

Southlands Remediation and Development Project

Updated Statement of Commitments

29 July, 2011

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
GENERAL				
<p>The Proponent would carry out construction and operation generally in accordance with the:</p> <ul style="list-style-type: none"> • Project Application; • Preferred Project Development Plans, dated 8 November 2010 (as amended); • EA as amended by: • Southlands Remediation and Development Project – Response to Submissions on the Environmental Assessment and Preferred Project Plan, Rev. 2, dated November 2010; • Southlands Remediation and Development Project – Response to Submissions on the Environmental Assessment and Preferred Project Plan, Rev. 7, dated June 2011; and • Aurecon Flood Modelling Report – Orica Southlands Remediation and Development Project Hydraulic Modelling Report and Response to Exhibition Submissions / Comments – (Report Ref: 204617, 29th November 2010, Revision 3 by Aurecon) • Agreed Statement of Commitments. 	All stages	All stages	All stages	Proponent
The Proponent would ensure that all buildings are designed and constructed generally in accordance with the plans provided as part of the Preferred Project Plan, the Building Code of Australia and the relevant parts of the EP&A Act building certification.	All stages	All stages		Proponent
Maintain obligations under the VMP or other regulatory instrument throughout and following implementation of the Southlands Remediation and Development Project.	All stages	All stages	All stages	Orica
Review with the OEH Accredited Auditor the need and as required by the Auditor implement and maintain an active vapour mitigation system (such as shallow groundwater extraction system) aimed at reducing the discharge of contaminated shallow groundwater into Springvale Drain and hence reducing the potential for volatile emissions from surface waters to ambient air in the vicinity of the Drain. This would be implemented by Orica through a separate approvals process under the VMP..	Prior to Stage 1	All stages	All stages	Orica

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
A detailed monitoring well replacement program would be developed for the Southlands Site to provide a documented framework that ensures Orica's ongoing responsibilities under the NCUA for hydraulic and chemical monitoring can be met both during the construction stages of the development and during the future land use. This would be implemented by Orica through a separate approvals process under the VMP.	All stages	All stages	All stages	Orica
A series of easements would be granted on the Southlands Site in favour of Orica for use in both groundwater monitoring and extraction as well as for future remediation technologies, should such become available or relevant to remediation of the site and/or other areas in BIP in accordance with <i>Drawing SRD 017 (D)</i> .	All stages	All stages	All stages	Proponent
<p>Prepare and implement:</p> <ul style="list-style-type: none"> – a CEMP prior to the issuance of a Construction Certificate; and – an OEMP prior to the issuance of an Occupation Certificate for any new building. <p>Which include the specific measures outlined in the following sections of this table.</p>	All stages	All stages	All stages	Proponent
<p>Preparation and implementation of Communications Plan including the requirements of the Southlands RAP to notify site neighbours and the wider community of construction timing and progress;</p> <ul style="list-style-type: none"> • mechanisms for submitting feedback and asking questions regarding the project; • reporting progress via Orica's monthly columns in the Southern Courier and St George and Sutherland Shire Leader newspapers; and • maintaining project information on the Orica Botany Transformation Projects webpage. 	All stages	All stages		Orica
HYDROLOGY AND FLOODING				
<p>Detailed design of the Compensatory Flood Storage Area to prevent ponding and discharge of groundwater generally in accordance with the Aurecon Flood Modelling Report – <i>Orica Southlands Remediation and Development Project Hydraulic Modelling Report and Response to Exhibition Submissions/Comments – (Report Ref: 204617, 29th November 2010, Revision 3 by Aurecon)</i>.</p> <p>This would be reviewed by the Site Auditor as part of the Site Audit process leading to the issue of the Section A Site Audit Statement(s).</p>	Prior to Stage 1			Proponent / Contractor
Design of development would involve delivery of the flood modelling outcomes as generally shown in accordance with the Aurecon Flood Modelling Report – <i>Orica Southlands Remediation and Development Project Hydraulic Modelling Report and Response to Exhibition Submissions/Comments – (Report Ref: 204617, 29th November 2010, Revision 3 by Aurecon)</i> .	All stages	All stages		Proponent

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
Delivery of new building pads in Stage 1 and 2 above the 1% flood event in accordance with the Aurecon Flood Modelling Report – <i>Orica Southlands Remediation and Development Project Hydraulic Modelling Report and Response to Exhibition Submissions/Comments – (Report Ref: 204617, 29th November 2010, Revision 3 by Aurecon).</i>				
Detailed design of Stage 2 drainage infrastructure to incorporate measures to mitigate potential scouring and sediment impacts at Penrhyn Estuary.	Prior to Stage 2			Proponent
Design of development would ensure no adverse impacts on stormwater quality through incorporation of appropriate stormwater quality control measures as shown on <i>Civil Drawings</i> .		All stages		Contractor / Proponent
Undertake further more detailed design and resolution of issues with Sydney Water for the bridge crossing of the Sydney Water SWSOOS. Undertake negotiations with a number of stakeholders including property owners, CoBB and asset managers to formulate a detailed plan.	Stage 2 & Link Road			Proponent
SOILS, GEOLOGY AND CONTAMINATION				
The requirements of the Southlands RAP would be implemented as detailed in Appendix H and the conditions of the Section B Site Audit Statement (Appendix I).	All stages	All stages	All stages	Proponent
The review of further studies and plans required under the Southlands RAP would be undertaken as part of the Site Audit process leading to issue of the Section A Site Audit Statement(s) by the Site Auditor.	All stages	All stages	All stages	Proponent
Any variation to the remedial measures outlined in the Remediation Action Plan (URS, Oct 2008) will be submitted, before implementation, to the OEH Accredited Site Auditor, responsible for issuing the Site Audit Certificate. The Remediation Action Plan will therefore only be amended, with the agreement of the Accredited Site Auditor.	All stages	All stages	All stages	Proponent
Treated and validated materials may be placed within the area of the Southlands Site, subject to separate approval and assessment (Carpark Waste Encapsulation Remediation Project Approval No 06_0197, as modified). Any such materials will first be treated and validated in accordance with the relevant requirements of that project approval.	Stage 1			Proponent
Issue of Section A Site Audit Statement(s) to establish site suitability for the proposed land use.			Prior to occupation of each stage	Proponent
The CEMP would address soil and erosion control as identified in the Southlands RAP. Stage 2/3 area would have erosion and sediment controls implemented prior to Stage 2/3 being developed.		All stages		Proponent / Contractor

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
The CEMP would address soil and erosion control as identified in the remedial approach for the New Link Road.		New Link Road		Proponent / Contractor
The Communications Plan would ensure effective and efficient consultation with stakeholders for the duration of the soil remediation works as provided in the Southlands RAP (Appendix H).	All stages	All stages		Orica
A detailed physical barrier design would be prepared prior to implementation of the remedial approach. Design of the proposed vapour mitigation measures for future site buildings/structures would be completed prior to implementation of the remedial approach. These designs would be reviewed by the Site Auditor as part of the Site Audit process leading to the issue of the Section A Site Audit Statement(s).	All stages	All stages		Proponent / Contractor
All underground services beneath, and in the environs of, Southlands would be mapped and documented. This is required to avoid intercepting services during remediation works that require excavation, as well as to enable incorporation of service and easement locations into the long term EMP.	All stages	All stages	All stages	Proponent / Contractor
A Site Specific Health, Safety and Environment Plan (SSHSEP) would be prepared and implemented for the site in accordance with the framework described in the Southlands RAP (Appendix H).	All stages	All stages		Proponent / Contractor
A Long Term EMP would be prepared and implemented to ensure activities which could potentially or directly result in exposure of future land users to the contaminated soils beneath the physical barrier are precluded or limited / controlled and to include the requirements outlined in the Southlands RAP. This would be reviewed by the Site Auditor as part of the Site Audit process leading to the issue of the Section A Site Audit Statement(s).			All stages	Proponent
A remedial approach would be developed for the New Link Road Site to address the issues identified in the Phase 2 investigation. This would be prepared and approved to the requirements of a DECC accredited Site Auditor before the issuance of the Construction Certificate for the New Link Road.		New Link Road		Proponent
AIR QUALITY				
Develop and implement an Air Quality Management Plan as part of the CEMP to manage and mitigate dust and other air quality issues and address the requirements for measures and monitoring outlined in the Southlands RAP.		All stages		Proponent / Contractor
A Vapour Intrusion Conceptual Model and detailed design of the Vapour Intrusion Mitigation Measures for Site Structures would be prepared for review and approval by the Site Auditor as part of the Site Audit process leading to issue of the Section A Site Audit Statement(s) by the Site Auditor.	Stage 1 and 2		Stage 1 and 2	Proponent

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
The long term EMP will include additional contingency measures to be finalised following further air sampling after the proposed infilling of the re-alignment channel.	All stages	All stages	All stages	Proponent
TRAFFIC AND TRANSPORTATION				
<p>Provision of intersection improvements at the of Hills Street and Botany Road intersection as per the RTA advice of 30 June 2011, including:</p> <ul style="list-style-type: none"> The existing length of the right turn lane on Botany Road on the eastern approach to the Hills Street intersection shall be increased in length by 20 metres; On road safety grounds, the right turn lane should be fully protected by constructing a 900mm wide central median in Botany Road for the full length of the right turn lane; and The minimum width of the right turn lane shall be 3,2 metres. 	Stage 1		Stage 1	Proponent
Co development of the New Link Road in Stage 2 between the Proponent and CoBB following the negotiation of a Voluntary Planning Agreement.	Prior to Stage 2 / New Link Road			Proponent
Truck access to the site for the purposes of construction and operation will comply with all weight and vehicle length restrictions routes imposed by the RTA.	All stages	All stages	All stages	Proponent
FLORA AND FAUNA				
Offset habitat for the Green and Golden Bell Frog in the form of two small frog ponds and associated foraging areas would be constructed and maintained in accordance with the detail provided by BEC (2007) in Appendix O and the updated response advice provided by BEC (Feb 2010) and any relevant requirements of the Southlands RAP.	Stage 1	Stage 1	Stage 1	Proponent
A Weed and Pest Management Plan would be prepared as part of the Construction Environmental Management Plan and Environmental Management Plan for the Site. Caution is required during all remediation and construction activities to limit the risk of spread of Noxious Weed species present on Site.		All stages		Proponent

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
HERITAGE AND ARCHAEOLOGY				
A CEMP would be developed and implemented addressing heritage issues. The CEMP would detail the management strategies to be followed in the event that an Aboriginal object or non-aboriginal archaeological relic is uncovered during construction and be incorporated where appropriate into site inductions for site personnel. It would require that any relic uncovered be reported to COBB and DECC.		All stages		Proponent
LAND USE SAFETY PLANNING				
The use of fire resistant wall material would be considered for the northern boundary of the north east warehouse building.	All stages	All stages	All stages	Proponent
Emergency procedures would be integrated with the emergency plans for the Mobil and Qenos tank farms, and the BIP Emergency Plan.			All stages	Proponent
WASTE MANAGEMENT				
Develop a Waste Classification Report and management plan. These would be reviewed by the Site Auditor as part of the Site Audit process leading to issue of the Section A Site Audit Statement(s).	All stages	All stages		Proponent
Develop and implement a Waste Management Plan, as part of the CEMP addressing the principles of avoid, reduce reuse and disposal. The Plan would also address waste management issues as identified in the Southlands RAP.	All stages	All stages	All Stages	Proponent
Water management would be addressed in the CEMP that identifies the issues described in the Southlands RAP and the requirements for contingency planning for interception of groundwater during excavation works and water management to prevent surface run off from becoming contaminated as a result of soil disturbance or contact with site contaminants.	All stages	All stages		Proponent
Develop a Waste Management Plan as part of the OEMP for operation.				Proponent
LANDSCAPE AND VISUAL				
Implementation of the landscape design generally as shown in the Landscape Plans for the project (07_011 STG 1_LC01 – 5).	All stages		All stages	Proponent
A Landscape Management Plan would be prepared for the Stage 3 area that would involve scrubbing, trimming, and replanting of this area to screen this underutilised area of the site.	Stage 1			Proponent
Implementation of a landscape maintenance program upon completion of construction of the new buildings.			All stages	Proponent
WATER AND ENERGY EFFICIENCY				

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
Buildings would be designed to maximise the benefits of solar energy through appropriate orientation.	All stages	All stages	All stages	Proponent
Detailed design would be in accordance with CoBB DCP for Energy Efficiency.	All stages	All stages	All stages	Proponent
Use of recycled water on site for non-potable uses proposed from stormwater / rainwater harvesting and, if practicable, from the Orica GTP where possible.	All stages	All stages	All stages	Proponent
Energy efficient appliances would be installed.	All stages	All stages	All stages	Proponent
ACOUSTICS				
<p>The operation and use of new buildings within the estate will comply with the Botany Bay City Council standard noise criteria as follows:</p> <p><i>Standard Noise Criteria Adopted by Council</i></p> <p>(a) The operation of all plant and equipment shall not give rise to an equivalent continuous (L Aeq) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background L A90 level (in the absence of the noise under consideration).</p> <p>(b) The operation of all plant equipment when assessed on any residential property shall not give rise to a sound pressure level that exceeds L Aeq 50dB(A) day time and L Aeq 40dB(A) night time.</p> <p>(c) The operation of all plant and equipment when assessed on any neighbouring commercial/industrial premises shall not give rise to a sound pressure level that exceeds L Aeq 65dB(A) day time/night time. For assessment purposes, the above L Aeq sound levels shall be assessed over a period of 10 -15 minutes and adjusted in accordance with EPA guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content where necessary.</p>			All Stages	Operator
BUILDING DESIGN				
The detailed design of each building will be submitted to Botany Bay City Council for review and design input from the Botany Bay City Council Urban Design Review Panel, prior to the issuance of a Construction Certificate for each new building.	Stage 1 and Stage 2			Proponent

Mitigation Measure	Implementation			Responsibility																								
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<p>The design of buildings will comply with the Botany Bay City Council requirements in terms of anti-graffiti coating, as follows:</p> <p>(a) A detailed Schedule of Finishes and Colours must be submitted to Council for approval prior to issuing the construction certificate in respect of the new buildings to be erected on the site.</p> <p>(b) The Schedule of Finishes shall consist of samples of materials cross referenced with manufacturers details and product code. The Schedule shall include detailed facade treatment, anti graffiti coatings and green screens where required to prevent the application of graffiti to the buildings.</p> <p>(c) The detailed Colour Scheme is to be shown in the form of detailed coloured building elevations, cross-referenced with a colour sample chart showing manufacturers details and product code.</p>	All Stages			Proponent																								
DEVELOPER CONTRIBUTIONS																												
<p>Prior to the issue of an occupation certificate for any new building approved under this approval in Stage 1 the Proponent will either:</p> <ul style="list-style-type: none">pay developer contributions in accordance with Botany Bay City Council Section 94 Contributions Plan 2005 - 2010 totalling \$3,543,214.00 as set out below. The contributions to be paid are to reflect the proportion of each lot in Stage 1 as a percentage of the total land area of stage 1: <table><tr><th>Required S. 94 Contribution</th><th>Rate in CP</th><th>Required Contribution</th></tr><tr><td>Community facility</td><td>\$259.00 per empl.</td><td>\$181,041.00</td></tr><tr><td>Administration</td><td>\$42.00 per empl</td><td>\$29,358.00</td></tr><tr><td>Shopping Centre Improvements (City Wide)</td><td>\$188.00 per empl.</td><td>\$131,412</td></tr><tr><td>Open Space and Recreation</td><td>\$1,745.00 per empl.</td><td>\$1,219,755.00</td></tr><tr><td>Total per Employee</td><td>\$2,234.00</td><td>\$1,561,566</td></tr><tr><td>Transport Management (based on Stage 1 site area 9.815 ha)</td><td>\$20.19 Per m² site area</td><td>\$1,981,648</td></tr><tr><td>Total Payment Required</td><td></td><td>\$3,543,214</td></tr></table> <p>Note:</p> <ol style="list-style-type: none">Rates are based on the January 2006 CP. The Council has advised (19 July 2011) that the rates have not changed since the time the CP has been adopted and the rates remain as originally adopted.Based on Total Site area excluding Nant Street Corridor and DOL lands of 98,150 m2, and gross floor area of 46, 500 m2 as shown on final Preferred Project Plan;Employee numbers determined in accordance with Botany CP as Transport/Storage/ Warehousing at 1 employee per 66.5 m2 = 699 employees.	Required S. 94 Contribution	Rate in CP	Required Contribution	Community facility	\$259.00 per empl.	\$181,041.00	Administration	\$42.00 per empl	\$29,358.00	Shopping Centre Improvements (City Wide)	\$188.00 per empl.	\$131,412	Open Space and Recreation	\$1,745.00 per empl.	\$1,219,755.00	Total per Employee	\$2,234.00	\$1,561,566	Transport Management (based on Stage 1 site area 9.815 ha)	\$20.19 Per m ² site area	\$1,981,648	Total Payment Required		\$3,543,214	Stage 1			Proponent
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Mitigation Measure				Implementation			Responsibility
				Design	Constr. / Remed.	Operations	
Contribution Per Lot							
Lot	Area	% of Total Contribution	Required Contribution				
1	2.802	28.55	\$1,011,588.00				
2	2.770	28.22	\$999,895.00				
3	1.013	10.32	\$365,660.00				
4	0.899	9.16	\$324,558.00				
5	1.047	10.67	\$378,061.00				
6	1.284	13.08	\$463,452.00				
Total	9.815	100%	\$3,543,214.00				
OR							
<ul style="list-style-type: none"> enter into a Voluntary Planning Agreement with Botany Bay City Council prior to the issuance of a Construction Certificate for new buildings in Stage 1, that contemplates the carrying out of one or any of the following works in kind with or without payment of monetary contributions up to the maximum contribution payable for this stage under the Botany Bay City Council Section 94 Contributions Plan 2005 - 2010: 							
Stage 1							
Item	Works	Scope of works	Estimated Value of works				
(a)	New cycle way extending the existing cycle way on Coal Pier Road along the western edge of Southlands	<ul style="list-style-type: none"> Construction of new 2.4 metre (or as specified by Council) wide cycle path connecting to the existing cycle path along the western boundary to Southlands on the Coal Pier Road frontage. Dedication of land to Council to accommodate the cycleway. This will be subject to retention of rights for vehicular, pedestrian access and services etc. 	Value of works to be determined by independent QS and land value dedicated to Council to be determined by valuer suitable to parties up to the maximum value of the total S.94 Contributions payable for Stage 1, less any amount agreed for (b) and (c).				

Mitigation Measure					Implementation			Responsibility																								
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			into and out of the Southlands site.																													
(b)	Pavement repairs to Hills, Exell and McPherson Streets	Roadwork pavement repairs. Precise scope of pavement improvements to be defined with Council.	Value of works to be determined by QS suitable to parties up to a maximum value of the total S.94 Contributions payable for Stage 1, less the agreed value for items (a), and (c).																													
(c)	Botany Bay Hotel Frontage Works	Works outside the Botany Bay Hotel including a refuge island and modifications to on street parking.	Value of works to be determined by QS suitable to parties up to a maximum value of the total S.94 Contributions payable for Stage 1, less the agreed value for items (a) and (b).																													
Prior to the issue of an occupation certificate for any new building approved under this approval in Stage 2 the Proponent will either: • pay developer contributions in accordance with Botany Bay City Council Section 94 Contributions Plan 2005 - 2010 totalling \$1,448,449.00 as set out below.					Stage 2			Proponent																								
<table><tr><th>Indicative S. 94 Contribution</th><th>Rate in CP</th><th>Required Contribution</th></tr><tr><td>Community facility</td><td>\$259.00 per empl.</td><td>\$64,232.00</td></tr><tr><td>Administration</td><td>\$42.00 per empl</td><td>\$10,416.00</td></tr><tr><td>Shopping Centre Improvements (City Wide)</td><td>\$188.00 per empl.</td><td>\$46,624.00</td></tr><tr><td>Open Space and Recreation</td><td>\$1,745.00 per empl.</td><td>\$432,760.00</td></tr><tr><td>Total per Employee</td><td>\$2,234.00</td><td>\$554,032.00</td></tr><tr><td>Transport Management (based on Stage 2 site area 4.43 ha)</td><td>\$20.19 Per m² site area</td><td>\$894,417.00</td></tr><tr><td>Total Payment Required</td><td></td><td>\$1,448,449</td></tr></table>					Indicative S. 94 Contribution	Rate in CP	Required Contribution	Community facility	\$259.00 per empl.	\$64,232.00	Administration	\$42.00 per empl	\$10,416.00	Shopping Centre Improvements (City Wide)	\$188.00 per empl.	\$46,624.00	Open Space and Recreation	\$1,745.00 per empl.	\$432,760.00	Total per Employee	\$2,234.00	\$554,032.00	Transport Management (based on Stage 2 site area 4.43 ha)	\$20.19 Per m ² site area	\$894,417.00	Total Payment Required		\$1,448,449				
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<p>Note:</p> <p>1. Rates are based on the January 2006 CP. The Council has advised (19 July 2011) that the rates have not changed since the time the CP has been adopted and the rates remain as originally adopted.</p> <p>2. Based on Total Site area excluding Nant Street Corridor and DOL lands of 44,300 m2, and gross floor area of 16, 490 m2 as shown on final Project Plan;</p> <p>3. Employee numbers determined in accordance with Botany CP as Transport/Storage/ Warehousing at 1 employee per 66.5 m2 = 248 employees.</p> <p>OR</p> <ul style="list-style-type: none">enter into a Voluntary Planning Agreement with Botany Bay City Council prior to the issuance of a Construction Certificate for new buildings in Stage 2, that contemplates the carrying out of one or any of the following works in kind with or without payment of monetary contributions up to the maximum contribution payable for this stage under the Botany Bay City Council Section 94 Contributions Plan 2005 - 2010: <p>Stage 2</p> <table><tr><th>Item</th><th>Works</th><th>Scope of works</th><th>Estimated Value of works</th></tr><tr><td>(a)</td><td>Southlands Feeder Road linking Botany Road through to McPherson Street, through Discovery Cove and MCS land.</td><td>Subject to the commencement of Stage 2 of the Project, works will include the construction and dedication of the new Southlands Feeder Road as outlined in the Environmental Assessment accompanying the Project Application.</td><td>Approximately \$26m (2007 estimate). Orica will fund the new road link subject to Botany Bay City Council contributing the S.94 monies already collected and which will be subsequently collected for the "Port Botany feeder extension McPherson Street to Foreshore Road" as identified as a major Transport Works Program Item in Banksmeadow South under the Botany CP.</td></tr></table>	Item	Works	Scope of works	Estimated Value of works	(a)	Southlands Feeder Road linking Botany Road through to McPherson Street, through Discovery Cove and MCS land.	Subject to the commencement of Stage 2 of the Project, works will include the construction and dedication of the new Southlands Feeder Road as outlined in the Environmental Assessment accompanying the Project Application.	Approximately \$26m (2007 estimate). Orica will fund the new road link subject to Botany Bay City Council contributing the S.94 monies already collected and which will be subsequently collected for the "Port Botany feeder extension McPherson Street to Foreshore Road" as identified as a major Transport Works Program Item in Banksmeadow South under the Botany CP.				
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Mitigation Measure				Implementation			Responsibility
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(b)	Upgrades to culverts/ pipework to local area stormwater system.	Subject to the commencement of Stage 2 of the Project, works will include the delivery of drainage culverts and ancillary drainage infrastructure as set out in the Stage 2 works outlined in the Environmental Assessment accompanying the Project Application (Appendix G – Hydrology and Flooding Report)..	Value of works to be determined by independent QS and land value dedicated to Council to be determined by valuer suitable to parties.				