

APPENDIX O

DRAFT STATEMENT OF COMMITMENTS FOR SYDNEY SUPERYACHT MARINA

Issue	Commitment	Timing
General		
Environmental Assessment	Sydney Superyacht Marina shall ensure the Project be carried out in accordance with the procedures, safeguards and mitigation measures identified in the Environmental Assessment, as modified by the report on submissions, the Preferred Project Report and this Statement of Commitments.	Ongoing for the life of the Project.
Compliance		
Notification	Sydney Superyacht Marina shall notify in writing the Director-General of the start of the construction and operation.	Prior to construction and operation.
Compliance	Sydney Superyacht Marina is responsible for ensuring compliance with these commitments	Ongoing for the life of the Project.
Environmental Management		
Construction Environmental Management	Sydney Superyacht Marina shall prepare and implement a Construction Environmental Management Plan (CEMP) to be submitted to NSW Maritime and Department of Planning.	Prior to construction.
Air Quality Management	Sydney Superyacht Marina shall prepare and implement an Air Quality Monitoring Programme to monitor and address potential impacts of the Project on air quality.	During construction and operation.
Noise Management	Sydney Superyacht Marina shall ensure noise be managed in accordance with a Noise Management Strategy included in the CEMP.	Prior to construction and operation.
Soil Management	Sydney Superyacht Marina shall ensure soil be managed in accordance with a Soil and Fill Management Strategy included in the CEMP.	Prior to construction and operation.

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Traffic Management	Sydney Superyacht Marina shall prepare and implement a Traffic Management Plan for the site.	Prior to construction and operation.
Operations Environmental Management Plan (OEMP)	Sydney Superyacht Marina shall prepare and implement an Operations Environmental Management Plan (OEMP) to be submitted to NSW Maritime and Department of Planning.	Prior to commencement of operations.
Complaints Management	Sydney Superyacht Marina shall develop and implement a Complaints Management System. The Complaints Management System will include a community liaison committee during the first 12 months of operation and outline procedures for prompt investigation and response to complaints made to Sydney Superyacht Marina.	Ongoing for the life of the Project
Working Hours		
Construction Hours	Sydney Superyacht Marina shall ensure construction be restricted to between the hours of 7:00 am and 6:00 pm (Monday to Friday), 8:00 am to 1:00 pm (Saturday) and at no time on Sundays and public holidays, except for the delivery of materials required outside these hours by the Police, RTA or other authorities for safety reasons or where it is required in an emergency to avoid the loss of life, or with written approval of the Director-General.	During Construction
Operation Hours	<p>The superyacht facility shall operate 24 hours. However, Sydney Superyacht Marina shall ensure:</p> <ul style="list-style-type: none"> ▪ That restaurant, function, café and retail operations, subject to separate development applications including for their hours, will not operate outside approved hours. 	During Operation
Air Quality		
Plant and equipment	Sydney Superyacht Marina shall ensure that all plant and equipment at the site, or used in connection with the Project, are maintained in a proper and efficient condition; and operated in a proper and efficient manner.	Ongoing for the life of the Project.
Construction	Sydney Superyacht Marina shall ensure construction vehicles using public roads shall be maintained to prevent any loss of load. In the event of any spillage, the Proponent shall remove the spilled material as soon as practicable within the working day of the spillage.	During construction.
Dust suppression	Sydney Superyacht Marina shall ensure measures are implemented to prevent dust emissions from stockpiles.	During construction.

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Noise		
Noise Auditing	Sydney Superyacht Marina shall undertake a noise audit to confirm noise emission performance of the facility. If the noise audit identifies any non-compliance with noise limits, the Proponent shall ensure additional measures would be implemented to achieve compliance, clearly indicating who would implement these measures, when these measures would be implemented, and how the effectiveness of these measures would be measured.	Within 18 months of commencement of operation.
Water		
Water monitoring	Sydney Superyacht Marina shall install water usage metering, monitoring and reporting devices for managing water consumption.	During construction
Spill Kits	Sydney Superyacht Marina shall ensure appropriate spill kits are available on site to contain and collect spillage on the site. If chemicals enter the drain, Sydney Superyacht Marina shall use a vacuum truck to suction the substances from the gross pollutant traps for disposal to licensed waste facility.	During operation
Water Quality Objectives	Sydney Superyacht Marina shall ensure the stormwater system meets water quality objectives	During detailed design
Maintenance of the Stormwater System	The stormwater collection system would be maintained once a year or before sediment levels exceed the design capacity, whichever one occurs first.	During operation
Visual		
Lighting	Sydney Superyacht Marina shall prepare and submit to SHFA a lighting plan of the proposed marine repair facility.	Prior to operation
Lighting	Sydney Superyacht Marina shall ensure that lighting for the Project be designed, constructed and operated to minimise light spillage in accordance with <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .	During operation.
Heritage		

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European Heritage	Should any materials thought to be of relics be discovered in the course of construction, work will immediately cease in the location. The Heritage Office will be contacted for management advice.	Ongoing for the life of the Project.
Aboriginal Heritage	Should any materials thought to be of Aboriginal origin be discovered in the course of construction, work will immediately cease in the location. A qualified archaeologist and the Local Aboriginal Land Council will be contacted for management advice. Clearance would have to be given by both of these organizations before recommencements of work.	Ongoing for the life of the Project.
Soil/ Waste Management		
Waste Management	Sydney Superyacht Marina shall ensure that excavated material be assessed and disposed off-site in accordance with DEC Environmental Guidelines: <i>Assessment, Classification and Management of Liquid and Non Liquid Wastes</i> .	During construction.
Waste disposal	Sydney Superyacht Marina shall ensure separate storage receptacles for general waste, recyclables (paper, cardboard, glass, plastics) and vegetation are provided.	During construction and operation.
Construction contaminants	Sydney Superyacht Marina shall erect silt fencing and floating silt curtains to avoid the release of contaminants. The silt curtain will remain in place and be suitably maintained until the water quality inside the silt curtain is equal to the water quality of Rozelle Bay.	Prior to and during construction.
Hazardous Material		
Spill kits	Sydney Superyacht Marina shall locate spill kits within the site to ensure rapid response to any spillage, regularly check the spill kits, and train contractors and staff in the use of spill kits.	During construction and operation.
Access		
Access	Sydney Superyacht Marina shall ensure access to the foreshore promenade save during the period between close of business for the restaurants/function areas and 6.00am.	Ongoing for the life of the Project.
Utilities		
Contact details	Sydney Superyacht Marina shall provide emergency contact numbers to Energy Australia, Telstra and Sydney Water in case any damage occurs to their services.	Ongoing for the life of the Project.

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Determine location of utility lines	Sydney Superyacht Marina shall pot hole prior to any excavation works to determine the exact location of power lines, services and optical fibre lines on the site.	Prior to construction.
Contact details	Sydney Superyacht Marina shall establish a communication path to inform Energy Australia, Telstra and Sydney Water of the progress of work and allow adequate response to undertake any mitigating measures if required.	During construction and operation.
Energy Expenditure		
Energy efficiency	Sydney Superyacht Marina will ensure that where possible, energy-efficient equipment is utilized. Sydney Superyacht Marina will also conduct site awareness programs for all site personnel regarding energy conservation methods.	During construction and operation.
Energy efficient materials	Sydney Superyacht Marina will ensure the operating environmental management plan will require ongoing monitoring and management of the environmental performance of the development, including a tenancy fit out guide with suggestions for minimising the environmental footprint.	During construction and operation