

Revised Statement of Commitments

Revised or additional commitments are in **bold**.

Issue	Proposed Mitigation Measures	Development Phase						
License and approvals								
License and approvals	<p>Obtain the following licenses and approvals:</p> <ul style="list-style-type: none">A license to occupy Crown Land pursuant to the <i>Crown Lands Act 1989</i>;An approval to operate a sewage management system pursuant to the <i>Local Government Act 1993</i>;A permit for the collection of broodstock and an aquaculture permit pursuant to the <i>Fisheries Management (Aquaculture) Regulation 2007</i>;An Environment Protection License pursuant to the <i>Protection of the Environment Operations Act 1997</i>; andLicenses with regard to seafood production pursuant to the <i>Food Act 2003</i>.	Pre-construction						
Traffic and access								
Road upgrades	<p>Undertake the following upgrades to local roads:</p> <table><tr><th>Work</th><th>Standard to be provided</th></tr><tr><td>Construction upgrading of Como St. including ancillary drainage, from the intersection of Cabbage St. to the intersection of Challis Ave.</td><td>Widen Como St. to Class 4e standard - 5m gravel width, 200mm thick with a 5m wide two coat bitumen seal from the Cabbage St. intersection to the rear boundary of No. 13 Cabbage St.</td></tr><tr><td>Construction upgrading of Challis Ave. including ancillary drainage, from the intersection of Como St. to the property boundary.</td><td>Widen Challis Ave. to a Class 4e standard - 5m gravel width, 200mm thick and include a passing bay in</td></tr></table>	Work	Standard to be provided	Construction upgrading of Como St. including ancillary drainage, from the intersection of Cabbage St. to the intersection of Challis Ave.	Widen Como St. to Class 4e standard - 5m gravel width, 200mm thick with a 5m wide two coat bitumen seal from the Cabbage St. intersection to the rear boundary of No. 13 Cabbage St.	Construction upgrading of Challis Ave. including ancillary drainage, from the intersection of Como St. to the property boundary.	Widen Challis Ave. to a Class 4e standard - 5m gravel width, 200mm thick and include a passing bay in	Construction
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		accordance with the requirements of the NSW Rural Fire Service.	
	Construction of an emergency pedestrian egress boardwalk over Pig Station Creek.	Construct a timber boardwalk 2m wide.	
Disease Risk			
Disease Risk & Biosecurity	The farm shall operate in accordance with the recommendations of the <i>Biosecurity and Disease Management Plan</i> .		Operation
	Liaise with DPI to refine the Biosecurity and Disease Management Plan		Pre-construction
Water Quality			
Treatment process	Effluent water treatment will include a three-stage algae bio-filter as described as described in Section 4.1.1 of the RTS.		Operation
Waste production	Algae used in the treatment process will be fed to the abalone as described in Section 4.1 of the RTS.		Operation
Monitoring	A detailed <i>Water Quality Monitoring Plan</i> shall be prepared and implemented before construction works begin. The Plan shall incorporate monitoring and reporting measures required by regulatory agencies.		Pre-Construction
Contingency Measures	Should water quality monitoring results exceed nominated trigger values, appropriate contingency measures shall be implemented as outlined within Table 5 of the RTS and the <i>Water Quality Monitoring Plan</i> .		Operation
Onsite Sewage Management	Installation of an onsite aerated wastewater treatment system (AWTS) as described in Appendix 3 of the RTS.		Pre-construction

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Terrestrial Flora & Fauna		
Conservation Area	The identified <i>conservation area</i> shall be maintained in perpetuity for conservation purposes. The legal mechanism to manage this land shall be determined with government agency stakeholders should the Project gain approval.	Pre-Construction
Vegetation Management	A <i>Vegetation Management Plan</i> shall be prepared, outlining protocols for the management of retained vegetation within the site, including the conservation area. This plan shall encompass measures applicable during the construction and operational phases.	Pre-Construction
	An arborist shall be consulted before and/or during construction of the pipelines to advise on methods of reducing impacts on root zones of nearby trees.	Pre-Construction & Construction
Impacts on Nocturnal Species	Artificial lighting used to operate at night or for security purposes shall be minimised and confined wherever possible to minimise impacts on nocturnal fauna.	Construction & Operation
Koala	Inclusion of Koala habitat in the site Vegetation Management Plan.	Pre-Construction
	Consideration shall be given to retaining known Koala Feed Tree species within the development footprint wherever possible.	Pre-Construction & Construction
Koala & Wallum Froglet Impacts	No barriers which will impact the safe movement of Koalas or Wallum Froglets shall be put in place. Terrestrial pipelines (outside the main farm precinct) will be either raised a minimum of 200mm above the ground or buried underground and the natural ground levels reinstated.	Pre-Construction & Operation
	Structures containing water shall be designed to avoid the unintentional drowning of Koalas.	Pre-Construction
Habitat Trees	Wherever possible, hollow bearing trees shall be retained. Any removal of hollow bearing trees shall be supervised by a suitably qualified ecologist.	Pre-Construction & Construction
	Hollow bearing trees that are required to be removed shall be compensated by the placement of suitable nest boxes at a ratio of 2:1.	Construction

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Habitat Values	Strict controls shall be applied to the development to prevent any future degradation to surrounding native habitat in the form of stormwater runoff and sedimentation.	Construction & Operation
Weed Management	All infestations of invasive weed species, particularly Lantana and Bitou Bush, shall be controlled within proximity to the farm.	Construction & Operation
Emergency Egress Boardwalk		
Boardwalk Location-Cadastral Discrepancy	Before construction of the boardwalk, a detailed survey of the area shall be undertaken to confirm the boardwalk's location within the road reserve of Cambage Street (in the ownership of Great Lakes Council).	Pre-Construction
Boardwalk Construction	Detailed engineering design, material specifications and methodologies for the construction of the boardwalk shall be prepared before construction activities commence.	Pre-Construction
	For construction of the proposed boardwalk, the auger holes shall be the same diameter as the pylons to minimise the amount of sediment to be removed. Spoil from such excavations shall be removed from the site and disposed of at an appropriately licensed landfill.	Construction
	To avoid toxic ions leaching into the environment timber preservative treatments in the form of copper, chromium and arsenic shall not be used.	Construction & Operation
Blocking Fish Passage (Pig Station Creek)	A detailed boardwalk construction methodology, aimed at avoiding the blocking of fish passage in Pig Station Creek, shall be prepared and implemented prior to construction.	Pre-Construction & Construction
Emergency Egress	The emergency egress boardwalk across Pig Station Creek shall be clearly sign-posted with a gate provided for security at the site boundary. A key to the gate shall be located in a break glass enclosure on the development side of the boardwalk.	Construction
Aquatic Ecology		

Issue	Proposed Mitigation Measures	Development Phase
Construction Impacts	All trenching and piping works shall be supervised by an appropriately qualified and experienced marine ecologist with an established record in mangrove and seagrass ecology, as outlined within the <i>Aquatic Ecology Assessment</i> .	Construction
Mangrove Impacts	All possible care shall be taken during trenching works to minimise impacts on mangrove root systems. Should the mangrove specimen (identified within the <i>Aquatic Ecology Assessment</i>) die as a result of trenching, the tree shall remain in-situ to serve as habitat.	Construction & Post-Construction
	Any small mangrove seedlings (<1m) within the trench footprint shall be transplanted to another location within the existing mangrove habitat using appropriate techniques referenced within the <i>Aquatic Ecology Assessment</i> .	Construction
	A <i>Mangrove Monitoring Plan</i> shall be prepared and implemented, as outlined within the <i>Aquatic Ecology Assessment</i> .	Pre-Construction & Operation
Seagrass Impacts	A survey for <i>Z.capricorni</i> specimens within the trenching footprint shall be undertaken prior to any trenching works. Should specimens be located, they shall be transplanted in accordance with the methods outlined in the <i>Aquatic Ecology Assessment</i> .	Pre-Construction & Construction
	SCUBA divers shall be in place to ensure pipe footings are settled onto the seabed without causing undue damage to <i>P.australis</i> leaves outside the footing placements.	Construction
	A <i>Seagrass Management Plan</i> shall be prepared and implemented prior to construction works, incorporating appropriate measures to reduce impacts on seagrasses from the construction of the pipelines, as outlined within the <i>Aquatic Ecology Assessment</i> .	Pre-Construction
	A <i>Seagrass Monitoring Plan</i> shall be prepared and implemented, as outlined within the <i>Aquatic Ecology Assessment</i> .	Pre-Construction & Operation
Scouring Impacts	Once pipelines are in place, there shall be regular inspections by divers to identify potential scouring impacts. If impacts are identified, appropriate erosion controls shall be put in place (e.g. hessian matting).	Operation
Impingement / Entrainment	Appropriate passive fish screens shall be installed on pipe inlets, and inspected and maintained on a regular basis.	Construction & Operation

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Aboriginal Heritage		
Aboriginal Heritage	<p>A post-approval <i>Aboriginal Heritage Management Plan</i> shall be prepared for the conservation of the midden as per Aboriginal community requirements, with on-going consultation with the Aboriginal community throughout the development process.</p> <p>It shall be prepared in consultation with the Aboriginal stakeholders to address the preservation and protection of key Aboriginal heritage values, and to deal with measures to be taken in the event that new Aboriginal objects of significance or a nature not anticipated (such as burials or ceremonial items) are discovered during construction. This plan is to generally include:</p> <ul style="list-style-type: none"> a) The bagging, tagging and collection of any artefacts that may be unearthed during the construction process and kept with the Karuah LALC until an appropriate keeping place is determined by the management plan; and b) An <i>Aboriginal Cultural Education Program</i> developed by the proponent for the induction of personnel involved in the construction activities in the project area in consultation with the Karuah LALC. 	Pre-Construction
	Fence off the identified extent of the known Aboriginal midden prior to construction in consultation with the LALC.	Pre-construction
Noise		
Construction and operational Noise	All plant, equipment and vehicles shall have appropriate noise attenuation apparatus fitted, as required.	Construction & operation
	All plant, equipment and vehicles shall be well maintained and regularly serviced.	
Bushfire Risk		
Defendable Space	A <i>Fire Management Plan</i> shall be prepared, identifying protocols for the management of vegetation within the farm precinct and surrounding defendable spaces (as outlined within the <i>Bushfire Protection Assessment</i>), prior to construction.	Pre-Construction
Construction Standards	Detailed design of proposed buildings shall incorporate the recommended building construction standards provided within the <i>Bushfire Protection Assessment</i> .	Pre-Construction

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Evacuation Plan	An emergency <i>Evacuation Plan</i> shall be prepared prior to construction works, and copies shall be submitted to Great Lakes Council and the NSW Rural Fire Service.	Pre-Construction
Access for Firefighting Operations	Access roads within the site, including passing bays and turning heads, shall be maintained to the parameters outlined within the <i>Bushfire Protection Assessment</i> .	Construction & Operation
Water Supplies	A dedicated static water supply and suitable connections shall be provided, as outlined within the <i>Bushfire Protection Assessment</i> . The water shall be reserved for firefighting purposes only, and maintained at the tank's full capacity.	Operation
Emergency Procedures	A <i>Bushfire Emergency Procedures Plan</i> shall be prepared, identifying protocols for protection of the farm during bushfire emergencies. This will include the designation of an onsite Safe Refuge within the Office complex.	Pre-Occupation
Smoke Alarms	Smoke alarms shall be fitted to and maintained within all buildings.	Operation
Soils		
Potential Acid Sulphate Soils	Appropriate ASS management techniques shall be implemented during construction as outlined in the <i>Acid Sulphate Soil Preliminary Assessment</i> . Measures shall include the prompt reinstatement of soils after excavation and the application of neutralising agents where appropriate.	Construction
Sedimentation & Erosion	Appropriate sedimentation and erosion control measures shall be implemented, as outlined in the <i>Acid Sulphate Soil Preliminary Assessment</i> and within the <i>Sediment Control Plan</i> (within the development plans). Additional measures can be outlined within the proposed <i>Construction Management Plan</i> for the site.	Construction
Soil Profile	Excavation activities shall be managed to minimise impacts to the soil profile. For example, topsoil shall be stockpiled, reinstated and revegetated where appropriate, as outlined within the <i>Acid Sulphate Soil Preliminary Assessment</i> .	Construction

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Surface Water Management		
Surface Water Management	Appropriate surface water management controls will be implemented, as conceptually outlined within the <i>Stormwater Management Plan</i> . These controls will be regularly inspected for effectiveness and maintained throughout the operational life of the farm.	Construction & Operation
Groundwater		
Marine Water Seepage	Settlement Ponds shall be lined with a heavy duty, impermeable liner suitable for aquaculture uses (e.g. HDPE) before the introduction of marine water.	Construction
Marine Water Seepage	The integrity of pond liners and plastic channels shall be checked on a regular basis, and any tears, cracks or perforations repaired as soon as possible.	Operation
Visual Amenity		
Screening	The density of native vegetation between the farm and Carruthers Avenue shall be maintained to provide a sufficient visual screen. Existing vegetation shall be supplemented with native vegetation species if required.	Construction & Operation
Revegetation	Disturbed areas visible from outside the site (e.g. in pipe burial locations) shall be revegetated as soon as practicable.	Construction
Building Colours	Appropriate building colours (i.e. compatible with surrounding bushland) shall be utilised. No reflective materials shall be used.	Construction
Air Quality & Odours		
Dust Emissions	<p>The <i>Construction Management Plan</i> prepared for the Project shall include the following provisions:</p> <ul style="list-style-type: none"> a) Disturbed surfaces and excavated fill shall be watered to minimise dust generation during dry and windy conditions. b) Traffic movements on disturbed areas shall be minimised and limited to those necessary to undertake works. c) Material stockpiles shall be covered or otherwise stabilised if in place for more than 20 days. d) Trucks or other equipment leaving the site shall be clean and have dust covers in place. 	Construction

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	e) Earthworks shall cease when wind speeds exceed about 10 metres per second (approximately 36km/hr) unless the Site Manager can ascertain that dust controls are operating effectively and dust generation is not creating a nuisance.	
Vehicle Emissions	All vehicles shall be fitted with appropriate anti-pollution devices, as required under the <i>Protection of the Environment Operations (Clean Air) Regulation 2010</i> .	Operation
Odour	All potentially odorous farm waste shall be stored in appropriately sealed containers until collection and disposal off-site.	Operation
Social Impacts		
Complaints	Should any conflicts with or complaints from neighbours arise, during construction or operation, the farm manager shall undertake to resolve issues through actions including the following: <ul style="list-style-type: none"> - The keeping of records of all complaints or compliments; - The undertaking of meetings or other forms of consultation in order to identify issues of conflict and to work towards possible solutions; - The implementation of ameliorative strategies to resolve conflicts fairly and promptly. 	Construction & Operation
Food Production & Health		
Food Production Safety	A <i>Food Safety Program</i> shall be prepared for the farm before operation, and shall be implemented throughout the operational period. It shall be prepared with regard to best practice and relevant guidelines, including the principles of HACCP.	Pre-Operation
Pond Safety & Integrity		
Pond Design	Settlement Ponds shall be designed and constructed in accordance with best practice at the time of construction.	Pre-Construction & Construction
Pond Safety	Visitors to the site shall sign in and be advised of any hazards and management issues in relation to pond safety.	Operation
Chemical Use & Storage		

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Chemical Use & Emissions Management	All chemicals, fuels and pharmaceuticals shall be stored and used in accordance with relevant Material Safety Data Sheets. Occupational Health & Safety training shall be provided to all relevant staff.	Operation
Chemical Storage	All chemicals shall be stored adjacent to the predominant area of use, and first aid, emergency wash stations, emergency procedures and spill control kits will be maintained nearby.	Operation
Ozone Use	All marine water treated with ozone will be subject to a de-ozonisation treatment before release (e.g. UV treatment).	Operation
Chemical Spills	Appropriate HAZCHEM Spill Control Kits will be positioned in key areas proposed to store and use chemicals, including fuels.	Operation