

INDEPENDENT AUDIT REPORT 2021



MOOREBANK PRECINCT WEST STAGE 1 (SSD 5066)

JANUARY 2022

Authorisation

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EXECUTIVE SUMMARY

The Moorebank Precinct West (Stage 1) project (MPW S1 or the Project), is part of the Moorebank Precinct West (MPW) development which, in turn, is part of the broader Moorebank Logistics Park (MLP) development. The MLP 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 MPW development site is centred on an approximately 220 hectare area of Commonwealth-owned land, which is adjacent to the Southern Sydney Freight Line, the East Hills Rail Line, the M5 Motorway and Moorebank Avenue (as depicted in Figure 1).

The MPW development is a staged development, requiring a number of development consents over its duration. The first of such consents, for the Concept Proposal and Early Works (Stage 1), was granted under section 89E of the Environmental Planning and Assessment Act 1979 on 3 June 2016 (SSD 5066) subject to a number of conditions.

The objectives of this Independent Audit are to comply with the Independent Audit Program prepared in accordance with SSD 5066 Schedule 3, Condition of Consent (CoC) A2(d), and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the fourth Independent Audit under the revised Independent Audit Program (WolfPeak, 2019) covering the period 10 December 2020 to 25 November 2021 (the audit period). The site inspection took place on 25 November 2021.

Early Works construction commenced in March 2017. Building demolition was completed in early 2020 (prior to the previous audit period).

Activities conducted during the audit period included the stockpiling on Lot 100 of topsoil contaminated with asbestos containing material from Moorebank Avenue Upgrade Works (MAUW) and some minor Out-of Hours importation of sandstone at the southern end of the MPW S1 site.

The Auditor concurs with previous Independent Audit Report that there remains some complexity concerning overlapping works associated with other precinct approvals, noting that unresolved issues raised by the ER dating back to 2019 were resolved in an email from the Department dated 12 January 2022 and that apart from management of MAUW asbestos containing material stockpiles in Lot 100, and rehabilitation of the Dust Bowl the scope of works for SSD 5066 is complete.

Previous Independent Audit findings were closed during the audit period.

Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

- A total of 76 CoCs were assessed.
- A total of 31 CoCs were found to be compliant.
- No CoCs were found to be non-compliant.
- A total of 45 CoCs were identified as not triggered.

One observation was identified in relation to a Construction Air Quality Management Plan requirement concerning real-time dust monitoring.

Detailed findings are presented within Appendix A and Appendix B. The findings and actions to address each are also presented in Section 3.

The overall outcome of the Independent Audit was indicative of a good degree of compliance and environmental performance by SIMTA.

The next scheduled Independent Audit is due in November 2022.

1. INTRODUCTION

1.1 Background

The MPW S1 development is a staged development, requiring a number of development consents over its duration. The first of such consents, for the Concept Proposal and Early Works (Stage 1), was granted under section 89E of the *Environmental Planning and Assessment Act 1979* on 3 June 2016 (State Significant Development 5066 (SSD 5066)).

The Compliance Tracking Program requires construction audits to be completed at intervals no greater than 52 weeks from the date of the initial Independent Audit. To meet this requirement, WolfPeak were commissioned to carry out an Independent Audit of SSD 5066.

This Report presents the findings from the fourth Independent Audit of construction on SSD 5066.

1.2 Project overview

The Moorebank Precinct West (Stage 1) project (the Project), is part of the Moorebank Precinct West (MPW) development which, in turn, is part of the broader Moorebank Logistics Park (MLP) development. The MLP 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 MPW development site is centred on an approximately 220 hectare area of Commonwealth-owned land, which is adjacent to the Southern Sydney Freight Line, the East Hills Rail Line, the M5 Motorway and Moorebank Avenue (as depicted in Figure 1).

The approved Concept Proposal involved the use of the site as an intermodal facility, including a rail link to the Southern Sydney Freight Line, warehouse and distribution facilities, and associated works.

The approval for the MPW Early Works (Stage 1) involved the following works to the west of Moorebank Avenue:

- Demolition of buildings, including services termination and diversion;
- Rehabilitation of the excavation/earthmoving training area;
- Remediation of contaminated land;
- Removal of underground storage tanks;
- Heritage impact remediation works; and
- The establishment of construction facilities and access, including site security.

1.2.1 Modification 1

On 30 October 2019, approval was granted for a modification to the project (SSD 5066 MOD-1), which included, relevantly, amending the Applicant from “Moorebank Intermodal Company” to “SIMTA as Qube Holdings Limited”, adding “Part Lot 3 DP 1197707” and “Part Anzac Road and Moorebank Avenue public road reserves” to the land making up the MPW site, and:

- Importation of approximately 1,600,000 cubic metres (m³) of clean fill for bulk earthworks within the site.
- Expansion of construction footprint to allow for Moorebank Avenue/Anzac Road intersection works.
- Rearrangement of warehousing, freight village, internal roads and truck parking locations and layouts.
- Additional onsite detention (OSD) basin near the northern boundary of the site, relocation of the western boundary and enlargement of the southern OSD basin.
- Deletion of the port shuttle (IMEX) rail freight intermodal terminal and an increase in the warehousing area.
- Use of interstate terminal for interstate, intrastate and port shuttle rail freight including one additional rail track.
- Increase in building heights as a result of raising the site by up to 3.6 metres (m).
- Reducing construction stages from four (excluding Stage 1 Early Works) with potentially only two future development applications.
- Transfer of containers by heavy vehicles between the MPW warehouses and MPE rail terminal and between the MPE rail terminal and MPW warehouses.
- Ability to subdivide the site as part of a future development application.

These changes relate to the Concept Proposal, rather than the Early Works scope. The Early Works scope remains unchanged as a result of SSD 5066 MOD-1.

1.2.2 Modification 2

Approval for an additional modification to the Project (SSD 5066 MOD-2) was granted on 24 December 2020). SSD 5066 MOD-2 adjusts the southern operational boundary of the MPW Stage 2 warehouse area and amend the maximum building height established across warehouse areas 5 and 6 from approximately 21 m up to and including 45 m. The Early Works scope remains unchanged as a result of SSD 5066 MOD-2.

1.2.3 Activities during the audit period

Activities conducted during the audit period included the stockpiling on Lot 100 of topsoil contaminated with asbestos containing material from Moorebank Avenue Upgrade Works (MAUW) and some minor Out-of Hours importation of sandstone at the southern end of the MPW S1 site.

No activities occurred in the Dust Bowl during the audit period.



Figure 1: MPW S1 Project ¹

¹ Moorebank Precinct West Stage 1 Construction Environmental Management Plan, SIMTA 2020

1.3 Approval requirements

SSD 5066 Schedule 3, Condition of Consent (CoC) A2(d) requires that:

The Applicant shall prepare and implement a Compliance Tracking Program, to track compliance with the requirements of this approval. The Program shall be submitted to the Secretary prior to the commencement of construction and operate for the duration of the Early Works stage.

The Program shall include, but not be limited to:

...

(d) a program for independent environmental auditing in accordance with AS/NZS ISO 19011:2014 - Guidelines for Auditing Management Systems.

A Compliance Tracking Program (CTP) was prepared by the Proponent and approved by the Department on 3 February 2017.

It is WolfPeak's understanding that Independent Audits carried out under that CTP between March 2017 and March 2019 were managed by the demolition contractor under a separate Independent Audit Program.

The Independent Audit Program under that previous arrangement has now ceased and following the completion of those works, WolfPeak was engaged to prepare a further Independent Audit Program, in compliance with CoC A2(d), and to carry out the independent audits specified in that program. The new Independent Audit Program was finalised on 3 July 2019.

This Independent Audit Report presents the findings from the fourth Independent Audit within the revised Audit Program.

1.4 The audit team

The Audit Team comprises:

- Nick Ballard (Lead Auditor): Exemplar Global Certified Environmental Lead Auditor (Certificate No 129713).
- Derek Low (Auditor Lead): Master of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283).

Declarations of independence are presented in Appendix C.

1.5 The audit objectives

The objectives of this Independent Audit are to comply with the Independent Audit Program prepared in accordance with SSD 5066 Schedule 3, Condition of Consent (CoC) A2(d), and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

1.6 Audit scope

This Independent Audit covers the period from the previous Independent Audit (25 November 2020) to 25 November 2021.

The Independent Audit assessed compliance with SSD 5066 relative Stage 1 Early Works only. SSD 5066 defines Stage 1 Early Works as “*the demolition of buildings, including services termination and diversion; rehabilitation of the excavation/ earthmoving training area; remediation of contaminated land; removal of underground storage tanks; heritage impact remediation works; and the establishment of construction facilities and access, including site security*”.

The Project, having been granted consent in 2016, is not required to comply with the requirements of the Department of Planning Industry and Environment document entitled *Independent Audit Post Approval Requirements* (IAPAR). However, for the sake of consistency and continuity with conditions within future consents (including SSD 7709), the Project has voluntarily elected to align the scope of the Independent Audits with the IAPAR where appropriate, in addition to complying with AS/NZS ISO 19011:2014 - Guidelines for Auditing Management Systems, as required by CoC A2(d).

The scope of the Independent Audit comprised:

- 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* or as otherwise agreed by the Secretary.

- 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; and
 - 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.
- 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.

1.6.1 Exclusions

The following approvals, licenses, projects and areas were excluded from the Independent Audit:

- Moorebank Precinct West Stage 2 – Intermodal Facility and Warehousing (SSD-7709).
- Moorebank Precinct West Stage 3 – Subdivision (SSD-10431).
- Moorebank Precinct East Stage 1 – Intermodal Facility (SSD-6766).
- Moorebank Precinct East Stage 2 – Warehousing (SSD-7628).
- Lot 1 DP 1197707, Lot 101 DP 1049508 and Lot 2 DP 1197707.
- Environmental Protection Licence 21054.

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.

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.

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 Intermodal Terminal Project Environmental Impact Statement, Parsons Brinckerhoff, October 2014 (the EIS).
- Development Consent SSD 5066 (consolidated with SSD 5066 MOD-1 and MOD-2), 30 October 2019 (the Consent).
- Moorebank Precinct West Stage 1, Construction Environmental Management Plan, MIC1-QPMS-EN-PLN-00001, 19/11/20 (the CEMP).
- Moorebank Precinct West Stage 1, Construction Air Quality Management Plan, MIC1-QPMS-EN-PLN-00002, 01/12/2020 (the CAQMP).
- Moorebank Precinct West Stage 1, Construction Flora Fauna Management Plan, MIC1-QPMS-EN-PLN-00003, 19/11/2020 (the CFFMP).
- Moorebank Precinct West Stage 1, Construction Noise and Vibration Management Plan, MIC1-QPMS-EN-PLN-00008, 01/12/2020 (the CNVMP).
- Moorebank Precinct West Stage 1, Construction Soil and Water Management Plan, MIC1-QPMS-EN-PLN-00004, 5/11/2019 (the CSWMP).
- Moorebank Precinct West Stage 1, Construction Traffic and Access Management Plan, MIC1-QPMS-EN-PLN-00005, 01/12/2020 (the CTAMP).
- Moorebank Precinct West Stage 1, Construction Heritage Management Plan, MIC1-QPMS-EN-PLN-00007, 01/12/2020 (the CHMP).

- Moorebank Precinct West - Early Works Per & Poly-Fluoroalkyl Substances (PFAS) Management Plan, Rev G, 27/02/2018 (the PFASMP).
- Moorebank Precinct West Stage 1, Environmental Representative Site Inspection Reports: December 2020 to November 2021.
- Moorebank Precinct West, 6-Monthly Compliance Report #7, September 2020 – February 2021, J001836210520.01, Rev 1, 25/05/2021.
- Moorebank Precinct West, 6-Monthly Compliance Report #8, March 2021 – August 2021, J001836211014.01, Rev 1, 14/10/2021.

An audit checklist comprising CoCs from Schedule 3 of SSD 5066 and a selection of mitigation measures from the CEMP and Sub-plans, was prepared and distributed to the Auditee.

2.3 Site inspection

The site inspection took place on 25 November 2021. Photographs taken during the site inspection are presented in Appendix F.

No activities were being undertaken in Lot 100 concerning SSD 5066 at the time of the site inspection. ACM topsoil was stockpiled and covered, and sediment and erosion controls were in place. Works were being undertaken in Lot 100 associated with other approvals.

The Dust Bowl and the southern sandstone import site were not accessed during the site inspection due to recent rain events making internal roadways inaccessible.

2.3.1 Meetings and interviews

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix C.

During the opening meeting the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed. Table 1 presents personnel available during the site inspection.

Table 1: Audit meeting attendance and interviews

Personnel	Position
Neda Yousef	Aspect Environmental Pty Ltd
Mathew Williams	Associate Director, Aspect Environmental Pty Ltd
Daryle McKone	Associate Director, Aspect Environmental Pty Ltd
Joshua Jenkins	Environmental Consultant, Aspect Environmental Pty Ltd
Jared, Sisay	J. Wyndham Price, Project Manager
Tim Davis	BMD, Environment Manager

Personnel	Position
David Lamb	Georgiou, Environment Adviser
Simon Fisher	Georgiou, Environment Manager
Marvin Do	Tactical, Engineer

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.

2.3.2 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 referenced within Appendices A and B.

2.3.3 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.

2.4 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the following descriptors from Table 2 of the IAPAR, being:

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.

Status	Description
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.

Findings in relation to implementation of management plans (where they do not strictly relate to a condition) use the descriptors below.

Table 3: Findings status descriptors in relation to implementation of management plans

Status	Description
Conformant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been conformed with within the scope of the audit.
Non-conformant	The Auditor has determined that one or more specific elements of the requirements have not been conformed 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 conformance is not relevant.

2.5 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.
- 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.

2.6 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 the conditions from Schedule 3 of SSD 5066 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CEMP
- CNVMP
- CTAMP
- CAQMP
- CSWMP
- CFFMP
- CHMP
- PFASMP.

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

3.2 Non-compliance, Observations and Actions

This Section presents the non-compliances and observations identified from this Independent Audit (Table 5).

Table 4 provides a summary of the status of the previous Independent Audit findings. Previous audit findings were closed during the audit period.

Detailed findings against each requirement are presented in Appendix A and B.

- A total of 76 CoCs were assessed.
- A total of 31 CoCs were found to be compliant.
- No CoCs were found to be non-compliant.
- A total of 45 CoCs were identified as not triggered.

One observation was identified in relation to a Construction Air Quality Management Plan requirement concerning real-time dust monitoring.

Table 4: Independent Audit November 2020 open audit findings and actions

Item	Reference	Type	November 2020 Findings / Comment	Proposed or Completed Action by The Auditee	By Whom and by When	Status – November 2020	Status – November 2021																																																												
5	CoC B11	Observation	<p>CoC B11 requires the Proponent to carry out all feasible and reasonable measures to minimise dust generated by the Development.</p> <p>During the site inspection large portions of the site had been stabilized.</p> <p>The real-time dust monitoring returned several significant 24 hour average peaks in PM10, yet the alarms did not appear to be triggered and the auditees did not indicate that any investigations or corrective actions had occurred.</p> <p>Refer to table below for example of elevated results extracted from the real-time dust monitoring datasets. For reference the EPA’s assessment criteria from the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW is 50ug/m3 24 hr avg.</p> <table border="1"> <thead> <tr> <th>Station</th> <th>Date</th> <th>PM₁₀ 24 hr avg (ug/m3)</th> </tr> </thead> <tbody> <tr><td>AQM 04</td><td>1/02/2020</td><td>854.8</td></tr> <tr><td>AQM 04</td><td>2/02/2020</td><td>956.8</td></tr> <tr><td>AQM 04</td><td>3/02/2020</td><td>637.5</td></tr> <tr><td>AQM 04</td><td>4/02/2020</td><td>473.6</td></tr> <tr><td>AQM 04</td><td>6/02/2020</td><td>414.3</td></tr> <tr><td>AQM 04</td><td>7/02/2020</td><td>1039.1</td></tr> <tr><td>AQM 04</td><td>8/02/2020</td><td>274.1</td></tr> <tr><td>AQM 04</td><td>10/02/2020</td><td>92.4</td></tr> <tr><td>AQM 02</td><td>12/06/2020</td><td>291.3</td></tr> <tr><td>AQM 02</td><td>13/06/2020</td><td>150.0</td></tr> <tr><td>AQM 02</td><td>14/06/2020</td><td>99.4</td></tr> <tr><td>AQM 02</td><td>15/06/2020</td><td>62.1</td></tr> <tr><td>AQM 02</td><td>5/09/2020</td><td>170.9</td></tr> <tr><td>AQM 03</td><td>6/09/2020</td><td>257.8</td></tr> <tr><td>AQM 03</td><td>14/09/2020</td><td>59.8</td></tr> <tr><td>AQM 02</td><td>9/10/2020</td><td>92.1</td></tr> <tr><td>AQM 03</td><td>9/10/2020</td><td>76.2</td></tr> <tr><td>AQM 03</td><td>14/10/2020</td><td>103.6</td></tr> <tr><td>AQM 04</td><td>8/10/2020</td><td>113.4</td></tr> </tbody> </table>	Station	Date	PM ₁₀ 24 hr avg (ug/m3)	AQM 04	1/02/2020	854.8	AQM 04	2/02/2020	956.8	AQM 04	3/02/2020	637.5	AQM 04	4/02/2020	473.6	AQM 04	6/02/2020	414.3	AQM 04	7/02/2020	1039.1	AQM 04	8/02/2020	274.1	AQM 04	10/02/2020	92.4	AQM 02	12/06/2020	291.3	AQM 02	13/06/2020	150.0	AQM 02	14/06/2020	99.4	AQM 02	15/06/2020	62.1	AQM 02	5/09/2020	170.9	AQM 03	6/09/2020	257.8	AQM 03	14/09/2020	59.8	AQM 02	9/10/2020	92.1	AQM 03	9/10/2020	76.2	AQM 03	14/10/2020	103.6	AQM 04	8/10/2020	113.4	SIMTA to investigate the cause of future instances of elevated dust readings (if any) and implement corrective actions as required.	SIMTA Following instances of elevated dust readings (if any).	OPEN	<p>CLOSED</p> <p>PM₁₀ real-time dust monitoring exceedances were again identified at locations AQM 01, AQM 02, AQM 03 and AQM 04 during the audit period; however, given the overlapping nature of approvals and activities it was not possible to determine to which project approval and work stages the exceedances concerned.</p> <p>SIMTA have elected to not investigate the cause of the exceedances as there is no strict requirement to do so under the consent and the Department has not directed them to do so. Refer to finding IA4_01 in Table 5 in relation to management of air quality for the current audit round.</p>
Station	Date	PM ₁₀ 24 hr avg (ug/m3)																																																																	
AQM 04	1/02/2020	854.8																																																																	
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AQM 03	14/10/2020	103.6																																																																	
AQM 04	8/10/2020	113.4																																																																	
6	CoC B12	Observation	<p>CoC B12 requires that During Early Works, the Proponent shall ensure that:</p> <p>(a) all vehicles on site do not exceed a speed limit of 30 kilometres per hour; and</p> <p>(b) all loaded vehicles entering or leaving the site have their loads covered; and all loaded vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking these materials on public roads.</p> <p>The ER identified a non-compliance with this requirement in the previous audit period (see also the previous audit report). The ER commented in the May 20 Quarterly Report that the time taken to resolve the issue indicated a systemic issue that needed to be addressed. This systemic issue was deemed closed by the auditee in June 2020 but considered still open by the ER in August 2020.</p>	SIMTA to proactively engage with the ER to verify concerns over systemic issues and address those concerns as relevant.	SIMTA By 28/02/21	OPEN	<p>CLOSED</p> <p>There were no accidents during the audit period nor comments concerning speeding in ER monthly inspection reports for the period December 2020 to November 2021.</p>																																																												

Item	Reference	Type	November 2020 Findings / Comment	Proposed or Completed Action by The Auditee	By Whom and by When	Status – November 2020	Status – November 2021
7	CoC D1	Observation	<p>CoC D1 sets out the terms and responsibilities of the Environment Representative(s) (ER) which includes that they shall (among other things):</p> <ul style="list-style-type: none"> (a) be the principal point of advice in relation to the environmental performance of the Early Works; (b) monitor the implementation of environmental management plans and monitoring programs required under this approval and advise the Applicant upon the achievement of these plans/programs; (c) have responsibility for considering, and advising the Applicant on, matters specified in the conditions of this approval, and other licences and approvals related to the environmental performance and impacts of the Early Works; (f) be given the authority and independence to require reasonable steps be taken to avoid or minimise unintended or adverse environmental impacts. <p>The ER has identified several compliance issues through the audit period considered to be unresolved. These comprise management of material tracking (CoC B12(b)), alleged undertaking of earthworks not approved under the consent (Sch 2, CoC 4), alleged undertaking of remedial works not consistent with the RAP (CoC B3a)), allegedly undertaking unauthorised EEC clearing works (CoC 1, 4, D17 and D18). The auditees are of the position that the works are compliant with the terms of the consent as they relate to demolition and remediation works, or works associated with MPE2 (MAUW upgrade and upgrade of East-West Channel).</p>	SIMTA to proactively engage with the ER to verify the ERs concerns regarding compliance with the identified CoCs and address those concerns as relevant.	SIMTA By 28/02/21	OPEN	CLOSED Ongoing unresolved issues raised by the ER dating back to 2019 and discussed in the Quarterly ER Reports were noted to be resolved in an email from the Department dated 12 January 2022.
8	CoC D2	Non-compliance	<p>CoC D2 requires that the Environmental Representative shall prepare and submit to the Secretary a three monthly report on the Environmental Representative's actions and decision on matters specified in condition D1 for the preceding month. The reports shall be submitted within seven (7) days for the end of each month for the duration of Early Works, or as otherwise agreed by the Secretary. Notwithstanding, the Environmental Representative shall be given the independence to report to the Secretary at any time and/or at the request of the Secretary.</p> <p>Evidence demonstrating submission of the ER Reports for March – May 2020 and June – August 2020 to the Secretary was requested by the Auditor. No evidence was provided by the auditee.</p> <p>In response to this finding in the draft report the auditee stated that it had no control or visibility over the submission of the reports to the Department. The Auditor considers this to not be an adequate response as, whilst independent, the proponent engages the auditor and has control over the Department's post approval portal account to which the ER Reports are submitted. Furthermore, the Auditor is of the opinion that the proponent is responsible for compliance with the consent and cannot defer this responsibility to third parties.</p>	SIMTA to retrieve records of submission of the ER Reports to the Secretary.	SIMTA By 28/02/21	OPEN	CLOSED Inspection and Quarterly Reports indicate ongoing engagement with the ER for the audit period. Post Approval Forms confirming receipt of the three ER reports were available dated 5 March 2021, 7 June 2021 and 7 September 2021.
9	CoC D2	Observation	<p>CoC D2 requires that the Environmental Representative shall prepare and submit to the Secretary a three monthly report on the Environmental Representative's actions and decision on matters specified in condition D1 for the preceding month. The reports shall be submitted within seven (7) days for the end of each month for the duration of Early Works, or as otherwise agreed by the Secretary. Notwithstanding, the Environmental Representative shall be given the independence to report to the Secretary at any time and/or at the request of the Secretary.</p> <p>The ER has identified several compliance issues through the audit period considered to be unresolved. These comprise management of material tracking (CoC B12(b)), alleged undertaking of earthworks not approved under the consent (Sch 2, CoC 4), alleged undertaking of remedial works not consistent with the RAP (CoC B3a)), allegedly undertaking unauthorised EEC clearing works (CoC 1, 4, D17 and D18). The auditees are of the position that the works are compliant with the terms of the consent as they relate to remediation works</p>	SIMTA to proactively engage with the ER to verify the ERs concerns regarding compliance with the identified CoCs and address those concerns as relevant.	SIMTA By 28/02/21	OPEN	CLOSED Ongoing unresolved issues raised by the ER dating back to 2019 and discussed in the Quarterly ER Reports were noted to be resolved in an email from the Department dated 12 January 2022.

Item	Reference	Type	November 2020 Findings / Comment	Proposed or Completed Action by The Auditee	By Whom and by When	Status – November 2020	Status – November 2021
10	D7	Non-compliance	<p>CoC D7 requires that notwithstanding CoCs D5 and D6, works may be undertaken outside the hours specified under those conditions in the following circumstances:</p> <ul style="list-style-type: none"> (a) construction works that cause L_{Aeq} (15 minute) noise levels that are: <ul style="list-style-type: none"> i. No more than 5 dB above rating background level at any residence in accordance with the <i>Interim Construction Noise Guideline (DECC, 2009)</i>; and ii. No more than the noise management levels specified in Table 3 of the <i>Interim Construction Noise Guideline (DECC, 2009)</i> at other sensitive landuses; or (b) for the delivery of materials required by the police or other authorities for safety reasons; or (c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm; or (d) construction works approved through an Out-Of-Hours Work Protocol prepared as part of the Construction Noise and Vibration Management Plan required by condition D21 (b), provided the relevant Council, local residents and other affected stakeholders and sensitive receivers are informed of the timing and duration at least 48 hours prior to the commencement of the works; or (e) identified works approved by the Secretary. <p>Out of Hours Works were undertaken for spoil importation works on 27/05/20, 19/06/20, 09-10/11/20 and 15-16/11/20. It is understood that these works were approved on the basis that they were predicted to cause noise impacts <5dB(A) above the rating background level (which represents the applicable Noise Management level or NML).</p> <p>The Noise Monitoring Report (dated 19/11/20) states that based on the measurements, the estimated construction noise level contribution at the nearest residential receivers for the Out of Hours Works in November 2020 was approximately 40 to 41 LAeq 15 minute which is above the Casula construction NML of 38 dB(A) LAeq 15 minute.</p> <p>The Noise Monitoring Report continues to explain that ambient noise levels (Rated Background Levels) are above the nominated NML, however this issue is not addressed in the Project NVMP in force at the time of the works.</p> <p>The Proponent reported the noise results to the EPA stating that it considered it to be in non-compliance with CoC D7(a)(i) but compliant with CoC D7(a)(ii) for adjacent passive / recreational land.</p>	Ensure that future Out of Hours Works with the potential to exceed the NML are approved under pathways other than CoC D7(a).	SIMTA Prior to next round of Out of Hours Works with potential to exceed the NML (if any).	OPEN	CLOSED Following implementation of mitigation measures noise monitoring was carried out for out of hours delivery on the 8 and 9 December 2020 [during this audit period]. The results of the monitoring found that noise levels were below Noise Management Level at the nearest sensitive receiver. The monitoring reports for the attended noise monitoring were provided to the Department.

Table 5: Independent Audit November 2021 findings and actions

Item	Reference	Type	November 2021 Findings / Comment	Proposed or Completed Action by The Auditee	By Whom and by When	Status – November 2021
IA4_01	CAQMP-REMM-10U	Observation 01	<p>CAQMP-REMM-10U identifies the following commitment: Establishment of Action Response Levels (ARLs) for use with realtime dust management. These aid in the assessment of impact potential, and establish an early warning system during adverse trends, reducing complaint potential, non-compliance and non-conformance issues. An ARL trigger would be a defined measurement of elevated dust levels for a prolonged period.</p> <p>Real-time monitoring is used on-site with a threshold of 100 µg/m³; however, the Construction Air Quality Management Plan (CAQMP) does not provide any reference to real-time monitoring, locations or Action Response Levels despite being a Review of Environmental Mitigating Measures (REMM) requirement as stated in Table 2, Item 10U of the CAQMP.</p>	Clarification should be provided in the CAQMP as to whether realtime dust monitoring forms part of the dust monitoring program for SSD 5066. If not, an explanation of as to why REMM 10U should not apply should be provided.	SIMTA – Next Independent Audit	OPEN

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
- CTAMP
- CAQMP
- CFFMP
- CHMP
- CNVMP
- CSWMP
- PFASMP.

Based on the evidence presented during the Independent Audit, the level of compliance achieved, and the condition of the site during the site it is the Auditors opinion that the management plans are fit for purpose. The latest version of the CEMP and FFMP were approved by the Department on 27 November 2020.

The Project also appears to be continually reviewing the documents and amending these to ensure opportunities for improvement are realised.

3.4 Actual versus predicted impacts

The EIS and Modification Report includes a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). 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 monitoring and inspection requirements specified in the CoC and identified mitigation measures, to the Auditor's knowledge there are no requirements to undertake such studies as part of the Early Works scope, and doing so does not form part of this Independent Audit.

Notwithstanding the above, the EIS did identify that there would be general nuisance impacts arising from Early Works in relation to traffic and access, noise and vibration and air quality; direct and indirect impacts on biodiversity (both flora and fauna) and heritage, and impacts on soils, contamination risk and water quality through ground disturbance and material handling.

In considering whether the actual impacts were consistent with those predicted in the EIS the Auditor considered:

- The degree compliance with the CoCs
- The degree of implementation of the management plans
- The condition of the site during the site inspection (including whether works had extended beyond the approved boundary)
- The degree of compliance and environmental performance as identified by the Environmental Representative through review of the Quarterly Reports
- The number and type of complaints received during the audit period (noting that these are recorded for the Moorebank Logistics Park as a whole)
- The number and type of incidents recorded.

It is the Auditors opinion that during the audit period, the actual impacts of the Project were generally consistent with those predicted; however, the Auditor concurs with previous Independent Audit Report that there remains some complexity concerning overlapping works associated with other precinct approvals. Determining exactly what works are occurring under each consent and therefore what impacts are attributable to each is not able to be quantified by the Auditor. Refer to Section 3.6 below.

3.5 Summary of notices from agencies

Ongoing unresolved issues raised by the ER dating back to 2019 and discussed in the Quarterly ER Reports were noted to be resolved in an email from the Department dated 12 January 2022. The Auditor understands that a notice to show cause was issued to Qube on 27 October 2021 by the Department concerning these unresolved issues. Following issue of the notice to show cause it is understood a warning letter was then issued to Qube on 3 December 2021 by the Department. Neither the notice to show cause or the warning letter were made available to the Auditor for review; however, the email dated 12 January 2022 from a Senior Compliance Officer from the Department to Aspect was made available.

3.6 Other matters considered relevant by the Auditor or DPIE

Similar to the previous Independent Audit Report, real-time dust monitoring results for January, February, March, April, June, July, August, September and October 2021 identified a numerous occurrence where PM₁₀ concentrations were significantly elevated. It is noted that the previous Auditor agreed with the auditees commented in the previous Independent Audit Report that consideration of these measurements does not form part of the MPW S1 CAQMP. The Auditor concurs with the comments provided in the previous Independent Audit Report by the Auditor (WolfPeak, 2020) that regardless of strict conformance requirements with the CAQMP appropriate action should be taken in the knowledge of the elevated dust results. Given the overlapping nature of approvals and activities it was not possible to determine to which project approval and work activities the exceedances concerned.

The Auditor concurs with previous Independent Audit Report that there remains some complexity concerning overlapping works associated with other precinct approvals, noting that unresolved issues raised by the ER dating back to 2019 were resolved in an email from the Department dated 12 January 2022 and that apart from management of MAUW asbestos containing material stockpiles in Lot 100, and rehabilitation of the Dust Bowl the scope of works for SSD 5066 is complete.

3.7 Complaints

A complaints register is being maintained for the entire MLP development. Complaints in the register presented are not specific SSD 5066 activities which does not differentiate between project approvals and work stages. Complaints are raised concerning the broader development, rather than any activity associated with SSD 5066 activities and which Tactical investigate and due to this some complaints may be duplicated.

A total of 25 complaints were received for the entire MLP development for the period 3 December 2020 to 5 November 2021. The complaints related predominantly to noise, dust, road condition and traffic.

3.8 Incidents

The Project did not identify any incidents as defined by the Consent during the audit period.

4. CONCLUSION

This Independent Audit was completed to satisfy the requirements of SSD 5066 Schedule 3, CoC A2(d). This Audit Report presents the findings from the fourth Independent Audit covering the period 25 November 2020 to 25 November 2021.

The majority of records were organised and available at the time of the site inspection and interviews with Project personnel on 25 November 2021 and subsequent request for information following the site inspection.

The Auditor concurs with previous Independent Audit Report that there remains some complexity concerning overlapping works associated with other precinct approvals, noting that unresolved issues raised by the ER dating back to 2019 were resolved in an email from the Department dated 12 January 2022 and that apart from management of MAUW asbestos containing material stockpiles in Lot 100, and rehabilitation of the Dust Bowl the scope of works for SSD 5066 is complete.

Ongoing unresolved issues raised by the ER dating back to 2019 and discussed in the Quarterly ER Reports were noted to be resolved in an email from the Department dated 12 January 2022. The Auditor understands that a notice to show cause was issued to Qube on 27 October 2021 by the Department concerning these unresolved issues. Following issue of the notice to show cause it is understood a warning letter was then issued to Qube on 3 December 2021 by the Department.

Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

- A total of 76 CoCs were assessed.
- A total of 31 CoCs were found to be compliant.
- No CoCs were found to be non-compliant.
- A total of 45 CoCs were identified as not triggered.

One observation was identified in relation to a Construction Air Quality Management Plan requirement concerning real-time dust monitoring.

Previous Independent Audit findings were closed during the audit period.

Detailed findings are presented within Appendix A and Appendix B. The findings and actions to address each are also presented in Section 3.

The overall outcome of the Independent Audit was indicative of a good degree of compliance and environmental performance by SIMTA.

The next scheduled Independent Audit is due in November 2022.

5. LIMITATIONS

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

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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.

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APPENDIX A – SSD 5066 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
Schedule 3				
Part A Administrative conditions				
Subject Land				
A1	The land subject to this part relates to the intermodal site (Lot 1 DP 1197707, Lot 100 DP 1049508, Lot 101 DP 1049508 and Lot 2 DP 1197707).	Interview with Auditees 25/11/21 Construction Environmental Management Plan Moorebank Precinct West Stage 1, Rev 004, 19/11/20	The land remains unchanged from that approved. No change.	Compliant
Compliance Monitoring and Tracking				
A2	<p>The Applicant shall prepare and implement a Compliance Tracking Program, to track compliance with the requirements of this approval. The Program shall be submitted to the Secretary for approval prior to the commencement of construction and operate for the duration of the Early Works stage.</p> <p>The Program shall include, but not be limited to:</p> <ul style="list-style-type: none"> (a) provision for the notification to the Secretary prior to the commencement of construction; (b) provision for periodic review of the compliance status of the SSD against the requirements of this approval; (c) provision for periodic reporting of compliance status to the Secretary, including but not limited to: <ul style="list-style-type: none"> (i) a Pre-Construction Compliance Report prior to the commencement of early works, (ii) Six-monthly, or other timing as agreed by the Secretary, Early Works Compliance Reports, for the duration of early works, and (iii) a Completion Compliance Report within one month of completion of the early works stage; (d) a program for independent environmental auditing in accordance with <i>AS/NZS ISO 19011:2014 - Guidelines for Auditing Management Systems</i>; (e) mechanisms for recording environmental incidents during construction and actions taken in response to those incidents; (f) provision for reporting environmental incidents to the Secretary during construction, in accordance with conditions A3 and A4; (g) procedures for rectifying any non-compliance identified during environmental auditing, review of compliance or incident management; and <p>provision for ensuring all employees, contractors and sub-contractors are aware of, and comply with, the conditions of this approval relevant to their respective activities.</p>	<p>Moorebank Precinct West (SSD 5066) Stage 1: Six-Monthly Compliance Report - #07 September 2020 – February 2021 25 MAY 2021</p> <p>MOOREBANK PRECINCT WEST (SSD 5066) Stage 1: Six-Monthly Compliance Report - #08 March 2021 – August 2021 14 OCTOBER 2021</p> <p>CEMP (SIMTA.004) 19/11/20</p> <p>Liberty Industrial Pty Ltd, Compliance Tracking Program, 22/02/2017, Rev 0</p> <p>WolfPeak Pty Ltd, MOOREBANK PARK WEST – SSD 5066 INDEPENDENT AUDIT PROGRAM, 03/07/19, Rev V1</p>	<p>A CTP was prepared and approved by the Department on 3 February 2017.</p> <p>Six monthly compliance reports continue to be prepared for each cycle. Reports for September 2020 to February 2021 and March 2021 to August 2021 were available on the Project website.</p> <p>The compliance report for the reporting period September 2020 to February 2021 acknowledged the non-compliances identified in the previous independent audit (IA3).</p> <p>No non-compliances were identified by the proponent for the March 2021 to August 2021 reporting period.</p> <p>The Completion Compliance Report will not be triggered for a number of years until early works scope of works are completed.</p> <p>Section 2.4 of the CTP has been superseded by a standalone Independent Audit Program dated 3 July 2019 that requires independent audits to be conducted at intervals not greater than 52 weeks.</p> <p>Incident management was addressed in Section 2.5 of the CTP and Section 10 of the CEMP.</p> <p>Procedures for rectifying non-compliances are identified in Section 2.6 of the CTP and Section 10.3 of the CEMP.</p>	Compliant
Incident Reporting				
A3	<p>The Applicant shall notify the Secretary and relevant public authorities of any incident with actual or potential significant on-site or off-site impacts on human health or the biophysical environment within 24 hours of becoming aware of the incident. The Applicant shall provide full written details of the incident to the Secretary within seven days of the date on which the incident occurred.</p> <p><i>Note:</i> <i>Where an incident also requires reporting to the EPA and/or OEHL, the incident report prepared for the purposes of notifying the EPA and/or OEHL would meet this requirement.</i></p>	<p>Interview with Auditees 25/11/21</p> <p>ER Quarterly Report – 1 December 2020 to 28 February 2021, 05/03/21</p> <p>ER Quarterly Report – 1 March to 31 May 2021, 07/06/21</p> <p>ER Quarterly Report – 1 June 2021 to 31 August 2021, 07/09/21</p>	<p>No incidents with actual or potential significant on-site or off-site impacts on human health or the biophysical environment concerning SSD 5066 during the audit period. The ER Quarterly Reports from 1 December 2020 to 31 August 2021 did not identify any incidents as occurring.</p> <p>The Georgiou incident management system is used on the Project. The system allows for the recording and management of incidents, corrective actions, notification requirements.</p>	Not Triggered
A4	The Applicant shall meet the requirements of the Secretary or relevant public authority (as determined by the Secretary) to address the cause or impact of any incident, as it relates to this approval, reported in accordance with condition A3, within such period as the Secretary may require.	As above	As above	Not Triggered

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
PART B PRIOR TO CONSTRUCTION				
Demolition				
B1	The Applicant shall ensure that all demolition work is carried out in accordance with <i>Australian Standard AS 2601:2001: The Demolition of Structures</i> , or its latest version.	Site Inspection 25/11/21 Interview with Auditees 25/11/21	No demolition activities occurred during the audit period.	Not Triggered
Contamination				
B2	The approved works (including any excavation required for remediation) must not occur below 5 metres AHD and lower the watertable below 1m AHD on adjacent class 1, 2, 3, 4 land in accordance with the Liverpool Local Environmental Plan 2008.	Site Inspection 25/11/21	No evidence of excavation was observed in Lot 100 during the site inspection or from drone imagery of the Dust Bowl and sandstone import area captured on the morning of the site inspection. Excavation is not within acid sulfate soil classed land. The water table has not been lowered during the works.	Compliant
B3	The subject site is to be remediated in accordance with: (a) The approved Remedial Action Plan; (b) <i>State Environmental Planning Policy No. 55 - Remediation of Land</i> ; and (c) The guidelines in force under the <i>Contaminated Land Management Act</i> . Amendments to the approved Remedial Action Plan required as a result of further site investigations must be approved by the site auditor, in consultation with the EPA. Within 3 months after the completion of the remediation works, a notice of completion, including a validation and/or monitoring report is to be provided to the Secretary. This notice must be consistent with <i>State Environmental Planning Policy No. 55 - Remediation of Land</i> . The validation and/or monitoring report is to be independently audited and a Site Audit Statement Issued. The audit is to be carried out by an independent auditor accredited by the Environment Protection Authority. Any conditions recorded on the Site Audit Statement are to be complied with.	Letter DPIE to Qube, 15/11/20 Site Audit Statement, 0301-1613-7 Site Audit Report, MPW S1, 600099_0301-1613-7, James Davis, Sep 2020.	It is understood that regulated remediation works are complete. Some unexpected finds continue to be found but these are being managed on a case-by-case basis. The Site Audit Report was finalised by the accredited Contaminated Sites Auditor prior to the audit period. The Site Audit Statement confirms that the site is fit for purpose subject to implementation of three LTEMPs. The Department has provided written correspondence acknowledging receipt of the Validation Report and Site Audit Statement and Site Audit Report.	Compliant
Soil, Water Quality and Hydrology				
B4	The Early Works shall be undertaken to comply with section 120 of the <i>Protection of the Environment Operations Act 1997</i> , which prohibits the pollution of waters.	ER Quarterly Report – 1 December 2020 to 28 February 2021, 05/03/21 ER Quarterly Report – 1 March to 31 May 2021, 07/06/21 ER Quarterly Report – 1 June 2021 to 31 August 2021, 07/09/21	There were no known incidents with the potential to pollute waters concerning SSD 5066 that occurred during the audit period.	Compliant
B5	All activities taking place in, on or under waterfront land, as defined in the <i>Water Management Act 2000</i> should be conducted generally in accordance with the NSW Office of Water's Guidelines for Controlled Activities.	Site Inspection 25/11/21	No works were occurring on waterfront land during the audit period.	Not Triggered
Heritage				
B6	The Applicant shall not harm, modify or otherwise impact any heritage items outside the subject site.	Site Inspection 25/11/21 ER Quarterly Report – 1 December 2020 to 28 February 2021, 05/03/21 ER Quarterly Report – 1 March to 31 May 2021, 07/06/21 ER Quarterly Report – 1 June 2021 to 31 August 2021, 07/09/21	Heritage works were completed before the audit period and that no heritage items remained that were associated with SSD 5066 Early Works. To the Auditor's knowledge, there were no events that impacted heritage items. Note that MPW S2 heritage investigations and salvage occurred separate to this consent. No heritage finds occurred during the audit period.	Not Triggered

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
B7	<p>Prior to the commencement of Early Works affecting Aboriginal sites MA1, MA2, MA3, MA4, MA5 and MA9, the Applicant shall:</p> <ul style="list-style-type: none"> (a) develop a detailed salvage strategy, prepared in consultation with the OEH (Aboriginal heritage) and the Aboriginal stakeholders. The investigation program shall be prepared to the satisfaction of the Secretary; and (b) undertake any further archaeological excavation works recommended by the results of the Aboriginal archaeological investigation program. <p>Within twelve months of completing the above work, unless otherwise agreed by the Secretary, the Applicant shall submit a report containing the findings of the excavations, including artefact analysis and Aboriginal Site Impacts Recording Forms (ASIR), and the identification of final storage location for all Aboriginal objects recovered (testing and salvage), prepared in consultation with the Aboriginal stakeholders, the OEH (Aboriginal heritage) and to the satisfaction of the Secretary.</p> <p><i>Note: where archaeological testing has occurred as part of the Environmental Assessment and the results are included in the documents listed in condition 4 the sites tested must still form part of the final report prepared under B7(b).</i></p>	-	This condition falls outside this Independent Audit period.	Not Triggered
B8	<p>Prior to the commencement of Early Works affecting non-Aboriginal sites MHPAD1 and MHPAD2, the Applicant shall undertake any further archaeological excavation works recommended by the results of the non-Aboriginal archaeological investigation program.</p> <p>Within 12 months of completing the above work, unless otherwise agreed by the Secretary, the Applicant shall submit a report containing the findings of the excavations, including artefact analysis, and the identification of a final repository for finds, prepared in consultation with the OEH (Heritage branch) and to the satisfaction of the Secretary.</p> <p><i>Note: where archaeological testing has occurred as part of the environmental assessment and the results are included in the documents listed in condition 4, the sites tested must still form part of the methodology and final report prepared for the non-Aboriginal archaeological investigation program.</i></p>	-	This condition falls outside this Independent Audit period.	Not Triggered
B9	<p>Prior to the commencement of Early Works affecting the CUST Hut, RAAF STRARCH Hangar, the Dog Cemetery and Commemorative Gardens, the Applicant shall prepare a report in consultation with the Heritage Council of NSW, the local Council and the local Historical Society which considers the options for mitigation of these items. In relation to the Dog Cemetery, consultation should also occur with the School of Military Engineering's Explosive Detection Dog's Unit. The report shall include the archival recordings and the historical research, where required, to the Secretary, the Heritage Council of NSW, the local Council and the local Historical Society.</p>	-	This condition falls outside this Independent Audit period.	Not Triggered
Dangerous Goods				
B10	<p>Dangerous goods, as defined by the Australian Dangerous Goods Code, shall be stored and handled strictly in accordance with:</p> <ul style="list-style-type: none"> (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the <i>Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin</i> (Environment Protection Authority, 1997). <p>In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement shall prevail to the extent of the inconsistency.</p>	Site inspection 25/11/21	Dangerous Goods storage was not required in the three areas subject to the requirements of SSD 5066 at the time the site inspection.	Not Triggered

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
Dust Management				
B11	The Applicant shall carry out all feasible and reasonable measures to minimise dust generated by the Development.	<p>Site Inspection 25/11/21</p> <p>Construction Air Quality Management Plan, Moorebank Precinct West Stage 1, 01/12/20, SIMTA.004</p> <p>Site Inspection 25/11/21</p> <p>Monthly Dust Deposition Gauge Results: November 2020, December 2020, January 2021, February 2021, March 2021, April 2021, May 2021, June 2021, July 2021, September 2021, October 2021</p> <p>ER Quarterly Report – 1 March to 31 May 2021, 07/06/21</p> <p>Complaints Register – 03/12/20 to 05/11/21</p> <p>Envirosuite Real-Time Dust Monitoring Exports: January 2021, February 2021, March 2021, April 2021, June 2021, July 2021, August 2021, September 2021 and October 2021.</p>	<p>No dust generating activities were observed relevant to early works activities at the time of the site inspection.</p> <p>Asbestos contaminated stockpiles in Lot 100 were observed to be covered with tarpaulin at the time of the site inspection</p> <p>Dust deposition monitoring results for seven on-site DDGs were available for November 2020 through to October 2021 with the exception of August 2021. Two exceedances of the 4 g/m²/month threshold occurred at DDG – E-03 -1 in January 2021 (4.5 g/m²/month) and June 2021 (13.7 g/m²/month). Due to COVID-19 restrictions some monthly sampling was not undertaken. Given the overlapping nature of approvals and activities it was not possible to determine to which project approval and work stages the two exceedances concerned.</p> <p>One dust complaint was received during the audit period on 10 December 2020 concerning dust in a nearby residential property. Based on the minutes of the May 2021 CCC meeting the complaint appears to have been closed out to the community's satisfaction.</p>	Compliant
B12	<p>During Early Works, the Applicant shall ensure that:</p> <p>(a) all vehicles on site do not exceed a speed limit of 30 kilometres per hour; and</p> <p>(b) all loaded vehicles entering or leaving the site have their loads covered; and all loaded vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking these materials on public roads.</p>	<p>Site Inspection 25/11/21</p> <p>Driver Code of Conduct</p> <p>Georgiou Delivery Driver Induction Form GC-HSE-TEM-418, 13/02/19, Ver: 1.0</p> <p>BMD, Toolbox Talk, Truck Drivers' Behaviour on Moorebank Avenue, 19/03/21</p> <p>BMD, Delivery Driver Instruction-FRM-00421, Rev.10(8/07/2020) Site Rev 6 (08/07/2021)</p> <p>ER Quarterly Report – 1 March to 31 May 2021, 07/06/21</p> <p>ER Quarterly Report 1 June 2021 to 31 August 2021, Ref:160409MPWDPE20, 07/09/21</p>	<p>The code of conduct includes details relating to hours, material tracking, parking, idling and so forth. Sighted Georgiou Delivery Driver Induction Forms dated 16 November 2021.</p> <p>Stabilised access and site speed limits were observed during the site inspection.</p> <p>Material tracking was not observed to be an issue during the inspection.</p> <p>The BMD Delivery Driver Induction Form addresses adherence to speed limit (<30 kmh) and the covering of loads.</p> <p>The Georgiou and CARAS training material demonstrates that requirements are communicated to drivers.</p>	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
Waste Management				
B13	The reuse and/or recycling of waste materials generated on site shall be maximised as far as practicable, to minimise the need for treatment or disposal of those materials off site.	Site Inspection 25/11/21 Email – CARAS to Aspect, MPW 1 Audit, 25/11/21 @ 16:41hrs	Asbestos containing topsoil was being stored in Lot 100 from March 2021 which will likely remain in place for a number of years until such time as a commercial decision by QUBE is made as to the development of Lot 100. An email from CARAS dated 25 November 2021 confirmed that the site has imported 67,875 Tonnes (t) of material during the OOHW (18:00-07:00) from 11 October 2021. When the density factor of 2.1 t/m ³ is applied this equals 32,321.84m ³ imported under MPW 1 OoHW.	Not Triggered
B14	All liquid and/or non-liquid waste generated on the site shall be assessed and classified in accordance with Waste Classification Guidelines (Department of Environment, Climate Change and Water 2009).	Site Inspection 25/11/21 Delivery Docket WB136286\1, 10/06/21, Concrete, 33.82 t Docket 5102584, 10/06/21, Boral Recycling, 32.68 t Delivery Docket WB134279\1, 10/06/21, Concrete, 32.64 t Delivery Docket WB136277\1, 10/06/21, Concrete, 32.20 t Crushed Concrete Spreadsheet 21117 Stockpile Tracker	The site was stockpiling contaminated topsoil or importing minor volumes of sandstone during the audit period. Waste leaving site was associated with other development consents. Delivery dockets for crushed concrete were available for review.	Not Triggered
B15	All waste materials removed from the subject site shall only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Site Inspection 25/11/21	Refer to B13 and B14	Not Triggered
Utilities and Services				
B16	Utilities, services and other infrastructure potentially affected by construction and operation shall be identified prior to construction to determine requirements for access to, diversion, protection, and/or support. Consultation with the relevant owner and/or provider of services that are likely to be affected by the Early Works shall be undertaken to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure as required. The cost of any such arrangements shall be borne by the Applicant, or as otherwise agreed between the parties.	Site Inspection 25/11/21 Interview with Auditees 25/11/21	This condition falls outside this Independent Audit period. No new infrastructure has been affected by MPW S1. Utility works are occurring under MPW S2.	Not Triggered
B17	The Applicant shall prepare dilapidation surveys and reports on the condition of local roads, footpaths, services and utilities affected by Early Works. The Applicant shall carry out rectification work at the Applicant's expense and to the reasonable requirements of the owners for damage resulting from the completion of Early Works.	Site Inspection 25/11/21 Interview with Auditees 25/11/21	This condition falls outside this Independent Audit period. No new infrastructure has been affected by MPW S1. No new dilation reports have been required.	Not Triggered
B18	The Applicant shall ensure that the construction and operation of the proposed development will not prevent the existing use of Moorebank Avenue as a public road to a standard commensurate to its current use prior to the development. <i>Note: temporary closures or part closures and changes to operation of Moorebank Ave may occur for limited periods during construction as detailed in the Construction Traffic Management Plan.</i>	Site Inspection 25/11/21	Moorebank Avenue is not a public road, it is owned by the Department of Defence and provided to Qube as the operator. Moorebank Avenue was in the process of being realigned at the time of the audit and a diversion had been set-up. The diversion and construction of Moorebank Avenue is addressed under MPE S2. MPW S1 activities did not impact the road during the audit period.	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
PART C COMMUNITY INFORMATION AND REPORTING				
Community Communication Strategy				
C1	<p>Prior to the commencement of Early Works, or as otherwise agreed by the Secretary, the Applicant shall prepare and implement a Community Communication Strategy to the satisfaction of the Secretary. The Strategy shall provide mechanisms to facilitate communication between the Applicant (and its contractor(s)), the Environmental Representative (see condition D1), the relevant Council and community stakeholders (particularly adjoining landowners) on the design and construction environmental management of the Early Works. The Strategy shall include, but not be limited to:</p> <ul style="list-style-type: none"> (a) identification of stakeholders to be consulted as part of the Strategy, including affected and adjoining landowners, key community and business groups, and community and social service organisations; (b) procedures and mechanisms for the regular distribution of accessible information to community stakeholders on construction progress and matters associated with environmental management, including provision of information in appropriate community languages; (c) procedures and mechanisms through which the community stakeholders can discuss or provide feedback to the Applicant and/or Environmental Representative in relation to the environmental management and delivery of the SSD; (d) procedures and mechanisms through which the Applicant can respond to enquiries or feedback from the community stakeholders in relation to the environmental management and delivery of the SSD; and (e) procedures and mechanisms that would be implemented to resolve issues/ disputes that may arise between parties on the matters relating to environmental management and the delivery of the SSD, including but not limited to disputes regarding rectification or compensation for impacts to third party property and infrastructure. These procedures and mechanisms may include the use of a suitably qualified and experienced independent mediator. 	<p>Community Communication Strategy, prepared by KJA (v4, dated 1/02/17), approved by DPIE on 21/02/17.</p>	<p>Note that the development of the CCS falls outside of the Audit period.</p> <p>The CCS was approved by the Secretary on 21 February 2017 and remains unchanged.</p> <p>The Project website includes project updates, complaints register, contact details to raise complaints. The system remains unchanged since the previous audit and is mature.</p>	Compliant
Complaints and Enquiries Procedure				
C2	<p>Prior to the commencement of Early Works, or as otherwise agreed by the Secretary, the Applicant shall ensure that the following are available for community enquiries and complaints for the duration of Early Works:</p> <ul style="list-style-type: none"> (a) a 24 hour telephone number(s) on which complaints and enquiries about the SSD may be registered; (b) a postal address to which written complaints and enquires may be sent; (c) an email address to which electronic complaints and enquiries may be transmitted; and (d) a mediation system for complaints unable to be resolved. <p>The telephone number, the postal address and the email address shall be published in newspaper(s) circulating in the local area prior to the commencement of construction and prior to the commencement of operation. This information shall also be provided on the website (or dedicated pages) required by this approval.</p>	<p>Community Communication Strategy, prepared by KJA (v4, dated 1/02/17), approved by DPIE on 21/02/17.</p>	<p>The Complaints Management System and protocols are included in the CCS. The CCS was approved by the Secretary on 21 February 2017 and remains unchanged.</p> <p>24hr info line 1800 986 465 www.simta.com.au simta@elton.com.au PO Box 1488 Bondi Junction NSW 2022.</p>	Compliant
C3	<p>Prior to the commencement of Early Works, or as otherwise agreed by the Secretary, the Applicant shall prepare and implement a Construction Complaints Management System consistent with <i>AS ISO 10002-2006 Customer satisfaction - Guidelines for complaints handling in organisations (ISO 10002:2004, MOD)</i> and maintain the System for the duration of Early Works and up to 12 months following completion of this stage.</p> <p>Information on all complaints received, including the means by which they were addressed and whether resolution was reached, with or without mediation, shall be maintained in a complaints register and included in the construction compliance reports required by this approval. The information contained within the System shall be made available to the Secretary on request.</p>	<p>Community Communication Strategy, prepared by KJA (v4, dated 1/02/17), approved by DPIE on 21/02/17.</p> <p>Complaints Register – 03/12/20 to 05//11/21</p>	<p>Note that the preparation of the Complaints Management System is outside of the Audit period and therefore relies on information presented in the 6-monthly Compliance Report.</p> <p>The Complaints Management System and protocols are included in the CCS. The CCS was approved by the Secretary on 21/02/2017.</p> <p>The Complaints Register is precinct wide and appears to have been implemented during the audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
Provision of Electronic Information				
C4	<p>Prior to commencement of the Early Works, or as otherwise agreed by the Secretary, the Applicant shall establish and maintain a new website, or dedicated pages within an existing website, for the provision of electronic information associated with the SSD, for the duration of Early Works. The Applicant shall, subject to confidentiality, publish and maintain up-to-date information on the website or dedicated pages including, but not necessarily limited to:</p> <ul style="list-style-type: none"> (a) information on the current implementation status of the SSD; (b) a copy of the documents listed in condition 4, and any documentation supporting modifications to this approval that may be granted from time to time; (c) a copy of this approval and any future modification to this approval; (d) a copy of each relevant environmental approval, licence or permit required and obtained in relation to the SSD; (e) a copy of each current report, plan, or other document required under this approval; (f) the outcomes of compliance tracking in accordance with condition A2 of this approval; and (g) details of contact point(s) to which community complaints and enquiries may be directed, including a telephone number, a postal address and an email address. 	Project Website: www.simta.com.au	The website contains the information required by parts a) – g) of this condition	Compliant
PART D CONSTRUCTION ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING				
Environmental Representative				
D1	<p>Prior to the commencement of Early Works, or as otherwise agreed by the Secretary, the Applicant shall appoint a suitably qualified and experienced Environmental Representative(s) that is independent of the design and construction personnel, and that has been approved by the Secretary. The Applicant shall employ the Environmental Representative(s) for the duration of construction of this stage, or as otherwise agreed by the Secretary. The Environment Representative(s) shall:</p> <ul style="list-style-type: none"> (a) be the principal point of advice in relation to the environmental performance of the Early Works; (b) monitor the implementation of environmental management plans and monitoring programs required under this approval and advise the Applicant upon the achievement of these plans/programs; (c) have responsibility for considering, and advising the Applicant on, matters specified in the conditions of this approval, and other licences and approvals related to the environmental performance and impacts of the Early Works; (d) ensure that environmental auditing is undertaken in accordance with the Applicant's Environmental Management System(s); (e) be given the authority to approve/reject minor amendments to the Construction Environment Management Plan. What constitutes a "minor" amendment shall be clearly explained in the Construction Environment Management Plan; (f) be given the authority and independence to require reasonable steps be taken to avoid or minimise unintended or adverse environmental impacts; and (g) be consulted in responding to the community concerning the environmental performance of the Early Works where the resolution of points of conflict between the Applicant and the community is required. 	<p>ER Inspection Reports - 4/11/2021, 21/10/2021, 7/10/2021, 23/09/2021, 9/09/2021, 26/08/2021, 15/07/2021, 1/07/2021, 17/06/2021, 20/05/2021, 6/05/2021, 22/04/2021, 8/04/2021, 25/03/2021, 11/03/2021, 25/02/2021, 11/02/2021, 28/01/2021, 14/01/2021, 22/12/2021</p> <p>ER Quarterly Report – 1 December to 28 February 2021, 05/03/21</p> <p>Post Approval Form – 05/02/21</p> <p>ER Quarterly Report – 1 March to 31 May 2021, 07/06/21</p> <p>Post Approval Form – 07/06/21</p> <p>ER Quarterly Report – 1 June 2021 to 31 August 2021, 07/09/21</p> <p>Post Approval Form – 07/09/21</p>	<p>Appointment of the ER occurred outside of the audit period. The nominated ER was approved by DPI&E on 19 July 2016.</p> <p>Inspection and Quarterly Reports indicate ongoing engagement with the ER for the audit period. It is noted that due to COVID-19 restrictions during the audit period the ER was unable to inspect the site for the months of August, September and October.</p> <p>Ongoing unresolved issues raised by the ER dating back to 2019 and discussed in the Quarterly ER Reports were noted to be resolved in an email from the Department dated 12 January 2022.</p>	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
D2	The Environmental Representative shall prepare and submit to the Secretary a three monthly report on the Environmental Representative's actions and decision on matters specified in condition D1 for the preceding month. The reports shall be submitted within seven (7) days for the end of each month for the duration of Early Works, or as otherwise agreed by the Secretary. Notwithstanding, the Environmental Representative shall be given the independence to report to the Secretary at any time and/or at the request of the Secretary.	ER Inspection Reports - 4/11/2021, 21/10/2021, 7/10/2021, 23/09/2021, 9/09/2021, 26/08/2021, 15/07/2021, 1/07/2021, 17/06/2021, 20/05/2021, 6/05/2021, 22/04/2021, 8/04/2021, 25/03/2021, 11/03/2021, 25/02/2021, 11/02/2021, 28/01/2021, 14/01/2021, 22/12/2021 ER Quarterly Report – 1 December to 28 February 2021, 05/03/21 Post Approval Form – 05/02/21 ER Quarterly Report – 1 March to 31 May 2021, 07/06/21 Post Approval Form – 07/06/21 ER Quarterly Report – 1 June 2021 to 31 August 2021, 07/09/21 Post Approval Form – 07/09/21	Inspection and Quarterly Reports indicate ongoing engagement with the ER for the audit period. Post Approval Forms confirming receipt of the three ER reports were available dated 5 March 2021, 7 June 2021 and 7 September 2021.	Compliant
Construction Soil and Water Management				
D3	Soil and water management measures consistent with <i>Managing Urban Stormwater - Soils and Construction Vols 1 and 2, 4th Edition</i> (Landcom, 2004) shall be employed during Early Works to minimise soil erosion and the discharge of sediment and other pollutants to land and/or waters.	Georgiou Progressive ERSED Plan Site Inspection 25/11/21 ESCP/Environmental Site Plan, 11/05/21, Rev 3, Ref: 21-2092-ESCP-GEN-002	Plans prepared by a CPESC and updated by a competent person. Controls in the field were generally consistent with the ERSED plans. Site controls in Lot 100 were observed to be of a high standard. No issues observed.	Compliant
Bunding				
D4	The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling Liquids: Environmental Protection – Participants Handbook.	Site Inspection 25/11/21	Chemical storage was not required in the three areas subject to the requirements of SSD 5066 at the time the site inspection. It was reported that there is no on-site maintenance area and therefore limited fuels and oils for the Project. Plant is maintained as required through mobile maintenance.	Not Triggered
Construction Hours				
D5	Early works shall be undertaken during the following standard construction hours: (a) 7:00am to 6:00pm Mondays to Fridays, inclusive; and (b) 8:00am to 1:00pm Saturdays; at no time on Sundays or public holidays.	CEMP (SIMTA.004) 19/11/20 Interview with Auditees 25/11/21 Complaints Register – 03/12/20 to 05/11/21	Work hours are included in the latest version of the CEMP which is provided to contractors to implement. No other Out of Hours Works have been required during the audit period other than that approved under CoC D7(a).	Compliant
D6	Activities resulting in impulsive or tonal noise emissions shall only be undertaken: (a) between the hours of 8:00 am to 5:00 pm Monday to Friday; (b) between the hours of 8:00 am to 1:00 pm Saturday; and (c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block. For the purposes of this condition, 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work the subject of this condition.	Interview with Auditees 25/11/21 Site Inspection 25/11/21	No impulsive or tonal noise source plant were observed on site at the time of the site inspection. Mobile plant used long term on site use non-tonal reverse sirens. Works essentially comprise delivery of fill.	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
D7	<p>Notwithstanding conditions D5 and D6, works may be undertaken outside the hours specified under those conditions in the following circumstances:</p> <ul style="list-style-type: none"> (a) construction works that cause L_{Aeq} (15 minute) noise levels that are: <ul style="list-style-type: none"> i. No more than 5 dB above rating background level at any residence in accordance with the <i>Interim Construction Noise Guideline</i> (DECC, 2009); and ii. No more than the noise management levels specified in Table 3 of the <i>Interim Construction Noise Guideline</i> (DECC, 2009) at other sensitive landuses; or (b) for the delivery of materials required by the police or other authorities for safety reasons; or (c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm; or (d) construction works approved through an Out-Of-Hours Work Protocol prepared as part of the Construction Noise and Vibration Management Plan required by condition D21(b), provided the relevant Council, local residents and other affected stakeholders and sensitive receivers are informed of the timing and duration at least 48 hours prior to the commencement of the works; or (e) identified works approved by the Secretary. 	<p>Renzo Tonin, Moorebank Precinct West Stage 1, OOHW Fill Importation Monitoring, 15/10/21</p> <p>Renzo Tonin, Moorebank Precinct West Stage 1, OOHW Fill Importation Noise Survey, 22/12/20</p> <p>Complaints Register – 03/12/20 to 05/11/21</p> <p>Project Website</p> <p>ER Quarterly Report – 1 March to 31 May 2021, 07/06/21</p> <p>Envirosuite Real-Time Noise Monitoring: May 2021, October 2021</p> <p>Email – DPIE to Aspect, Complaints – OOHW – MPW, 12/11/20 @13:36hrs</p> <p>Email – Aspect to DPIE, Complaints – OOHW – MPW, 19/11/20 @20:34hrs</p> <p>Email – Aspect to DPIE, Complaints – OOHW – MPW, 23/12/20 @13:03hrs</p> <p>Moorebank Precinct West, 6-Monthly Compliance Report #7, September 2020 – February 2021, J001836210520.01, Rev 1, 25/05/2021.</p>	<p>Six noise complaints were received between the period 9 January 2021 and 1 November 2021. Five of the complaints were identified by the Project to not relate to the Moorebank Intermodal works. The complaint received on 9 January 2021 concerned the banging of tailgates. The ER's quarterly report for 1 March to 31 May 2021 notes that the Department's Compliance team submitted a Request for Information to the Project and that based on the minutes of the May 2021 CCC meeting the complaint appears to have been closed-out to the community's satisfaction.</p> <p>Additional Out-of-Hours-Works notifications concerning importing of sandstone were available on the website dated 19 October 2021 and 29 September 2021.</p> <p>The Project website also included notification of permitted extended hours in accordance with the COVID-19 development – Construction Work Days) Order (No 3) 2021.</p>	Compliant
Construction Noise and Vibration				
D8	<p>The Applicant shall implement all feasible and reasonable noise mitigation measures with the aim of achieving the following construction noise management levels and vibration criteria:</p> <ul style="list-style-type: none"> (a) construction noise management levels established using the <i>Interim Construction Noise Guideline</i> (DECC 2009); (b) vibration criteria established using the <i>Assessing Vibration: a Technical Guide</i> (DECC 2006) (for human exposure); and (c) the vibration limits set out in the <i>German Standard DIN 4150-3: Structural Vibration- effects of vibration on structures</i> (for structural damage). <p>Any construction activities identified as exceeding the construction noise management levels and/or vibration criteria shall be managed in accordance with the Construction Noise and Vibration Management Plan required by condition D22(b).</p> <p><i>Note: The Interim Construction Noise Guideline identifies 'particularly annoying' activities that require the addition of 5dB(A) to the predicted level before comparing to the construction Noise Management Level.</i></p>	<p>Renzo Tonin, Moorebank Precinct West Stage 1, OOHW Fill Importation Monitoring, 15/10/21</p> <p>Site Inspection 25/11/21</p> <p>Complaints Register – 03/12/20 to 05/11/21</p>	<p>No premises are located within safe work distance for vibration.</p> <p>No significant noise or vibration sources on site associated with SSD 5066 remaining Early Works activities at the time of the audit.</p> <p>No premises are predicted to be affected above daytime NMLs based on existing plant and distance to receivers. A non-compliance identified during the previous audit period relating to out of hours work conducted on 9 and 10 November 2020 was closed out during this audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
Construction Traffic and Noise				
D9	The Applicant is to ensure that construction vehicle contractors operate so as to minimise any construction noise impacts from the subject site. Measures that could be used include toolbox talks, contracts that include provisions to deal with unsatisfactory noise performance for the vehicle and/or the operator, and specifying non-tonal movement alarms in place of reversing beepers or alternatives such as reversing cameras and proximity alarms, or a combination of these, where tonal alarms are not mandated by legislation.	Delivery Driver Induction, 16/04/21 Delivery Driver Instruction-FRM-00421, Rev.10(8/07/2020) Site Rev 6.(08/07/2021).	The Delivery Driver Instruction includes details relating to hours, material tracking, parking, idling and so forth. A Code of Conduct is included in the Instruction. The Project induction includes controls to limit speeds and reversing. Stabilised access and site speed limits were observed, the site appeared to be set up so that vehicle reversing is negligible. No machinery associated SSD 5066 Early Works was being operated at the time of the site inspection. The plant prestart checks indicate that non-tonal alarms are to be fitted to plant.	Compliant
D10	No use of compression brakes shall be permitted for construction vehicles associated with the Early Works in the vicinity of the subject site.	Site Inspection 25/11/21 Driver Code of Conduct Complaints Register – 03/12/20 to 05/11/21	Refer response to CoC D9. The site is effectively level and does not require compression braking. The Code of Conduct includes details relating to hours, material tracking, parking, idling and so forth	Not Triggered
Transport and Access				
D11	Construction heavy vehicle access to and from the site via Moorebank Avenue (south) / Cambridge Avenue during Early Works is not permitted, with the exception of heavy vehicles travelling to and from the Glenfield Waste Facility.	CTAMP SIMTA.005, 01/12/20, Appendix C (VMP) Site Inspection 25/11/21 Interview with auditees 25/11/21 BMD, Delivery Driver Instruction-FRM-00421, Rev.10(8/07/2020) Site Rev 6 (08/07/2021)	The Delivery Driver Instruction includes the requirement to access to site is via the M5 and Moorebank Road only and that Anzac Road east of the industrial complex and Cambridge Avenue are not to be used by heavy vehicles. Site access is left in left out only. Articulated trucks are required to travel south to Chatham Ave and undertake a u-turn at the roundabout past the security hut.	Compliant
D12	The Early Works shall be carried out to, where feasible and reasonable, to avoid the use of local roads (through residential streets) by heavy vehicles to gain access to the site and/or ancillary facilities.	CTAMP SIMTA.005, 01/12/20, Appendix C (VMP) Site Inspection 25/11/21 Interview with Auditees 25/11/21	The Delivery Driver Instruction includes the requirement to access to site is via the M5 and Moorebank Road only and that Anzac Road east of the industrial complex and Cambridge Avenue are not to be used by heavy vehicles. Site access is left in left out only. Articulated trucks are required to travel south to Chatham Ave and undertake a u-turn at the roundabout past the security hut.	Compliant
D13	Construction vehicles (including staff vehicles) associated with the Early Works shall be managed to: (a) minimise parking or queuing on public roads; (b) minimise idling and queuing in local residential streets where practicable; (c) adhere to the nominated haulage routes identified in the Construction Traffic and Access Management Plan required under condition D22(a); and (d) ensure access and egress from construction compounds is undertaken in a safe and lawful manner.	CTAMP SIMTA.005, 01/12/20, Appendix C (VMP) BMD, Delivery Driver Instruction-FRM-00421, Rev.10(8/07/2020) Site Rev 6 (08/07/2021) BMD, Delivery Driver Instruction-FRM-00421, Rev.10(8/07/2020) Site Rev 6 (08/07/2021) Site Inspection 25/11/21 Interview with Auditees 25/11/21	Sufficient parking is available on site. There is no need to use off site locations and no issues were observed during the site inspection. The Delivery Driver Instruction includes the requirement not to park or queue on Moorebank Avenue or Bapaume Road.	Compliant
D14	Safe pedestrian and cyclist access through or around worksites shall be maintained during early works. In circumstances where pedestrian and cyclist access is restricted due to construction activities, a satisfactory alternate route shall be provided and signposted, including provision of permanent footpaths where pedestrian access is reliant on grassed verges.	CTAMP SIMTA.005, 01/12/20, Appendix C (VMP) and D (TMP for Bapaume Rd) Site Inspection 25/11/21	There are no cycle ways or footpaths on Moorebank Avenue. Arrangements for Bapaume Road are included. No issues identified on site.	Compliant
D15	Access to all properties affected by the carrying out of Early Works shall be maintained, where feasible and reasonable, unless otherwise agreed by the relevant property owner or occupier. Any access physically affected by the carrying out of Early Works shall be reinstated to at least an equivalent standard, unless agreed with by the property owner.	CTAMP SIMTA.005, 01/12/20, Appendix C (VMP) and D (TMP for Bapaume Rd) Site Inspection 25/11/21 Complaints Register – 03/12/20 to 05/11/21	The only interface is with the ABB access road. This access is maintained at all times other than crossing of the road under traffic control.	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
D16	<p>Upon determining the haulage route(s) for construction vehicles associated with subject site, and prior to Early Works, a suitably qualified and experienced independent expert shall prepare a Road Dilapidation Report. The Report shall assess the current condition of roads and describe mechanisms to restore any damage that may result due to its use by traffic and transport related to the Early Works. The Report shall be submitted to the Secretary for information and the relevant Council for review prior to the commencement of haulage.</p> <p>Following completion of Early Works, a subsequent Report shall be prepared to assess any damage to the road that may have resulted.</p> <p>Measures undertaken to restore or reinstate roads affected by the Early Works shall be undertaken in a timely manner, in accordance with the reasonable requirements of the relevant Council, and at the full expense of the Applicant.</p>	<p>Project Website: Dilapidation Report</p>	<p>The road dilapidation report was prepared prior to the audit period and is available on the Project website HERE</p> <p>The requirement for a subsequent report to be prepared following completion is negated due to the approval of MPWS2 and the commencement of the realignment of Moorebank Avenue (under MPES2) and the works that relate to these two projects.</p>	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
Biodiversity				
D17	<p>Within 12 months of the commencement of Early Works, the Applicant shall develop and implement a Biodiversity Offset Package for the approval of the Secretary. The Package shall detail how the ecological values lost as a result of the SSD will be offset. The Package shall be consistent with the <i>NSW Biodiversity Offsets Policy for Major Projects</i> (OEH 2014), unless otherwise agreed by the Secretary.</p> <p>The Package shall include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> (a) the identification of the extent and types of habitat that would be lost or degraded as a result of the final design of the SSD; (b) the objectives and biodiversity outcomes to be achieved; (c) the final suite of the biodiversity offset measures selected and secured in consultation with OEH; (d) the management and monitoring requirements for compensatory habitat works and other biodiversity offset measures proposed to ensure the outcomes of the package are achieved, including: (e) the monitoring of the condition of species and ecological communities at offset (including translocation) locations; (f) the methodology for the monitoring program(s), including the number and location of offset monitoring sites, and the sampling frequency at these sites; (g) provisions for the annual reporting of the monitoring results for a set period of time as determined in consultation with the OEH; and (h) timing and responsibilities for the implementation of the provisions of the Package. <p>Where land offsets cannot solely achieve compensation for the loss of habitat, additional measures shall be provided to collectively deliver an improved or maintained biodiversity outcome for the region.</p> <p>Where monitoring referred to in (e) above indicates that biodiversity outcomes are not being achieved, remedial actions shall be undertaken to ensure that the objectives of the Biodiversity Offset Package are achieved to the satisfaction of the Secretary. Such remedial actions shall be documented under an addendum to the Biodiversity Offset Package and the addendum be submitted for the approval of the Secretary, prior to the implementation of that addendum.</p>	<p>Biodiversity Offset Package, Rev C 08/02/2018</p> <p>DPE letter- BOP not required, D17 complied with 23/03/2018</p> <p>Arcadis EPBC Biodiversity Offset Strategy and Management Plan 18/11/2019</p> <p>DoEE approval of EPBC BOSMP 11/12/2019</p> <p>Arcadis MPW concept and Stage 1 Early Works BOP 08/02/2018</p> <p>Arcadis memo to DPIE 11/12/2019 re MPW stage 2</p> <p>Letter DPIE to SIMTA, 04/05/20, Moorebank Intermodal Precinct West – Stage 2 (SSD 7709) Approval of Koala Management Plan (KMP) - Condition B152</p> <p>Letter DPIE to SIMTA, 23/10/20, Moorebank Precinct West Stage 2 (SSD 7709) Contamination Management Plan – Condition B165</p> <p>Letter DPIE to SDIMTA, 23/03/20, Moorebank Precinct West – Stage 2 (SSD 7709) Approval of Construction Flora and Fauna Management Plan (CFFMP) – Condition B154</p>	<p>The MPW S1 Biodiversity Offset Package (BOP) was approved on 23 March 2018.</p> <p>The BOP states that no native vegetation is affected by early works.</p> <p>Credits were retired in November to December 2019 and addressed under B157 of the MPW S2 approval (SSD7709). B158 of SSD7709 allows for credits to be retired for other Moorebank projects (in addition to that for SSD7709), prior to commencement of construction of SSD7709 provided they are consistent with B157.</p>	Compliant
D18	<p>Subject to future Development Applications, no threatened species or communities can be cleared other than that required for Early Works. Any hollow bearing trees shall be relocated to areas to be determined by a suitably qualified ecologist in areas identified for conservation.</p>	<p>Biodiversity Offset Package, Rev C 08/02/2018</p> <p>DPE letter- BOP not required, D17 complied with 23/03/2018</p> <p>Arcadis EPBC Biodiversity Offset Strategy and Management Plan 18/11/2019</p> <p>DoEE approval of EPBC BOSMP 11/12/2019</p> <p>Arcadis MPW concept and Stage 1 Early Works BOP 08/02/2018</p> <p>Arcadis memo to DPIE 11/12/2019 re MPW stage 2</p> <p>Letter DPIE to SIMTA, 04/05/20, Moorebank Intermodal Precinct West – Stage 2 (SSD 7709) Approval of Koala Management Plan (KMP) - Condition B152</p> <p>Letter DPIE to SIMTA, 23/10/20, Moorebank Precinct West Stage 2 (SSD 7709) Contamination Management Plan – Condition B165</p> <p>Letter DPIE to SDIMTA, 23/03/20, Moorebank Precinct West – Stage 2 (SSD 7709) Approval of Construction Flora and Fauna Management Plan (CFFMP) – Condition B154</p>	<p>The MPW S1 Biodiversity Offset Package (BOP) was approved on 23 March 2018.</p> <p>The BOP states that no native vegetation is affected by early works.</p> <p>Credits were retired in November – December 2019 and addressed under B157 of the MPW S2 approval (SSD 7709). B158 of SSD 7709 allows for credits to be retired for other Moorebank projects (in addition to that for SSD 7709). It is the understanding of the Auditor that the project has cleared threatened species or communities for the purposes of Early Works, as well as under SSD 7709 and SSD 7628.</p>	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
D19	<p>The Applicant shall prepare and implement a 'Threatened Dragonfly Species Survey Plan' to determine the presence or absence of threatened dragonfly species listed under the <i>Fisheries Management Act 1994</i> on the Georges River, adjacent to the development site. The plan, including survey methodology, shall be prepared in consultation with DPI Fisheries prior to the commencement of Early Works.</p> <p>On implementing the plan, the survey results are to be forwarded onto DPI Fisheries. Should threatened dragonfly species be found at this site, DPI Fisheries should be contacted to agree on possible mitigation measures to avoid impacts in accordance with <i>NSW DPI Policy and Guidelines for Fish Habitat Conservation and Management</i> (2013).</p>	<p>Threatened Dragonfly Species Survey Plan</p> <p>Dragonfly monitoring reports June-Aug 19 and Sep-Nov 19</p> <p>04/02/2020 ER approval of ESCP version dated 31/01/2020</p> <p>29/01/2020 ER approval of CFFMP and CEMP revs 003d</p>	<p>No change from previous IA.</p> <p>The Threatened Dragonfly Species Survey Plan was prepared in consultation with the Department in 2016.</p> <p>Survey and reporting is outside the audit period.</p>	Compliant
Construction Environmental Management Plan				
D20	<p>Prior to the commencement of Early Works, or as otherwise agreed by the Secretary, the Applicant shall prepare and implement a Construction Environmental Management Plan (CEMP). The CEMP is to be prepared in consultation with the EPA, OEH, DPI Water, DPI Fisheries, and the relevant Council, for the approval of the Secretary. The CEMP shall outline the environmental management practices and procedures that are to be followed during construction. The CEMP is to be prepared in accordance with the <i>Guideline for the Preparation of Environmental Management Plans</i> (Department of Infrastructure, Planning and Natural Resources, 2004). The CEMP shall include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> (a) a description of activities to be undertaken during Early Works; (b) statutory and other obligations that the Applicant is required to fulfil during Early Works, including approvals, consultations and agreements required from authorities and other stakeholders under key legislation and policies; (c) a description of the roles and responsibilities for relevant employees involved in the Early Works, including relevant training and induction provisions for ensuring that employees, including contractors and sub-contractors, are aware of their environmental and compliance obligations under these conditions of approval; (d) an environmental risk analysis to identify the key environmental performance issues associated with the Early Works; and (e) details of how environmental performance would be managed and monitored to meet acceptable outcomes, including what actions will be taken to address identified potential adverse environmental impacts. In particular, the following environmental performance issues shall be addressed in the CEMP: <ul style="list-style-type: none"> (i) measures to monitor and manage dust emissions including dust from stockpiles, traffic on unsealed internal roads and materials tracking from construction sites onto public roads; (ii) measures for the handling, treatment and management of hazardous and contaminated materials (including asbestos); (iii) measures to monitor and manage waste generated during construction including but not necessarily limited to: general procedures for waste classification, handling, reuse, and disposal; use of secondary waste material in construction wherever feasible and reasonable; procedures or dealing with green waste including timber and mulch from clearing activities; and measures for reducing demand on water resources (including potential for reuse of treated water from sediment control basins); (iv) measures to monitor and manage hazard and risks; (v) measures to monitor and rectify any impacts to third party property and infrastructure, including details of the process for rectification or compensation of affected landowners, and timeframes for rectification works or compensation processes; and (vi) the issues identified in condition D21. <p>The CEMP shall include procedures for its periodic review and update (including the sub-plans required under condition D21), as necessary (including where minor changes can be approved by the Environmental Representative).</p> <p>The CEMP shall be submitted for the approval of the Secretary no later than one month prior to the commencement of Early Works, or as otherwise agreed by the Secretary. The CEMP may be prepared in stages; however, Early Works shall not commence until written approval of the relevant stage has been received from the Secretary.</p>	<p>CEMP (SIMTA.004) 19/11/20 sub-plans available on the website Construction Environmental Management Plan Moorebank Precinct West Stage 1, 004, 19/11/20</p> <p>Construction Flora and Fauna Management Plan Moorebank Precinct West Stage 1, 004, 19/11/20</p> <p>Letter, DPIE to SIMTA, Moorebank Precinct West Stage 1 (SSD 5066)</p> <p>Updated Construction Environmental Management Plan (CEMP) and Construction Flora and Fauna Management Plan (CFFMP) - SSD 5066, 27/11/20</p> <p>Evidence sighted in Appendix B.</p>	<p>The CEMP and Sub-plans were not updated during the audit period.</p> <p>The preparation and approval of the CEMP and sub-plans occurred outside of the audit period. The CEMP and subplans were approved 3 February 20217 (the CHMP was approved 29 May 2017).</p> <p>The latest version of the CEMP and FFMP were approved by the Department on 27 November 2020.</p> <p>Evidence of communication of project requirements to workforce was available and included relevant information.</p> <p>Inspection and monitoring records (referred to elsewhere in this audit table) were available during the audit.</p> <p>The evidence provided by the auditee indicates that the CEMP has been implemented during the audit period.</p>	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
	The approval of a CEMP does not relieve the Applicant of any requirement associated with this approval. If there is an inconsistency with an approved CEMP and the conditions of this approval, the requirements of this approval shall prevail.			
Construction Environmental Management Plan — Sub Plans				
D21	<p>As part of the CEMP for the SSD, the Applicant shall prepare and implement:</p> <p>(a) a Construction Traffic and Access Management Plan to ensure traffic and access controls are implemented to avoid or minimise impacts on traffic, pedestrian and cyclist access, and the amenity of the surrounding environment. The Plan shall be developed in consultation with the relevant Council, emergency services, road user groups, and relevant pedestrian and bicycle user groups, and include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> (i) identification of construction traffic routes and construction traffic volumes (including heavy vehicle/spoil haulage) on these routes; (ii) details of vehicle movements for construction sites and ancillary facilities including parking, dedicated vehicle turning areas, and ingress and egress points; (iii) discussion of construction impacts that could result in disruption of traffic, public transport, pedestrian and cycle access, access to public land, property access, including details of oversize load movements, and the nature and duration of those impacts; (iv) details of management measures to minimise traffic impacts, including temporary road work traffic control measures, onsite vehicle queuing and parking areas and management measures to minimise peak time congestion and measures to ensure safe pedestrian and cycle access; (v) details of measures to prevent construction heavy vehicles from using Moorebank Avenue south and Anzac Road, with the exception of heavy vehicles travelling to and from the Glenfield Waste Facility; (vi) details of measures to maintain or provide alternative safe and accessible routes for pedestrians throughout the duration of construction; (vii) details of measures to maintain connectivity for cyclists, with particular emphasis on providing adequate access between key existing cycle routes for commuter cyclists; (viii) details of measures to manage traffic movements, parking, loading and unloading at ancillary facilities during out-of-hours work; (ix) details of methods to be used to communicate proposed future traffic changes to affected road users, pedestrians and cyclists, consistent with the Community Communication Strategy required under condition C1; (x) an adaptive response plan which sets out a process for response to any traffic, construction or other incident; and (xi) mechanisms for the monitoring, review and amendment of this plan. <p>(b) a Construction Noise and Vibration Management Plan to detail how construction noise and vibration impacts will be minimised and managed. The Plan shall be consistent with the guidelines contained in the <i>Interim Construction Noise Guidelines</i> (Department of Environment and Climate Change 2009). The plan shall be developed in consultation with the EPA and shall include, but not be limited to:</p> <ul style="list-style-type: none"> (i) identification of the work areas, site compounds and access points; (ii) identification of sensitive receivers and relevant construction noise and vibration goals applicable to the SSD and stipulated in the conditions above; (iii) details of Early Works activities and an indicative schedule for works, including the identification of key noise and/or vibration generating construction activities (based on representative construction scenarios, including at ancillary facilities) that have the potential to generate noise and/or vibration impacts on surrounding sensitive receivers, particularly residential areas; (iv) an Out-of-Hours Work Protocol for the assessment, management and approval of works outside of standard construction hours as defined in condition D5 of this approval, for the Secretary's approval. The Out-of-Hours Work Protocol must detail: <ul style="list-style-type: none"> a) assessment of out-of-hours works against the relevant noise and vibration criteria; 	<p>CEMP (SIMTA.004) 19/11/20 and sub-plans available on the website</p> <p>Construction Flora and Fauna Management Plan Moorebank Precinct West Stage 1, 004, 19/11/20, SIMTA.004</p> <p>Construction Air Quality Management Plan, Moorebank Precinct West Stage 1, 01/12/20, SIMTA.004</p> <p>Construction Heritage Management Plan, Moorebank Precinct West Stage 1, 01/12/20, SIMTA.005</p> <p>Construction Noise & Vibration Management Plan, Moorebank Precinct West Stage 1, 01/12/20, SIMTA.004</p> <p>Construction Soil & Water Management Plan, Moorebank Precinct West Stage 1, 05/11/19, SIMTA.004</p> <p>Construction Traffic & Access Management Plan, Moorebank Precinct West Stage 1, 01/12/20, SIMTA.005</p> <p>Letter, DPIE to SIMTA, Moorebank Precinct West Stage 1 (SSD 5066)</p> <p>Updated Construction Environmental Management Plan (CEMP) and Construction Flora and Fauna Management Plan (CFFMP) - SSD 5066, 27/11/20</p> <p>ER Quarterly Report – 1 March to 31 May 2021, 07/06/21</p> <p>NARLA, Weed Monitoring Reports - March 2021, May 2021, June 2021</p> <p>Evidence sighted in Appendix B.</p>	<p>The preparation and approval of the CEMP and sub-plans occurred outside of the audit period.</p> <p>The CEMP and subplans were originally approved on 3 February 2017 (the CHMP was approved 29 May 2017).</p> <p>The latest version of the CEMP and FFMP were approved by the Department on 27 November 2020.</p> <p>The evidence provided by the auditee indicates that the CEMP was implemented during the audit period.</p> <p>The ER Quarterly Report for the period 1 March to 31 May 2021 notes that weed treatment reports for Lot 100 were provided to the ER. Weed monitoring reports were made available for review for the months March 2021, May 2021 and June 2021.</p>	Compliant

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
	<p>b) detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at receiver treatments; and</p> <p>c) proposed notification arrangements.</p> <p>(v) identification of feasible and reasonable measures proposed to be implemented to minimise and manage noise impacts (including construction traffic noise impacts), including, but not limited to, acoustic enclosures, erection of noise walls (hoardings) and respite periods;</p> <p>(vi) identification of feasible and reasonable procedures and mitigation measures to ensure relevant vibration criteria are achieved, including applicable buffer distances for vibration intensive works, use of low vibration generating equipment/ vibration dampeners or alternative construction methodology, and pre- and post- construction dilapidation surveys of sensitive structures where blasting and/ or vibration is likely to result in damage to buildings and structures (including surveys being undertaken immediately following a monitored exceedance of the criteria);</p> <p>(vii) a description of how the effectiveness of mitigation and management measures would be monitored during the Early Works, clearly indicating how often this monitoring would be conducted, the locations where monitoring would take place, how the results of this monitoring would be recorded and reported, and, if any exceedance is detected, how any noncompliance would be rectified; and</p> <p>(viii) mechanisms for the monitoring, review and amendment of this plan.</p> <p>(c) a Construction Heritage Management Plan to ensure construction impacts on Aboriginal and non-Aboriginal heritage will be appropriately avoided, minimised and managed. The Plan shall be developed in consultation with OEH, the relevant Council, the NSW Heritage Council (for non-Aboriginal State heritage items) and the relevant Local Aboriginal Land Councils (for Aboriginal heritage), and include, but not necessarily be limited to:</p> <p>(i) in relation to Aboriginal Heritage:</p> <p>a) details of management measures to be carried out in relation to Aboriginal heritage, including a detailed methodology and strategies for protection, monitoring, and conservation of sites and items;</p> <p>b) procedures for dealing with previously unidentified Aboriginal objects (excluding human remains), including cessation of works in the vicinity, assessment of the significance of the item(s) and determination of appropriate mitigation measures, including when works can re-commence, by a suitably qualified and experienced archaeologist in consultation with the Secretary and Aboriginal stakeholders, assessment of the consistency of any Aboriginal heritage impacts against the approved impacts of the SSD, and, where relevant, registration in the OEH's Aboriginal Heritage Information Management System (AHIMS) register;</p> <p>c) procedures for dealing with human remains, including cessation of works in the vicinity, notification of Secretary, NSW Police Force, OEH and Aboriginal stakeholders, and commitment to cease recommencing any works in the area unless authorised by the OEH and/or the NSW Police Force;</p> <p>d) heritage training and induction processes for construction personnel (including procedures for keeping records of inductions) and obligations under the conditions of this approval including site identification, protection and conservation of Aboriginal cultural heritage; and</p> <p>e) procedures for ongoing Aboriginal consultation and involvement for the duration of the Early Works; and</p> <p>(ii) in relation to non-Aboriginal Heritage:</p> <p>a) identification of heritage Items directly and indirectly affected by the Early Works;</p> <p>b) consideration of methods to prevent damage to any retained heritage items, including:</p> <p>I. procedures for identifying minimum working distances to retained heritage items (including, at minimum, vibration testing and monitoring),</p> <p>II. detailed options for alteration of construction methodology should preferred values for vibration be exceeded, and</p>			

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
	<p>III. commitment to implementing those options if preferred values for vibration are likely to be exceeded;</p> <p>c) details of management measures to be implemented to prevent and minimise impacts on heritage items (including further heritage investigations, archival recordings and/or measures to protect unaffected sites during construction works in the vicinity);</p> <p>d) details of monitoring and reporting requirements for impacts on heritage items;</p> <p>e) procedures for dealing with previously unidentified heritage objects, (including cessation of works in the vicinity, assessment of the significance of the item(s) and determination of appropriate mitigation measures including when works can recommence by a suitably qualified and experienced archaeologist in consultation with the OEH, NSW Heritage Council and the Secretary, assessment of the consistency of any heritage impacts against the approved impacts of the SSD, and, where relevant, notification of the Heritage Council of NSW in accordance with section 146 of the <i>Heritage Act 1977</i>; and</p> <p>f) heritage training and induction processes for construction personnel (including procedures for keeping records of inductions and obligations under this approval including site identification, protection and conservation of non-Aboriginal cultural heritage; and</p> <p>(iii) mechanisms for the monitoring, review and amendment of this plan.</p> <p>(d) a Construction Flora and Fauna Management Plan to detail how impacts on ecology will be minimised and managed. The Plan shall be developed by a suitably qualified and experienced ecologist and in consultation with the OEH, and shall include, but not necessarily be limited to:</p> <p>(i) plans for impacted and adjoining areas showing vegetation communities; important flora and fauna habitat areas; locations where threatened species, populations or ecological communities have been recorded; including preclearing surveys to confirm the location of threatened flora and fauna species and associated habitat features;</p> <p>(ii) the identification of areas to be cleared and details of management measures to avoid residual habitat damage or loss and to minimise or eliminate time lags between the removal and subsequent replacement of habitat such as:</p> <p>a) clearing minimisation procedures (including fencing),</p> <p>b) clearing procedures (including nest box plan),</p> <p>c) removal and relocation of fauna during clearing,</p> <p>d) habitat tree management, and</p> <p>e) construction worker education;</p> <p>(iii) rehabilitation details, including identification of flora species and sources, and measures for the management and maintenance of rehabilitated areas;</p> <p>(iv) a Weed Management Strategy, incorporating weed management measures focusing on early identification of invasive weeds and effective management controls (including for those related to aquatic and riparian zones);</p> <p>(v) a description of how the effectiveness of these management measures would be monitored;</p> <p>(vi) a procedure for dealing with unexpected EEC/ threatened species identified during construction, including cessation of work and notification to the OEH and DPI Fisheries, determination of appropriate mitigation measures in consultation with the OEH and DPI Fisheries (including relevant re-location measures) and updating of ecological monitoring and/ or biodiversity offset requirements; and</p> <p>(vii) mechanisms for the monitoring, review and amendment of this plan.</p> <p>(e) a Construction Air Quality Management Plan to detail how impacts on local air quality will be minimise and managed. The Plan shall be developed in consultation with the EPA, and shall include, but not necessarily be limited to:</p> <p>(i) identification of sources (including stockpiles and open work areas) and quantification of airborne pollutants;</p> <p>(ii) key performance indicators for local air quality during construction;</p> <p>(iii) details of monitoring methods, including location, frequency and duration of monitoring;</p>			

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (iv) mitigation measures to minimise impacts on local air quality; (v) procedures for record keeping and reporting against key performance indicators; (vi) provisions for implementation of additional mitigation measures in response to issues identified during monitoring and reporting; and (vii) mechanisms for the monitoring, review and amendment of this plan. <p>(f) a Construction Soil and Water Management Plan to manage surface and groundwater impacts during Early Works. The plan shall be developed in consultation with, EPA, DPI Water, DPI Fisheries, and relevant Councils, and include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> (i) details of construction activities and their locations, which have the potential to impact on water courses, storage facilities, stormwater flows, and groundwater, including identification of all pollutants that may be introduced into the water cycle; (ii) potential impacts on watercourse bank stability and the development of appropriate mitigation measures as required; (iii) an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas, should the project impact on acid sulfate soils; (iv) a description of how the effectiveness of these actions and measures would be monitored during the proposed works, clearly indicating how often this monitoring would be undertaken, the locations where monitoring would take place, how the results of the monitoring would be recorded and reported, and, if any exceedance of the criteria is detected how any non-compliance can be rectified; and <p>mechanisms for the monitoring, review and amendment of this plan.</p>			
SCHEDULE 4 CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS				
Operational Noise and Vibration				
E1	<p>To ensure the operational noise impacts are appropriately managed, the following measures must be considered in future Development Applications:</p> <ul style="list-style-type: none"> (a) Best practice plant for both the IMEX and interstate terminal, including electronic automated container handling equipment or equipment with equivalent sound power levels; (b) The use of automatic rail lubrication equipment in accordance with ASA Standard T HR TR 00111 ST Rail Lubrication and top of rail friction modifiers; (c) Measures to ensure the rail cross sectional profile is maintained in accordance with ETN-01-02 Rail Grinding Manual for Plain Track to ensure the correct wheel / rail contact position and hence to encourage proper rolling stock steering; (d) A noise barrier on the western side of the haul road; (e) A detailed assessment of sleep disturbance impacts, including: how often noise events occur; the time of day when they occur; and whether there are any times of day when there is a clear change in the noise environment; and <p>A risk assessment to determine if non-tonal reversing alarms can be fitted as a condition of site entry. Alternatively, site design may include traffic flow that does not require or precludes reversing of vehicles.</p>	-	This requirement does not relate to the current audit period	Not Triggered
E2	<p>Development Applications for both the IMEX and interstate terminal shall include a report to identify:</p> <ul style="list-style-type: none"> (a) The extent of wheel squeal across the fleet of rail vehicles that will frequently use the terminals. This should identify the number of occurrences of brake squeal, the typical noise levels associated with brake squeal (including the frequency content), and the operational conditions under which brake squeal occurs (e.g. under light braking, hard braking, low / medium / high speed, effects of temperature and weather, etc.); (b) The root cause of brake squeal, including the influence of the design, set-up and maintenance of both brake shoes and brake rigging; (c) Possible solutions to mitigate or eliminate brake squeal, including modifications to brake rigging and alternative brake shoe designs and compounds; and <p>Any monitoring system proposed to capture brake squeal.</p>	-	This requirement does not relate to the current audit period	Not Triggered

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
Locomotives				
E3	Development Applications for the IMEX terminal shall detail how the expected port shuttle locomotives incorporate available best practice technologies.	-	This requirement does not relate to the current audit period	Not Triggered
E4	Development Applications for either the IMEX or interstate terminal shall consider the effect of headlight glare on surrounding sensitive receivers.	-	This requirement does not relate to the current audit period	Not Triggered
Rail Link				
E5	Any Development Application comprising the rail link must consider maximising curve radii of the rail connection, particularly the southern tie-in to the SSFL, to minimise the potential for wheel squeal.	-	This requirement does not relate to the current audit period	Not Triggered
E6	Any Development Application comprising the rail link shall ensure the width of the rail link corridor is no greater than 20 metres in the Riparian Corridor.	-	This requirement does not relate to the current audit period	Not Triggered
E7	Any Development Application comprising the rail link shall consider fauna movement in the bridge design.	-	This requirement does not relate to the current audit period	Not Triggered
E8	Any Development Application comprising the rail link shall consider minimising potential impacts to the aquatic environment, aquatic habitats and fish passage, both in the design and construction of the bridge.	-	This requirement does not relate to the current audit period	Not Triggered
E9	Any Development Application comprising the rail link shall include an assessment of the impacts of the rail link on the Glenfield Waste Facility, including: <ul style="list-style-type: none"> (a) Targeted intrusive investigations to determine contamination pathways and to develop mitigation, management and/or remediation options based on those investigations; (b) details of the quantity of landfilled waste to be removed, the location from where it will be removed, the methodology to be utilised and the estimated timeframe for the removal and reburial; (c) proposed measures to mitigate odour impacts on sensitive receivers, including an undertaking to apply daily cover to any exposed waste in accordance with benchmark technique 33 of the document <i>Environmental Guidelines: Solid Waste Landfills</i>, NSW EPA 1996; (d) details of impacts on pollution control and monitoring systems including existing groundwater and landfill gas bores and their subsequent repair/ replacement; (e) the methodology proposed to ensure that the landfill barrier system disturbed in the removal process is replaced/ repaired to ensure its ongoing performance. The Applicant shall detail matters such as sub grade preparation and specifications, liner installation/ reinstallation procedures and construction quality assurance (CQA) procedures; (f) a commitment to providing the EPA with a construction quality assurance report within 60 days of the completion of the works referred to in (d) above; and (g) an overview of any access and/or materials/ equipment storage arrangements with Glenfield Waste Facility in relation to the construction of the rail link, (h) details of any other expected or potential impacts to the licensed area and options for management and mitigation of those impacts (i.e. leachate management and surface water runoff, potential impacts on the Georges River during works, dust etc.); and (i) details of and proposed mitigation measures for the long term management of the rail link. 	-	This requirement does not relate to the current audit period	Not Triggered
Traffic				
E10	Development Applications for either the IMEX or interstate terminal shall include documentation demonstrating how Condition 14 of this approval has been satisfied.	-	This requirement does not relate to the current audit period	Not Triggered
E11	All future Development Applications shall include a Traffic Impact Assessment based on background growth models developed by RMS for the Liverpool/Moorebank area (if applicable).	-	This requirement does not relate to the current audit period	Not Triggered
E12	All future Development Applications shall demonstrate how the main access to the site has been designed to prevent heavy vehicles associated with the facility from using Moorebank Avenue south, and should be accompanied by a detailed engineering drawing(s).	-	This requirement does not relate to the current audit period	Not Triggered

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
Section 94 Contributions				
E13	E13. All future Development Application shall include: a) an assessment of the impacts of the project on local infrastructure, having regard to any relevant Council's Developer Contributions Plan (or equivalent document requiring developer contributions); a commitment to pay developer contributions to the relevant consent authority or undertake works-in-kind towards the provision or improvement of public amenities b) and services. Note: This requirement may be satisfied subject to the terms of any applicable Voluntary Planning Agreement; and a commitment to undertake vehicle monitoring on Cambridge Avenue. Should any monitoring reveal the need for improvement works within the Campbelltown LGA as a result of the proposal, the Applicant may be required to contribute towards local road maintenance or upgrades.	-	This requirement does not relate to the current audit period	Not Triggered
Public Transport				
E14	All future Development Applications shall consider the need for a bus stop on Moorebank Avenue (including direct pedestrian access from the warehousing to the bus stop), and associated turnaround facility suitable for a 14.5 metre long non-rear steer bus.	-	This requirement does not relate to the current audit period	Not Triggered
Biodiversity				
E15	All future Development Applications shall consider measures to improve the condition of the riparian corridor along the western bank of the Georges River (known as the 'hourglass land').	-	This requirement does not relate to the current audit period	Not Triggered
E16	All future Development Applications shall include the following riparian corridor widths (measured from the top of bank): (a) a minimum of 50 metres wide associated with the rail corridor; and (b) a minimum of 40 metres wide along the terminal site.	-	This requirement does not relate to the current audit period	Not Triggered
Landscaping				
E17	All future Development Applications for new built form must include detailed landscape plans identifying the vegetation to be removed or relocated and the location of replacement and additional landscaping.	-	This requirement does not relate to the current audit period	Not Triggered
E18	All future Development Applications shall include detailed landscape plans including relevant details of the species to be used in the various landscaped areas (preferably species indigenous to the area), including details of the informal native and cultural avenue plantings, and other soft and hard landscape treatments, including any pavement areas and furniture.	-	This requirement does not relate to the current audit period	Not Triggered
Heritage				
E19	All future Development Applications relevant to MA6 and MA7 (Scarred Trees) shall include a consideration of the Aboriginal cultural value of the trees and options for avoiding impacts and ongoing conservation measures, including evidence of consultation with Aboriginal community representatives.	-	This requirement does not relate to the current audit period	Not Triggered
E20	All future Development Application shall assess heritage impacts of the proposal. The assessment shall: (a) consider impacts to Aboriginal heritage (including cultural and archaeological significance), in particular impacts to Aboriginal heritage sites identified within or near the project should be assessed. Where impacts are identified, the assessment shall demonstrate effective consultation with Aboriginal communities in determining and assessing impacts and developing and selecting options and mitigation measures (including the final proposed measures); (b) consider impacts to historic heritage. For any identified impacts, the assessment shall: (i) outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the measures). Mitigation measures should include (but not be limited to) photographic archival recording and adaptive re-use of buildings or building elements on site; (ii) be undertaken by a suitably qualified heritage consultant(s); and (iii) include a statement of heritage impact.	-	This requirement does not relate to the current audit period	Not Triggered

Unique ID	Compliance Requirement	Evidence	Findings and Recommendations	Compliance Status
Soil and Water				
E21	<p>All future Development Application shall include an assessment of soil and water impacts. The assessment shall (where relevant):</p> <ul style="list-style-type: none"> (a) assess impacts on surface and groundwater flows, quality and quantity, with particular reference to any likely impacts on Georges River and Anzac Creek; (b) assess flooding impacts and characteristics, to and from the project (including rail link), with an assessment of the potential changes to flooding behaviour (levels, velocities and direction) and impacts on bed and bank stability, through flood modelling, including: <ul style="list-style-type: none"> (i) hydraulic modelling for a range of flood events; (ii) description, justification and assessment of design objectives (including bridge, culvert and embankment design); (iii) an assessment of afflux and flood duration (inundation period) on property; and (iv) consideration of the effects of climate change, including changes to rainfall frequency and/or intensity, including an assessment of the capacity of stormwater drainage structures. (c) identify and assess the soil characteristics and properties that may impact or be impacted by the project, including acid sulfate soils; <p>include a contamination assessment in accordance with the guidelines made under the <i>Contaminated Land Management Act 1997</i> and in consultation with the EPA for the subject site including the Glenfield Waste Facility.</p>	-	This requirement does not relate to the current audit period	Not Triggered
E22	<p>All future Development Application which includes construction in the vicinity of Amiens Wetland shall include advice from an independent wetland expert to determine whether it is artificial or a natural lake basin, its significance, and any recommendations on mitigation measures (if appropriate).</p>	-	This requirement does not relate to the current audit period	Not Triggered
Hazards and Risks				
E23	<p>All future Development Application shall be accompanied by a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33- Hazardous and Offensive Development and Applying SEPP 33</i> (DoP 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the proposal. Should preliminary screening indicate that the proposal is 'potentially hazardous,' a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i> (DoP 2011) and <i>Multi-Level Risk Assessment</i> (DoP 2011). The PHA should:</p> <ul style="list-style-type: none"> (a) Estimate the risks from the facility; (b) Be set in the context of the existing risk profiles for the intermodal facility and demonstrate that the proposal does not increase the overall risk of the area to unacceptable levels; and <p>Demonstrate that the proposal complies with the criteria set out in the <i>Hazardous Industry Planning Advisory Paper No. 4 - Risk Criteria for Land Use Safety Planning</i>.</p>	-	This requirement does not relate to the current audit period	Not Triggered
Bushfire Management				
E24	<p>All future Development Application shall be accompanied by an assessment against the Planning for Bushfire 2006 (NSW Rural Fire Service).</p>	-	This requirement does not relate to the current audit period	Not Triggered
Building Code of Australia				
E25	<p>All future Development Applications shall demonstrate compliance with the Building Code of Australia, as relevant.</p>	-	This requirement does not relate to the current audit period	Not Triggered

APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Environmental Management Plan (CEMP)				
CEMP – pg. 108	Stockpiled soils would be stored on a sealed surface and the stockpiled areas would be securely banded using silt fencing to prevent silt laden surface water from entering or leaving the stockpiles or the Project site.	Site Inspection 25/11/21 BMD ERSED Plan JBS&G, Airborne Asbestos Fibre Monitoring Reports – 04/03/21, 10/03/21, 07/04/21 Envirosuite Real-time Dust Monitoring– January 2021, February 2021, March 2021, April 2021, May 2021, June 2021, July 2021, August 2021, September 2021 and October 2021 Toolbox Talk, OSD 5 – Acid Sulphate and Asbestos Removal, 19/04/21 Detailed Hazard Inspections: 17/09/21, 19/10/21, 03/11/21 Aztech Maintenance Records – 22/04/21, 21/05/21, 17/06/21	Stockpiles appeared to be appropriately stored and managed. No erosion or sedimentation issues observed. Aztech Services Australia Pty Ltd manage the asbestos topsoil stockpiles which were placed in March 2021. The stockpiles are managed under Contamination Management Plan for SSD 5066. Sighted maintenance records relating to managing geofabric stockpile covers, extending bunds and reshaping the stockpile batters.	Conformant
CEMP – pg. 65	All workers and visitors shall undergo the following inductions/trainings prior to commencing work: <ul style="list-style-type: none"> • The Contractor Project Specific Induction; • Flora and Fauna Awareness; • Aboriginal and European Heritage Awareness; • Stormwater and Spills Awareness; • UXO Induction. All visitors will undergo a Visitors Induction prior to entering the site and will remain with a fully inducted person at all times.	Site Inspection 25/11/21 Georgiou Induction 6117-HSE-MP-001. BMD, 121 2092 Project Regional Induction	The Georgiou and BMD inductions were sighted and they include each of matters listed in this commitment. The Auditor was required to undergo the visitor site induction on the day of the site inspection. Site induction applies to three different consents.	Conformant
CEMP – pg. 65	Environmental Awareness training will be delivered to staff and subcontractors through the site induction, toolbox talks, and pre-start briefings. General awareness for site operatives and office-based staff will also be provided via notice boards, posters and environment bulletins.	Site Inspection 25/11/21 Georgiou Toolbox Talks – 19/04/21, 24/05/21, 16/09/21, 21/09/21 and 16/11/21 BMD Toolbox Talks – 12/03/21, 19/03/21, 16/04/21, 05/05/21, 21/05/21 and 03/06/21	Notice boards were sighted with relevant site related information. A sample of Toolbox Talks were sighted covering air quality and dust management, PFAS, dewatering, acid sulphate and asbestos removal, spill response, truck behaviour and stopping at gates. Each contractor runs their own inductions.	Conformant
Construction Noise & Vibration Management Plan (CNVMP)				
CNVMP – Table 14	Carry out attended noise monitoring in the event of complaints and/or recorded exceedances. Continue noise monitoring after noise mitigation measures have been employed to confirm compliance and conformance.	Renzo Tonin, Moorebank Precinct West Stage 1, OOHW Fill Importation Noise Survey, 15/10/21 Vibration Assessment, 18/02/21 Vibration Record Form	Noise monitoring was conducted following receipt of a complaint and following implementation of attenuation measures.	Conformant
CNVMP – Section 5.8	Vehicles shall be fitted with broadband reversing alarms or alternative, non-tonal proximity warning systems.	Site Inspection 25/11/21 Complaints Register – 03/12/20 to 05/11/21	No complaints were received during the audit period concerning reversing alarms. No vehicles were observed on Lot 100 during the site inspection. Due to weather and site conditions the time of the site inspection the Dust Bowl and the sandstone importation could not be accessed.	Conformant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Traffic & Access Management Plan (CTAMP)				
CTAMP – Section 5.1	Daily inspection of the Bapaume Road crossing will be maintained by the Area Supervisor, during Lot 100 works. Monitoring will include: <ul style="list-style-type: none"> Road condition daily; Traffic interactions daily Vehicle movement register; and Complaints and incident register. 	Interview with Auditees 25/11/21 Complaints Register – 03/12/20 to 05/11/21 Detailed Hazard Inspections: 17/09/21, 19/10/21, 03/11/21 BMD Daily Inspections – 11/02/21, 27/02/21, 23/04/21, 28/04/21, 31/05/21, 23/06/21, 28/06/21, 23/07/21, 06/08/21, 25/08/21, 02/09/21, 15/09/21, 24/09/21, 11/10/21, 29/10/21, 08/11/21 and 24/11/21	Work in Lot 100 since November 2020 involved importation of ACM topsoil, weeding and dewatering of the sediment basin. Sighted BMD inspections records from 11 February 2021 through to 24 November 2021 that included a requirement to check Bapaume Road for dirt and traffic control. ABB are essentially the only users of this road. One complaint was received on 9 August 2021 and again on 28 October 2021 from Liverpool Council on behalf of road users of Bapaume Road who complained about the condition of the road. The register indicates that the project team was investigating ways to temporary remedy potholes and conditions of the road where possible but that the road is a local controlled council road.	Conformant
Construction Air Quality Management Plan (CAQMP)				
CAQMP – AQ5	Loads will be appropriately covered on trucks transporting material to and from the construction site. Tailgates will be fixed on road transport trucks before loading and immediately after unloading;	Site Inspection 25/11/21 Driver Code of Conduct Georgiou Delivery Driver Induction Form GC-HSE-TEM-418, 13/02/19, Ver: 1.0 BMD, 121 2092 Project Regional Induction	The Code of Conduct includes details relating to hours, material tracking, parking and idling. Sighted Georgiou Delivery Driver Induction Forms dated 16 November 2021. The Georgiou and BMD training material demonstrates that requirements are communicated to drivers.	Conformant
CAQMP – AQ11	Daily visual dust inspections will be undertaken	Interview with auditees 25/11/21 Envirosuite Real-time Dust Monitoring– January 2021, February 2021, March 2021, April 2021, May 2021, June 2021, July 2021, August 2021, September 2021 and October 2021 Toolbox Talk – Air Quality & Dust Management, 21/09/21	Dust is observed by site personnel and monitored by SIMTA off site in real time. Sighted Toolbox Talk dated 21 September 2021 addressing air quality and dust management and expected strong winds. The talk included measures for managing dust.	Conformant
CAQMP – AQ12	Dust deposition gauges will be placed around the main compound construction (as per Figure 7) area to measure dust emissions generated by works	Dust Deposition Gauge Results – November 2020, December 2020, January 2021, February 2021, March 2021, April 2021, May 2021, June 2021, July 2021, September 2021, October 2021	Dust deposition gauges were in place for the audit period.	Conformant
CAQMP-REMM-10U	Establishment of Action Response Levels (ARLs) for use with realtime dust management. These aid in the assessment of impact potential, and establish an early warning system during adverse trends, reducing complaint potential, non-compliance and non-conformance issues. An ARL trigger would be a defined measurement of elevated dust levels for a prolonged period.	Construction Air Quality Management Plan, Moorebank Precinct West Stage 1, 01/12/20, SIMTA.004 Envirosuite Real-Time Dust Monitoring Exports: January 2021, February 2021, March 2021, April 2021, June 2021, July 2021, August 2021, September 2021 and October 2021.	Observation 01 Real-time monitoring is used on-site with a PM₁₀ threshold of 100 µg/m³; however, the CAQMP does not provide any reference to real-time monitoring, locations or Action Response Levels despite being a Review of Environmental Mitigating Measures (REMM) requirement as stated in Table 2, Item 10U. Table 2 of the CAQMP references Section 7 for further information concerning this requirement; however, Section 7 does not make reference to real-time monitoring or ARLs. It is not clear where the PM ₁₀ threshold of 100 µg/m ³ originates as shown in the Envirosuite Excel export spreadsheets.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Soil & Water Management Plan (CSWMP)				
CSWMP – SW5	A stockpile register shall be developed for all stockpiles, including location, and material type. The register shall be made available to the Client Representative upon request.	Stockpile Mud Map – North & South: November 2021 21117 Stockpile Tracker	A stockpile map and register has been prepared and implemented by Georgiou. Both are updated on a monthly basis and combined include the necessary information. BMD have prepared and maintain a stockpile register that includes the required information. The Stockpile Tracker for Lot 100 indicted a volume of 15,908 m ³ . Sandstone import is tracked by CARAS.	Conformant
CSWMP – SW16	Works are not to occur within the riparian zone of Georges River. Should works be required in these areas, a specific control plan will be developed for approval prior to commencement. The riparian zone will be marked and delineated from the worksite with flagging or similar.	Site Inspection 25/11/21	No works under MPW S1 have occurred during the audit period. Note that eastern channel works under MPES2 have occurred separate to MPW S1.	Conformant
Construction Flora Fauna Management Plan (CFFMP)				
CFFMP – Table 5	Fencing such as para-webbing or bunting is to be placed along the edge of the EEC clear of tree drip line. Signage to be placed to inform all personnel of the exclusion zone.	Site Inspection 25/11/21	Bunting with signage was observed in EECs being retained in Lot 100. Due to weather and site conditions the time of the site inspection the Dust Bowl and the sandstone importation could not be accessed.	Conformant
CFFMP – Table 5	Appropriate flagging or similar will be installed on power lines to increase their visibility and minimise the potential for collision	Site Inspection 25/11/21	Flagging was observed on power lines in Lot 100 at the time of the site inspection. Due to weather and site conditions the time of the site inspection the Dust Bowl and the sandstone importation could not be accessed.	Conformant
Construction Heritage Management Plan (CHMP)				
CHMP – Strategy 1	All Contractor's staff (including subcontractors) working on site will undergo site induction training relating to Aboriginal and non-Aboriginal heritage management issues. The induction training will address elements related to heritage management including: <ul style="list-style-type: none"> • Requirements of this CHMP and relevant legislation. • Roles and responsibilities for heritage management. • Location of identified heritage sites. • Proposed heritage management and protection measures including the progress of the Aboriginal and non-Aboriginal salvage works. • Basic identification skills for Aboriginal and non-Aboriginal artefacts and human remains. • Specific training for personnel working in the vicinity of Aboriginal and non-Aboriginal heritage sites identified on sensitive area mapping. • Procedure to follow in the event of an unexpected heritage item find during construction works. • Procedure to follow in the event of discovery of human remains during construction works. • Penalties, non-compliance and non-conformance with this CHMP. 	Georgiou Induction 6117-HSE-MP-001 Site Notice Board Site Inspection 25/11/21 Interview with Auditees 25/11/21 BMD, 121 2092 Project Regional Induction	Heritage items under MPW S1 were protected and salvaged prior to the audit period. The unexpected finds protocol is in the induction, posted on the notice board and TBT have been presented on unexpected finds.	Conformant
Per & Poly-Fluoroalkyl Substances (PFAS) Management Plan (PFASMP)				
PFASMP – Table 4	PFAS impacted waste should be stored so that area is located and constructed to adequately protect the contents from the ingress of stormwater, weather conditions and unlawful entry.	Interview with Auditees 25/11/21 Site Inspection 25/11/21	PFAS impacted stockpiles are in isolated catchment areas to prevent stormwater ingress from elsewhere. The water is collected and sent for treatment. The stockpiles are stabilized with vegetation (or sealed) and the entire site is secure. No other PFAS wastes were reported to have been encountered during the audit period.	Conformant

APPENDIX C – DECLARATION FORMS


Project Name:	Moorebank Precinct West Stage 1
Consent Number:	SSD 5066
Description of Project:	<ul style="list-style-type: none"> • Demolition of buildings, including services termination and diversion • Rehabilitation of the excavation/earthmoving training area • Remediation of contaminated land • Removal of underground storage tanks • Heritage impact remediation works; and • The establishment of construction facilities and access, including site security.
Project Address:	Moorebank Avenue, Moorebank - Lot 1 DP 1197707, Lot 100 DP 1049508, Lot 101 DP 1049508 and Lot 2 DP 1197707.
Proponent:	SIMTA as Qube Holdings Limited
Title of Audit	Independent Audit Moorebank Precinct West Stage 1 2021
Date:	19 January 2022

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:	Nick Ballard
Signature:	
Qualification:	BSC (Hons) Global Forest Resources & Forest Products Technology Exemplar Global Auditor Number 129713
Company:	WolfPeak Pty Ltd


Project Name:	Moorebank Precinct West Stage 1
Consent Number:	SSD 5066
Description of Project:	<ul style="list-style-type: none"> • Demolition of buildings, including services termination and diversion • Rehabilitation of the excavation/earthmoving training area • Remediation of contaminated land • Removal of underground storage tanks • Heritage impact remediation works; and • The establishment of construction facilities and access, including site security.
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- 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

APPENDIX D – MEETING SIGN ON SHEET



INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		Moorebank Precinct West Stage 1 SSD 5066	
DATE		25 November 2021	
LOCATION		Moorebank Precinct West / Moorebank Logistics Park	
OPENING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
Neda Yousefi	consultant	Aspect	<i>[Signature]</i>
Mathew Williams	"	Aspect Environmental	<i>[Signature]</i>
Doyle McKone	"	Aspect Environmental	<i>[Signature]</i>
Jared Sisay	Project Manager	J. Wyndham Prince	<i>[Signature]</i>
Tim Davis	Enviro Manager	BMD	<i>[Signature]</i>
David Lamb	Enviro Advisor	Georgion	<i>[Signature]</i>
SIMON FISHER MARVIN DO	ENVIRO MANAGER ENGINEER	GEORGION	<i>[Signature]</i>
CLOSING MEETING TAC			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE



* Sasha Senkins Consultant Aspect *[Signature]*




X
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APPENDIX E – SITE INSPECTION PHOTOGRAPHS




Observations from the site inspection are provided in Table E1. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.

Table E1: Site inspection photographs

No.	Comment	Photograph
01	Bapaume Road facing east. No tracking of dirt was observed at the time of the site inspection.	
02	Bapaume Road facing west. No tracking of dirt was observed at the time of the site inspection.	

No.	Comment	Photograph
03	Secure southern perimeter fence to Lot 100. Covered ACM stockpiles shown in the background.	
04	Eastern entrance to Lot 100 ACM stockpile area showing signage and rock-check/hardcore in gateway to mitigate tracking of dirt off-site.	
05	Recent bunding to the north of Lot 100 and the detention basin.	

No.	Comment	Photograph
06	Internal east/west road in Lot 100 showing covered ACM stockpile and bunding.	
07	Sealed internal roadway to Lot 100 showing flagged overhead powerlines.	
08	Sediment fencing within Lot 100 adjacent to internal road following recent heavy rain.	

No.	Comment	Photograph
09	ACM labelled stockpiles and bunding within Lot 100.	
10	Covered ACM stockpiles within Lot 100 adjacent to southern swale drain and perimeter fence.	
11	Southern end of MPW S1 showing sandstone import pile in the background not accessed during the site inspection due to access restrictions following heavy rain. Photograph taken on the morning of 25 November 2021.	

No.	Comment	Photograph
12	<p>The Dust Bowl area not accessed during the site inspection due to access restrictions following heavy rain. Photograph taken on the morning of 25 November 2021. No rehabilitation occurred to the Dust Bowl during the audit period.</p>	