WHITE BAY 6 MARINE PARK

Boat Storage, Fuel and Service Facility

- Sydney Harbour -

White Bay 6 Annual Environmental Management Report

2025 - 2026

White Bay 6 Wharf, Balmain, NSW 2041

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1 Introduction

White Bay 6 Pty Ltd (White Bay 6) has been operating the marine fuel supply and service facility since 7th April 2011 under Major Project No. 06-0037 (Major Project Approval) granted by the Minister for Planning and Infrastructure on 12th June 2009. The site is located at Berth 6 White Bay, end of Robert Street, Balmain. Current operations at the facility see vessels utilising White Bay 6 for refuelling, berthing, temporary mooring, and vessel storage and service. In 2013, a 50-vessel dry storage facility was established, with an additional 126-vessel storage capacity approved in September 2018.

White Bay 6 operates Sydney Harbour Boat Storage (SHBS), which manages dry boat storage and vessel servicing. The site also has Sydney's largest marine refuelling supply facility, operated by Viva Energy Australia (VEA). SHBS and VEA aim to provide high-quality service and infrastructure to Sydney's boating and marine community with minimal environmental impact.

The facilities operate near the marine environment, and SHBS and VEA see their environmental responsibility as integral to their performance. SHBS operates under a management system aligned to ISO 14001 Environmental Management Systems and developed to minimise environmental, safety, and quality risks. Environmental regulations govern VEA operations, which are managed through a comprehensive Health, Safety, Security, and Environmental (HSSE) Management System.

This report meets requirements under the Major Project Approval, section F4, which requires an Annual Environmental Management Report (AEMR). The report is to be compiled and submitted to the Secretary of the New South Wales Department of Planning, Housing and Infrastructure (DPHI) (formerly Department of Planning and Environment), Port Authority of New South Wales (PANSW) and Transport for NSW (TfNSW). Conditions relating to approved modifications to the Major Project Approval are included. This is the fourteenth AEMR to be submitted for White Bay 6.

2 Scope

The 2025-26 AEMR details compliance with all relevant environmental management requirements for activities and processes undertaken at White Bay 6. The following sections detail how White Bay 6 has met requirements related to section F4 of the Major Project Approval and subsequent amendments approved as section 75W modifications.

3 Reporting period

The reporting period for this AEMR is 1st April 2025 to 31st March 2026.

4 Consultation

Consultation with relevant departments, including DPHI, Environmental Protection Authority (EPA), PANSW and TfNSW, has been ongoing throughout the reporting period.

White Bay 6 shall address all Major Project Approval and Modification Approval requirements and continue to liaise with agencies to ensure environmental plans and procedures are consistent with guidelines, policies and expectations. There were no changes to the approvals in the reporting period.

Conformance with the Operational Environmental Management Plan (OEMP) was maintained throughout the reporting period. The OEMP is updated when required to reflect changes to the approval and operational aspects of the business.

White Bay 6 Management consults with relevant government and community groups on an ongoing basis and as required. It was historically a Glebe Island/White Bay Community Liaison Group member. The White Bay 6 General Manager is a Director of the Marina Industries Association (MIA) also serving on the internationally recognised MIA Clean Marina Committee, overseeing marina environmental compliance accreditations and renewals.

5 White Bay 6 Integrated Management System

White Bay 6 has continued implementing the Integrated Management System (IMS) to ensure that compliance obligations committed to in the project's planning and development stages, including environmental and safety commitments, are integrated into everyday management.

IMS documentation includes policies, manuals, plans, procedures and forms; the system is modelled on a process approach management system, with processes in place to, at a minimum, meet compliance and to go beyond to improve performance continually. White Bay 6 compliance obligations are listed in the FRM-021 Compliance Register and are monitored. Performance is reviewed quarterly at IMS Management Review Meetings to ensure implementation. The review process ensures, on an ongoing basis, that White Bay 6 Management maintain compliance with regulatory requirements.

VEA maintain a Health, Safety, Security and Environmental (HSSE) Management System that has been integrated into the OEMP.

The White Bay 6 IMS is the predominant system for site management; data collected by VEA has been incorporated into this AEMR.

6 Variations to Approvals

Table 1 lists the Major Project Approval and Modifications for the site. There were no changes to approvals in the reporting period. The last modification was approved in 2018.

Table 1. Determination of major project approval and modifications

Compliance Mechanisms	Description	Date Issued
Determination of Major Project Number 06-0037	Major Project Approval for a Marine supply and refuelling facility at White Bay.	12/06/2009
Modification to Major Project Approval MP06_0037 MOD 1	Noise condition amendment.	14/09/2009
Modification to Major Project Approval MP06_0037 MOD 2	Deletion of condition A4 and replace with a time-limited approval condition.	11/11/2009
Modification to Major Project Approval MP06_0037 MOD 3	• Increase the number of temporary moorings; • Increase the mooring period; and • Introduce defouling and antifouling activities.	14/08/2012

Compliance Mechanisms	Description	Date Issued
Modification to Major Project Approval MP06_0037 MOD 4	• Internal changes to Building 1 to provide caretakers' accommodation within the building; • Internal changes to Building 2 to facilitate the storage of up to 50 small boats; • Four new single-story buildings to be used as offices and amenities; • Car parking spaces increased from 30 to 42 with changes to the location and layout of parking; and • New floating pontoons.	01/04/2013
Modification to Major Project Approval MP06_0037 MOD 5	• An additional 126 dry boat storage berths on portable racks to provide a total of 176 dry boat storage berths; • Additional 36 car parking spaces; • A 30m x 3m floating finger pontoon; • Repositioning and enlarging Building 1 and deleting the caretaker's residence; • An addition to Building 2 to provide a covered boat maintenance area; • New buildings 3 and 5 to be used as workshop buildings; • An addition to Office 1 to be used as offices and staff amenities; • Dedicated boat maintenance and boat storage zones; and • Three new business identification signs.	26/09/2018

7 Verification of compliance

White Bay 6 achieved a high level of compliance with the environmental conditions of the Major Project Approval. Appendix A provides operational requirements, details of compliance, and the mechanisms (processes, procedures, and plans) in place to ensure that requirements are met now and in the future.

8 Environmental performance consistency

The environmental performance of White Bay 6 has been consistent with that predicted by the documents in the Major Project Approval Condition A3. The documents listed in Condition A3 and as in approved Modifications include:

1. Environmental Assessment Report (Sept 2006);
2. Architectural Plans (July 2006 and November 2013);
3. Marine Structures Plans (April 2006);
4. Fuel tank schematics, various dates;
5. Traffic Impact Assessment (March 2007);
6. Preferred Project Report (July 2007);
7. Environmental Noise Survey Report (April 2008);
8. Additional noise information for Panel of Experts Report (April 2008);
9. Statement of Commitments (July 2007);
10. White Bay Berth 6 – Marine Refuelling and Supply Facility Section 75W Modification Request (January 2012) and Response to Submission (June 2012);
11. White Bay Berth 6 – Dry Boat Storage Section 75W Modification Request (July 2013) and Response to Submission (December 2013); and
12. White Bay 6 Marine Park Environmental Assessment – Modification 5 to MP06_0037 (August 2017) and Response to Submissions (May 2018).

9 Environmental monitoring results and discussion

This data has been reviewed and assessed by GBC Systems Principal Consultant Gemma Broderick who holds a Bachelor's and Master's degree in Environmental Science. GBC Systems specialises in environmental and integrated management systems, and has been undertaking consultancy services for White Bay 6 and other clients since 2012.

9.1 Noise monitoring

This section summarises the results of the Operational Noise Compliance Assessment undertaken on 3rd February 2026 (White Bay 6 – Operational noise compliance assessment 2026, EMM, 05/03/2026). In compliance with the Environmental Protection Licence 20144, the noise compliance assessment is publicly available on the White Bay 6 website.

The noise measurements were conducted in accordance with the NSW EPA 'Noise Policy for Industry' (NPfI) issued in October 2017, the 'Approved methods for the measurement and analysis of environmental noise in NSW' issued in January 2022 and applicable Australian Standards. The NPfI requirements state that:

"*Where direct measurement of noise at a compliance location is not practical because of poor signal-to-noise ratios (that is, extraneous noise is louder than the noise under investigation), or where access to the location has been denied or is unavailable, measurements at intermediate locations between the source and the receiver location, where signal-to-noise Noise Policy for Industry 37 ratios are higher, may be a viable option.*"

This method was adopted to determine the site noise contribution at the residential locations because existing ambient noise levels were generally too high to determine a noise contribution from the site. The method accounts for measured sound power levels (at source), distance from sources to a receiver, air absorption and any shielding effects from terrain and building structures. Measurements at relevant site boundaries and nearest sensitive receivers were also conducted to verify noise predictions further, as far as practicable.

Based on attended measurements conducted during the evening and night periods, noise contribution from the plant and equipment operating (refuelling only) was not quantifiable over existing ambient noise levels at residential locations. Refuelling was the only activity conducted during the evening and night.

Table 2 shows the predicted noise contribution and indicates compliance at all daytime and evening/night locations.

Table 2. Estimated noise contribution from the facility

Measurement location	Criteria		Predicted noise levels, dB			Compliance	
	Day L_{Aeq} (15 min)	Evening / Night L_{Aeq} (15 min)	Day L_{Aeq} (15 min)	Evening L_{Aeq} (15 min)	Night L_{Aeq} (15 min)	Day	Evening / Night
1 Grafton St, Balmain	54	48	52	<30	<30	Yes	Yes
33 Adolphus St, Balmain	36	35	35	<30	<30	Yes	Yes
24 Datchett Street, Balmain East	49	44	<30	<30	<30	Yes	Yes
2 Point St, Pyrmont	40	35	<30	<30	<30	Yes	Yes

9.2 Water Quality Monitoring

Water quality monitoring for trade wastewater discharged to sewer has been ongoing throughout the reporting period and in accordance with the Consent to Discharge Industrial Trade Waste (Consent) issued by Sydney Water.

In September 2017, an updated Consent was issued with modifications, including:

- Increasing the maximum daily discharge from 2 kilolitres to 30 kilolitres;
- Increasing the average daily discharge from 0.5 kilolitres to 15 kilolitres;
- Removing monitoring substances which had consistently returned levels below the level of detection; and
- Increasing the frequency of monitoring from 90 to 60 days.

During the reporting period, five monitoring events were conducted by ALS Environmental in May, July, September and November of 2025 and January 2026. One monitoring event (July 2025) shows results above the acceptance criteria for mass discharged and above the acceptance criteria for concentration levels for copper (Table 3 and Table 4). The exceedance is discussed in Section 9.3.

Table 3. Summary of water quality monitoring for wastewater discharged to sewer (maximum daily mass)

Test Parameter	Sydney Water Criteria (Mass discharged Units kg)	May 2025	July 2025	September 2025	November 2025	January 2026
Total Dissolved Solids	30	6.15	5.87	0.405	0.426	1.04
Suspended Solids	1.6	0.065	0.083	<0.007	<0.010	<0.010
Copper	0.01	0.00495	0.0174	0.00029	0.00063	0.00102
Zinc	0.01	0.00752	0.00755	0.00051	0.00034	0.00088
Oil and Grease	2	N/A	N/A	N/A	N/A	N/A

Table 4. Summary of water quality monitoring for wastewater discharged to sewer (standard concentration levels)

Test Parameter	Sydney Water Criteria (Conc. mg/L)	May 2025	July 2025	September 2025	November 2025	January 2026
Total Dissolved Solids	10000	2810	2900	287	206	502
Suspended Solids	600	30	41	<5	<5	<5
Copper	5	2.26	8.63	0.20	0.30	0.49
Zinc	5	3.44	3.74	0.36	0.16	0.42
Oil and Grease	110	N/A	N/A	N/A	N/A	N/A

9.3 Environmental Incidents

One environmental incident was recorded during the reporting period. The incident was reported internally in accordance with PRO-003 Incident Reporting, Corrective and Preventative Action, and externally to Sydney Water.

Routine wastewater sampling conducted by ALS on 23 July 2025 identified a copper concentration of 8.63 mg/L, which exceeded the allowable limits under the Sydney Water Consent to Discharge Trade Waste. This exceedance also resulted in the maximum daily mass discharge limit being breached (0.0174 kg).

The source of the contamination was traced to the pressure washing of a vessel (Hunter 33 “Mach 1”) on 21 July 2025 within the washdown bay. The vessel had previously been coated with Altex No. 5 Blue antifouling paint, which is a copper-based, ablative coating. During cleaning, the antifoul layer was observed to have softened and released a significant amount of blue pigment and suspended solids. These materials entered the washdown system and were directed into the site’s wastewater treatment system.

The following contributing factors were identified:

- The vessel had been used very infrequently since its last antifouling in 2024, resulting in a thicker-than-normal layer of paint that had not naturally ablated. When subjected to high-pressure washing, a large volume of this intact coating was removed at once, generating concentrated copper-laden waste;
- The wastewater treatment system was not capable of effectively processing the dense, paste-like material. The wastewater analysis indicates that this material contained an abnormally high concentration of copper.
- A fire hydrant test was conducted on the same day, involving the flushing of two fire water tanks through the hydrant near the travel lift bay. The additional and irregular water flow entered the wastewater sump, where it may have disturbed copper-containing sediment, increasing the copper concentration in the wastewater passing through the water treatment system.
- The total volume of water discharged was 2.02kL, which is on the higher side for the site. The higher volume contributed to an elevated maximum daily mass, exceeding the daily limit. The average copper concentration for the last two years was 1.63mg/L, at this concentration, the

site would have been able to discharge the 2.02KL and stay within the criteria (0.01 kg). To keep within the 0.01 kg, the discharge needed to be reduced to approximately 1 KL, which was unlikely given the fire hydrant testing and water passing through the system.

Immediate action included backwashing the wastewater treatment system, and all filters were thoroughly cleaned, with accumulated sediment removed.

The following corrective actions were identified:

- Review and revise procedures for pressure washing vessels coated with Altex No. 5 Blue or Green antifouling paints. Prior to any blasting or washdown, conduct a visual assessment of the hull and antifouling layer. Where the coating appears non-ablated, unusually thick, or intact due to limited vessel use, pressure washing should not proceed until further evaluation is completed. Alternative removal or containment measures should be implemented to avoid excessive release of copper-laden material into the wastewater system;
- Include the revised procedure in an AM Toolbox Meeting. Ensure all staff are able to identify Altex No. 5 Blue or Green antifouling paints which boats are brought in for service; and
- Test the flow rate of the wastewater treatment plant to improve the accuracy of discharge volume measurements.

Table 5. Environmental incidents within the reporting period

Incident	Date	Clean up and Impact	Reported
Copper exceedance in trade wastewater	23rd July 2025	The trade wastewater treatment system was backwashed for the contents to be re-treated, and all filters thoroughly cleaned, and accumulated sediment removed on 25th July 2025 as a general maintenance measure.	The incident was reported to Sydney Water.

9.4 Visual amenity

There have been no major changes to the site that would impact the visual amenity. Gardens around the meet-and-greet building and pruning of existing trees and shrubs on the site boundary have been maintained.

9.5 Complaints

No complaints were received during the reporting period.

9.6 Waste

All waste was disposed of at an appropriately licensed waste facility. Waste was collected, contained and disposed of in accordance with the Waste Management Plan in the OEMP. Site inspections were conducted quarterly and included inspection of waste management storage areas to ensure compliance was maintained. Table 6 describes the type of waste generated at the facility and waste removal details for the reporting period.

Table 6. Waste Categories and Compliance

EPA Waste Classification*	Description	Compliance
Special waste	Waste tyres from mobile plant.	No used tyres were removed during the reporting period.
Special waste	Trade waste sump (wastewater and debris from pressure blasting vessel hulls) removed	Enviro Waste Services Group removed 18000 litres of waste from the washdown sump 12/06/2025.
Liquid waste	Effluent/sullage from pump-out facilities and toilet facilities.	Waste is pumped to the existing sewer and treated at the nearest Sydney Water treatment plant.
Liquid waste	Treated trade wastewater collected from the vessel washdown bay, treated and discharged.	Waste is managed in accordance with the Consent to Discharge Industrial Trade Waste (refer to section 9.2 for further details).
Liquid Waste	Solvent based Gun Wash packaged in 20L drums	Environmental Treatment Solutions removed 120kgs during the reporting period.
Liquid Waste	Solvent-Based Paint packaged in 4L drums	Environmental Treatment Solutions removed 18kgs during the reporting period.
Liquid waste	Waste oil from maintenance and servicing.	Cleanaway removed the following amounts of waste oil during the reporting period: • 22/05/2025 - 3100 litres; • 20/06/2025 - 2500 litres; • 30/10/2025 - 2000 litres; • 18/12/2025 - 1700 litres; • 29/01/2026 - 1800 litres; and • 19/03/2026 - 1900 litres.
Hazardous waste – containers	Containers and drums containing hazardous waste residues, oily rags from maintenance and servicing activities.	Four 240 litre drums were kept in a bunded hazardous waste area to collect hazardous waste. When drums are full, waste is removed by licenced waste contractor Environmental Treatment Solutions. The drums are removed and replaced approximately every 3-4 months. 14 drums were collected during the reporting period.
Hazardous waste – lead acid or nickel-cadmium batteries	Used batteries from vessels removed as part of maintenance and servicing.	Waste batteries are stored on a bunded pallet in the hazardous waste area and removed by a battery recycling company. Approximately 430 batteries are removed from the site for recycling annually.

General solid waste (putrescible)	Minimal quantities of general food waste from site offices and compounds. Small quantities of garden / green waste from grounds maintenance.	Waste is contained in bags and disposed of in three $3m^3$ skip bins on site. Waste is removed by United Resource Management weekly.
General solid waste (non-putrescible)	General rubbish (paper, plastic and glass bottles) associated with site offices and compounds. Drums and containers that do not contain hazardous substances. Residues and scrapings from boat maintenance activities. Cardboard packaging	Waste disposed of in three $3m^3$ skip bins on site. Waste is removed by United Resource Management. A specified cardboard skip bin is available. Approximately $3m^3$ of carboard was disposed of per fortnight (for recycling).

* Waste Classification Guidelines – Part 1: Classifying waste (Environment Protection Authority, NSW, 2014)

9.7 Trends in monitoring data to date

Trade wastewater monitoring data has shown trends in wastewater quality regarding copper and zinc concentrations and their associated daily mass discharges (Figures 1 – 4).

For copper, the daily mass discharge has remained relatively stable over time (Figure 1) with a gradual reduction, while concentrations have shown a slight upward trend in the most recent reporting period (Figure 3), influenced by an exceedance of the criteria in the July 2025 monitoring results.

For zinc, concentrations have remained relatively stable over the reporting period (Figure 4), while the daily mass discharge continues to exhibit a downward trend (Figure 2).

There have been no other discernible trends in monitoring data to date. Monitoring data will continue to be assessed to identify trends in future.

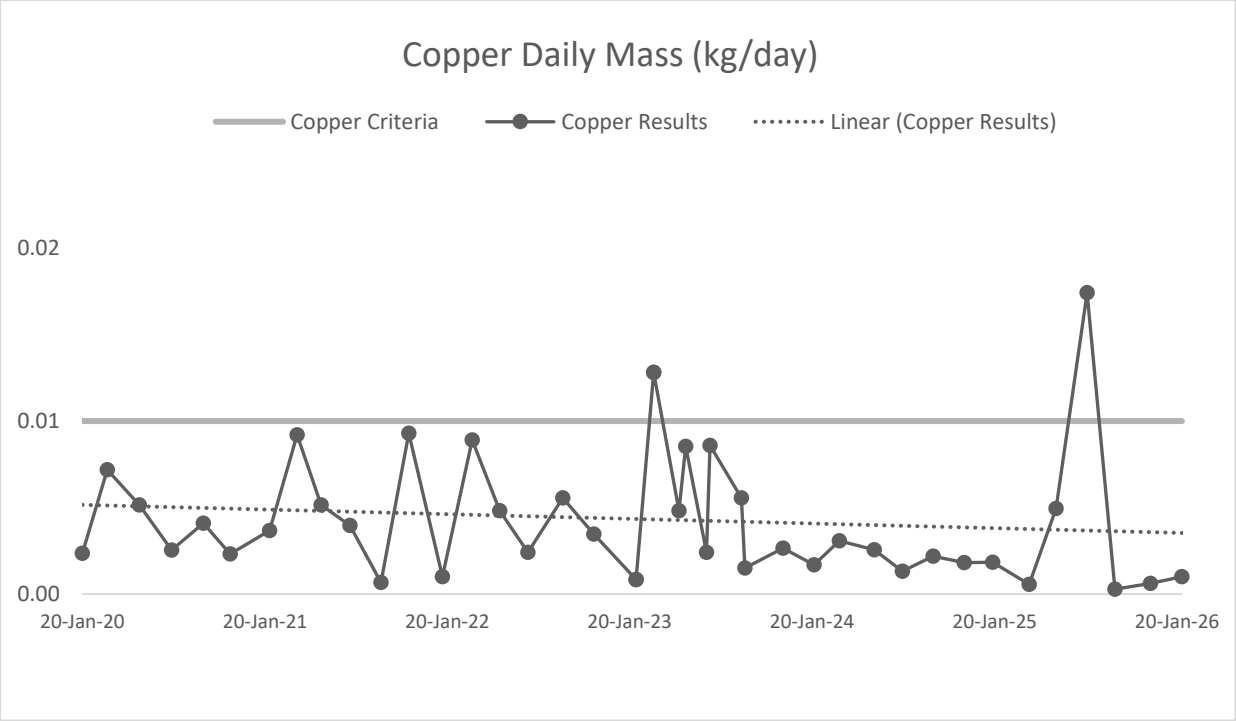

Figure 1. Copper daily mass discharge (kg/day)

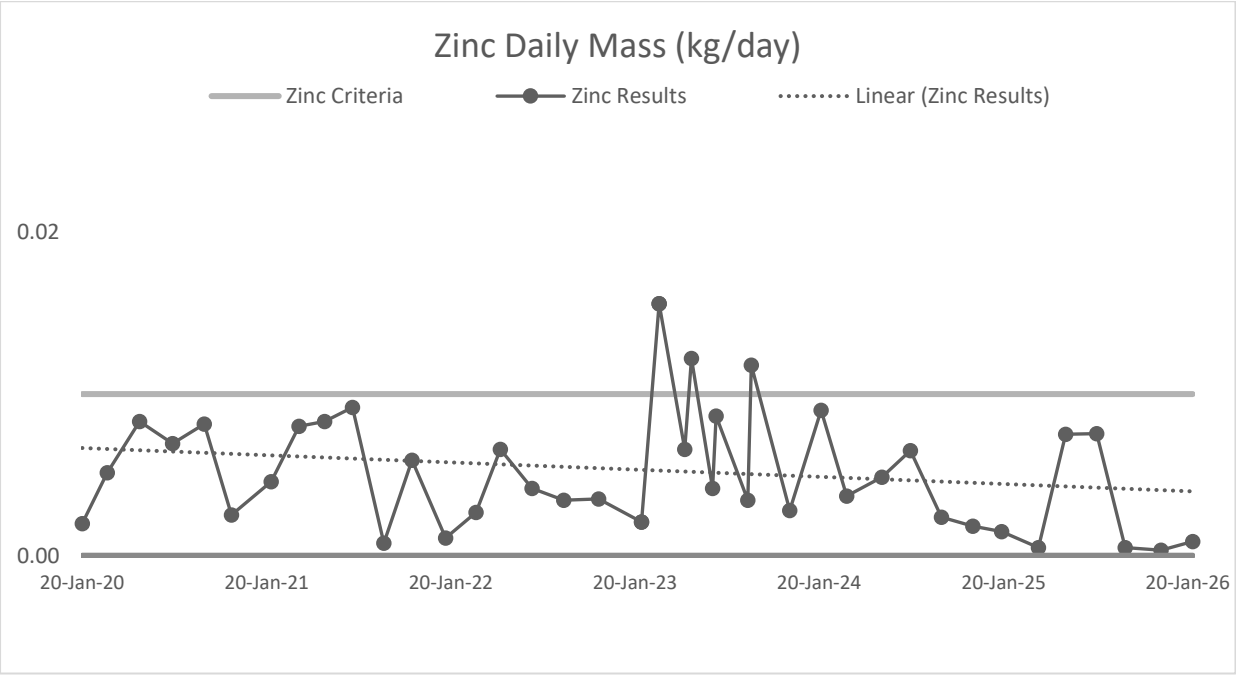

Figure 2. Zinc daily mass discharge (kg/day)

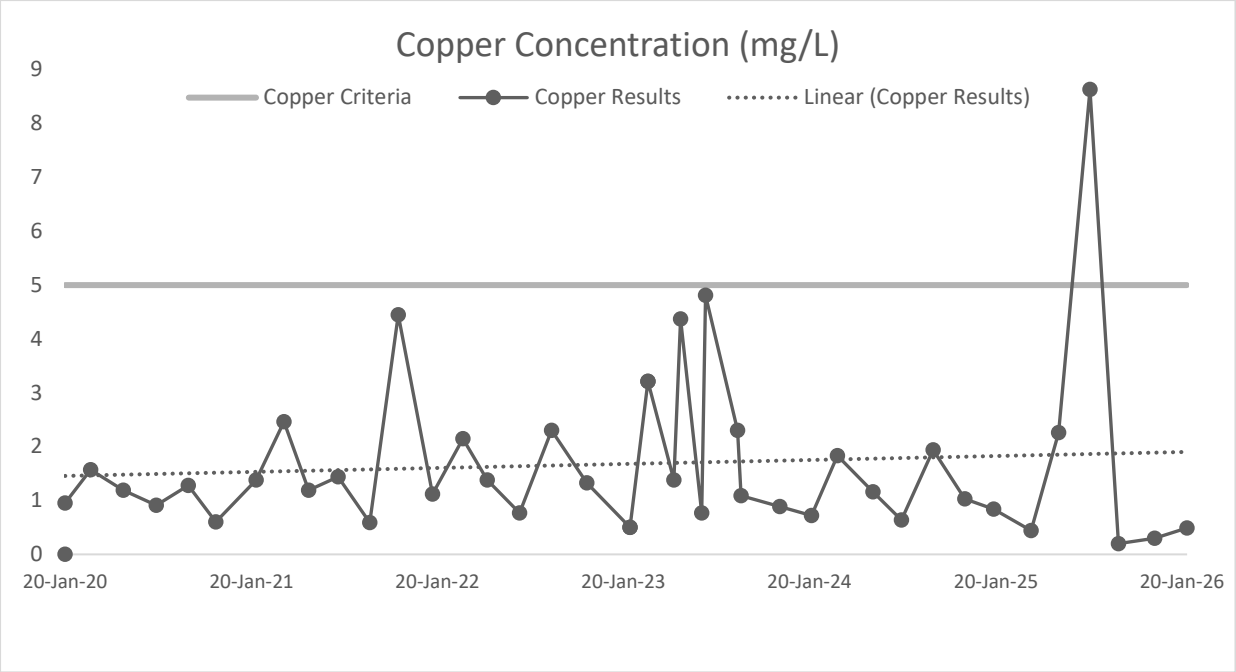

Figure 3. Copper concentration results (mg/L)

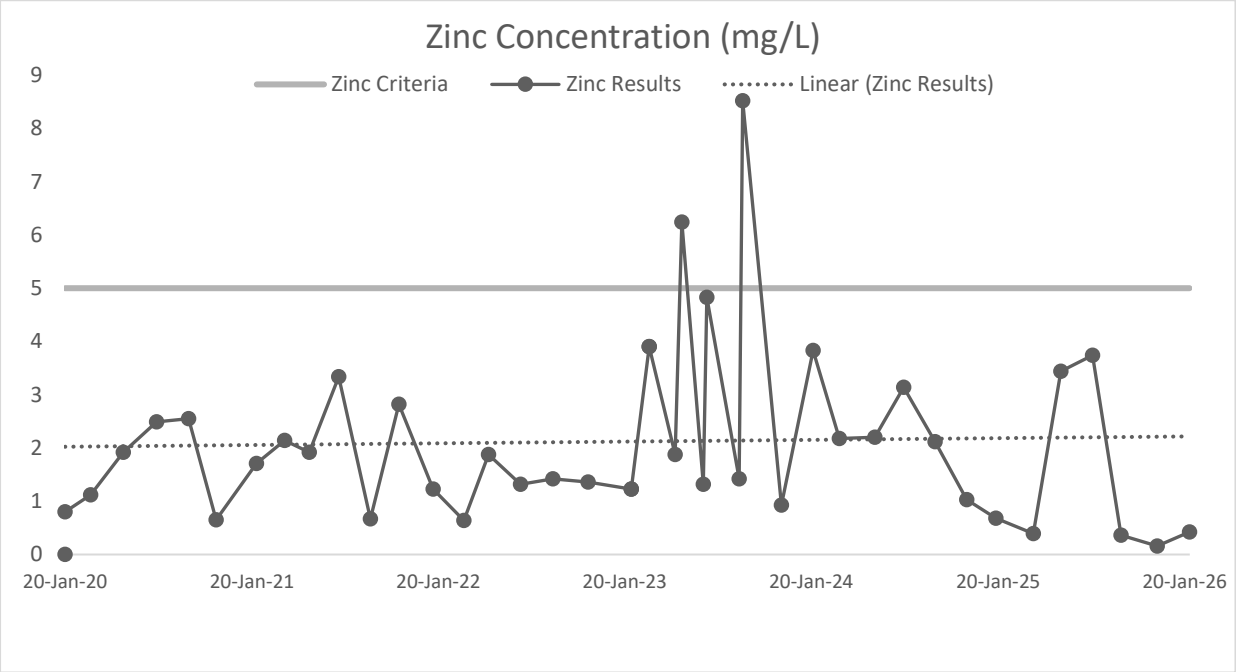

Figure 4. Zinc concentration results (mg/L)

10 Adequacy of strategies/plans/programs required under this approval

White Bay 6 has a series of management plans to ensure compliance with the Major Project Approval, Modification Approvals and Harbour Master Approvals, as well as for operations of the infrastructure and services at the site. Details of the management plans are provided in the following sections.

10.1 Operational Environmental Management Plan (OEMP)

The OEMP outlines the management requirements for identified environmental risks associated with the site and ensures that environmental commitments are effectively implemented. The OEMP incorporates dedicated sub-plans covering key areas including noise, waste, traffic, pollution incident response, and water management. It also includes a Code of Conduct for antifouling activities to guide best practice in environmental management during antifouling activities. In addition, the plan addresses management strategies for fire safety, vessel operations, fuel spill response, air quality, and site security.

The OEMP is considered adequate and fit for purpose, providing a robust framework for guiding environmental management at the site. No changes have been made to the OEMP during the reporting period.

10.2 Staging Report

PANSW has previously given landowners consent to apply for changes to the Major Project Approval. Conditions of the Permission to Lodge for each Modification have included the provision of a Staging Report detailing the proposed and completed stages of construction, verification that commitments have been completed, and justification where commitments may have been altered or changed. No changes have been made in the reporting period.

10.3 Marine Traffic Management Plan

The Marine Traffic Management Plan continues to be implemented to ensure that marine traffic in the main shipping channel is not impeded, that cumulative impacts are appropriately managed, and that all relevant commitments and strategies are adhered to. The Plan covers both construction and operational phases and provides a structured approach to mitigating potential disruptions to vessel movements. It is reviewed and updated as required, in consultation with PANSW and TfNSW, to ensure it remains effective and responsive to operational needs and stakeholder requirements.

10.4 Operations Plan

The Operations Plan satisfies the requirement set out in the Permission for Disturbance of the Bed of a Special Port Area – Schedule 1, Clause 17, issued by Sydney Ports Corporation in November 2011. This clause specifically requires the development and implementation of an Operations Plan for the operational phase of the project, with particular focus on the use of the travel lift. The primary purpose of the plan is to ensure that procedures are in place to minimise the risk of vessels using the facility, impeding or disrupting traffic within the main shipping channel.

11 Environmental management strategies and targets

11.1 Strategies and targets

Specific environmental strategies and targets over the next 12 months are outlined in Table 7. Progress against previous strategies is provided in Table 8.

Table 7. 2026 Environmental strategies and targets

2026 Strategy	Targets
Contribute to environmental awareness training for MIA Events.	• Leverage White Bay 6's representation on the Marina Industry Association (MIA) Education Committee to support environmental education within the marina sector.
Marine Sustainability Pledge core principles.	• Continue commitment to the Marine Sustainability Pledge core principles and annual reporting obligations. • Maintain Clean Marina and Fish Friendly Certification through ongoing compliance with program standards. • Engage suppliers to reduce unnecessary packaging and encourage sustainable supply chain practices. • Transition paper-based checklists and forms to digital platforms to reduce paper consumption across operations. • Improve waste management education of visiting contractors (regarding cardboard, batteries, oils and solvents. • Assessing transition to low odour / lower VOC antifoul products – supports continued compliance with development approval conditions in proximity to residential zones.
Trade Wastewater Compliance	• Zero exceedances of Consent to Discharge Trade Wastewater acceptance criteria across all six monitoring events in the 2026–27 reporting period. • Revised pressure washing procedure for copper-based antifouling paints (Altex No. 5 Blue) to be documented and incorporated into the Safe Work Procedure.

Table 8. Review of 2025 strategies

2025 Strategy	Review of Strategy	Update / Progress
Marina Industries Association Marine Sustainability Pledge (MSP).	White Bay 6 has committed to the core principles of the Marine Sustainability Pledge. We are part of the global effort to protect the marine environment. White Bay 6 pledge to be champions of sustainable practices, safeguarding the oceans, the environment and marine businesses for generations to come. The pledge covers commitments around: • Zero single-use plastics; • Carbon neutrality and renewable energy; • Air Quality and Pollution Control; • Water Conservation and Pollution Prevention; • Circular Economy and Resource Efficiency; • Marine Habitat Protection and Restoration; and • Community Engagement and Education.	• Continued certification to the Clean Marina and Fish Friendly programs. • General Manager Lorraine Yates is on the Marina Industries Association Education Committee promoting environmental awareness and education within the industry; • New waste contractor initiated (ISO 14001 Certified) to remove recyclable cardboard and reduce general waste; • Continued focus on reduction of single use plastics and reuse of consumables where practical; • Continued recycling of used batteries and anodes.

11.2 Any necessary actions to improve environmental performance of the project

Environmental performance at White Bay 6 is supported by ongoing monitoring and review of the Integrated Management System (IMS), which is formally assessed during quarterly Management Review Meetings. The Compliance Register (FRM-021) is actively monitored and updated to ensure continued compliance with all relevant conditions of the Major Project Approval, Modification Approvals, licences, and permits.

In accordance with the Operational Environmental Management Plan (OEMP), annual environmental audits are conducted to assess the effectiveness of environmental controls and identify any instances of non-compliance or deficiencies in management practices. Findings from these audits are addressed through corrective actions, contributing to continual improvement in environmental performance and ensuring that site operations remain aligned with regulatory and corporate environmental objectives.

Appendix A – Compliance Table

Table A 1. Details of compliance with Part F - Post Occupation of the Major Project Approval and Modification Approval

<table>
<tr><th>Approval number/ Reference</th><th>Compliance Requirement</th><th>Development phase</th><th>Evidence and comments</th><th>Compliance status</th></tr>
<tr><td>A7</td><td>Hours of Operation

The hours of operation for the facility are restricted as follows:
<table>
<tr><th>Activity</th><th>Day</th><th>Time</th></tr>
<tr><td rowspan="2">Dry boat storage activities limited to moving boats in and out of the water and operation of a marine forklift.</td><td>From 1 September to 30 April only:
Monday - Saturday
Sunday and Public Holidays</td><td>

7.00 am to 7.00 pm
7.00 am to 7.00 pm</td></tr>
<tr><td>During the remainder of the year:
Monday - Saturday
Sunday and Public Holidays</td><td>

7.00 am to 6.00 pm
8.00 am to 7.00 pm</td></tr>
<tr><td>Mixed marine tenancies & commercial storage & work sheds</td><td rowspan="5">Monday-Saturday
Sunday and Public Holidays</td><td rowspan="5">7.00 am to 6.00 pm
8.00 am to 6.00 pm</td></tr>
<tr><td>All activities on hardstand / lay down areas .e.g., power tools, travel lifts, roll on roll off ramp, cranes forklifts</td></tr>
<tr><td>Truck movements to and from the site</td></tr>
<tr><td>General deliveries</td></tr>
<tr><td>Disposal & collection of garbage, including cans & bottles from vessels</td></tr>
<tr><td>Recreational vessel arrivals, departures and mooring</td><td rowspan="2">Monday-Sunday</td><td rowspan="2">5.00 am to 10.00 pm</td></tr>
<tr><td>Recreational vessel refuelling and grey water and sewerage pump out * (refer to Condition F15)</td></tr>
<tr><td>Commercial vessel arrivals, departures and mooring</td><td rowspan="4">Monday-Sunday</td><td rowspan="4">Any time</td></tr>
<tr><td>Commercial vessel refuelling and grey water and sewerage pump out * (refer to Condition F15)</td></tr>
<tr><td>Commercial officers</td></tr>
<tr><td>Office building mechanical services e.g., A/C plant, compressors for chiller room etc.</td></tr>
</table></td><td>Post-occupation</td><td>White Bay 6 maintains a strict adherence to its designated hours of operation, which are effectively communicated to both staff and contractors during site inductions. The site closure (for contractors) is 4.30pm.</td><td>Compliant</td></tr>
</table>

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
A11	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development, must be: - Maintained in a proper and efficient condition; and - Operated in a proper and efficient manner.	Post-occupation	White Bay 6 is aware of the requirement to maintain all plant and equipment and operate it properly and safely. Documented in PRO-014 Plant and Equipment.	Compliant
A12	Monitoring and Environmental Audits Any condition of this consent which requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 4 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.	Post-occupation	Completed noise compliance monitoring. The Independent Environmental Audit requirement had not been triggered.	Compliant
A13	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has ones) and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 1** (Major Project Approval). “Incident“ is defined in this consent as an occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance.	Post-occupation	White Bay 6 is aware of the requirement to notify the Department immediately after they become aware of an incident. Notification is completed via the NSW Major Projects Planning Portal. There were no incidents that met the criteria of Material Harm (as defined in the consent) for the reporting period During the reporting period, one trade wastewater copper exceedance event occurred on 23rd July 2025, which was reported to Sydney Water in accordance with the Consent to Discharge Industrial Trade Waste. The event did not constitute an 'incident' as defined in the consent.	Compliant

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
	"Material harm" is defined in this consent as harm that: a) Involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; b) Results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $10,000 (such loss includes reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or made good harm to the environment).			
A14	Non-Compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify a non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliance with the way in which is does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance. "Non-compliance" is defined in this consent as an occurrence, set of circumstances or development that is a breach of this consent.	Post-occupation	White Bay 6 is aware of the requirement to notify the Department within 7 days of becoming aware of any non-compliance with the consent. There were no non-compliances with the consent for the reporting period.	Compliant
A15	Revision of Strategies, Plans and Programs Within three months of: - the submission of a compliance report under Condition C8;	Post-occupation		Not triggered

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
	- the submission of an incident report under Condition A14; - the submission of an Independent Audit under Condition C9; - the approval of any modification of the conditions of this consent; or - the issue of a direction of the Planning Secretary under Conditions A1, A2 and/or A3 which requires a review. The strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.			
E7	Trade Waste Agreement Prior to the discharge of wastewater to the sewer upon commencing anti-fouling and de-fouling activities, a trade waste agreement must be entered into with Sydney Water. A copy of this agreement must be sent to the Director General prior to these activities commencing. In the event that no agreement can be reached with Sydney Water, the proponent shall formulate an alternative arrangement to the satisfaction of the EPA. Details of any arrangement are to be sent to the Director General.	Post-occupation	The trade Waste agreement was entered into with Sydney Water. Consent to Discharge Industrial Trade Waste Consent Number: 35699	Compliant
F1	Noise Limits The use of any part of the premises including vessel refuelling and other activities, and the operation of any plant, machinery or other equipment on the site must not exceed the sound level pressure (noise) limits presented in the Table below. Note the limits represent the sound pressure level (noise) contribution, at the nominated receiver locations in the Table.	Post-occupation	Noise compliance was assessed by EMM Consulting Pty Ltd (EMM) for the potentially most affected residential locations. Monitoring showed compliance with noise limits; the results of the monitoring are discussed further in section 9.1. Documented in the OEMP.	Compliant

<table>
<tr><th>Approval number/ Reference</th><th>Compliance Requirement</th><th>Development phase</th><th>Evidence and comments</th><th>Compliance status</th></tr>
<tr><td></td><td>a) Noise Limits – During operation of the facility
b) For the purpose of clause (a) of this condition:
i) Day is defined as the period from 7.00 am to 6.00 pm Monday to Saturday and 8.00 am to 6.00 pm Sundays and Public Holidays;
ii) Evening is defined as the period from 6.00 pm to 10.00 pm; and
iii) Night is defined as the period from 10.00 pm to 7.00 am Monday to Saturday, and 10.00 pm to 8.00 am Sundays and Public Holidays.
<table>
<tr><th rowspan="2">Residential Address</th><th>Day</th><th>Evening / Night</th><th colspan="2">Night</th></tr>
<tr><th>$L_{Aeq\ (15\ min)}$</th><th>$L_{Aeq\ (15\ min)}$</th><th>$L_{Aeq\ (15\ min)}$</th><th>$L_{Aeq\ (1\ Minute)}$</th></tr>
<tr><td>1 Grafton St, Balmain</td><td>54</td><td>48</td><td>48</td><td>59</td></tr>
<tr><td>12A Grafton St, Balmain</td><td>36</td><td>35</td><td>35</td><td>60</td></tr>
<tr><td>24 Datchett Street</td><td>49</td><td>44</td><td>44</td><td>54</td></tr>
<tr><td>41 Pirrama Road</td><td>40</td><td>35</td><td>35</td><td>61</td></tr>
</table></td><td></td><td></td><td></td></tr>
<tr><td>F2</td><td>Noise Measurements

1) Noise from the premises is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of the dwelling where the dwelling is more than 30 metres from the boundary, to determine compliance with the noise level limits in Condition F1 unless otherwise stated.</td><td>Post-occupation</td><td>Noise measurements were taken by EMM (March 2026) in accordance with the Major Project Approval. Attended noise measurements were completed at relevant site boundary locations; nearest noise-sensitive receivers and were used to calibrate noise predictions to the surrounding residences. This is a Noise Policy for Industry approved method of determining noise compliance where non-site related noise is</td><td>Compliant</td></tr>
</table>

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
	2) Noise from the premises is to be measured at 1m from the dwelling façade to determine compliance with the $L_{A1(1\ Minute)}$ noise level in Condition F1. 3) Where it can be demonstrated that direct measurement of noise from the premises is impractical, the DECC may accept alternative means of determining compliance (See Chapter 11 of the *Industrial Noise Policy*). 4) The modification factors presented in section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where practicable. 5) The noise emission limits identified in F1 apply under meteorological conditions of wind speed up to 3 metres per second at 10 metres above ground level, and temperature inversion conditions.		dominant at residential locations. A summary of results is provided in section 9.1. Documented in OEMP.	
F3	Noise Compliance Monitoring A noise compliance assessment must be undertaken within 3 months of commencement of operations at the premises and submitted to the Director General. The assessment must be prepared by a suitably qualified and experienced acoustical practitioner and must assess compliance with noise limits in Condition F1. Should the assessment indicate any non-compliance with the specified noise limits the Proponent must take appropriate measures to limit any impacts and must submit a further report upon the implementation of the measures. Further reporting must be undertaken every 12 months unless otherwise directed by the Director General.	Post-occupation	Noise compliance monitoring was completed in March 2026 by EMM Consulting. The previous monitoring event was in March 2025. Documented in the OEMP. FRM-021 Compliance Register monitors and triggers timing of monitoring events.	Compliant
F4	Annual Environmental Management Report Within 12 months of the commencement of operations, and annually thereafter unless the Director General directs otherwise, the Proponent	Post-occupation	This document fulfils the requirement to prepare and submit an Annual Environmental Management Report.	Compliant

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
	must submit an Annual Environmental Management Report (AEMR) to the Director General, Sydney Ports Corporation and the NSW Maritime Authority. The AEMR must include: a) Include consultation with any relevant government agencies; b) Details of compliance with all relevant conditions of this Approval, and any other licenses and approvals for the Project; c) A list of variations obtained to approvals, applicable to the Project and to the site during the preceding 12 month period; d) Identification of any circumstances in which the environmental impacts and performance of the Project during the year have not been generally consistent with the environmental performance predicted in the documents listed in Condition A3; e) Results of all environmental monitoring required under this Approval and other approvals, including interpretations and discussion by a suitably qualified person; f) Identification of trends in monitoring data over the life of the Project to date; g) Review the adequacy of any strategy/plan/program required under this Approval; h) Environmental management targets and strategies for the following 12 month period, taking into account identified trends in monitoring results; i) If necessary recommend measures or actions to improve the environmental performance of the Project, and/or any strategy/plan/program required under this Approval with details of additional mitigation measures applied to the Project or any change to prevent recurrence of these circumstances; j) A copy of the vessel register required by Condition F16; and k) A copy of the Complaints Register as required by Condition F8, for the preceding 12 month (exclusive of personal details), and details of how these complaints were addressed and resolved.		Documented in the OEMP. FRM-021 Compliance Register monitors and triggers timing of monitoring events and the completion of this Annual Environmental Management Report.	

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
F5	Independent Environmental Management Report Within three years of the date of the commencement of the operation of the Facility, if required by the Director General, the Proponent will commission and pay the full cost of an Independent Environmental Management Report. The Director General shall determine the need for this report on the basis of the results included in the Annual Environmental Management Report required by Condition F4. This report must be conducted by a suitably qualified, experienced, and independent person(s) whose appointment has been approved by the Director General. Within one month of completion of the Independent Report, the Proponent must submit a copy of the report to the Director General and relevant agencies including the NSW Maritime Authority with a response to any of the recommendations in the report. Within six months of completing the Independent Report, the Proponent will review, and if necessary revise, the management plans, monitoring programs, and implement any other measures deemed necessary to improve the environmental performance of the Project. Should the Independent Report indicate the need for measures or actions to improve the environmental performance of the Project, the Proponent must take appropriate action to implement the measures. Further Independent Environmental reporting must be undertaken if required by the Director General.	Post-occupation	An independent Environmental Management Report is required when requested by the Secretary; a report had not been requested in the reporting period. Documented in FRM-021 Compliance Register and the OEMP.	Not triggered

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
F6	Incident Reporting The Proponent must notify DEC and the Director General of any incident with actual or potential significant off-site impacts on people or the biophysical environment as soon as practicable upon the Proponent becoming aware of the incident. The Proponent must provide full written details of the incident to the Director General within seven days of the date on which the incident occurred.	Post-occupation	White Bay 6 is aware of the requirement to notify the Department in writing immediately after they become aware of an incident. During the reporting period, one trade wastewater copper exceedance was identified and reported to Sydney Water. The event did not meet the threshold for significant off-site impact on people or the biophysical environment as defined under this condition and did not require notification. Documented in procedure PRO-003 Incident Reporting, Corrective and Preventative Action.	Compliant
F7	Complaints Procedure The Proponent must ensure the following facilities are available to handle community complaints: 1) A 24 hour, toll free telephone number on which complaints may be registered. 2) A postal address to which written complaints may be sent. 3) An email address to which electronic complaints may be registered.	Post-occupation	Community complaints can be received via: info@whitebay6.com.au PO Box 504 Balmain Wharf 6, End of Robert Street, Balmain, 2041 +61 2 8090 4311 Or toll free: 1800 651 818 Documented in the OEMP.	Compliant
F8	Complaints Register The Proponent must record all details of all complaints received through the means listed under Condition F7 in an up to date Complaints Register. The Register must record, but not necessarily limited to: 1) The date and time, where relevant, of the complaint. 2) The means by which the complaint was made (telephone, mail or email). 3) Any personal details of the complainant that were provided.	Post-occupation	A register of complaints is maintained in the White Bay 6 FRM-032 Corrective Action Register; there were no complaints received during the reporting period. The register shall be made available for inspection by Council, the Secretary and PANSW upon request.	Compliant

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
	4) The nature of the complaint. 5) Any actions taken up by the Proponent in relation to the complaint, including any follow-up contact, and 6) If no action was taken by the Proponent in relation to the complaint, the reason(s) why no action was taken. The Complaints Register must be made available for inspection by Council, the Director General and Sydney Ports Corporation upon request.		Documented in the OEMP.	
F9	Vibration The use of any part of the facility shall not give rise to the transmission of vibration to any place of different occupancy greater than specified in AS 2670. The method of measurement of vibration must be carried out in accordance with AS2973.	Post-occupation	Piling activities were not undertaken within the reporting period. Documented in the OEMP.	Compliant
F10	Air Quality The Proponent must not cause or permit the emissions of offensive odours from the site, as defined under section 129 of the *Protection of the Environment Operations Act 1997*.	Post-occupation	No activities were undertaken within the reporting period that emitted offensive odours beyond the perimeter of the site. Documented in the OEMP.	Compliant
F11	Water Quality 1) The Proponent must comply with section 120 of the *Protection of the Environment Operations Act 1997* which prohibits the pollution of waters. 2) The Proponent must ensure that all areas involving the handling, treatment or storage of waste and outputs must be sealed, and with all runoff directed to a first flush system. 3) All wash down areas must have appropriate controls which prevent polluted water from entering the Bay or stormwater system.	Post-occupation	White Bay 6 is aware of compliance requirements under section 120 of the *Protection of the Environment Operations Act 1997*. The site is operated with appropriate bunding and drainage as well as a wastewater treatment system and holds a Consent to Discharge Industrial Trade Waste with Sydney Water. Documented in the OEMP.	Compliant

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
F12	Bunding The Proponent *must* store and handle all hazardous chemicals, dangerous goods, fuels and oils, strictly in accordance with: 1) All relevant Australian Standards, particularly AS1940 and AS1596. 2) A minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund. 3) The Dangerous Goods Code, and 4) DECC's Environmental protection Manual Technical Bulletin Bunding and Spill Management. **Note**: In the event of any inconsistency between these requirements, the Proponent must comply with the most stringent requirement.	Post-occupation	Storage and handling of dangerous goods is undertaken in conformance with AS 1940 The storage and handling of flammable and combustible liquids (White Bay 6 does not store LP Gas and therefore AS 1596 is not applicable). Minimum bunding requirements of 110% of the largest container are required throughout the site's storage facilities. A bunded area is situated above the fuel tanks to accommodate a fuel truck spill. Documented in the OEMP.	Compliant
F13	Spill Control Equipment The Proponent must ensure that spillage control equipment, such as absorbent pads and absorbent booms, are available at the facility at all times and stored in a location where they can be deployed quickly if any spills occur.	Post-occupation	Spill control equipment, including floating booms and adsorbent pads, are maintained at the site in dedicated spill response kits and containers. The equipment is checked during inspections conducted by both VEA and White Bay 6. The equipment is replenished as required. Documented in the OEMP and MAN-005 Marine Traffic Management Plan.	Compliant
F14	Waste 1) No waste will be disposed of on site, with all waste disposed of at an appropriately licensed waste management facility. 2) The Proponent must ensure that all liquid and/or non-liquid waste generated and/or stored on site is assessed and classified in accordance with the EPA's Environmental Guidelines: *Assessment, Classification and Management of Liquid and Non Liquid Wastes* (*Waste Guidelines*).	Post-occupation	Licenced contractors dispose of all waste from the site. Waste is disposed of as soon as practicable to minimise build-up and potential impacts on-site. Wastes have been classified in accordance with the EPA's Environmental Guidelines: *Assessment, Classification and Management of Liquid and Non Liquid Wastes* (*Waste Guidelines*) see section 9.6 for further details).	Compliant

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
			Documented in the OEMP.	
F15	Waste Disposal Hours The disposal and collection of garbage, including bottles and cans from commercial and recreational vessels is restricted to 7.00 am to 6.00 pm Monday to Saturday and 8.00 am to 6.00 pm Sunday.	Post-occupation	Waste disposal hours are restricted to 7 am to 6 pm Monday to Saturday and 8 am to 6 pm on Sunday. White Bay 6 has complied with the waste disposal hours. Documented in the OEMP.	Compliant
F16	Vessel Register All vessels visiting the facility whether or not for the purposes of refuelling must be registered prior to using the services offered by the facility. The Proponent must maintain a register of all vessels that use the facility. The register must be made available to Sydney Ports Corporation, NSW Maritime Authority or the Director General upon request. The register of users must also be included in any reports to the Director General required under by the Conditions of this Approval.	Post-occupation	The Vessel Register provides details of all vessels that use the facility. This register is available for review by PANSW, TfNSW and the Secretary on request. The register is provided in Appendix C. Documented in the OEMP.	Compliant
F17	On-site Supervision Facility staff must be on-site at all times of operation and are responsible for safety and noise management.	Post-occupation	Facility personnel are responsible for safety and noise management. All personnel from both VEA and SHBS are aware of this requirement. Documented in the OEMP.	Compliant
F18*	Temporary Moorings The temporary moorings as identified on the approved plans may only be used as follows: 1) The area is only to be used by vessels that require the services offered by the facility, and; 2) Vessels can remain in the temporary moorings at a maximum of 30 days with the exception of 2 vessels which can remain at a maximum of 180 days at any one time within a 12 months period.	Post-occupation	Only vessels that require site services are permitted to moor. Documented in the OEMP.	Compliant

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
F19**	Antifouling and Spray Painting Anti-fouling, de-fouling and spray painting activities are allowed: • in the manner as described in White Bay Berth 6 – Marine Refuelling and Supply Facility Section 75W Modification Request (MOD 5), prepared by EMM Consulting Australia Pty Ltd and dated 10 August 2017 and Appendix L Code of Conduct for Antifouling and Response to Submissions dated 15 May 2018, and • in accordance with any environment protection licence issued by the EPA for this site. In addition, anti-fouling and de-fouling activities are limited in the following manner: 1) No anti-fouling is to be undertaken using paint containing tributyltin. 2) Vessels containing toxic chemicals tributyltin, arsenic, mercury or dichlorodiphenyltrichloroethane (DDT) are not to be the subject of de-fouling activities. 3) Spray shall only be applied by an airless spray gun.	Post-occupation	White Bay 6 Code of Conduct for Antifouling has been implemented and is included in the OEMP.	Compliant
F20	Statutory Compliance The Proponent must ensure that all necessary licences, permits and approvals are obtained and kept up to date as required throughout the life of the facility. None of the Conditions of Approval remove the obligation for the Proponent to obtain, renew or comply with such licences, permits or approvals.	Post-occupation	All necessary permits, approvals and licences have been obtained to operate the site. A site compliance register is maintained to monitor and trigger compliance requirements. Environmental Protection Licence EPA Licence No 20144 has been obtained for the site. Annual Returns are completed to confirm compliance. Consent to Discharge Industrial Trade Waste Consent Number: 35699 has been obtained for the site. Monitoring of trade waste is completed to schedule.	Compliant

Approval number/ Reference	Compliance Requirement	Development phase	Evidence and comments	Compliance status
F21	Travel lifts The proposed travel lifts and all their components must be designed, detailed, installed, operated and maintained in accordance with relevant Australian Codes, Rules, and Standards, and NSW Workcover Authority's "*Requirements for Shore Mounted Cranes and Hoists*".	Post-occupation	Travel lifts are operated in accordance with relevant Australian Standards and SafeWork NSW requirements for Travel Lifts (noted that 'Requirements for Shore Mounted Cranes and Hoists' has been superseded by several SafeWork guidance documents). MAN-006 Operations Plan.	Compliant
F22	Annual Fire Safety Statement For any essential fire safety equipment, an Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the relevant authority initial Fire Safety Certificate is received.	Post-occupation	The Annual Fire Safety Statement was obtained on 22nd April 2025 and has been submitted to Council and the NSW Fire Brigade. Documented in FRM-021 Compliance Register and the OEMP.	Compliant
EPL	Environment Protection Licence	Post-occupation	Environmental Protection Licence EPA Licence No 20144 has been obtained for the site. Annual Returns are completed to confirm compliance. No non-compliance occurred during the reporting period. Anti-fouling, de-fouling and spray-painting activities are allowed in accordance with any environment protection licence issued by the EPA for this site.	Compliant

***** Approved modifications to Major Project Approval in accordance with MPO6_0037 MOD 3 (Department of Planning and Infrastructure NSW, August 2012)

****** Approved modifications to Major Project Approval in accordance with MP06_0037 MOD 5

Appendix B – Complaints Register

Table B 1. Complaints Register

Type of Action (Corrective Action / Meeting Action/ Audit Finding)	Action Reference (Report / Meeting / Audit No)	Summary Description / Finding / Corrective Action Required	Date of Incident / Event	Action Taken	Responsible Person	Target Date	Completed	Date Completed

Appendix C – Vessel Registers

White Bay 6 Vessel Register

White Bay 6 Vessel Storage Register

Refuelling Vessel Register (Viva Energy Australia)