

INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

MOOREBANK INTERMODAL PRECINCT WEST STAGE 3
– SSD 10431

MARCH 2022

Authorisation

Author Name:	Derek Low	Reviewer:	Steve Fermio
Position:	Lead Auditor	Position:	Director
Signature:		Signature:	
Date:	30/03/22	Date:	30/03/22

Document Revision History

Revision	Date	Details
1.0	22/03/22	For issue.
2.0	30/03/22	Update in response to client response on Rev1.0.

Report Name: Independent Audit No. 1 – Audit Report – Moorebank Intermodal Precinct West Stage 3 – SSD 10431

Project No.: 417

Prepared for:
LOGOS Property Group Consortium (LOGOS)
c/o Aspect Environmental Pty Ltd

Prepared by:
WolfPeak Pty Ltd

T: 1800 979 716

W: www.wolfpeak.com.au

© Document copyright of WolfPeak Pty Limited.

This disclaimer, together with any limitations specified in this report, apply to use of this report. This report was prepared in accordance with the contracted scope of works for the specific purpose stated in the contract and subject to the applicable cost, time and other constraints. In preparing this report, WolfPeak Pty Ltd (WolfPeak) relied on client/third party information which was not verified by WolfPeak except to the extent required by the scope of works, and WolfPeak does not accept responsibility for omissions or inaccuracies in the client/third party information; and information taken at or under the particular times and conditions specified, and WolfPeak does not accept responsibility for any subsequent changes. This report has been prepared solely for the use by, and is confidential to, the client and WolfPeak accepts no responsibility for its use by any other parties. This report does not constitute legal advice. This report is subject to copyright protection and the copyright owner reserves its rights.

CONTENTS

Executive Summary	5
1. Introduction	7
1.1 Project overview	7
1.2 Approval requirements.....	13
1.3 The audit team	13
1.4 The audit objectives.....	13
1.5 Audit scope.....	13
2. Audit methodology	15
2.1 Audit process.....	15
2.2 Audit process detail	16
2.2.1 Audit initiation and scope development.....	16
2.2.2 Preparing audit activities	16
2.2.3 Site personnel involvement.....	17
2.2.4 Meetings.....	17
2.2.5 Interviews	17
2.2.6 Site inspection	18
2.2.7 Document review.....	18
2.2.8 Generating audit findings.....	18
2.2.9 Compliance evaluation	18
2.2.10 Evaluation of post approval documentation	18
2.2.11 Completing the audit.....	19
3. Audit findings	20
3.1 Approvals and documents audited and evidence sighted	20
3.2 Non-compliance, Observations and Actions	20
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents	22
3.4 Summary of notices from agencies.....	22
3.5 Other matters considered relevant by the Auditor or the Department.....	22
3.6 Complaints	22
3.7 Incidents.....	23

3.8 Actual versus predicted impacts	23
4. Conclusions	24
5. Limitations	25
Appendix A – SSD 10431 Conditions of consent.....	26
Appendix B – CEMP & Sub-Plan Mitigation Measures	64
Appendix C – Planning Secretary Agreement of Independent Auditors	69
Appendix D – Consultation Records	71
Appendix E – Meeting Sign on Sheet	72
Appendix F – Site Inspection Photographs	74
Appendix G – Declaration Forms.....	77

EXECUTIVE SUMMARY

Moorebank Precinct West (MPW) is part of the broader Moorebank Intermodal Terminal development (now referred to as the Moorebank Logistics Park or MLP). The development involves the construction and operation of intermodal freight terminal facilities at Moorebank in south-west Sydney, linked to Port Botany and the interstate rail network. The Sydney Intermodal Terminal Alliance (SIMTA), is the responsible body for developing and operating the MLP across both the Commonwealth and SIMTA-owned land at Moorebank.

MPW is a staged development, requiring a number of development consents over its duration. On 11 May 2021 the NSW Independent Planning Commission (the Commission or IPC) approved the development application for the MPW – Stage 3, SSD 10431 (MPW3), in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act).

Key components of MPW3 include:

- Establishment of a works compound in the southern portion of the MPW Site
- Progressive subdivision of the MPW Site into nine (9) allotments
- Import of additional clean fill, and
- Ancillary works including access roads, earthworks, utilities installation and connection, stormwater and drainage infrastructure, signage and landscaping.

Conditions of Consent (CoC) C41 – C46 of Schedule 2 of SSD 10431 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning and Environment (the Department) 2020 document entitled *Independent Audit Post Approval Requirements* (IAPAR). In particular, CoC C42 states:

Independent Audits of the development must be carried out in accordance with the Independent Post Approval Requirements.

This Audit Report presents the findings from the first Independent Audit for the construction period, covering the period from the granting of consent on 11 May 2021 to the end of February 2022 (the audit period).

The Independent Audit was completed to fulfill the requirements of CoC C42 and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

Construction commenced on 13 November 2021. Works completed during the current audit period were limited to the construction of approximately 200m of internal roadway.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel representing SIMTA. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions to address each of the findings. The findings are summarized as follows:

- There were 149 CoCs assessed
- One (1) non-compliance was identified. This relates to content of the site notice.
- Two (2) observations were identified. These relate to the content of the Unexpected Finds Protocol and dust deposition results.

The Auditor would like to thank the auditees representing SIMTA for their high level of organisation, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

The Moorebank Precinct West (MPW) is part of the broader Moorebank Intermodal Terminal development (now referred to as the Moorebank Logistics Park or MLP). The development involves the construction and operation of intermodal freight terminal facilities at Moorebank in south-west Sydney, linked to Port Botany and the interstate rail network. The Sydney Intermodal Terminal Alliance (SIMTA), a wholly owned subsidiary of Qube Holdings, is the responsible body for developing and operating the MLP across both the Commonwealth and SIMTA-owned land at Moorebank.

MPW is situated on the western side of Moorebank Avenue adjacent to the Southern Sydney Freight Line, within the Liverpool City Council Local Government Area, approximately 27 kilometres south-west of the Sydney Central Business District. An overview of the Moorebank Intermodal Terminal development and MPW is presented in

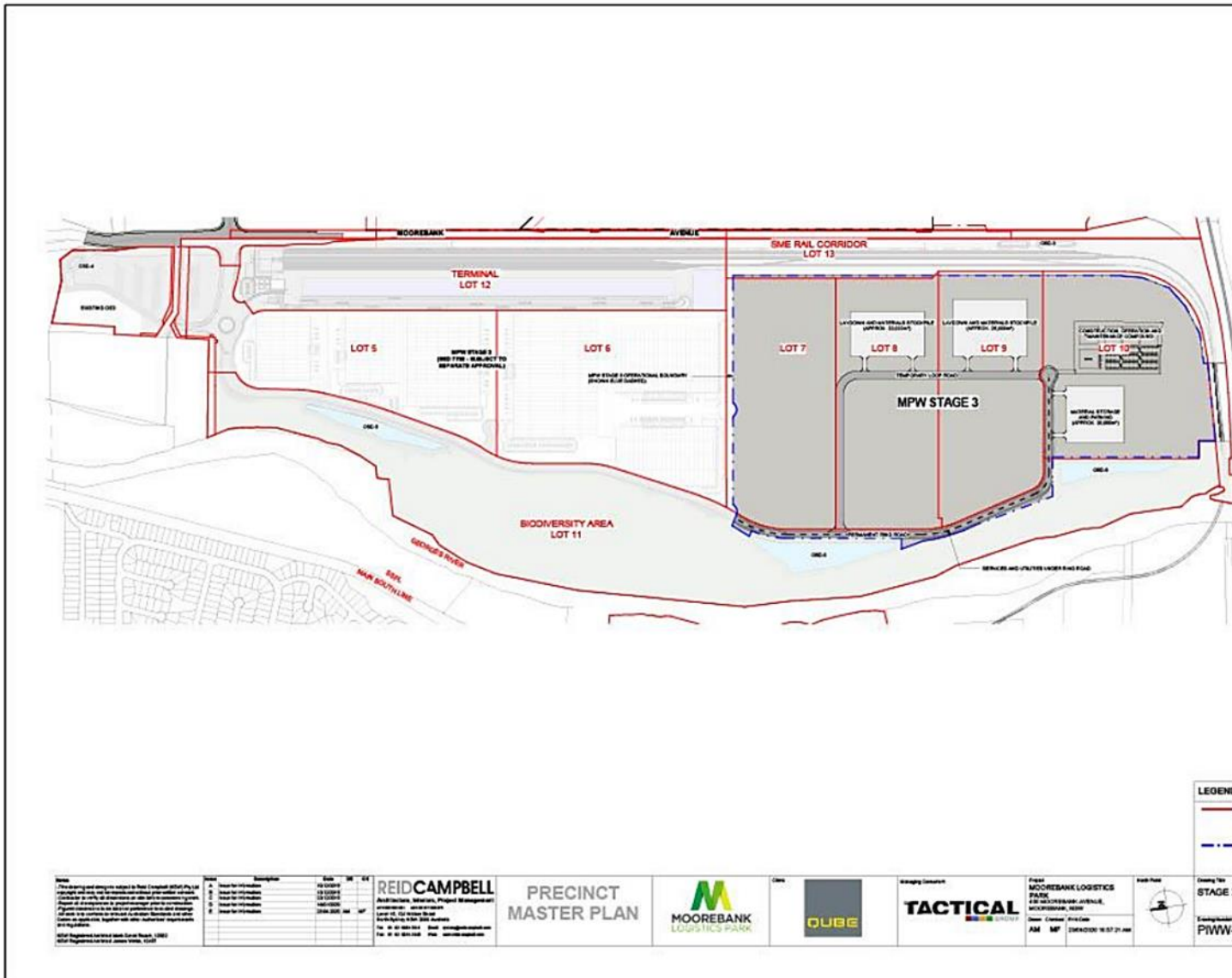


Figure 1.

MPW is a staged development, requiring a number of development consents over its duration. The Concept Proposal and Early Works (Stage 1), State Significant Development (SSD) 5066, was granted consent under section 89E of the Environmental Planning and Assessment Act 1979 (EP&A Act) on 3 June 2016.

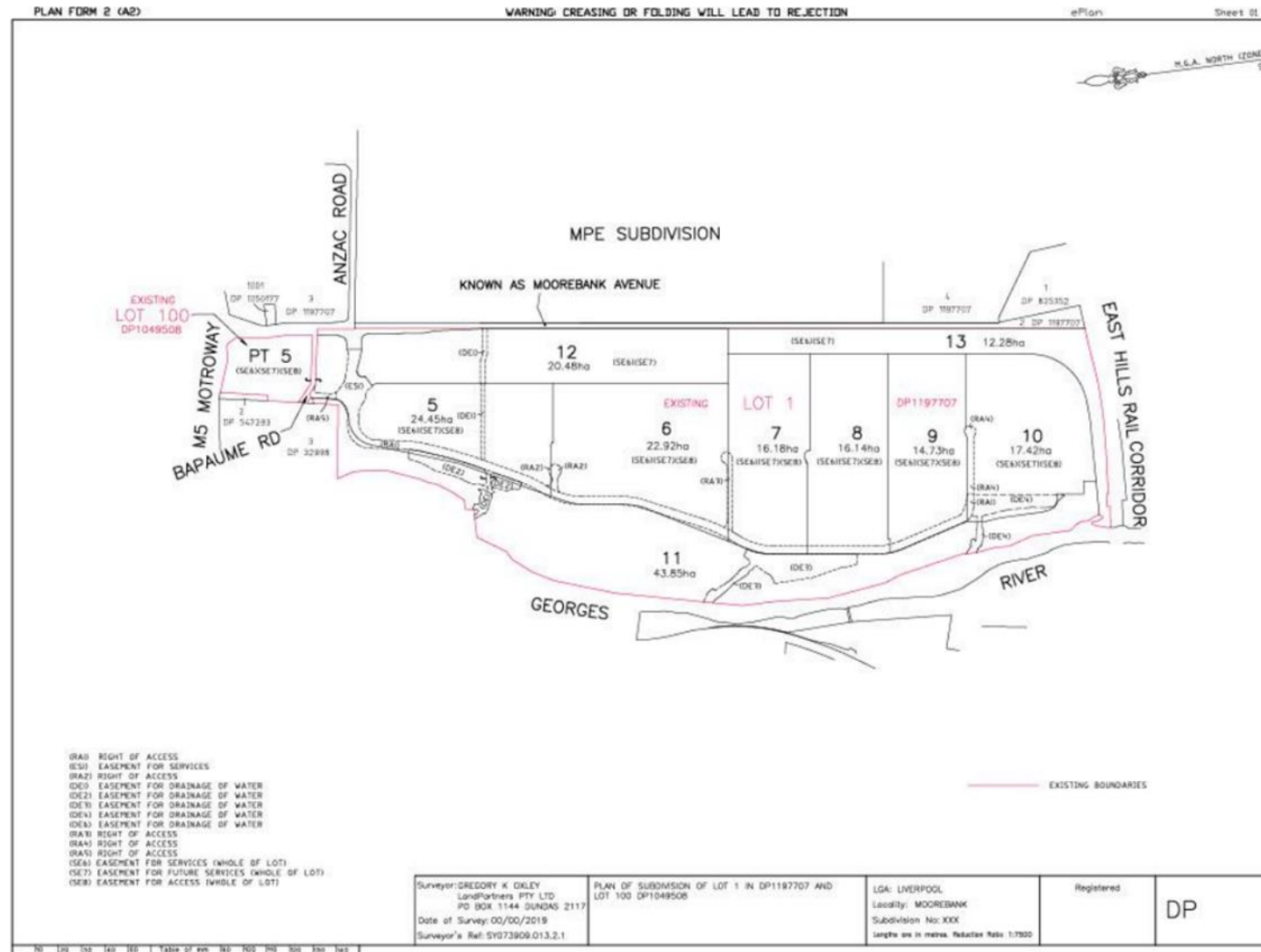
On 11 May 2021 the NSW Independent Planning Commission (the Commission) approved the development application for the Moorebank Intermodal Precinct West – Stage 3, SSD 10431 (MPW3), in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act).

The key components of MPW3 are:

- establishment of a works compound to facilitate approved site development works for the MPW site (as per SSD 5066 and SSD 7709) as well as progressive and future MPW site development works, including hardstand, laydown and materials stockpile areas, temporary and permanent access roads, utilities and services

progressive subdivision of the MPW site to create nine allotments for the purpose of separating the interstate freight terminal and warehousing, establishment of a biodiversity conservation allotment

and tenancing of individual warehouses (see



- Figure 2)
- ancillary works to facilitate establishment, access and servicing of the construction compound and site subdivision
- importation of fill to achieve the 16.6 m AHD finished surface level, and
- mitigation installations and activities for noise, dust, weed, biodiversity, soil and water management across the MPW site.

The general layout of the MPW3 development is shown in

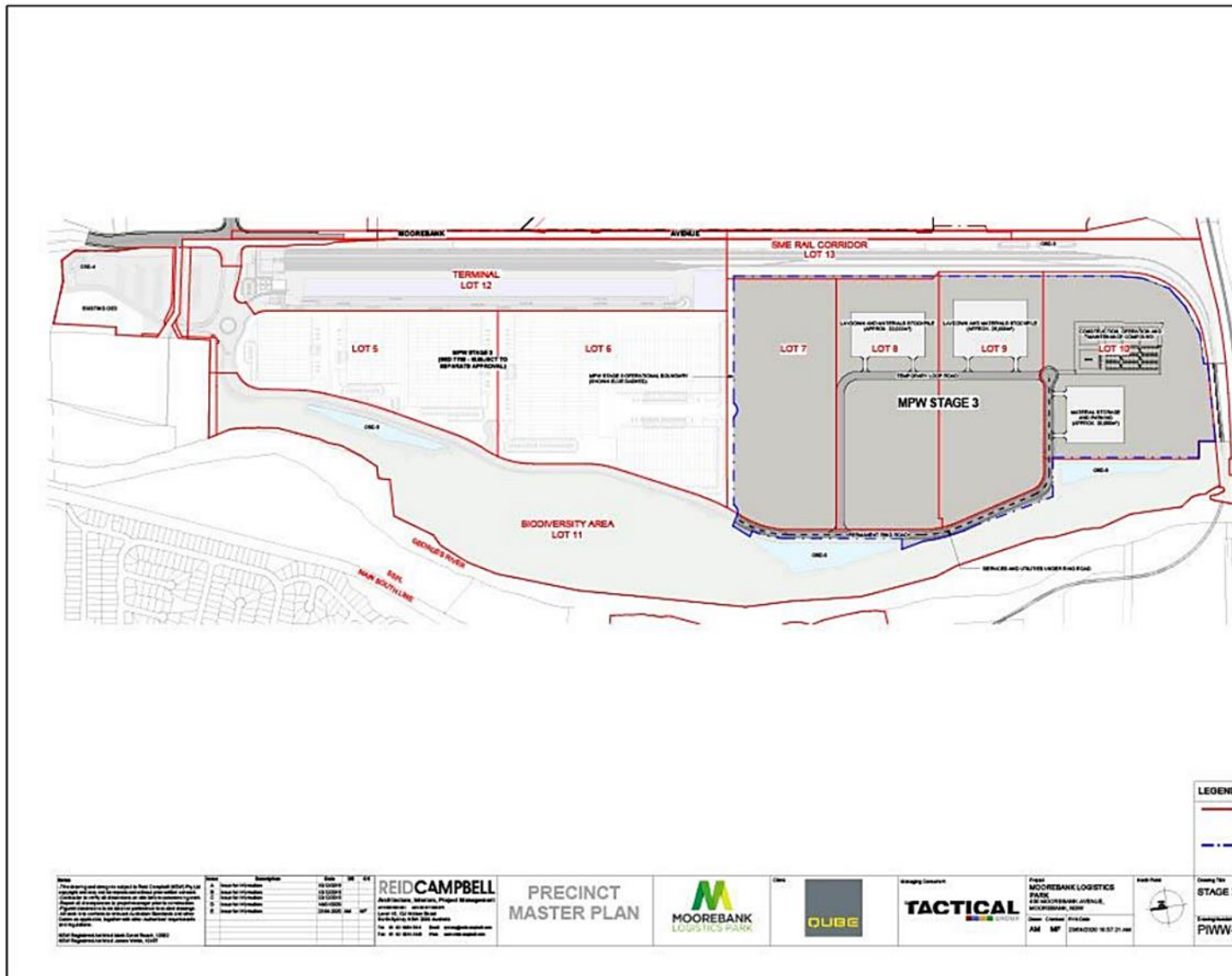


Figure 1, with the subdivision shown in Figure 2.

SIMTA has engaged a number of parties to help construct the Project including Project Managers Aspect Environmental and J Whyndam Prince, each of whom manage contractors and consultants responsible for construction. SIMTA has engaged Georgiou as the Principal Construction Contractor and TSA Management as the community engagement managers.

Physical works undertaken since the granting of consent were limited to the construction of approximately 200m of internal roadway. To note, construction of MPW Stage 2 continues on the same land that applies to MPW3.

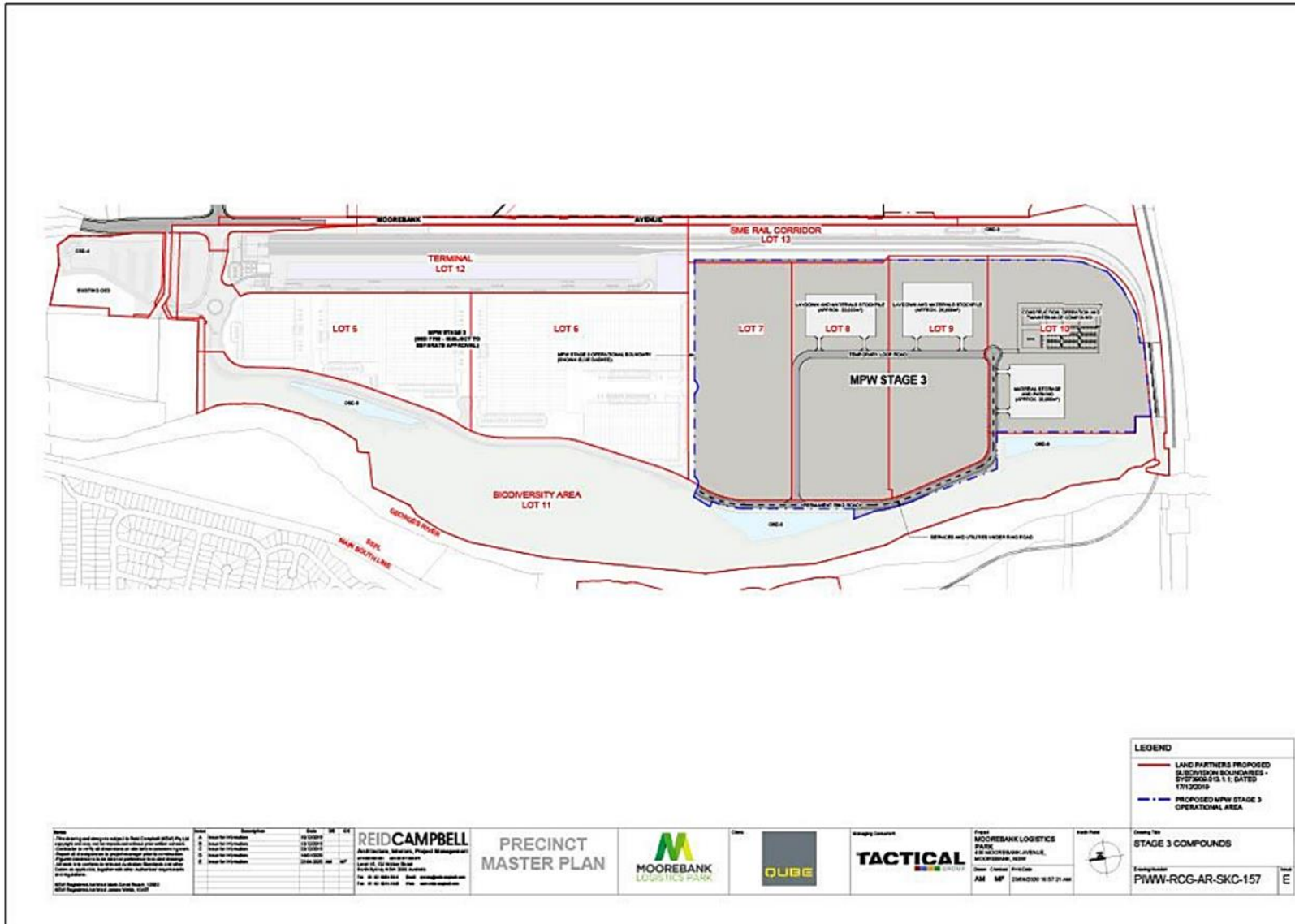


Figure 1: MPW3 Proposal Layout (Reid Campbell, 2020)

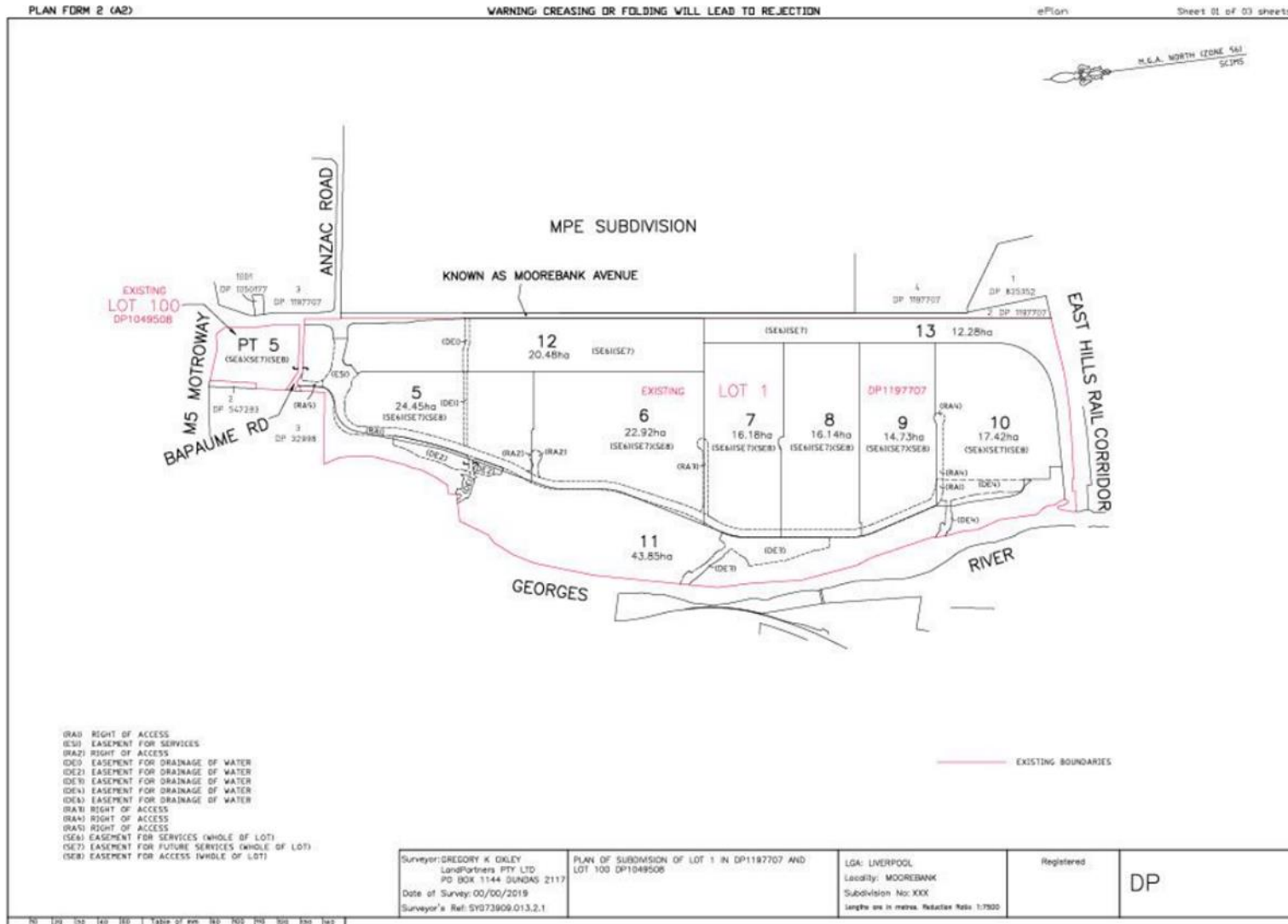


Figure 2: Subdivision of Lot 1 in DP 1197707 (Land Partners, 2020)

1.2 Approval requirements

Conditions of Consent (CoC) C41 – C46 of Schedule 2 of SSD 10431 set out the requirements for undertaking Independent Audits. The CoCs give effect to the (now) Department of Planning and Environment (the Department) 2020 document entitled *Independent Audit Post Approval Requirements* (IAPAR).

1.3 The audit team

In accordance with Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

- Derek Low (Auditor Lead): Master of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283).

Approval of the Audit Team was provided by the Department on 11 October 2021. The letter is presented in Appendix C.

1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 10431 Schedule 2, CoC C42. CoC C42 states that:

Independent Audits of the development must be carried out in accordance with the Independent Post Approval Requirements.

The IAPAR sets out the scope, methodology and reporting requirements for each Independent Audit.

This Independent Audit seeks to fulfill the requirements of CoC C41, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This Independent Audit relates to the Project works between the granting of consent, on 11 May 2021 and the end of February 2022 (the audit period).

The scope of the Independent Audit comprises:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, and

- all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- a review of the status of implementation of previous Independent Audit findings recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate, and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 3.

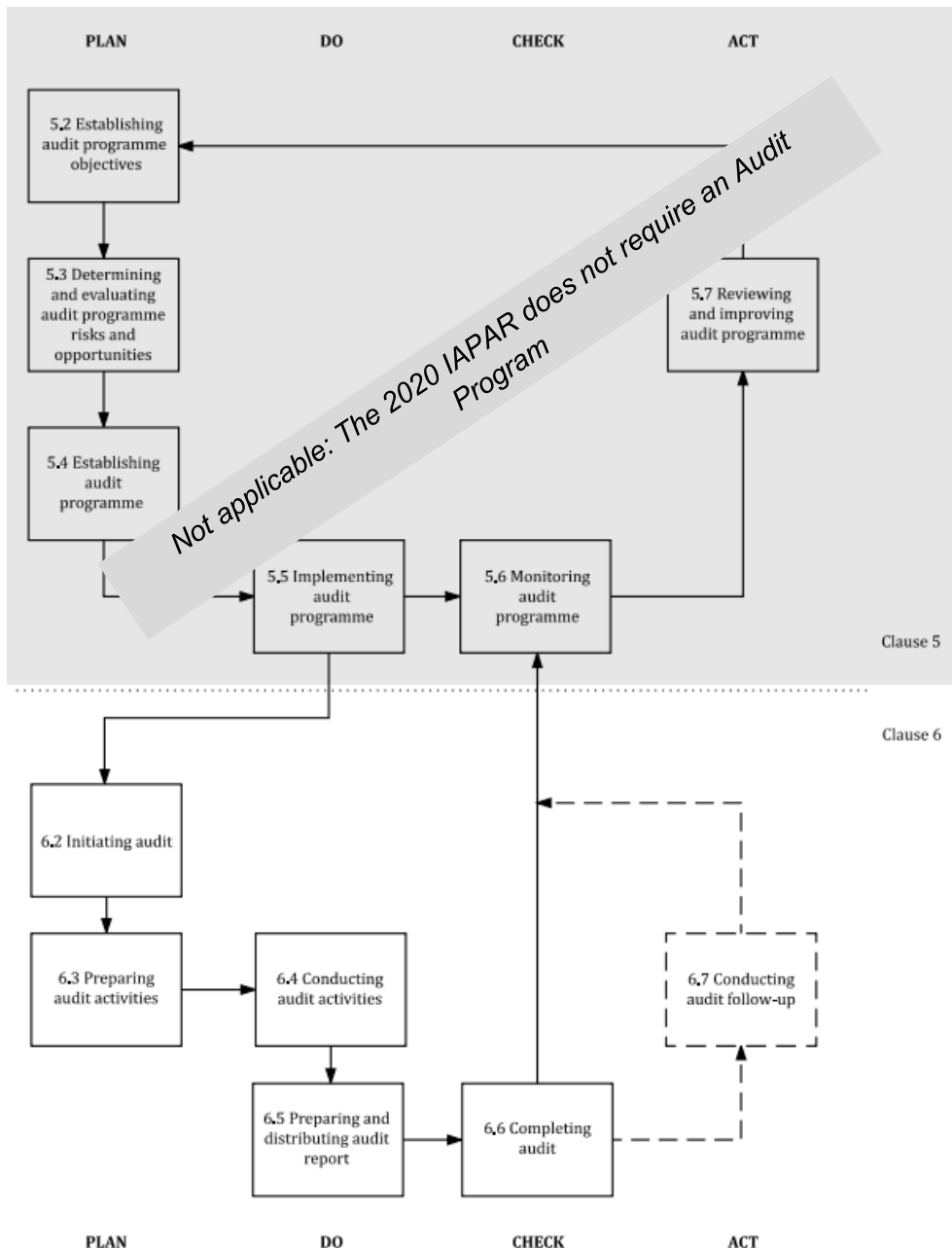


Figure 3: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the Auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

On 24 January 2022 WolfPeak consulted with the Department and the Project’s Environmental Representative (ER) to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

Table 1: Key issues and areas of focus raised during consultation

Stakeholder	Issues and Focus	How Addressed
Department of Planning and Environment	<p>The Department requested that the audit be conducted in accordance with conditions of Development Consent SSD-10431 (Consent). In addition, the Department requested that the audit examines;</p> <ol style="list-style-type: none"> 1. Whether all pre-construction conditions have been satisfied prior to construction works commencing for the purposes of the Consent. 2. The status of Condition A15, and whether actions are being taken to address the requirements of this condition. 3. Whether soil erosion and sediment controls have been implemented in accordance with the Consent; and 4. Include any feedback the ER may have should you consult with the ER. 	<p>These matters were assessed as part of the Independent Audit.</p> <ol style="list-style-type: none"> 1. Refer to Part B of Appendix A. 2. Refer to A15 in Appendix A. 3. Refer to C19 – C26 in Appendix A and Appendix B. 4. See next row of this Table.
Environmental Representative	<p>The ER requested that the audit examines preconstruction commitments to reflect the state of the Project and compliance with out of hours works requirements.</p>	<p>These matters were assessed as part of the Independent Audit.</p> <p>Refer to findings within Part B Appendix A, C2 – C6 in Appendix A and Appendix B.</p>

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

The primary documents reviewed prior to and after the site visit are as follows:

- *Moorebank Precinct West - Stage 3 Proposal Environmental Impact Statement – (SSD10431), Aspect Environmental, 24 April 2020 (the EIS)*
- *Moorebank Precinct West - Stage 3 Response to Submissions – SSD 10431, Aspect Environmental, 21 July 2020 (the RtS)*
- *Development Consent SSD 10431, 11 May 2021 (the Consent)*
- *Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 10 August 2021 (the CEMP)*
- *Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West, Costin Roe, Rev 17, 7 September 2021 (the CSWMP)*
- *Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 14 September 2021 (the CTAMP)*
- *Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12 August 2021 (the CNVMP).*

2.2.3 Site personnel involvement

The on-site audit activities took place on 21 and 22 February 2022. The following personnel took part in the audit:

- Jared Sisay – Project Manager – J.Wyndham Prince
- Simon Fisher – Contractor Representative – Georgiou Group
- Richard Johnson – Director – Aspect Environmental (representing SIMTA)
- Daryle McKone – Associate Director – Aspect Environmental (representing SIMTA).

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel.

During the opening meeting, held at the start of the 21 February 2022 audit session, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. This was conducted in person and the attendance sheet is presented in Appendix E.

At the closing meeting, held remotely on 22 February 2022, the preliminary audit findings were presented, additional information required was outlined, preliminary recommendations (as appropriate) were made, and post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request. Interviews were conducted on 21 and 22 February 2022.

2.2.6 Site inspection

The on-site audit activities took place on 21 February 2022. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix F

2.2.7 Document review

The Independent Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendices A and B.

2.2.8 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans, and
- site inspections of relevant locations, activities and processes.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the descriptors from Table 2 of the IAPAR. These are replicated in Table 2 below.

Table 2: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate, and

- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

2.2.11 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 10431 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CEMP
- CSWMP
- CTAMP, and
- CNVMSP.

The evidence sighted against each requirement is detailed within Appendices A and Appendix B.

3.2 Non-compliance, Observations and Actions

This Section, including Table 3, presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendices A and B.

- There were 149 CoCs assessed
- One (1) non-compliance was identified. This relates to content of the site notice.
- Two (2) observations were identified. These relate to the content of the Unexpected Finds Protocol and dust deposition results.

Table 3: Audit findings and actions

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
Independent Audit No. 1 findings						
IA1_1	B25	Observation	<p>Requirement: <i>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</i></p> <p>Observation: The Unexpected Finds Protocol was prepared prior to construction. However, it does not appear to include the requirement whereby, if any material identified as contaminated is to be disposed off-site, the disposal location and results of testing is to be submitted to the Planning Secretary prior to its removal from the site. The Auditor is not aware of any unexpected contamination finds having occurred for MPW3, nor any materials having been sent off-site.</p>	Update the Unexpected Finds Protocol to include the requirements for material identified as contaminated to be disposed off-site and the disposal location and results of testing submitted to the Planning Secretary prior to the removal from site.	SIMTA 30/04/22	OPEN
IA1_2	C1	Non-compliance	<p>Requirement: <i>A site notice(s):</i></p> <p>a) <i>must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</i></p> <p>b) <i>minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</i></p> <p>c) <i>the notice is to be durable and weatherproof and is to be displayed throughout the works period;</i></p> <p>d) <i>the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</i></p> <p>e) <i>the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted</i></p> <p>Non-compliance: The site notices address each requirement a) – e) of this condition with the exception of d). the hours of work are not presented.</p>	Update signage to capture all information required under C1.	SIMTA 31/12/22.	OPEN
IA1_3	C17	Observation	<p>Requirement: <i>The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development:</i></p> <p>a) <i>2 g/m2/month maximum increase in deposited dust level; and</i></p> <p>b) <i>4 g/m2/month maximum deposited dust level.</i></p> <p>Observation: The November 21 results are all satisfactory with the exception of DDG-W-04-21 (5.4g/m2/month). Monitoring is conducted on the boundary of the MPW site. Whether this has resulted in an exceedance at the nearest private property cannot be verified.</p>	The Auditor observes that boundary monitoring has been described in the approved combined MPW2 and MPW3 Project CEMP suite and, therefore, the Department has not required at receiver dust deposition monitoring. Monitoring will continue through construction.	NA	CLOSED

3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

A review was conducted of the:

- CEMP
- CSWMP
- CTAMP, and
- CNVMSP.

The plans are of a high quality and are certainly adequate for the works being undertaken, noting the observation for B25 (IA1_1) in Section 3.2.

3.4 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department during the audit period in relation to MPW3.

3.5 Other matters considered relevant by the Auditor or the Department

Other than the matters identified in Section 3.2, there are no other matters considered relevant by the Auditor. The Department raised several matters during consultation on the audit scope. Assessment of these matters is included in Appendix A and Appendix B.

3.6 Complaints

A complaints register is being maintained for the entire MLP development. Complaints in the register presented are not specific to the MPW3 Project (i.e.: a complaint would be raised about the broader development, rather than any activity associated with the Project and SIMTA would investigate accordingly).

A total of two complaints have been received for the MLP development since MPW3 construction works commenced on 13 November 2021. Both complaints were determined to not relate to the MLP development and were subsequently closed.

A more detailed complaints register is submitted regularly to the Department. This register has not identified any complaints relating to MPW3.

3.7 Incidents

The Project has not identified any reportable incidents as defined by the consent during the reporting period.

3.8 Actual versus predicted impacts

Predicted outcomes associated with the construction of the Project are described in Chapters 7 – 17 of the *Moorebank Precinct West Stage 3, Environmental Impact Statement SSD 10431, 24 April 2020* (the EIS), Section 6 of the *Moorebank Precinct West – Response to Submissions, SSD 10431, 21 August 2022* (the RtS).

The EIS and RtS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions and REMMs, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit. Any such comparison is qualitative only.

Works completed during the current audit period were limited to the construction of approximately 200m of internal roadway. Given the minor nature of the works being undertaken, the impacts are negligible and are considered well within that predicted by the EIS and RtS.

4. CONCLUSIONS

This Audit Report presents the findings for the first Independent Audit of MPW3 (SSD 10431), covering the period between the granting of consent, on 11 May 2021 and the end of February 2022 (the audit period).

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection, as were Project personnel representing SIMTA. During the reporting period, relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions to address each of the findings. The findings are summarized as follows:

- There were 149 CoCs assessed
- One (1) non-compliance was identified. This relates to content of the site notice.
- Two (2) observations were identified. These relate to the content of the Unexpected Finds Protocol and dust deposition results.

The Auditor would like to thank the auditees representing SIMTA for their high level of organisation, cooperation and assistance during the Independent Audit.

5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

APPENDIX A – SSD 10431 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status															
SCHEDULE 2																			
PART A: ADMINISTRATIVE CONDITIONS																			
Obligation to Minimise Harm to the Environment																			
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table.	Based on the evidence sighted it appears as though environmental measures are being implemented to prevent or minimise harm on the environment. A number of non-compliances and observations have been made; however, these do not appear to have resulted in environmental harm beyond that approved under SSD 10431.	Compliant															
Terms of Consent																			
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) generally in accordance with the management and mitigation measures in Appendix 3; e) in accordance with the approved subdivision plans in the table below: <table border="1" data-bbox="329 1115 997 1297"> <thead> <tr> <th colspan="3">Plan of Subdivision prepared by LandPartners Pty Ltd</th> </tr> <tr> <th>Dwg No.</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SY073909.013.2.1</td> <td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03</td> <td>01/07/2020</td> </tr> <tr> <td>SY073909.013.2.1</td> <td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03</td> <td>01/07/2020</td> </tr> <tr> <td>SY073909.013.2.1</td> <td>Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03</td> <td>01/07/2020</td> </tr> </tbody> </table>	Plan of Subdivision prepared by LandPartners Pty Ltd			Dwg No.	Name of Plan	Date	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03	01/07/2020	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03	01/07/2020	SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03	01/07/2020	Evidence referred to elsewhere in this Audit Table.	Development was observed to be carried out in compliance with the conditions of this consent.	Compliant
Plan of Subdivision prepared by LandPartners Pty Ltd																			
Dwg No.	Name of Plan	Date																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 01 of 03	01/07/2020																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 02 of 03	01/07/2020																	
SY073909.013.2.1	Plan of Subdivision of Lot 1 in DP1197707 and Lot 100 DP1049508, sheet 03 of 03	01/07/2020																	
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	Interview with auditees 21/02/22	The Project team is not aware of any directions from the Secretary.	Not Triggered															
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) to A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) to A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	-	Noted. This Independent Audit has assessed compliance with the conditions of consent and the most recent version of any document listed in A2.	Compliant															
Limits of Consent																			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Letter Aspect to DPE, 16/11/21 DPE post approval portal lodgment, 16/11/21	On 16/11/21 SIMTA notified the commencement of construction, with physical commencement occurring on 19/11/21	Compliant
A6	Nothing in this consent permits the removal of vegetation. All vegetation removed on the site must be undertaken in accordance with the requirements of MPW Stage 2 (SSD 7709).	Site inspection 21/02/22	No vegetation has been cleared under MPW3.	Compliant
A7	Only VENM, ENM, or other imported fill material approved in writing by EPA is to be placed on the site.	DGB testing Certificate, 56956, 10/06/20 Email Georgiou to Qube, 30/08/21 ALS COA, ES21228447 Test report, Resources Laboratory, Lab report sample no, 26592	The only material imported for MPW3 is material for the construction of the roadway (i.e.: select material zone – bedding sands and aggregates) which were imported under MPW2. Material imported has been tested and classified against the EPA's Recovered Aggregates Order. These results are checked by Georgiou and Qube.	Compliant
A8	Importation of imported fill must not exceed a total of 13,000m3 of material per day across this development, MPW Stage 2 (SSD 7709) and MPE Stage 2 (SSD 7628) on the same day.	CARAS, material Import Daily totals.xls, current to 08/02/22	Daily totals are recorded through the two weighbridges. These are collated by CARAS as required. According to the records, the largest single day of import since July 2021 (when the consents were modified) was 3,600t across both MPW and MPE sites.	Compliant
A9	Prior to physical commencement of work under this consent, the Applicant is required to modify the following development consents by replacing "22,000 m3" wherever occurring with "13,000 m3" in: a) condition A9 of SSD 7709; and b) condition B56(a) of SSD 7628.	Letter Aspect to the IPC, 19/07/21 (modification of MPW2) Letter Aspect to the IPC, 19/07/21 (modification of MPE2)	The consents were modified on 19/07/21	Compliant
A10	The total volume of uncompacted fill to be imported for compaction up to final land level must not exceed 280,000m3. This volume is additional to the 1,600,000m3 of uncompacted fill permitted to be imported to site under the MPW Stage 2 (SSD 7709) consent, and may only be imported once importation of the volume permitted under the MPW Stage 2 (SSD 7709) consent is complete.	Interview with auditees 21/02/22 Email Caras to Aspect 16/02/22(summary of import on MPW2). Client response to RFI.	The Project team advises that no import of uncompacted fill has occurred for MPW3. At the time of the Independent Audit, the total import of fill for MPW2 currently sits at ~1,208,000m3.	Compliant
A11	The total volume of structural fill to be imported for warehouse pad completion under this consent must not exceed 540,000m3. Prior to the importation of structural fill for any given area of the site, the Applicant is to provide the ER and the Planning Secretary with a report prepared by a suitably qualified and experienced engineer outlining the volume of structural fill it proposes to both receive and emplace on that given area of the site. The Applicant may not at any time possess on site a volume of structural fill material that exceeds the volume that the Applicant proposes to be emplaced on site in the next 6 months	Interview with auditees 21/02/22 Email Caras to Aspect 16/02/22(summary of import on MPW2). Client response to RFI.	The Project team advises that no import of uncompacted fill has occurred for MPW3. At the time of the Independent Audit, the total import of fill for MPW2 currently sits at ~1,208,000m3.	Compliant
A12	In addition to the other conditions of this consent, nothing in this consent permits the Applicant to stockpile or otherwise receive imported fill material beyond the amounts or volumes permitted under this or any other development consent, or place fill above the final land level or finished surface levels permitted under this or any other development consent.	Interview with auditees 21/02/22 Email Caras to Aspect 16/02/22(summary of import on MPW2). Client response to RFI.	The Project team advises that no import of uncompacted fill has occurred for MPW3. At the time of the Independent Audit, the total import of fill for MPW2 currently sits at ~1,208,000m3.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A13	Only one crushing plant is to operate at any one time across the MPW site (i.e. under either MPW Stage 2 consent or the conditions of this consent). Any crushing plant operated as part of MPW Stage 3 can only be operated once any existing crushing plant operated as part of MPW Stage 2 (SSD 7709) has been decommissioned.	Interview with auditees 21/02/22 Site inspection 21/02/22	1 x crusher is present on site to service all of MPW. It has not been used on MPW3 to date.	Compliant
A14	For the avoidance of doubt, nothing in this consent enables the finished surface level of any filled section of the site to exceed 16.6 m AHD.	Interview with auditees 21/02/22 Email Caras to Aspect 16/02/22 (summary of import on MPW2) Letter Aspect to the IPC, 23/04/21	The Project team advises that no import of uncompacted fill has occurred for MPW3. On 23/04/21 Aspect (on behalf of SIMTA) wrote to the IPC in response to matters raised in an email from the IPC on 21/04/21. Specifically, regarding confirmation as to whether the 16.6m AHD level includes structural and/or uncompacted fill. Aspect provided a drawing from the MPW2 assessment showing the calculation of fill and overlying layers. The drawing applies a finished surface level of 16.6m AHD to the general fill zone (and not to the SMZ and pavement layers which sit on top of the general fill zone). The Auditor notes that the MPW2 RtS architectural drawings show a finished ground level of 16.6 m AHD. The Auditor is not aware of any response having been provided by the IPC regarding this matter. Final surface levels have yet to be picked up.	Not Triggered
A15	Prior to the commencement of fill importation or fill placement, the Applicant is to engage a suitably qualified and independent person or persons to conduct an audit of: <ul style="list-style-type: none"> a) the amount of fill (whether unconsolidated, consolidated or structural) brought to the site to date; b) where fill has been used on site, including an aerial plan clearly indicating the location and boundary of the placed fill relevant to its respective consent; c) for what purpose all fill has been used; d) how all fill use is justified under existing development consents applying to the land; and e) current site levels. <p>The suitably qualified and independent person or persons are to be approved by the Planning Secretary prior to the conduct of the audit. Fill importation or fill placement must not commence until the Planning Secretary approves the audit.</p>	Interview with auditees 21/02/22 Email Caras to Aspect 16/02/22 (summary of import on MPW2). Client response to RFI.	The Project team advises that no import of uncompacted fill has occurred for MPW3. At the time of the Independent Audit, the total import of fill for MPW2 currently sits at ~1,208,000m3 and, therefore the spoil auditor has yet to be engaged.	Not Triggered
A16	Prior to the commencement of fill importation, the Applicant is to prepare a Fill Importation Management Plan for the approval of the Planning Secretary. The Fill Importation Management Plan must: <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person; b) include details of how the Applicant will comply with the requirements of the conditions of this consent relating to fill importation and fill placement; c) require any fill imported on site to be logged/tracked per truck load; d) provide a conversion rate for the conversion of fill in cubic metres to and from tonnes; e) include a template for an Imported Fill Tracking Register, to be throughout the construction period, that includes: <ul style="list-style-type: none"> I. date and time in and time out of trucks importing fill to the site; 	Interview with auditees 21/02/22 Email Caras to Aspect 16/02/22 (summary of import on MPW2). Client response to RFI.	The Project team advises that no import of uncompacted fill has occurred for MPW3. At the time of the Independent Audit, the total import of fill for MPW2 currently sits at ~1,208,000m3 and, therefore, the Fill Importation Management Plan has yet to be prepared.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> II. details of truck registration and haulage company; III. source of imported fill; IV. material type and classification; V. details of the statement of compliance with relevant approval criteria; VI. volume of imported fill in tonnes; VII. location of stockpiled imported fill; VIII. location of final destination of imported fill; and IX. details of any sampling performed for purposes of certification. 			
A17	Fill importation must not commence until the Planning Secretary approves the Fill Importation Management Plan. The Applicant is to implement the Fill Importation Management Plan as approved by the Planning Secretary from time to time.	<p>Interview with auditees 21/02/22</p> <p>Email Caras to Aspect 16/02/22 (summary of import on MPW2).</p> <p>Client response to RFI.</p>	The Project team advises that no import of uncompacted fill has occurred for MPW3. At the time of the Independent Audit, the total import of fill for MPW2 currently sits at ~1,208,000m ³ and, therefore, the Fill Importation Management Plan has yet to be prepared.	Not Triggered
A18	The Applicant must fill out the Imported Fill Tracking Register throughout the entire construction period. All details recorded in the Imported Fill Tracking Register must be provided to the Department and NSW EPA upon the request of an investigation officer and authorised officer.	<p>Interview with auditees 21/02/22</p> <p>Email Caras to Aspect 16/02/22 (summary of import on MPW2).</p> <p>Client response to RFI.</p>	The Project team advises that no import of uncompacted fill has occurred for MPW3. At the time of the Independent Audit, the total import of fill for MPW2 currently sits at ~1,208,000m ³ and, therefore, the Fill Tracking Register for MPW3 has yet to be developed. The Auditor is not aware of a request having been made by the Department or EPA.	Not Triggered
A19	The Applicant must engage an independent person to verify the Imported Fill Tracking Register on a weekly basis and prepare and submit weekly reports on this verification to the Department and NSW EPA upon the request of an investigation officer and authorised officer.	<p>Interview with auditees 21/02/22</p> <p>Email Caras to Aspect 16/02/22 (summary of import on MPW2).</p> <p>Client response to RFI.</p>	The Project team advises that no import of uncompacted fill has occurred for MPW3. At the time of the Independent Audit, the total import of fill for MPW2 currently sits at ~1,208,000m ³ and, therefore, the verification of a Fill Tracking Register has yet to commence and weekly reports have yet to be developed.	Not Triggered
A20	No construction (including but not limited to clearing and maintenance access, stockpiling or other earthworks) is permitted within the riparian corridor and signs must be provided along the adjacent boundary fence to this effect.	<p>Site inspection 21/02/22</p> <p>PIWW-RCG-AR-DWG-0101</p>	The riparian zone is proximal to the 1:100 year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52).	Compliant
A21	No works in the riparian corridor outside the site are permitted under this approval and signs must be provided along the adjacent boundary fence to this effect.	<p>Site inspection 21/02/22</p> <p>PIWW-RCG-AR-DWG-0101</p>	The riparian zone is proximal to the 1:100 year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52).	Compliant
Prescribed Conditions				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A22	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation Construction Certificate, 190359/06, Mckenzie Group	Part 6, Division 8A of the EPA Reg relates to prescribed conditions for: <ul style="list-style-type: none"> • compliance with the BCA (see A23 below). • erection of signs (not relevant) • residential building work (not relevant) • entertainment venues (not relevant) • signage for max number of persons for entertainment purposes (not relevant), and • shoring and adjoining properties (not relevant). <p>The issue of the Crown Work Certificates demonstrates compliance with the BCA to the extent of works that they cover.</p> <p>Refer to finding regarding construction signage C1.</p>	Compliant
Planning Secretary as Moderator				
A23	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 21/02/22 Construction Certificate, 190359/06, Mckenzie Group	A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building. The Certifier has confirmed compliance with the BCA.	Compliant
Evidence of Consultation				
A24	Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> consult with the relevant party prior to submitting the subject document for information or approval; and provide details of the consultation undertaken including: <ol style="list-style-type: none"> the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP)) Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP) Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP) Letter DPE to Qube, 25/10/21 (approval of the CNVMP). Construction Traffic And Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 14/09/21 (the CTAMP) – Section 1.4 (Consultation).	The CTAMP was the only document that required consultation. Section 1.4 of the CTAMP includes details of the consultation undertaken between the Project, Liverpool City Council and TfNSW.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A25	The Applicant may: <ol style="list-style-type: none"> prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger 	Interview with auditees 21/02/22 Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP)) Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP)	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there have been no aggregation of plans. Refer B19. The MPW3 plans have been approved by the Department prior to commencement of construction. The plans go through the continual improvement minor updates consistent with previous stages and with the approval of the ER, however, there have been no updates since their initial approval.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)</p>	<p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p> <p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p>		
A26	Any strategy, plan or program prepared in accordance with condition A25, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<p>Interview with auditees 21/02/22</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p> <p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p>	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there have been no aggregation of plans. Refer B19. The MPW3 plans have been approved by the Department prior to commencement of construction. The plans go through the continual improvement minor updates consistent with previous stages and with the approval of the ER, however, there have been no updates since their initial approval.	Not Triggered
A27	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<p>Interview with auditees 21/02/22</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p> <p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p>	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there have been no aggregation of plans. Refer B19. The MPW3 plans have been approved by the Department prior to commencement of construction. The plans go through the continual improvement minor updates consistent with previous stages and with the approval of the ER, however, there have been no updates since their initial approval.	Not Triggered
A28	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	<p>Interview with auditees 21/02/22</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p>	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there have been no aggregation of plans. Refer B19. The MPW3 plans have been approved by the Department prior to commencement of construction. The plans go through the continual improvement minor updates consistent with previous stages and with the approval of the ER, however, there have been no updates since their initial approval.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Letter DPE to Qube, 25/10/21 (approval of the CNVMP).		
A29	Nothing in the conditions of this consent permits the staging of construction works. Note 1: Staging of subdivision is permitted — see for example Part D of Schedule 2 of this consent. Note 2: Nothing in this condition precludes the phasing of works, such as that outlined in Appendix D of the Response to Submissions.	<p>Interview with auditees 21/02/22</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p> <p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p>	The Project is not being staged. Other than the merging of the MPW2 and MPW3 plans there have been no aggregation of plans. Refer B19. The MPW3 plans have been approved by the Department prior to commencement of construction. The plans go through the continual improvement minor updates consistent with previous stages and with the approval of the ER, however, there have been no updates since their initial approval.	Not Triggered
Structural Adequacy				
A30	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Construction Certificate, 190359/06, Mckenzie Group	A Construction Certificate was issued for road, pavements, utilities, plus subdivision and building. The Certifier has confirmed compliance with the BCA.	Compliant
Design and Construction for Bush Fire				
A31	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	<p>Construction Certificate, 190359/06, Mckenzie Group</p> <p>Site inspection 21/02/22</p> <p>Email from J Wyndham Prince to Mckenzie Group, 21/09/21</p> <p>Construction Certificate, 190359/06, Mckenzie Group</p>	<p>The standards referenced relate to buildings and steel framed structures. These works have yet to commence.</p> <p>J Wyndham Prince submitted details to confirm compliance that roads complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate.</p>	Compliant
A32	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019	<p>Construction Certificate, 190359/06, Mckenzie Group</p> <p>Site inspection 21/02/22</p>	<p>Water and power will be installed along the roadway, however, works to date have not involved these services.</p> <p>J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate.</p>	Compliant
A33	The entire site must be managed as an inner protection area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. <i>Note: See condition B190 of MPW Stage 2 (SSD 7709)</i>	<p>Email from J Wyndham Prince to Mckenzie Group, 21/09/21</p> <p>Construction Certificate, 190359/06, Mckenzie Group</p>	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate.	Compliant
Subdivision Certificate				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A34	<p>In undertaking the subdivision approved under this consent, the Applicant must comply with the requirements of Part 6 of the Environmental Planning and Assessment Act 1979 in relation to the issue of a Subdivision Certificate.</p> <p>For the purposes of this approval, the issue of a Subdivision Certificate is restricted to the subdivision defined by Condition A2.</p> <p><i>Note: Part D of Schedule 2 of this consent provides conditions that are required to be met prior to the issue of a subdivision certificate.</i></p>	Interview with auditees 21/02/22	The Project team advises that the Subdivision Certificate is pending. The drawings in A2 will be used as part of the application.	Not Triggered
Applicability of Guidelines				
A35	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 10/08/21 (the CEMP), and each sub-plan (refer to B17 – B24)</p> <p>Evidence referred to elsewhere in this table.</p>	The CEMP and associated Sub-plans and procedures, along with other reports / evidence sighted appear to reference current guidelines, protocols, Standards or policies. No issues identified.	Compliant
A36	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 21/02/22	The Project team is not aware of any directions in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them for MPW3.	Not Triggered
Monitoring and Environmental Audits				
A37	<p>Any condition of this consent that 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 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Dust deposition results, ALS, 13/12/21 (Nov 21 results), 04/01/22 (Dec 21 results), and 01/02/22 (Jan 22 results).	<p>The relevant section of the EPA Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.</p> <p>This Independent Audit has been conducted in accordance with the Department’s IAPAR and ISO 9001. The Department did not provide any feedback on the second Independent Audit.</p> <p>Depositional dust monitoring results observed, analyzed by ALS, a NATA accredited laboratory.</p>	Compliant
Access to Information				
A38	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> I. the documents referred to in condition A2 of this consent; II. all current statutory approvals for the development; III. all approved strategies, plans and programs required under the conditions of this consent; 	<p>https://simta.com.au/mpw/</p> <p>https://simta.com.au/project-wide/</p> <p>https://simta.com.au/newsletter/</p>	<p>The website was reviewed on 22/02/22. It contains</p> <ol style="list-style-type: none"> I. the documents referred to in condition A2 II. all approvals for the development III. all approved strategies, plans and programs IV. NA: regular reporting on the environmental performance of the development not required under the Compliance Reporting PAR) V. NA: a comprehensive summary of the monitoring results is not specified by the conditions or the management plans 	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>IV. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>V. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>VI. a summary of the current stage and progress of the development;</p> <p>VII. contact details to enquire about the development or to make a complaint;</p> <p>VIII. a complaints register, updated monthly;</p> <p>IX. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>X. notification of any non-compliances with the conditions of this consent made under condition A42;</p> <p>XI. any other matter required by the Planning Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>		<p>VI. the stage of the development is included.</p> <p>VII. contact details to enquire about the development or to make a complaint;</p> <p>VIII. a complaints register, updated monthly</p> <p>IX. NA: this is the first Independent Audit</p> <p>X. NA: no non-compliances identified by the project team</p> <p>XI. NA: the Planning Secretary has not required any additional information</p>	
Compliance				
A39	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development	<p>Delivery Driver Induction Proforma</p> <p>Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22</p> <p>Georgiou Project Induction (Moorebank District), Georgiou 2022</p> <p>Georgiou SharePoint, Health and Safety, Induction records (various).</p>	<p>The Project inductions include the information relevant to the consent, for the work being carried out. Risks, rules, and controls for the MPW site, including those for MPW3. Matters include no go areas, hours of work, incident management, traffic management, reporting, soil, and water controls etc.</p> <p>Records of inductions are being retained.</p>	Compliant
Incident Notification, Reporting and Response				
A40	The Planning Secretary must be notified through the major projects portal 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 one) and set out the location and nature of the incident.	Georgiou Beacon System, Incident register, current to 21/02/22	No incidents as defined by the consent have been recorded by the Project team on MPW3.	Not Triggered
A41	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 4.	Georgiou Beacon System, Incident register, current to 21/02/22	No incidents as defined by the consent have been recorded by the Project team on MPW3.	Not Triggered
Non-Compliance Notification				
A42	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Georgiou Beacon System, Non-conformance register, current to 21/02/22	No non-compliances have been recorded by the Project team on MPW3.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A43	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it 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.	Georgiou Beacon System, Non-conformance register, current to 21/02/22	No non-compliances have been recorded by the Project team on MPW3.	Not Triggered
A44	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Georgiou Beacon System, Non-conformance register, current to 21/02/22 Georgiou Beacon System, Incident register, current to 21/02/22	No non-compliances or incidents as defined by the consent have been recorded by the Project team on MPW3.	Not Triggered
Revision of Strategies, Plans and Programs				
A45	Within three months of: <ul style="list-style-type: none"> a) the submission of a compliance report under condition A48; b) the submission of an incident report under condition A41; c) the submission of an Independent Audit under condition C42; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out	Georgiou Beacon System, Non-conformance register, current to 21/02/22 Georgiou Beacon System, Incident register, current to 21/02/22 Interview with auditees 21/02/22	There have yet to be any triggering events for the review of plans, strategies and programs.	Not Triggered
A46	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	As above	There have been no reviews, or updates to strategies, plans, programs or drawings under the consent.	Not Triggered
Compliance Reporting				
A47	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during construction under the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A48	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during construction under the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
A49	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during construction under the Compliance Reporting Post Approval Requirements (2020)	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
A50	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Compliance Reporting Post Approval Requirements (2020)	No Compliance Reporting is required during construction under the Compliance Reporting Post Approval Requirements (2020)	Not Triggered
PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter Aspect to DPE, 16/11/21 DPE post approval portal lodgment, 16/11/21	On 16/11/21 SIMTA notified the commencement of construction, with physical commencement occurring on 19/11/21	Compliant
Certified Drawings				
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	Construction Certificate, 190359/06, Mckenzie Group	There are no structures under MPW3. Civil drawings were prepared and the Certifier verified compliance through issue of the Construction Certificate.	Compliant
Protection of Public Infrastructure				
B3	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council 	Interview with auditees 21/02/22 Site inspection 21/02/22 Construction Certificate, 190359/06, Mckenzie Group	There are no third-party services affected by MPW3 works.	Compliant
Pre-Construction Dilapidation Report				
B4	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Interview with auditees 21/02/22 Site inspection 21/02/22 Email Tactical to Liverpool Council, 26/03/2020 Letter Mckenzie Group to Tactical, 25/03/202 Construction Certificate, 190359/06, Mckenzie Group	There are no third-party interfaces for MPW3. All external interfaces are associated with MPW2. The MPW2 dilapidation report was submitted to Council and the Certifier in accordance with SSD 7709 in March 2020.	Not Triggered
Community Consultative Committee				
B5	Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2019). The CCC must begin	Interview with auditees 21/02/22 CCC meeting minutes 01/11/21	The CCC was established in 2018 and continues for the MPW3 development.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.	CCC meeting minutes 02/08/21 Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21 Letter DPE to SIMTA, 07/09/21	The approved MPW3 Community Communication Strategy sets out that the CCC would be expanded to include MPW3. The Strategy was approved by the Department on 07/09/21. The CCC meeting minutes indicate that MPW3 was discussed at the August 2021 meeting.	
B6	The CCC may request that the information or documents referenced in condition A37 (including but not limited to any plan, strategy or program in relation to incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing) is to be presented to the CCC by the Applicant.	Interview with auditees 21/02/22 CCC meeting minutes 01/11/21 CCC meeting minutes 02/08/21	The CCC has not requested any documents or information for MPW3.	Not Triggered
B7	The Planning Secretary may consider a request to expand an existing MPW or MPE CCC to cover the MPW Stage 3 development and to satisfy condition B5. <i>Notes:</i> <ul style="list-style-type: none"> • The CCC is an advisory committee only. • In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community. 	Interview with auditees 21/02/22 CCC meeting minutes 01/11/21 CCC meeting minutes 02/08/21 Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21 Letter DPE to SIMTA, 07/09/21	The CCC was established in 2018 and continues on for the MPW3 development. The approved MPW3 Community Communication Strategy sets out that the CCC would be expanded to include MPW3. The Strategy was approved by the Department on 07/09/21. The CCC meeting minutes indicate that MPW3 was discussed at the August 2021 meeting.	Compliant
Community Communication Strategy				
B8	No later than two weeks before the commencement of construction, or within another timeframe agreed with the Planning Secretary, a Community Communication Strategy must be submitted to the Planning Secretary for approval. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: <ol style="list-style-type: none"> a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: <ol style="list-style-type: none"> I. through which the community can discuss or provide feedback to the Applicant; II. through which the Applicant will respond to enquiries or feedback from the community; and 	Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21 Letter DPE to SIMTA, 07/09/21	The MPW3 Community Communication Strategy was prepared in mind – late 2021. It sets out how each requirement of this condition (and other community management related requirements) have been addressed. The Strategy covers both MPW2 and MPW3. The Strategy was approved by the Department on 07/09/21.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>III. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage, flood emergency warning, stormwater impacts on watercourses and lighting.</p>			
B9	The Planning Secretary may consider a request to expand an existing MPW Community Communication Strategy to cover the MPW Stage 3 development and to satisfy condition B8.	<p>Community Communication Strategy Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA 29/06/21</p> <p>Letter DPE to SIMTA, 07/09/21</p>	<p>The MPW3 Community Communication Strategy was prepared in mind – late 2021. It sets out how each requirement of this condition (and other community management related requirements) have been addressed. The Strategy covers both MPW2 and MPW3.</p> <p>The Strategy was approved by the Department on 07/09/21.</p>	Compliant
Environmental Representative				
B10	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been engaged by the Applicant to act as the ER in accordance with the conditions of this consent.	<p>Letter DPE to Aspect, 27/10/20.</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 16/12/21, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 20/01/22, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 03/02/22, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 02 for 1 January 2022 to 31 January 2022, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 01 for 1 December 2021 to 31 December 2021, Pitt & Sherry</p>	On 27/10/20 Chris Jack was appointed the ER for MPW2. The ER Inspection Reports and Monthly Reports demonstrate that MPW3 falls within the ER's scope of works.	Compliant
B11	Works must not commence until the Environmental Representative (ER) approved by the Planning Secretary under the MPW Stage 2 (SSD 7709) consent has also been engaged by the Applicant to act as the ER in accordance with the conditions of this consent.	<p>Letter DPE to Aspect, 27/10/20.</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 16/12/21, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 20/01/22, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 03/02/22, Pitt & Sherry</p>	On 27/10/20 Chris Jack was appointed the ER for MPW2. The ER Inspection Reports and Monthly Reports demonstrate that MPW3 falls within the ER's scope of works.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 02 for 1 January 2022 to 31 January 2022, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 01 for 1 December 2021 to 31 December 2021, Pitt & Sherry</p>		
B12	<p>For the duration of the works until 6 months after the completion of construction, or as agreed with the Planning Secretary, the approved ER must:</p> <ul style="list-style-type: none"> a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development; b) consider and inform the Planning Secretary on matters specified in the terms of this consent; c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; d) review documents required under this consent and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so: <ul style="list-style-type: none"> I. make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or II. make a written submission to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department); e) regularly monitor the implementation of the documents required under this consent to ensure implementation is being carried out in accordance with the document and the terms of this consent; f) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits, but not Independent Audits required under condition C44 of this consent; g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; h) consider any minor amendments to be made to the CEMP or CEMP sub-plans that require updating, or amendments of an administrative nature, and are consistent with the conditions of this consent and the most recent version of the CEMP or CEMP sub-plan approved by the Planning Secretary, and if satisfied that such an amendment is necessary, approve the minor amendment; and i) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Department’s Environmental Representative Protocol (2018) under the heading “Environmental Representative Monthly Reports.” The Environmental Representative Monthly Report must be submitted 	<p>Letter HBI to Tactical, 26/07/21 (endorsement of MPW3 CEMP)</p> <p>Letter HBI to Tactical, 22/07/21 (endorsement of MPW3 CTAMP)</p> <p>Letter HBI to Tactical 08/12/21 (endorsement of MPW3 CSWMP)</p> <p>Letter HBI to Tactical 02/07/21 (endorsement of MPW3 Construction ERP)</p> <p>Letter HBI to Tactical 16/08/21 (endorsement of MPW3 CNVMP)</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 16/12/21, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 20/01/22, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 03/02/22, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 02 for 1 January 2022 to 31 January 2022, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 01 for 1 December 2021 to 31 December 2021, Pitt & Sherry</p> <p>DPE post approval portal record 14/02/22 (lodgment of January 2022 ER Monthly Report)</p> <p>DPE post approval portal record 18/02/22 (DPE acknowledgement of January 2022 ER Monthly Report)</p> <p>DPE post approval portal record 21/02/22 (DPE acknowledgement of December 2021 ER Monthly Report)</p>	<p>The ER endorsement letters (and revision histories on the CEMP and Sub-plans), Inspection Reports and Monthly Reports demonstrate that the ER is fulfilling its duties under this condition.</p> <p>The Auditor is not aware of the Planning Secretary raising any requests regarding audits or complaints.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.</p>	<p>Email, DPE to ER, 08/02/22 (approval of delay submission of February 2022 ER Monthly Report).</p>		
B13	<p>The Applicant must provide all documentation requested by the ER in order for the ER to perform their functions specified in condition B12 (including preparation of the ER monthly report), as well as:</p> <ul style="list-style-type: none"> a) the complaints register (to be provided on a monthly basis); and b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject works). 	<p>Letter HBI to Tactical, 26/07/21 (endorsement of MPW3 CEMP)</p> <p>Letter HBI to Tactical, 22/07/21 (endorsement of MPW3 CTAMP)</p> <p>Letter HBI to Tactical 08/12/21 (endorsement of MPW3 CSWMP)</p> <p>Letter HBI to Tactical 02/07/21 (endorsement of MPW3 Construction ERP)</p> <p>Letter HBI to Tactical 16/08/21 (endorsement of MPW3 CNVMP)</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 16/12/21, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 20/01/22, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 03/02/22, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 02 for 1 January 2022 to 31 January 2022, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 01 for 1 December 2021 to 31 December 2021, Pitt & Sherry</p> <p>Interview with auditees 21/02/22</p> <p>Emails sighted between TSA, the ER and DPE providing monthly complaint updates.</p>	<p>The ER endorsement letters (and revision histories on the CEMP and Sub-plans) Inspection Reports and Monthly Reports demonstrate that the ER is receiving the necessary information to carry out its functions.</p> <p>There have not been any consistency assessments completed to date.</p>	Compliant
B14	<p>The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A37. The Applicant must:</p> <ul style="list-style-type: none"> a) facilitate and assist the Planning Secretary in any such audit; and b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit. 	<p>Interview with auditees 21/02/22</p>	<p>The Project team are not aware of any audit being commissioned under this condition.</p>	Not Triggered
Outdoor Lighting				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
B15	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Email J Wyndham Prince to Mckenzie Group, 06/09/21 Construction Certificate, 190359/06, Mckenzie Group	Lighting design was submitted to the Certifier as part of the Construction Certificate application. The application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate.	Compliant
Environmental Management Plan Requirements				
B16	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: <i>Guideline for Infrastructure Projects (DPIE April 2020)</i> . <i>Notes:</i> <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 10/08/21 (the CEMP) Construction Traffic And Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 14/09/21 (the CTAMP) Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP) Construction Soil And Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP) Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP)) Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP) Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP) Letter DPE to Qube, 25/10/21 (approval of the CNVMP).	The CEMP, CTAMP, CNVMP, CSWMP and FERSP were prepared in accordance with the relevant conditions and the Departments EMP Guideline. The plans set out how each condition and other relevant requirement has been addressed. The plans were progressively approved by the Department in the second half of 2021.	Compliant
Construction Environmental Management Plan				
B17	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for approval. The CEMP must include, but not be limited to, the following: a) Details of: I. hours of work;	Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 10/08/21 (the CEMP) Construction Traffic And Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct	The CEMP, CTAMP, CNVMP, CSWMP and FERSP were prepared in accordance with the relevant conditions. The plans set out how each condition and other relevant requirement has been addressed. The plans were progressively approved by the Department in the second half of 2021.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> II. 24-hour contact details of site manager; III. management of dust and odour to protect the amenity of the neighbourhood; IV. stormwater control and discharge; V. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; VI. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; VII. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B8; b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; d) mitigation, monitoring and management procedures specific to the crushing plant that would be implemented to minimise environmental and amenity impacts; e) sustainability measures and practices to be implemented during the construction process; f) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; g) information regarding the recycling and disposal locations; h) confirmation of the contamination status of the development areas of the site based on the validation results; i) Construction Traffic and Access Management Sub-Plan (see condition B20); j) Construction Noise and Vibration Management Sub-Plan (see condition B21); k) Construction Soil and Water Management Sub-Plan (see condition B22); and l) Flood Emergency Response Sub-Plan (see condition B23). 	<p>West Stage 3, SIMTA, 14/09/21 (the CTAMP)</p> <p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP)</p> <p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP)</p> <p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP)</p> <p>Email J Wyndham Prince to Mckenzie Group, 06/09/21 (submission CEMP, CTAMP, CNVMP, CSWMP, FERSP CCS to Certifier)</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p> <p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p>		
B18	The Applicant must not commence construction of the development until the CEMP is approved by the Planning Secretary.	<p>Letter Aspect to DPE, 16/11/21</p> <p>DPE post approval portal lodgment, 16/11/21</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p>	<p>The last plan to be approved by the Department was the CSWMP on 12/11/21.</p> <p>On 16/11/21 SIMTA notified the commencement of construction on 16/11/21, with physical commencement occurring on 19/11/21</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Letter DPE to Qube, 25/10/21 (approval of the CNVMP).		
B19	<p>The Applicant may elect to prepare the CEMP (and relevant sub-plans) required under condition B17 as a standalone document, or as updated versions of CEMP documents already approved by the Planning Secretary as part of the MPW Stage 2 (SSD 7709) consent. In the event the Applicant elects to prepare the CEMP (or sub-plan) as an updated version of an existing approved document, the Applicant must clearly identify how the document has been updated to satisfy the conditions of this consent, as well as how it continues to satisfy the conditions of the consent under which it was originally approved, and seek the Planning Secretary's approval of the updated CEMP (or sub-plan) under both condition B17 and that other consent.</p>	<p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p> <p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p>	<p>The CEMP, CTAMP, CNVMP, CSWMP and FERSP were prepared to capture the requirements of both MPW2 and MPW3. The plans set out how each condition and other relevant requirement has been addressed.</p> <p>The plans were progressively approved by the Department in the second half of 2021.</p>	Compliant
B20	<p>The Construction Traffic and Access Management Sub-Plan (CTAMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ol style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of concurrent construction and/or operation traffic to and from the combined MPW site and the MPE site, and potential impacts on general traffic, cyclists and pedestrians and bus services; d) detail access and parking arrangements; e) include a Heavy Vehicle Route Plan detailing: <ol style="list-style-type: none"> I. origin of imported fill; II. destination of spoil III. heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs), including compliance with conditions of this consent; and IV. management system for oversized vehicles. f) detail procedures for notifying residents and the community of any potential traffic disruptions. 	<p>Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 14/09/21 (the CTAMP)</p> <p>Appendix B of the CTAMP (not publicly available) presents the evidence of consultation with the identified stakeholders.</p> <p>Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP)</p>	<p>The CTAMP was prepared by a suitably qualified person in consultation with Council and TfNSW. The CTAMP addresses requirements a) – f).</p> <p>The CTAMP was approved by the Department on 24/09/21.</p>	Compliant
B21	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ol style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the Community Consultative Committee (CCC) for managing high noise generating works; 	<p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP)</p> <p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p> <p>CCC Meeting Minutes 01/11/21</p>	<p>The CNVMP was prepared by a suitably qualified person and in communication with the CCC. The CNVMP addresses requirements a) – i).</p> <p>The CNVMP was approved by the Department on 25/10/21.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> e) identify work areas, site compounds and internal access routes; f) identify the type and number of plant and equipment expected on site at the same time; g) include a complaints management system that would be implemented for the duration of the construction; h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B17; i) an Out-of-hours Work Protocol for the assessment, management and approval of works associated with the importation and placement of fill, outside of the hours identified in condition C3. The Out-of-hours Work Protocol must: <ul style="list-style-type: none"> I. provide evidence of how feedback from the CCC has been incorporated to develop the Out-of-hours Work Protocol; II. specify what works are proposed out-of-hours; III. provide details and clear justification for why the works must be done out-of-hours (reasons other than convenience must be provided); IV. detail an assessment of out-of-hours works against the relevant NMLs and vibration criteria; V. provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at-receiver treatments; and VI. (vi) include proposed notification arrangements. 			
B22	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, b) detail measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book' and the relevant requirements of the conditions of this consent; d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site); e) detail all off-site flows from the site; and f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI. 	<p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p>	<p>The CSWMP was prepared by a suitably qualified person. The CSWMP addresses requirements a) – f).</p> <p>The CSWMP was approved by the Department on 12/11/21.</p>	Compliant
B23	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p>	<p>Construction Emergency Response Plan Moorebank Precinct West Stage 2</p>	<p>The ERP includes the FERSP and was prepared by a suitably qualified person. The CSWMP addresses requirements a) – c).</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	a) be prepared by a suitably qualified and experienced person(s); b) address the provisions of the Floodplain Risk Management Guidelines (EESG); c) include details of: <ol style="list-style-type: none"> I. the flood emergency responses for construction phases of the development; II. predicted flood levels; III. flood warning time and flood notification; IV. assembly points and evacuation routes; (v) evacuation and refuge protocols; and V. awareness training for employees and contractors, and users/visitors 	and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP) Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))	The CSWMP was approved by the Department on 07/09/21.	
B24	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: <ol style="list-style-type: none"> a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes. 	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 14/09/21 (the CTAMP) Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP) Completed Delivery Driver Induction 03/11/21, 05/03/21 Delivery Driver Induction Proforma Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22	The Driver Code of Conduct is presented in Appendix C of the CTAMP. It addresses requirements a) – d) of this condition. The CTAMP was approved by the Department on 24/09/21. The Driver Code of Conduct has been communicated to regular haulage drivers on the Project.	Compliant
Unexpected Contamination Procedure				
B25	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 10/08/21 (the CEMP) Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP)) Interview with auditees 21/02/22.	The Unexpected finds protocol is presented within Appendix D of the CEMP. Observation: The Unexpected Finds Protocol was prepared prior to construction. However, it does not appear to include the requirement whereby any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site. The Auditor is not aware of any unexpected contamination finds having occurred for MPW3.	Compliant
Unexpected Contamination Procedure				
B26	Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the EPA as soon as practicable and notify the CCC to discuss requirements for community consultation and the management of identified risks.	Interview with auditees 22/02/22 Moorebank Precinct West - Per & Poly-Fluoroalkyl Substances (PFAS) Management Plan – Construction, CARAS, 07/12/20 Long-Term Environmental Management Plan Moorebank Precinct	There has been no change to the PFAS to that reported in the MPW PFAS Management Plan. That document does not identify any unacceptable off-site risk.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/20		
B27	Prior to the commencement of construction, the Applicant must describe to the EPA the measures that must be implemented to ensure that the long term risk of increased PFAS contamination as a result of tree root penetration is minimised. These measures to reflect those in the LTEMP and any update to the LTEMP (in relation to landscape planting and maintenance), as referred to at conditions C39 and C40.	Long-Term Environmental Management Plan Moorebank Precinct West Site, 400 Moorebank Avenue, Moorebank, NSW, EP Risk, 01/12/20 Email Tactical to the EPA, 24/11/20	Present in Appendix D of the LTEMP. The LTEMP was submitted to the EPA on 24/11/20. The Project team is not aware of any response from the EPA on the document.	Compliant
Construction Parking				
B28	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Site inspection 21/02/22 Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 14/09/21 (CTAMP) (includes Delivery Driver Induction and Traffic Control Plan) Letter DPE to Qube 24/09/21 (approval of MPW3 CTAMP) Complaints register current to 31/01/22	Sufficient parking is available on site and is shown and described in the CTAMP. No off-site parking observed. No complaints received regarding this requirement.	Compliant
Soil and Water				
B29	Prior to the commencement of construction, the Applicant must describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP) Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP) Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP) Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP)) Georgiou Beacon System erosion and sediment control inspection records, current to 21/02/22 Post rainfall inspection 14/02/22 (following 5mm and 9mm events over 3 days) Post rainfall inspection 14/02/22 (following 115mm) Detailed hazard inspection 03/02/22	Stormwater and flood flows are addressed in the CSWMP and FERSP. Both were approved by the Department in late 2021. There have been no floods on MPW3 to date. Controls have been installed as per the ESCP and are inspected regularly by both Georgiou. The CPESC is attending site each month and reporting on the adequacy of controls. The CPESC reported no opportunities for improvement relevant to MPW3 (some were reported for MPW1 and MPW2).	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Georgiou Beacon System, inspection folder current to 21/02/22 Georgiou drone footage folder (sighted 21/02/22) Primary ESCP, Rev 2, Georgiou CPESC Inspection Reports, Nov 21, Jan 22 and Feb 22. DPE post approval portal lodgment records, 08/12/21, 24/01/22, 04/02/22 (submission of CPESC reports to the Department)		
B30	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils	Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP) Acid Sulfate Soil Management Plan Moorebank Precinct West Site, EP Risk, 30/01/20	Earthworks on MPW3 have not gone below the layer constructed as part of MPW2. The Acid Sulfate Soil Management Plan prepared for MPW2 covers the entire MPW site. Any PASS/ASS encountered would be managed in accordance with that document. No PASS/ASS encountered on MPW3 to date.	Compliant
Flood Management				
B31	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: a) flood warning and notification procedures for construction workers on site; b) evacuation and refuge protocols; and c) the Flood Emergency Response Sub-Plan required under condition B23.	Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP)) Emergency response drill notes, Georgiou, 07/09/21	The existing flood risk probability is presented in the FERSP. No work areas are at risk inundation. The FERSP presents evacuation protocols. Drills have been conducted for MPW2 for a fire, however the drill requirements are relevant to all types of events (including floods) and the protocols to be followed for MPW3.	Compliant
Roadworks and Access				
B32	The Applicant must ensure that access points to the site are as approved under MPW Stage 2 (SSD 7709).	Site inspection 21/02/22	There have been no changes to site access approved under MPW2. Chatham Ave is the access for MPW3.	Compliant
B33	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Email from J Wyndham Prince to Mckenzie Group, 21/09/21 Construction Certificate, 190359/06, Mckenzie Group	J Wyndham Prince submitted details to confirm compliance that road complied with Bush Fire code to the Certifier as part of the Crown Certificate application. The Certifier verified compliance though issue of the Construction Certificate.	Compliant
Construction Access arrangements				
B34	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest versions of AS 2890.1-2004, AS 2890.6-2009 and AS 2890.2-2002 for heavy vehicle usage;	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 14/09/21 (the CTAMP) Email J Wyndham Prince to Mckenzie Group, 06/09/21 (submission CEMP,	These details are captured in the CTAMP that was issued to the Certifier on 06/09/21. That being said the CTAMP does not include statements from the designer/s that the internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions and swept paths comply with the applicable standards. The Turnpath Assessment, provided to the Certifier, includes detail on compliance of internal roads and driveways with turnpath requirements	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, is in accordance with the latest version of AS 2890.2; c) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; d) all vehicles are wholly contained on site before being required to stop; e) all vehicles must enter and leave the site in a forward direction; f) all loading and unloading of materials is carried out on-site; g) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed; and h) heavy vehicles used for haulage of imported fill must not use Cambridge Avenue during construction and operation of the development 	<p>CTAMP, CNVMP, CSWMP, FERSP CCS to Certifier)</p> <p>Turnpath Assessment for Concept Design of MPW Roads and Associated Warehouse Hardstand Areas, Moorebank Logistics Park, Transport and Urban Planning Pty Ltd, September 2019, Ref 19104r</p> <p>Moorebank Logistics Park Moorebank Precinct West - Stage 2 Urban Design Development Report Revision 6, March 2021 and Appendix Rev 17, Reid Campbell.</p> <p>Letter DPE to SIMTA, 11/11/21 (approval of updated UDDR)</p>	<p>including adherence to AS 1890.2:2018 and the Austroads Design Vehicles and Turning Path Templates and Guide.</p> <p>The UDDR for MPW2 includes details demonstrating compliance with AS 2890.1-2004 (Parking Facilities – Off street car parking) AS2890.6-2009 (Parking Facilities – Off street car parking for people with disabilities).</p>	
Temporary Construction Works Compound Area				
B35	<p>Prior to the commencement of construction, the Applicant must submit revised Construction Layout Drawings to the Planning Secretary for approval. The revised Construction Layout Drawings must show the final layout of key elements of the Temporary Construction Works Compound Area at Appendix 1 and demonstrate the siting of the:</p> <ul style="list-style-type: none"> a) main construction, operation and maintenance compound, including staff amenities, offices and training rooms, staff kitchen and café facilities (approximately 20,000m²); b) hardstand, laydown and materials stockpile areas (approximately 20,000m² and 25,000m²); c) materials storage area and car parking (approximately 20,000m²); and d) provision for a permanent access road and temporary loop road. 	<p>Site inspection 21/02/22</p> <p>Interview with 21/02/22</p>	<p>The Temporary Construction Works Compound Area in Appendix 1 of the consent has not been designed or constructed, and it is unclear whether the compound will need to be established at any stage during construction of MPW3. The auditees note the ability to stage strategies plans and programs under A25 – A29. Should the temporary construction works compound design be revised, these drawings will need to be submitted prior to the construction of this facility.</p>	Not triggered
PART C: DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s):</p> <ul style="list-style-type: none"> a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and 	<p>Site inspection 21/02/22</p> <p>Photo series, sighted 21/02/22</p>	<p>The site notices have been erected along Moorebank Avenue.</p> <p>Non-compliance: The site notices address each requirement a) – e) of this condition with the exception of d). the hours of work are not presented.</p>	Non-Compliance

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Georgiou Beacon System Plant Register and Plant Competency Assessments, viewed 21/02/22 Georgiou Project Induction (Moorebank District), Georgiou 2022 Site Safety Audit, CARAS, 12/11/21	The plant register identifies all plant on site (across MPW2 and MPW3). It identifies all key plant parameters, service histories and checks, risk assessments for high-risk plant. The Plant Competency Assessments identify operator competencies which ensures plant is properly used. The need to hold competency is communicated through the induction and surveilled on site.	Compliant
Construction Hours				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP) Letter DPE to Qube, 25/10/21 (approval of the CNVMP). Georgiou Project Induction (Moorebank District), Georgiou 2022 Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22 Interview with auditees 21/02/22	Hours are set out in the CNVMP and communicated to the workforce through Project inductions. The Project team is not aware of any planned or unplanned OOHW on MPW3 to date.	Compliant
C4	Construction activities may be undertaken outside of the hours in condition C3 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works; or e) where they are undertaken in accordance with an Out-of-Hours Work Protocol under condition B21(i).	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP) Letter DPE to Qube, 25/10/21 (approval of the CNVMP). Georgiou Project Induction (Moorebank District), Georgiou 2022 Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22 Interview with auditees 21/02/22	Hours are set out in the CNVMP and communicated to the workforce through Project inductions. The Project team is not aware of any planned or unplanned OOHW on MPW3 to date.	Not Triggered
C5	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP) Letter DPE to Qube, 25/10/21 (approval of the CNVMP).	Hours are set out in the CNVMP and communicated to the workforce through Project inductions. The Project team is not aware of any planned or unplanned OOHW on MPW3 to date.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		Georgiou Project Induction (Moorebank District), Georgiou 2022 Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22 Interview with auditees 21/02/22		
C6	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP) Letter DPE to Qube, 25/10/21 (approval of the CNVMP). Site inspection 21/02/22	The restricted hours are included in the CNVMP works. The works required on MPW3 to date have not required these high noise activities.	Not Triggered
Implementation of Management Plans				
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Evidence referred to elsewhere in this audit table and Appendix B	An assessment of requirements from the consent and selected commitments from the CEMP and sub-plans indicates that the plans are being implemented on site.	Compliant
No Obstruction of Public Way				
C8	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection 21/02/22	No obstructions have been observed. There is no public access on the western side of Moorebank Ave along the entire length of the MPW site.	Compliant
Construction Noise Limits				
C9	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Sub-Plan.	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP) Letter DPE to Qube, 25/10/21 (approval of the CNVMP). Georgiou Project Induction, version 6117, 2022. Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22 Complaints register current to 31/01/22 Emails sighted between TSA, the ER and DPE providing monthly complaint updates.	As set out in section 4.4 of the CNVMP there are no activities by which it will exceed the NMLs. Regardless, Georgiou are adhering to hours, implementing quackers on site, the VMP in the CTAMP is such that vehicle movements involving reversing are negligible. No complaints received for MPW3 to date.	Compliant
C10	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP)	Permissible hours are included in the CNVMP and communicated to the workforce. The Project team is not aware of any planned or unplanned OOHW on MPW3 to date. No complaints received regarding hours of work.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Letter DPE to Qube, 25/10/21 (approval of the CNVMP).</p> <p>Georgiou Project Induction, version 6117, 2022.</p> <p>Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22</p> <p>Complaints register current to 31/01/22</p> <p>Emails sighted between TSA, the ER and DPE providing monthly complaint updates.</p>		
C11	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to minimise noise impacts on surrounding noise sensitive receivers.	<p>Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP)</p> <p>Georgiou Project Induction, version 6117, 2022.</p> <p>Complaints register current to 31/01/22</p> <p>Emails sighted between TSA, the ER and DPE providing monthly complaint updates.</p> <p>MPW S3 Toolbox Talk, Site Traffic, Georgiou Group, 15 February 2022 (Sign on sheet sighted).</p>	<p>The CNVMP and Project induction include detail on the need for non-tonal reversing alarms.</p> <p>Use of non-tonal movement alarms communicated to workers through the project induction and toolbox talks.</p>	Compliant
Vibration Criteria				
C12	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</p> <p>b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).</p>	Site inspection 21/02/22	There are no residential buildings proximal to site. ABB is adjacent the northern boundary of MPW2. This is not relevant to MPW3.	Not Triggered
C13	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C12	Site inspection 21/02/22	There are no residential buildings proximal to site. Vibratory compactors must not be used closer than 30 metres from residential buildings	Not Triggered
C14	The limits in conditions C12 and C13 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B17 of this consent.	Moorebank Precinct West Stage 2 / Stage 3 Construction Noise and Vibration Management Plan, Renzo Tonin, 12/08/21 (the CNVMP)	Section 5.1.3 of the CNVMP includes details on the management of vibration in the event safe working distances cannot be achieved. That being said there are no buildings proximal to the safe working distances for MPW3	Not Triggered
Air Quality				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C15	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 10/08/21 (the CEMP) Appendix Q</p> <p>Site inspection 21/02/22</p> <p>Georgiou Beacon System erosion and sediment control inspection records, current to 21/02/22</p> <p>Georgiou Beacon System, inspection folder current to 21/02/22</p> <p>Primary ESCP, Rev 2, Georgiou</p> <p>CPESC Inspection Reports, Nov 21, Jan 22 and Feb 22</p> <p>Complaints register current to 31/01/22</p> <p>Emails sighted between TSA, the ER and DPE providing monthly complaint updates.</p>	<p>Air quality control measures are included in Appendix Q of the CEMP.</p> <p>There are negligible stockpiles on the MPW3 active work site. Exposed areas are limited and have been stabilized (for the purposes of building the road).</p> <p>Truck covers are a requirement within the CTAMP and Driver Code of Conduct. That being said there has been negligible import of material for MPW3.</p> <p>The MPW site access was established under MPW2 and is stabilized with a wheel wash available.</p> <p>Some material tracking onto Moorebank Avenue has been observed however this arises from MPW2 which has had extensive vehicle movements to and from site.</p> <p>A Water Cart is available and used on site.</p> <p>Non active work areas have been polymered.</p>	Compliant
C16	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 10/08/21 (the CEMP) Appendix Q</p> <p>Site inspection 21/02/22</p> <p>Georgiou Beacon System erosion and sediment control inspection records, current to 21/02/22</p> <p>Georgiou Beacon System, inspection folder current to 21/02/22</p> <p>Primary ESCP, Rev 2, Georgiou</p> <p>CPESC Inspection Reports, Nov 21, Jan 22 and Feb 22</p> <p>Complaints register current to 31/01/22</p> <p>Emails sighted between TSA, the ER and DPE providing monthly complaint updates.</p> <p>Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22</p>	<p>There are negligible stockpiles on the MPW3 active work site. Exposed areas are limited and have been stabilized (for the purposes of building the road).</p> <p>Truck covers are a requirement within the CTAMP and Driver Code of Conduct. That being said there has been negligible import of material for MPW3.</p> <p>The MPW site access was established under MPW2 and is stabilized with a wheel wash available.</p> <p>Some material tracking onto Moorebank Avenue has been observed however this arises from MPW2 which has had extensive vehicle movements to and from site.</p>	Compliant
C17	<p>The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development:</p> <ul style="list-style-type: none"> a) 2 g/m2/month maximum increase in deposited dust level; and 	Dust deposition results, ALS, 13/12/21 (Nov 21 results), 04/01/22 (Dec 21 results), and 01/02/22 (Jan 22 results).	Observation: The November 21 results are all satisfactory with the exception of DDG-W-04-21 (5.4g/m2/month). Monitoring is conducted on the boundary of the MPW site. Whether this has resulted in an exceedance at the nearest private property cannot be verified.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	b) 4 g/m ² /month maximum deposited dust level.			
Prevention of Odours				
C18	The Applicant must ensure the development does not cause or permit the emission of any odour, which may be offensive odour (as defined in the POEO Act) outside of the premises (as defined in the POEO Act).	<p>Construction Environmental Management Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 10/08/21 (the CEMP) Appendix Q</p> <p>Site inspection 21/02/22</p> <p>Complaints register current to 31/01/22</p> <p>Emails sighted between TSA, the ER and DPE providing monthly complaint updates.</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 16/12/21, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 20/01/22, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 03/02/22, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 02 for 1 January 2022 to 31 January 2022, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 01 for 1 December 2021 to 31 December 2021, Pitt & Sherry</p>	<p>The CEMP includes details on the management of air quality (including odours).</p> <p>No odours have been noted by the ER during its inspections.</p> <p>No odours were observed on site.</p> <p>No complaints regarding this requirement.</p>	Compliant
Soil and Water				
C19	All erosion and sediment control measures must be effectively implemented and maintained at design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP)</p> <p>Primary ESCP, Rev 2, Georgiou</p> <p>Georgiou Beacon System erosion and sediment control inspection records, current to 21/02/22</p> <p>Post rainfall inspection 14/02/22 (following 5mm and 9mm events over 3 days)</p> <p>Post rainfall inspection 14/02/22 (following 115mm)</p>	<p>The CSWMP details the controls to be applied to manage soil and water across MPW. A Primary ESCP has been prepared which sections out catchments in accordance with C21 below.</p> <p>General enviro inspections are occurring weekly and include checks on soil and water controls.</p> <p>Post rainfall inspections are occurring and also include assessment of controls.</p> <p>1 basin services MPW3 which allows for capture of overflow from the roadway.</p> <p>The CPESC is attending site each month and reporting on the adequacy of controls. The CPESC reported no opportunities for improvement relevant to MPW3 (some were reported for MPW1 and MPW2).</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Detailed hazard inspection 03/02/22</p> <p>Georgiou Beacon System, inspection folder current to 21/02/22</p> <p>Georgiou drone footage folder (sighted 21/02/22)</p> <p>CPESC Inspection Reports, Nov 21, Jan 22 and Feb 22.</p>		
Land Disturbance, Earthworks and Importation of Fill				
C20	<p>The Applicant must:</p> <ul style="list-style-type: none"> a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the source, volume and type of fill imported to, and material removed from, the site; and c) make these records available to the Certifier, Department or EPA upon request. 	<p>DGB testing Certificate, 56956, 10/06/20</p> <p>Email Georgiou to Qube, 30/08/21</p> <p>ALS COA, ES21228447</p> <p>Test report, Resources Laboratory, Lab report sample no, 26592</p>	<p>The only material imported for MPW3 is material for the construction of the roadway (i.e.: select material zone – bedding sands and aggregates). Material imported has been tested and classified against the EPA's Recovered Aggregates Order. These results are checked by Georgiou and Qube.</p>	Compliant
C21	<p>Land disturbance and land filling activities across the site must be undertaken:</p> <ul style="list-style-type: none"> a) in a phased manner, impacting a maximum contiguous area of 65 hectares at any one time; and b) with no disturbance (including vegetation clearing) of another area (other than the construction of erosion and sediments control measures and associated drainage for the separation of clean and dirty water) until: <ul style="list-style-type: none"> I. a C-factor of 0.05 has been achieved on the previous phase; and II. at least 75% of the permanent stabilisation works have been implemented for the previous phase; and III. at least 95% of all the permanent stabilisation works on any other previously disturbed area have been implemented. <p><i>Note 1: For the purposes of this condition, permanent stabilisation works include established grass cover.</i></p> <p><i>Note 2: For the avoidance of doubt, the site incorporates land across Moorebank Precinct West shown in Appendix 1, and subject of either MPW Stage 2 consent or this development.</i></p>	<p>Primary ESCP, Rev 2, Georgiou</p> <p>CPESC Inspection Reports, Nov 21, Jan 22 and Feb 22.</p>	<p>A Primary ESCP has been prepared which sections out catchments in accordance with C21 and includes C factors.</p> <p>No new areas have been disturbed beyond that disturbed by MPW2)</p> <p>MPW3 has been stabilized (i.e.: the base layers of the road constructed).</p> <p>The CPESC is attending site each month and reporting on the adequacy of controls. The CPESC reported no opportunities for improvement relevant to MPW3 (some were reported for MPW1 and MPW2).</p>	Compliant
C22	<p>Stockpiling of imported fill is not permitted for longer than 6 months before placement.</p>	<p>Site inspection 21/02/22</p> <p>Interview with auditees 21/02/22</p> <p>Email Caras to Aspect 16/02/22(summary of import on MPW2).</p>	<p>Refer A10 to A19. The Project team advises that no import of uncompacted fill has occurred for MPW3. No stockpiling has occurred.</p>	Not Triggered
C23	<p>Stockpiles must:</p> <ul style="list-style-type: none"> a) not exceed 10 m in height; b) be benched over 4 m in height; 	<p>Site inspection 21/02/22</p> <p>Interview with auditees 21/02/22</p>	<p>Refer A10 to A19. The Project team advises that no import of uncompacted fill has occurred for MPW3. No stockpiling has occurred.</p>	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>c) have maximum of 1V:3H slopes; and</p> <p>d) be stabilised if not worked on for more than 10 days.</p>	Email Caras to Aspect 16/02/22(summary of import on MPW2).		
C24	Placed fill must be stabilised if construction does not commence within 10 days.	<p>Site inspection 21/02/22</p> <p>Interview with auditees 21/02/22</p> <p>Email Caras to Aspect 16/02/22(summary of import on MPW2).</p>	Refer A10 to A19. The Project team advises that no import of uncompacted fill has occurred for MPW3. No stockpiling has occurred.	Not Triggered
C25	The design of fill batters must ensure stability, mitigate visual impacts, provide for maintenance activities and demonstrate that there are no impacts on adjacent lands, including biodiversity offset areas and the riparian corridor.	<p>Site inspection 21/02/22</p> <p>Interview with auditees 21/02/22</p> <p>Email Caras to Aspect 16/02/22(summary of import on MPW2)</p> <p>PIWW-RCG-AR-DWG-0101</p>	<p>Refer A10 to A19. The Project team advises that no import of uncompacted fill has occurred for MPW3. Construction of fill batters has yet to commence, and design is in its infancy.</p> <p>The riparian zone is proximal to the 1:100 year flood line. No works were observed to have extended into the riparian zone. Works to date have not extended beyond the construction boundary defined by the Revised Development Layout Drawings (MPW2 Condition B52).</p>	Not Triggered
Disposal of Seepage and Stormwater				
C26	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Construction Soil and Water Management Plan Moorebank Logistic Park Precinct West Stage 2 & Stage 3 Costin Roe, 07/09/21 (the CSWMP)</p> <p>Email J Wyndham Prince to Mckenzie Group, 06/09/21 (submission CEMP, CTAMP, CNVMP, CSWMP, FERSP CCS to Certifier)</p> <p>Letter DPE to Qube 12/11/21 (approval MPW3 CSWMP)</p>	<p>The provisions for the collection and discharge of stormwater drainage during construction was included in the CSWMP and submitted to the Certifier on 06/09/21. The CSWMP was also approved by the Department on 12/11/21.</p> <p>No discharges to Council assets have occurred.</p>	Compliant
Emergency Management				
C27	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	<p>Construction Emergency Response Plan Moorebank Precinct West Stage 2 and Stage 3, SIMTA, 29/06/21 (the ERP, incorporating the FERSP)</p> <p>Letter DPE to Qube, 07/09/21 (approval of MPW3 CEMP, CCS, CERP (including FERSP))</p> <p>Emergency response drill notes, Georgiou, 07/09/21</p>	<p>The existing flood risk probability is presented in the FERSP. No work areas are at risk inundation. The FERSP presents evacuation protocols.</p> <p>Drills have been conducted for MPW2 for a fire, however the drill requirements are relevant to all types of events (including floods) and the protocols to be followed for MPW3.</p>	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C28	In the event that surface disturbance identifies an Aboriginal Object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage	Interview with auditees 22/02/22	Disturbance was completed under MPW1 and MPW2. No unexpected finds on MPW3 to date.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.			
Unexpected Finds Protocol – Historic Heritage				
C29	If any unexpected Relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW must be contacted. Depending on the possible significance of the Relic, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Interview with auditees 22/02/22	Disturbance was completed under MPW1 and MPW2. No unexpected finds on MPW3 to date.	Not Triggered
Waste Storage and Processing				
C30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties	<p>Site inspection 21/02/22</p> <p>Complaints register current to 31/01/22</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 16/12/21, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 20/01/22, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 03/02/22, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 02 for 1 January 2022 to 31 January 2022, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 01 for 1 December 2021 to 31 December 2021, Pitt & Sherry</p>	MPW3 has generated minimal waste as the construction does not involve bulk excavation, material recovered is reused on MPW, there is limited construction occurring so building Waste observed on site was	Compliant
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Site inspection 21/02/22</p> <p>Interview with auditees 22/02/22</p> <p>Moorebank Waste Report November 2021, Aussie Skips.</p> <p>Moorebank Waste Report December 2021, Aussie Skips.</p> <p>Moorebank Waste Report January 2022, Aussie Skips.</p> <p>Aussie Skips Recycling Pty Ltd waste storage and resource recovery EPLs sighted (EPL 20885 and EPL 21389).</p>	MPW3 has generated minimal waste as the construction does not involve bulk excavation, material recovered is from fill material placed under MPW1 and MPW2 and is reused on MPW. Waste generated is pre-classified as General Solid Waste under the Waste Classification Guidelines.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<p>Complaints register current to 31/01/22</p> <p>Emails sighted between TSA, the ER and DPE providing monthly complaint updates.</p> <p>Georgiou Beacon System, Incident register, current to 21/02/22</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 16/12/21, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 20/01/22, Pitt & Sherry</p> <p>MPW S2 & S3 Environmental Representative Site Inspection Report 03/02/22, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 02 for 1 January 2022 to 31 January 2022, Pitt & Sherry</p> <p>Moorebank Precinct West Stage 3 SSD 10431 – ER Report 01 for 1 December 2021 to 31 December 2021, Pitt & Sherry</p>	Limited waste generated. Some small amounts of excess concrete from kerb and gutter. The material is cured then broken up and reused in the construction of MPW2.	Compliant
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>Moorebank Waste Report November 2021, Aussie Skips.</p> <p>Moorebank Waste Report December 2021, Aussie Skips.</p> <p>Moorebank Waste Report January 2022, Aussie Skips.</p> <p>Aussie Skips Recycling Pty Ltd waste storage and resource recovery EPLs sighted (EPL 20885 and EPL 21389).</p> <p>Georgiou Group Recycling and Controlled Waste Tracking Register current as of January 2022.</p>	<p>Construction waste is segregated into maximise recycling. Quantities, types, and dates are recorded by the waste contractor and internally. All material is pre-classified under the Waste Classification Guidelines.</p> <p>The percentage of waste sent to landfill or recycled is included in monthly waste breakdown reports. Disposal / recycling facilities are identified in the reports.</p>	Compliant
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Interview with auditees 22/02/22	No asbestos removal occurred during the audit period.	Not triggered
Outdoor Lighting				
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Email J Wyndham Prince to McKenzie Group, 06/09/21	No lighting has been installed on MPW3. Lighting design was submitted to the Certifier as part of the Construction Certificate application. The	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
		<p>Construction Certificate, 190359/06, Mckenzie Group</p> <p>Complaints register current to 31/01/22</p> <p>Emails sighted between TSA, the ER and DPE providing monthly complaint updates.</p>	<p>application confirmed compliance with this requirement and was verified by the Certifier through issue of the Construction Certificate.</p> <p>Temporary lighting is only required on the MPW main construction compound. Lights are directed to receivers. No complaints have been received regarding this requirement.</p>	
Site Audit Statement				
C36	The Applicant must ensure that the Site Audit Report and Section A Site Audit Statement prepared under condition B169 of MPW Stage 2 (SSD 7709) are implemented for the duration of construction and operation of the development.	<p>Interview with auditees 22/02/22</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p>	<p>The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. In essence, excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material. MPW3 has not involved excavation below the separation layer of MPW2 and has not involved material import or export.</p> <p>Verification of implementation of the SAR and the LTEMP is being monitored, and will be signed off, by the Contaminated Sites Auditor.</p>	Compliant
C37	Upon completion of importation and placement of fill on any part of the site (inclusive of all fill imported and/or placed under the conditions of this consent, as well as under SSD 7709), and prior to construction of permanent built surface works on that part of the site under any planning approval, the Applicant must submit to the Planning Secretary a Site Audit Report/s and Section A Site Audit Statement/s submitted in accordance with condition B171 of MPW Stage 2 (SSD 7709).	<p>Site inspection 21/02/22</p> <p>Interview with auditees 22/02/22</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p>	<p>MPW3 has not involved excavation below the separation layer of MPW2 and has not involved material import or export. Works under MPW2 and MPW3 are ongoing.</p> <p>Verification that the site has been made suitable for its intended land use will be signed off by the Contaminated Sites Auditor through the issue of an SAR and SAS for the site.</p>	Not Triggered
C38	The requirements of condition C37 may be satisfied by the submission of a Site Audit Report/s and Section A Site Audit Statement/s in accordance with condition B171 of MPW Stage 2 (SSD 7709).	<p>Site inspection 21/02/22</p> <p>Interview with auditees 22/02/22</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p>	<p>MPW3 has not involved excavation below the separation layer of MPW2 and has not involved material import or export. Works under MPW2 and MPW3 are ongoing.</p> <p>Verification that the site has been made suitable for its intended land use will be signed off by the Contaminated Sites Auditor through the issue of an SAR and SAS for the site.</p>	Not Triggered
Long Term Environmental Management Plan				
C39	The Applicant must ensure that the Long Term Environmental Management Plan/s (LTEMP) prepared under condition B172 of MPW Stage 2 (SSD 7709) is/are implemented for the duration of construction and operation of the development.	<p>Interview with auditees 22/02/22</p> <p>Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20</p>	<p>The SAR in B169 of MPW2 recommended implementation of the LTEMP. The LTEMP sets out requirements around the handling of fill across the site including criteria for the reuse of PFAS impacted soils on various construction zones, depending on its PFAS concentration. In essence, excavated material that exceeds the nominated criteria or has insufficient data available needs to be stockpiled on engineered pads to prevent interaction with surface and groundwater. The LTEMP also requires only the import (from off-site) of clean fill and waste classification of exported material. MPW3 has not involved excavation below the separation layer of MPW2 and has not involved material import or export.</p> <p>Verification of implementation of the SAR and the LTEMP is being monitored, and will be signed off, by the Contaminated Sites Auditor.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
C40	Any future update to the final approved LTEMP under MPW Stage 2 (SSD 7709) must be prepared in consultation with a NSW EPA accredited Site Auditor. Evidence that the Site Auditor agreed to the updates made to the LTEMP/s prepared under conditions B172 of MPW Stage 2 (SSD 7709) must be submitted to the Planning Secretary.	Long-Term Environmental Management Plan Moorebank Precinct West (MPW), EP Risk, 01/12/20	The LTEMP remains unchanged.	Not Triggered
Independent Environmental Audit				
C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter DPE to SIMTA, 11/10/21	WolfPeak were approved as the Independent Auditors on 11/10/21, well before the commencement of the first Independent Audit.	Compliant
C42	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit Independent Audit Post Approval Requirements, DPE, 2020 Email DPE to WolfPeak 02/02/22 (consultation on audit scope)	This Independent Audit has been conducted in accordance with ISO 19011 and the IAPAR.	Compliant
C43	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 22/02/22 Email DPE to WolfPeak 02/02/22 (consultation on audit scope)	The Project team are not aware of any alternate timeframes being specified by the Department.	Compliant
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C42 of this consent, or condition C43 where notice is given; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	-	These activities occur following completion of the Independent Audit.	Not Triggered
C45	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Site inspection 21/02/22	Submission is to occur following completion of the Independent Audit and prior to 21/04/22.	Not Triggered
C46	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	-	The Project is in construction.	Not Triggered
PART D: PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE				
Staging of Subdivision				
D1	This consent allows staging of subdivision provided that, prior to the issue of the first Subdivision Certificate, the Applicant provides a Subdivision Staging Plan to the Planning Secretary for approval. The Subdivision Staging Plan must clearly identify each stage of the subdivision and the relevant estate works that relate to each stage (including but not limited to site services, internal roads and stormwater drainage).	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
D2	<p>If the Planning Secretary approves a Subdivision Staging Plan under condition D1, the Applicant must:</p> <ul style="list-style-type: none"> a) carry out the subdivision in accordance with the approved Subdivision Staging Plan; and b) prior to the issue of a Subdivision Certificate for any stage of the subdivision, all subdivision works and relevant estate works identified in the approved Subdivision Staging Plan for that stage must be completed. <p>Any update of the approved Subdivision Staging Plan required under condition D1 must be provided to the Planning Secretary for approval, prior to issue of a Subdivision Certificate for the relevant stage. If an updated Subdivision Staging Plan is approved, the Applicant must comply with the requirements of (a) and (b) in relation to that approved updated plan.</p>	-	-	Not Triggered
Works as Executed Plans				
D3	<p>Prior to the issue of a Subdivision Certificate, detailed works as executed drawings must be prepared and endorsed by a Registered Surveyor, which show that the relevant estate works (including but not limited to site services, internal roads and stormwater drainage) have been completed. The works as executed drawings must be submitted to the Certifier prior to the issue of a Subdivision Certificate</p>	-	-	Not Triggered
Statement of Compliance				
D4	<p>Prior to the issue of a Subdivision Certificate, a Statement of Compliance shall be provided to the Certifier demonstrating that the proposed subdivision is consistent with relevant conditions of any relevant planning approval/development consent (to the extent that they are relevant and required for that stage), including but not limited to MPW Concept Proposal & Stage 1 (SSD 5066), MPW Stage 2 (SSD 7709) and the conditions of this consent.</p>	-	-	Not Triggered
Easements				
D5	<p>The Applicant must create and display on the Subdivision Plan those particular easements as required, inclusive of the requirements of conditions D6-D7 of this consent. The easements must include those easements described for the whole of the MPW site included in Appendix A of the Moorebank Precinct West - Stage 3 - Response to Submissions Report (SSD 10431) (Aspect Environmental, July 2020).</p>	-	-	Not Triggered
D6	<p>The drainage easements must be consistent with the final drainage details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.</p>	-	-	Not Triggered
D7	<p>The access easements must be consistent with the final access details approved by the Planning Secretary as part of MPW Stage 2 (SSD 7709) and the conditions of this consent.</p>	-	-	Not Triggered
D8	<p>As part of the Subdivision certification process and prior to lodgment of the Subdivision Plan at the NSW Land Registry Services (LRS), the Applicant must prepare a section 88B instrument as a component of the Subdivision Plan for the creation of all relevant easements, restrictions and covenants. The Subdivision Plan shall provide to the Certifier and the Planning Secretary evidence that all easements required by this approval, have been lodged for registration or registered at the NSW Land Registry Services.</p>	-	-	Not Triggered
Telecommunications				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
D9	<p>Prior to the issue of a Subdivision Certificate for the development, the Applicant is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:</p> <ul style="list-style-type: none"> a) the installation of fibre-ready facilities to applicable lots and/or premises to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises demonstrated through an agreement with a carrier. 	-	-	Not Triggered
D10	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	-	-	Not Triggered
Sydney Water Compliance Certificate				
D11	Prior to the issue of any Subdivision Certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing to the site under section 73 of the Sydney Water Act 1994.	-	-	Not Triggered
Operational Management				
D12	<p>Prior to the issue of any Subdivision Certificate, a Precinct Operational Environmental Management Plan (OEMP) for the MPW Site must be prepared and submitted to the Planning Secretary for approval. The OEMP must:</p> <ul style="list-style-type: none"> a) specify that SIMTA, as Qube Holdings Limited, or another nominated single entity named in the OEMP, retains sole responsibility for delivery and ongoing maintenance of estate works (including but not limited to site services, internal roads, stormwater drainage, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) across the entirety of the Site; and b) prescribes the management and maintenance measures applicable to the estate works described at (a) above. 	-	-	Not Triggered
D13	<p>The Applicant must:</p> <ul style="list-style-type: none"> a) not commence subdivision of the development until the OEMP is approved by the Planning Secretary; and b) carry out the operation of the development in accordance with the OEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time. <p><i>Note: Nothing in this condition precludes the Applicant from construction of permanent built surface works.</i></p>	-	-	Not Triggered
D14	The requirement to comply with the OEMP is to be registered on title.	-	-	Not Triggered
Evacuation and Emergency Planning				
D15	Prior to issue of a Subdivision Certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared by a suitably qualified and experienced person(s), and be	-	-	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and recommendations	Compliance Status
	<p>consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development</i></p>			
PART E: DURING OPERATION				
Community Communication Strategy				
E1	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	-	-	Not Triggered
Discharge Limits				
E2	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	-	-	Not Triggered
Dangerous Good				
E3	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	-	-	Not Triggered

APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Traffic and Access Management Plan				
Section 3.5 Mitigation Measures TA-17	Warning signs to be installed on approach to and at construction site access and egress	Site inspection 21/02/22	Sighted traffic set up on the site. It satisfies this requirement.	Compliant
Section 3.5 Mitigation Measures TA-18	Appropriate directional signage and traffic control will be used to ensure vehicles enter and exit the Project Site with minimal disturbance to other road users and advice of any changes in road conditions.	Site inspection 21/02/22	Sighted traffic set up on the site. It satisfies this requirement.	Compliant
Section 3.5 Mitigation Measures TA-20	Traffic control signage and/or mechanisms will be located at each of the truck entry and exit points from the construction compounds to assist with vehicle movements and safe pedestrian/cyclist movements during construction.	Site inspection 21/02/22	Sighted traffic set up on the site. It satisfies this requirement.	Compliant
Section 3.5 Mitigation Measures TA-23	A wheel washer will be used at the site egress to minimise transfer of mud and dirt onto the surrounding road network.	Site inspection 21/02/22 Complaints register current to 31/01/22	Sighted traffic set up on the site. The wheel wash is present on the northern edge of Chatham Ave. it is functional, however use depends on activities and site condition. The current site arrangement is that there is sealed roadways internal to the site. There are no complaints regarding this requirement received during the audit period.	Compliant
Section 3.5 Mitigation Measures TA-33	All vehicles to travel via nominated construction truck / haulage routes. Use of local roads is prohibited	Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 14/09/21 (CTAMP) (includes Delivery Driver Induction and Traffic Control Plan) Completed Delivery Driver Induction 03/11/21, 05/03/21 Delivery Driver Induction Proforma Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22 Complaints register current to 31/01/22	The traffic control plan and delivery driver induction (both within the CTAMP) are communicated to the driver workforce. There are no complaints regarding this requirement received during the audit period.	Compliant
Section 3.5 Mitigation Measures TA-36	All demolition and construction vehicles will be wholly contained within the site before stopping.	Site inspection 21/02/22 Completed Delivery Driver Induction 03/11/21, 05/03/21 Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22 Complaints register current to 31/01/22	The site has more than adequate provisions to allow traffic to enter the site before stopping. No marshalling / queuing on Moorebank Ave observed. There are no complaints regarding this requirement received during the audit period.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Section 3.5 Mitigation Measures TA-37	All vehicles must enter and leave the site in a forward direction.	Site inspection 21/02/22 Complaints register current to 31/01/22 Emails sighted between TSA, the ER and DPE providing monthly complaint updates.	Sighted traffic set up on the site. It satisfies this requirement. There are no complaints regarding this requirement received during the audit period.	Compliant
Construction Noise and Vibration Management Plan				
Section 4.5 Noise and Vibration Management Measures NV1	The approved hours of work, the name of the site/project manager, the responsible managing company, its address and 24-hours contact phone number for any inquiries, including construction/noise complaints will be displayed at the site, typically near the site entrance.	Site inspection 21/02/22 Photo series, sighted 21/02/22 Georgiou Project Induction, version 6117, 2022. Construction Traffic and Access Management Plan Moorebank Precinct West Stage 2 and Moorebank Precinct West Stage 3, SIMTA, 14/09/21 (CTAMP) (includes Delivery Driver Induction and Traffic Control Plan) Completed Delivery Driver Induction 03/11/21, 05/03/21 Delivery Driver Induction Proforma Georgiou SharePoint, Delivery Driver Induction. Viewed 21/02/22	The 3 primary SIMTA project signs include managing company, and project managers, 24 hour phone number / contact. It does not include the work hours. The signs at the boundary of each project site include the contractor details, emergency contact, The Georgiou induction includes work hours as does the delivery driver induction. Whilst MPW3 does not currently have any external boundaries, the MPW external signage does not have Project hours included. Refer to finding for C1.	Compliant
Section 4.5 Noise and Vibration Management Measures NV5	Ambient noise monitoring will be undertaken during construction, operation and up to two years beyond completion of the Project. Annual reports of noise monitoring results will be prepared.	CNVMP Interview with auditees 21/02/22	Section 5.1.2 of the CNVMP sets triggers for undertaking attended ambient noise monitoring, being in response to a complaint and as required by a CNVIS for OOHW. There have been no complaints relevant to MPW3 noise and no OOHW to date.	Not Triggered
Section 4.5 Noise and Vibration Management Measures NV13	All general construction works and activity will be scheduled to occur during the following periods, unless authorised as out-of-hours works or as otherwise specified in an environment protection licence: <ul style="list-style-type: none"> 7:00am to 6:00pm Mondays to Fridays, inclusive; 7:00am to 1:00pm Saturdays; and At not time on Sundays or Public holidays 	Interview with auditees 21/02/22	There have been no OOHW completed on MPW3 to date. The Project team is not aware of any unplanned OOHW (including deliveries) having occurred.	Not Triggered
Section 4.5 Noise and Vibration Management Measures NV15	Rock Breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> (a) 9:00am to 12:00pm, Monday to Friday; (b) 2:00pm to 5:00pm Monday to Friday; and (c) 9:00am to 12:00pm, Saturday 	Site inspection 21/02/22	The works required on MPW3 to date have not required these high noise activities.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Section 4.5 Noise and Vibration Management Measures NV16	Construction vehicles (including concrete agitator trucks) are not to arrive at the site or surrounding residential precincts outside of the construction hours of work outlines under conditions MPWS3 CoC C3 (NV13), except where works are being undertaken in accordance with MPWS3 CoC C4.	Interview with auditees 21/02/22	There have been no OOHW completed on MPW3 to date. The Project team is not aware of any unplanned OOHW (including deliveries) having occurred.	Not Triggered
Section 4.5 Noise and Vibration Management Measures NV17	Where feasible and reasonable, non-tonal movement alarms will be used in place of tonal reversing alarms site plant and equipment required for MPWS3 construction activities.	Georgiou Project Induction (Moorebank District), Georgiou 2022 Site inspection 21/02/22 MPW S3 Toolbox Talk, Site Traffic, Georgiou Group, 15 February 2022 (Sign on sheet sighted).	Non-tonal alarms are being used by Georgiou on MPW3. One x tonal beeper was observed on site. This was associated with MPW2. Use of non-tonal movement alarms communicated to workers through the project induction and toolbox talks.	Compliant
Section 4.5 Noise and Vibration Management Measures NV18	Only one crushing plant is to operate at any one time across the MPW site (i.e., under either MPWs2 or MPWS3). Any crushing plant operated as part of MPWS3 can only be operated once any existing crushing plant as part of MPWS2 has been decommissioned.	Site inspection 21/02/22	1 x crusher is on site to service all of MPW. It is currently not in use and has not been used on MPW3 to date.	Compliant
Construction Soil and Water Management Plan				
Section 4.4 During Construction	Topsoil and temporary stockpile location will be nominated to coincide with areas already disturbed. Stockpiles will be stabilised within 20 days of their formation. Sediment controls be constructed downslope of the stockpile location and where required 'clean' water diversions upslope of the stockpile.	Site inspection 21/02/22 ER inspection report 03/02/22	There is no stockpiling required on the current MPW3 works.	Not Triggered
Section 4.4 During Construction	Regular inspection and maintenance of sediment fences, sediment basins and other SEC measures will be made following rainfall events greater than 10mm, and inspection of SEC measures and removal of collected material will be undertaken. Replacement of any damaged measures will be performed immediately	Georgiou Beacon System erosion and sediment control inspection records, current to 21/02/22 Post rainfall inspection 14/02/22 (following 5mm and 9mm events over 3 days) Post rainfall inspection 14/02/22 (following 115mm) Detailed hazard inspection 03/02/22 Georgiou Beacon System, inspection folder current to 21/02/22 Georgiou drone footage folder (sighted 21/02/22)	General enviro inspections are occurring weekly and include checks on soil and water controls. Post rainfall inspections are occurring and also include assessment of controls. 1 basin services MPW3 which allows for capture of overflow. No issues.	Compliant
Section 6.3 Sediment Basin Maintenance	The sediment basin will be inspected during the following periods: (a) During construction to determine whether machinery, falling trees, or construction activity has damaged any components of the sediment basin. If damage has occurred, it will be repaired. (b) After each runoff event, the erosion damage at flow entry and exit points will be inspected. If damage has occurred, the necessary repairs will be made.	Georgiou Beacon System erosion and sediment control inspection records, current to 21/02/22	General enviro inspections are occurring weekly and include checks on soil and water controls. Post rainfall inspections are occurring and also include assessment of controls. 1 basin services Catchment 1 (comprising both the MPW3 road and south-western portion of MPW2). No issues.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) At least fortnightly in the absence of (b) above. Prior to, and immediately after, periods of “stop work” or site “shutdown”.	Post rainfall inspection 14/02/22 (following 5mm and 9mm events over 3 days) Post rainfall inspection 14/02/22 (following 115mm) Detailed hazard inspection 03/02/22 Georgiou Beacon System, inspection folder current to 21/02/22 Georgiou drone footage folder (sighted 21/02/22) Primary ESCP, Rev 2, Georgiou		
Section 6.3 Sediment Basin Maintenance	Accumulated sediment will be cleaned out when it reaches the marker board/post, and the original storage volume restored. Sediment will be placed in a disposal area or, if appropriate, mixed with dry soil on the site.	Georgiou Beacon System erosion and sediment control inspection records, current to 21/02/22 Post rainfall inspection 14/02/22 (following 5mm and 9mm events over 3 days) Post rainfall inspection 14/02/22 (following 115mm) Detailed hazard inspection 03/02/22 Georgiou Beacon System, inspection folder current to 21/02/22 Georgiou drone footage folder (sighted 21/02/22) Primary ESCP, Rev 2, Georgiou	General enviro inspections are occurring weekly and include checks on soil and water controls. Post rainfall inspections are occurring and also include assessment of controls. 1 basin services Catchment 1 (comprising both the MPW3 road and south-western portion of MPW2). The basin had a depth control; however this was not sighted as the basin was being excavated on the day of the inspection. Rain is forecast; however the basin is already oversized (and being expanded further).	Compliant
Section 6.3 Sediment Basin Maintenance	All trash and other debris will be removed from the basin and riser	Site inspection 21/02/2	The basin is being excavated out during the inspection. Debris is being removed.	Compliant
Section 8.3 Site Inspection and Monitoring	The CPESC will complete a monthly inspection. The CPESC will oversee the installation and maintenance of all soil and water management works on the site. The CPESC will prepare a monthly written report that will provide recommendations for site implementation of measures. The CPESC monthly report will be provided to the Planning Secretary (the DPIE Post-approvals and Compliance teams respectively) on a monthly basis.	CPESC Inspection Reports, Nov 21, Jan 22 and Feb 22. DPE post approval portal lodgment records, 08/12/21, 24/01/22, 04/02/22.	The CPESC is attending site each month and reporting on the adequacy of controls. The CPESC reported no opportunities for improvement relevant to MPW3 (some were reported for MPW1 and MPW2). The CPESC reports are being submitted to the Department.	Compliant

APPENDIX C – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Aspect Environmental Pty Ltd
Suite 117
25-27 Solvent Circuit
Norwest NSW 2153

11 October 2021

By email: andrew@aspectenvironmental.com.au

Attention: Mr Andrew Wiltshire

Dear Mr Wiltshire

**Moorebank Precinct West Stage 3 - SSD-10431
Audit Team Approval Request**

I refer to your submission SSD-10431-PA-10 seeking the endorsement of the Planning Secretary of the Department of Planning, Industry and Environment (**Department**) of suitably qualified, experienced and independent team to undertake an independent audit of Moorebank Precinct West Stage 3 (SSD-10431).

In accordance with Condition C41 of project approval SSD-10431 the Secretary has agreed to the following audit team from WolfPeak Pty Ltd:

1. Nick Ballard, Lead Auditor
2. Derek Low, Auditor, Peer Review
3. Ann Azzopardi, Audit Support

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2020):

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

Please ensure that the audit team is aware of the audit requirements.

Notwithstanding, the endorsement of the above listed audit team for this project, each respective independent audit requires a request for the endorsement to the auditor be submitted to the Department, for the consideration and approval of the Planning Secretary.

If you wish to discuss the matter further, please contact Hala Fua on 02 8837 6328 or compliance@planning.nsw.gov.au

Yours sincerely



Julia Pope

APPENDIX D – CONSULTATION RECORDS

Derek Low

From: Hala Fua <Hala.Fua@planning.nsw.gov.au>
Sent: Wednesday, 2 February 2022 1:02 PM
To: Derek Low
Cc: Julia Pope; Claire McQueeney; Gabriel Peters Shaw
Subject: RE: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit (updated)

Dear Derek,

Thank you for consulting with the Department on the scope of the audit for MPW Stage 3. Please ensure that the audit is conducted in accordance with conditions of Development Consent SSD-10431 (Consent). Further, please ensure that the audit examines;

1. Whether all pre-construction conditions have been satisfied prior to construction works commencing for the purposes of the Consent;
2. The status of Condition A15, and whether actions are being taken to address the requirements of this condition;
3. Whether soil erosion and sediment controls have been implemented in accordance with the Consent; and
4. Include any feedback the ER may have should you consult with the ER.

If you wish to discuss this email further, please call me. Thank you.

Regards,

Hala Fua
Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment
T (02) 8837 6328 | **E** hala.fua@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au



From: Derek Low <dlow@wolfpeak.com.au>
Sent: Monday, 24 January 2022 7:17 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit (updated)

****updated****

Hi there.

I am one of the approved independent auditors on the Moorebank Precinct West Stage 3, SSD 10431 (the Project).

I am currently preparing to undertake the first independent audit on the Project. The audit is required to be conducted in accordance with SSD 10431 condition C42 and the Department of Planning and Environment's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/27156>
The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to commence on 21 February 2022, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so I request that the Department identify those parties.

Further to the above, I note that Nick Ballard (approved as part of the audit team) has left WolfPeak to join the Department. Therefore I, Derek Low, will lead this independent Audit.

Any questions please let me know. I look forward to hearing from you.

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au



This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment.

♻️ Consider the environment. Please don't print this e-mail unless really necessary.

Derek Low

From: Chris Jack <cjack@pittsh.com.au>
Sent: Tuesday, 8 February 2022 11:26 AM
To: Derek Low; Mathew Williams
Subject: RE: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit (updated)

Derek

Apologies for being difficult to contact but I was sick the last couple days and only back on deck this morning. I will give you a call early this afternoon if that works for you.

Regards

pitt&sherry

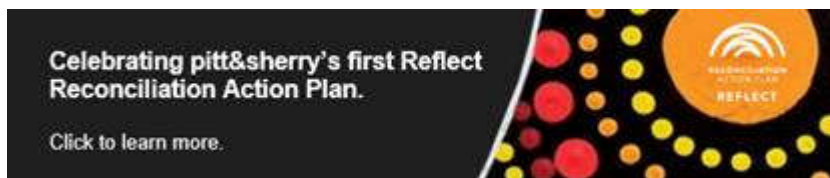
Chris Jack

Senior Principal - Environment

Mobile +61 (0)491 696 700 | Direct +61 2 9468 9318 | cjack@pittsh.com.au |

Sydney Office — Level 9, Suite 902, 1-5 Railway St, North Tower, Chatswood NSW 2067
PO Box 5487, West Chatswood NSW 1515 | Phone +61 2 9468 9300
pittsh.com.au

[COVID-19 guidance for our clients, guests, suppliers and contractors](#)



pitt&sherry acknowledge the Aboriginal and Torres Strait Islander people as the Traditional Custodians of country on which we live and work. We pay our respects to the Traditional Custodians and Elders past, present and emerging, and recognize their continuing connection to land, water and community.

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Monday, 7 February 2022 1:06 PM
To: Mathew Williams <mat@aspectenvironmental.com.au>
Cc: Chris Jack <cjack@pittsh.com.au>
Subject: RE: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit (updated)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Chris. Further to my voicemail and the email chain below.

Can you please give me a call when you're free. Just wanted to talk for a few minutes regarding the upcoming Independent Audit on MPW3. No rush.

Cheers.

Derek Low | Principal Environmental Consultant

General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au



This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment.

Consider the environment. Please don't print this e-mail unless really necessary.

From: Mathew Williams <mat@aspectenvironmental.com.au>

Sent: Thursday, 3 February 2022 11:37 AM

To: Derek Low <dlow@wolfpeak.com.au>

Cc: Chris Jack <cjack@pittsh.com.au>

Subject: Re: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit (updated)

Sure mate it's Chris Jack. CCd

Phone: 0491 696 700

From: Derek Low <dlow@wolfpeak.com.au>

Date: Thursday, 3 February 2022 at 11:24

To: Mathew Williams <mat@aspectenvironmental.com.au>

Subject: RE: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit (updated)

Could you also shoot me the ER's contact? Just wanted to touch base with them on the audit scope.

Derek Low | Principal Environmental Consultant

General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au



This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment.

Consider the environment. Please don't print this e-mail unless really necessary.

From: Derek Low
Sent: Wednesday, 2 February 2022 4:11 PM
To: Mathew Williams <mat@aspectenvironmental.com.au>
Subject: FW: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit (updated)

Hey Mat. Please see below, particularly items 1 and 2. Can you please get the relevant evidence together if not already done.

Checklists etc coming over to you this week.

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au
P: 1800 979 716
M: 0402 403 716
A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000
www.wolfpeak.com.au



This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment.

Consider the environment. Please don't print this e-mail unless really necessary.

From: Hala Fua <Hala.Fua@planning.nsw.gov.au>
Sent: Wednesday, 2 February 2022 1:02 PM
To: Derek Low <dlow@wolfpeak.com.au>
Cc: Julia Pope <Julia.Pope@planning.nsw.gov.au>; Claire McQueeney <Claire.McQueeney@epa.nsw.gov.au>; Gabriel Peters Shaw <gabriel.petersshaw@dpie.nsw.gov.au>
Subject: RE: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit (updated)

Dear Derek,

Thank you for consulting with the Department on the scope of the audit for MPW Stage 3. Please ensure that the audit is conducted in accordance with conditions of Development Consent SSD-10431 (Consent). Further, please ensure that the audit examines;

1. Whether all pre-construction conditions have been satisfied prior to construction works commencing for the purposes of the Consent;
2. The status of Condition A15, and whether actions are being taken to address the requirements of this condition;
3. Whether soil erosion and sediment controls have been implemented in accordance with the Consent; and
4. Include any feedback the ER may have should you consult with the ER.

If you wish to discuss this email further, please call me. Thank you.

Regards,

Hala Fua
Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment

T (02) 8837 6328 | E hala.fua@planning.nsw.gov.au

Locked Bag 5022 | PARRAMATTA NSW 2124

www.dpie.nsw.gov.au



From: Derek Low <dlow@wolfpeak.com.au>

Sent: Monday, 24 January 2022 7:17 AM

To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Subject: Moorebank Precinct West Stage 3 - SSD 10431 - Independent Audit (updated)

****updated****

Hi there.

I am one of the approved independent auditors on the Moorebank Precinct West Stage 3, SSD 10431 (the Project).

I am currently preparing to undertake the first independent audit on the Project. The audit is required to be conducted in accordance with SSD 10431 condition C42 and the Department of Planning and Environment's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/27156>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to commence on 21 February 2022, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so I request that the Department identify those parties.

Further to the above, I note that Nick Ballard (approved as part of the audit team) has left WolfPeak to join the Department. Therefore I, Derek Low, will lead this independent Audit.

Any questions please let me know. I look forward to hearing from you.

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au



This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. WolfPeak takes all care to ensure that attachments are free from viruses or other defects. WolfPeak assume no liability for any loss, damage or other consequences, which may arise from opening or using an attachment.

♻️ Consider the environment. Please don't print this e-mail unless really necessary.

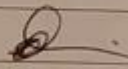
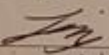
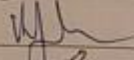
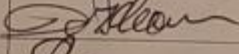

APPENDIX E – MEETING SIGN ON SHEET

Note that the sign on sheet is for the opening meeting only. The closing meeting was conducted remotely (online).

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	SSD 10431 MPW3
DATE	21/2/22
LOCATION	MCDERMOTT LOWRIE PKL

OPENING MEETING




NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
SIMON FISHER	Coordinator ENVIRONMENT MANAGER	CECORA	
Jared Sisay	Project manager	J. Lyntham Prince	
Richard Johnson	Director	Aspect	
Rory McKone	Associate Director	Aspect	
DEBBIE LAW	CHAIR	WELFARE	

CLOSING MEETING

NAME	POSITION / TITLE	ORGANISATION	SIGNATURE

APPENDIX F – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Toolbox talk on noise and use of quackers.	
2	Roadworks and kerb and gutter have commenced.	
3	Exclusion zone flagging and signage in place.	

No.	Comment	Photograph
4	Exclusion zone flagging and signage in place.	
5	Drainage works have commenced on a small portion of road (<200m).	
6	Roadworks and kerb and gutter have commenced.	

APPENDIX G – DECLARATION FORMS

Declaration of Independence - Auditor




Project Name:	Moorebank Intermodal Precinct West - Stage 3
Consent Number:	SSD 10431
Description of Project:	The establishment of a works compound in the southern portion of the MPW site, associated ancillary works, subdivision of the MPW site into nine allotments and the importation of clean fill material.
Project Address:	Moorebank Avenue, Moorebank, NSW (Lot 1 in DP 1197707 and Lot 100 in DP 1049508).
Proponent:	Sydney Intermodal Terminal Alliance (SIMTA), as Qube Holdings Ltd
Title of audit	Independent Audit No. 1
Date:	23/03/22

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd