessary works included in the construction drawings	UrbanGrowth NSW	Prior to issue of a Construction Certificate
59	Wayfinding Signage	Appropriate signage is to be provided, showing the location of the Harbour Foreshore Walk	UrbanGrowth NSW	Prior to issue of an Occupation Certificate
60	Pedestrian Accessibility	Refer to Council Issue 5.4	UrbanGrowth NSW	Prior to application for Construction Certificate relating to the land-based component as

NO.	ITEM	COMMITMENT	RESPONSIBILITY	TIMING
				described in B1(a-b)
60A	Public Domain Improvements	Refer to Council Issue 5.5	UrbanGrowth NSW	Prior to application for Construction Certificate relating to the land-based component as described in B1(a-b)
62	Use of Kiosk/Cafe	The kiosk pavilion will be subject to a further development application to be determined by the City of Sydney Council. This application will be for use of the kiosk and associated fit out works.	UrbanGrowth NSW/ Future Operator	Prior to occupation of kiosk and subject to development approval.
63	Heritage Interpretation Strategy	To ensure that the historical attributes of the site are adequately recognised, it is proposed that a heritage interpretation strategy would be prepared in consultation with the City Council and RMS, in conjunction with any findings associated with SOC 52.	UrbanGrowth NSW	Prior to final occupation of the site
64	Boating Bazaars	28 days prior to any boating bazaar taking place at the site, the local community will be notified by a letter box drop of such activities. This will include the date and time of such activities, as well as any specific information regarding the event that is relevant.	UrbanGrowth NSW/ Future Operator	On-going basis during operation of the site.
65	Public Domain Plan	A Public Domain Plan will be prepared in consultation with the City Council, with its content agreed prior to the issue of a construction certificate, and works to be completed prior to the issue of the final occupation certificate.	UrbanGrowth NSW/ Future Operator	Plan to be prepared prior to issue of construction certificate relating to the land-based component as described in B1(a-b); works to be implemented prior to issue of final occupation



RobertsDay
planning.design.place