MOOREBANK PRECINCT WEST (SSD 5066)

Stage 1: Compliance Tracking Program

24 SEPTEMBER 2020

QUBE HOLDINGS LIMITED

MOOREBANK INTERMODAL TERMINAL FACILITY MPW STAGE 1 COMPLIANCE TRACKING PROGRAM

SSD 5066

Author [redacted]

Checker

Approver

Report No MIC1- ASP-EN-PRG-0001

Date 24/09/2020

Revision Text 1

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REVISIONS

Revision	Date	Description	Prepared by	Approved by
A	28/07/16	Initial Document	Liberty	SIMTA
B	09/11/16	Draft	Liberty	SIMTA
C	14/11/16	Review	Liberty	SIMTA
D	18/11/16	Revised following TAC Review	Liberty	SIMTA
E	24/01/16	Addressing DPE Comments	Liberty	SIMTA
0	22/02/17	Addressing DPE Comments	Liberty	SIMTA
1	24/09/20	Revised to align to DPIE Compliance Reporting Post Approval Requirements 2018 and MPW SSD 5066 Mod 1 (approved 30/10/2019).	Aspect Environmental	SIMTA

1 Introduction

Stage 1 of the Moorebank Precinct West (MPW) Development is a State significant development (SSD 5066) that has been assessed under Part 4 of the *Environmental Planning and Assessment Act*, 1979 (EP&A Act) by the NSW Department of Planning, Industry and Environment (DPIE). An environmental impact statement (EIS) was prepared to support the application and submitted in October 2014 (Parsons Brinkerhoff, October 2014). Conditions of Consent (CoC) were issued by the DPIE on 3 June 2016. These CoC have been used to inform the content of this compliance monitoring and reporting program.

CoC A2 states 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 for approval 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:

(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:

- *(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 AS/NZS ISO 19011:2014 - Guidelines for Auditing Management Systems;

(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

(h) 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.

This document has been prepared by Aspect Environmental Pty Limited (Aspect) to satisfy CoC A2 of SSD 5066 and SSD 5066 Concept Plan Modification 1.

The purpose of compliance reporting is to monitor and report on the compliance status of a development. A compliance report communicates the status of a development's performance in relation to compliance with the CoC.

The DPIE sets out the minimum requirements to be met when preparing compliance monitoring and reporting programs and compliance reports pursuant to CoC. These requirements apply to State significant projects where compliance monitoring and reporting in accordance with the DPIE Compliance Reporting Post Approval Requirements (CRPAR, 2018) is required by the CoC. Compliance reporting enables:

- all requirements in the CoC that apply to each phase of a development to be identified and the approach for assessing compliance to be considered, and where possible, documented, before the commencement of development;
- the development's performance in terms of compliance with CoC to be evaluated on the basis of monitoring data and communicated at various stages during the carrying out of the development;
- the reporting obligations required by the CoC to be met; and
- opportunities for improvement to be identified and adopted where appropriate.

These requirements do not replace the obligation to comply with specific requirements in CoC in respect of compliance monitoring and reporting. If there is any inconsistency between the requirements in CoC and the requirements in this document, the CoC prevail.

2 Development Background

The Moorebank Intermodal Terminal is located in Moorebank, NSW. The Site is located in Liverpool Local Government Area, approximately 30 km south-west of the Sydney CBD and 4 km south of the Liverpool CBD. It sits along the Georges River, immediately west of Moorebank Avenue and south of the M5. The MPW Site, including the MPW 1 Development Site, is situated within the Liverpool Local Government Area, in Sydney's South-West subregion, approximately 2.5 km from the Liverpool City Centre.

The Development comprises the following;

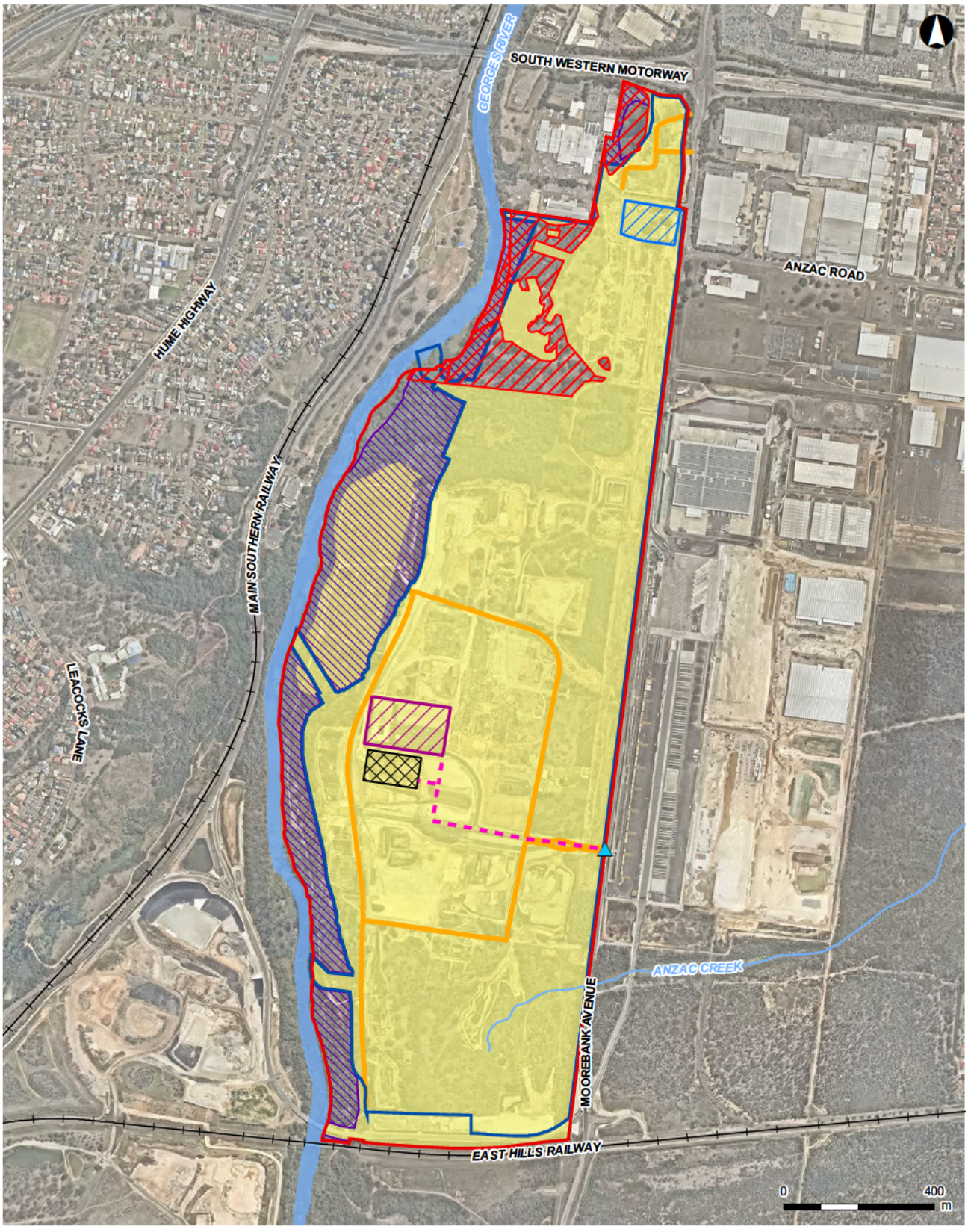
- an Interstate freight terminal – designed to handle up to 500,000 TEU per annum of interstate containerised freight to service freight trains travelling to and from regional and interstate destinations; and
- warehousing facilities – with capacity for up to 300,000 m^2 of warehousing to provide an interface between the IMT and commercial users of the facilities, including freight forwarders, logistics facilities operations and retail distribution centre operations.

'Early Works', as outlined in the CoA involves:

- 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 Compliance Tracking Program (CTP) addresses these Early Works.

Figure 1 - MPW Stage 1 Site Plan



LEGEND

- MPW site
- Early Works area
- Benching Works Area
- MAUW compound
- Main compound
- Additional compound
- BA 341 Biobanking Agreement
- Early Works exclusion area
- Site access via Chatham Avenue
- Access road
- Existing road

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Coordinate System GDA 1994 MGA Zone 56
Date Issued July 22, 2020
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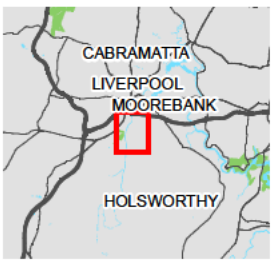

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Created by : AB Updated by: EM QA by: HT

3 Compliance Monitoring and Reporting Program Requirements[1]

The scope of work for compliance monitoring and reporting comprises:

- a compliance monitoring and reporting schedule; and
- compliance tables identifying:
  - requirements of the CoC for each phase of the development;
  - the compliance monitoring methodology used to assess compliance with each compliance requirement; and
  - type and nature of data (evidence) to be collected to demonstrate compliance.

The scope of compliance monitoring and reporting requirements has been prepared with reference to CoC A2 and the environmental management measures included in relevant assessment and approval documentation as described in CoC 4 of Schedule 2, which includes the following:

- Moorebank Intermodal Terminal Project Environmental Impact Statement (Parsons Brinckerhoff, October 2014);
- Moorebank Intermodal Terminal Response to Submissions Report (Parsons Brinckerhoff, October 2014);
- Moorebank Intermodal Terminal Supplementary Response to Submissions Report (Parsons Brinckerhoff, May 2015);

This Compliance Tracking Program under CoC A2 has been revised to align with DPIE's Compliance Reporting Post Approval Requirements (CRPAR) (June 2018) and the recently issued CRPAR (May 2020), where it can be applied consistently with the CoC for SSD 5066.

It is noted that the CRPAR requirements do not replace the obligation to comply with specific requirements in conditions of consent in respect of compliance reporting and if there is any inconsistency between the requirements in conditions of consent and the requirements in the CRPAR, the conditions of consent prevail.

There are a number of conditions within the consent that are inconsistent with CRPAR (May 2020) including the requirement to undertake construction compliance reporting itself. Therefore, this Compliance Tracking Program is not fully aligned to CRPAR (May 2020). Where possible, any improvements that do not conflict with the CoC have been adopted.

[1] [1] CoC A2 references the requirement to prepare and implement a "Compliance Tracking Program". The DPIE CRPAR document refers to this program as a "Compliance Monitoring and Reporting Program". In this revision of the Compliance Tracking Program, the document title has been maintained as per previous revisions and as per the wording used in the CoC itself i.e. Compliance Tracking Program. However, the internal referencing within the document aligns to the DPIE's current naming convention for this program i.e. "Compliance Monitoring and Reporting Program".

4 Compliance Monitoring and Reporting Schedule

The frequency of submission of compliance reports to the DPIE must comply with any specific requirements in the CoC. Condition A2 (c) (ii) requires the submission of six-monthly construction compliance reports for the duration of construction. The first construction compliance report was issued for the period February to August 2017 and consecutive reports have been issued for each period every six months thereafter.

5 Compliance Monitoring and Reporting Tables

The compliance monitoring and reporting program contains compliance tables that:

- identify the requirements in all CoC that must be complied with during each phase of the development, referred to as a "compliance requirement";
- set out the compliance monitoring methodology to be used to assess compliance with each compliance requirement; and
- set out the type of data or evidence that is to be collected to assess whether compliance has been achieved.

The tables have been developed to reflect the project phase. Appendix A contains all requirements from the CoC that relate to the construction phase of the project that must be complied with including:

- Part A - To support the administrative conditions;
- Part B - Conditions Prior to Construction;
- Part C - Community Information and Reporting; and
- Part D - Construction Environmental Management, Reporting and Auditing.

The construction compliance tables include the following information for each compliance requirement:

- a unique identification number (ID);
- the compliance requirement to be complied with;
- the proposed monitoring methodology for each compliance requirement; and
- the evidence to be collected to assess compliance with each compliance requirement.

5.1 Compliance Status Descriptors

The status of each compliance requirement in the tables will be determined using the relevant descriptors in Table 1 below.

Table 1 Compliance status descriptors

Status	Description
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with
Non-compliant	The proponent has identified a non-compliance with one or more elements of the requirement
Not triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

Appendix A

Final Conditions of Consent

Approval (ID)	Condition	Timing	Monitoring Methodology	Evidence and comments	Compliance Status
Compliance Requirement					**Compliant**
Schedule 2 Terms of Approval					**Non-Compliant**
	Development Description				**Not Triggered**
1	Except as amended by the conditions of this consent, development consent is granted only to the Concept Proposal and Early Works as described in Schedule 1 and the Environmental Impact Statement dated October 2014, as amended by the Response to Submissions, dated May 2015 (as further amended by the Supplementary Response to Submissions dated August 2015), **subsequent modifications as outlined in Condition 4 below** and the conditions contained in this development consent.	Early Works	Monitor implementation of the CEMP and sub-plans during regular weekly inspections, fortnightly ER inspections and ongoing compliance tracking and reporting. The ER, contractors, environnmental managers and project managers meet on a fortnightly basis to review construction progress.	For reference.	
	Determination of Future Applications				
2	In accordance with section **4.22** of the EP&A Act, all future development under the Concept Proposal (for the avoidance of doubt, excluding the Early Works) shall be the subject of future development application(s).	All Stages	N/A	For reference.	
3	The determination of the future development application(s) are to be generally consistent with the terms of this development consent as described in Schedule 1, and subject to the conditions in Schedule 4.	All Stages	N/A	For reference.	
	Development in Accordance with Plans and Documents				
4	The applicant shall carry out the development generally in accordance with the a) Environmental Impact Statement titled Moorebank Intermodal Terminal Project Environmental Impact Statement, prepared by Parsons Brinckerhoff Australia Pty Limited, dated October 2014; b) Response to Submissions report titled, Moorebank Intermodal Terminal Response to Submissions Report, prepared by Parsons Brinckerhoff Australia Pty Limited, dated May 2015; c) Supplementary Submissions report titled, Moorebank Intermodal Terminal Supplementary Response to Submissions Report, prepared by Parsons Brinckerhoff Australia Pty Limited, dated August 2015; **d) MOD 1 Report titled, Moorebank Precinct West Intermodal Terminal Facility Concept Plan Approval (SSD 5066) Modification, prepared by Arcadis, dated June 2016;** **e) MOD 1 Response to Submissions report titled, Moorebank Precinct West – Concept Modification Response to Submissions – SSD 5066 MOD 1, prepared by Arcadis, dated December 2016;** **f) MOD 1 Supplementary Response to Submission report titled, Moorebank Precinct West – Concept Modification Supplementary Response to Submissions – SSD 5066 MOD 1, prepared by Arcadis, dated August 2017; and** **g)** the conditions of this consent.	All Stages	Conduct internal audits. Independent audits. Compliance monitoring matrix.	Records of audit results. Completed compliance monitoring matrix.	

5	In the event of an inconsistency between (a) the conditions of this approval and any document listed from condition 4(a) to 4**(f)** inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and (b) any document listed from condition 4(a) to 4**(f)** inclusive, and any other document listed from condition 4(a) to 4**(f)** inclusive, the most recent document shall prevail to the extent of the inconsistency.	All Stages	N/A	For reference.	
	Limits of Approval				
6	Projects carried out under this staged development consent are to be assessed with the objective of not exceeding the capacity of the transport network, including the local, regional and State road network.	All Stages	Monitor implementation of the CEMP and sub-plans during regular weekly inspections, fortnightly ER inspections and ongoing compliance tracking and reporting. The ER, contractors, environnmental managers and project managers meet on a fortnighlty basis to review construction progress.	An approved CTAMP.	
7	Concept approval is granted for **a** container freight throughput of up to 500,000 TEU p.a. **(excluding IMEX freight)**if the combined movement of container freight on the Subject Site does not exceed 1.05 million TEU p.a. The consent authority must also be satisfied that the Traffic Impact Assessment demonstrates that the **container throughput** would not exceed the capacity of the transport network with or without mitigation measures/upgrades.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
8	For IMEX **freight**, concept approval is granted for **a** container freight **throughput** a) initially, 250,000 TEU p.a. if the consent authority is satisfied that the Traffic Impact Assessment demonstrates the proposal would not exceed the capacity of the transport network with or without mitigation measures/upgrades; b) after the facility has been in operation, an increase of up to an additional 300,000 TEU p.a. if the consent authority is satisfied that monitoring and modelling of the operation of the **intermodal** terminal **facility** demonstrates that traffic movements resulting from the proposed increase in TEU will achieve the objective of not exceeding the capacity of the transport network. The combined movement of container freight on the Subject Site must not exceed 1.05 million TEU p.a.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
9	Concept approval is granted for **an intermodal terminal facility** incorporating either a) the rail link; or b) if a rail link is under construction or has been constructed associated with the SIMTA development as identified in development application MP10_0193, then only a short connection from the **intermodal terminal facility** to the SIMTA rail connection on the eastern side of the Georges River.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
10	Port shuttle operations must use a) Locomotives that incorporate available best practice noise and emission technologies. Prior to construction of the rail link connecting to the site, the Applicant is to submit a report to the Secretary for consideration and approval that has been prepared in consultation with TfNSW and the EPA that justifies the technology proposed and how it meets the objective of best practice noise and emission technologies; and b) Wagons that incorporate available best practice noise technologies including as a minimum, permanently coupled 'multi-pack' steering wagons using Electronically Controlled Pneumatic (ECP) braking with a wire based distributed power system (or better practice technology). Prior to the commencement of operation, the Applicant is to submit a report to the Secretary for consideration and approval that has been prepared in consultation with TfNSW and EPA that justifies the technology proposed and how it meets the objective of best practice noise technologies.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	

11	The Applicant shall install and maintain a rail noise monitoring system on the rail link at the commencement of operation to continuously monitor the noise from rail operations. The system shall capture the noise from each individual train passby noise generation event, and include information to identify a) Time and date of freight train passbys; b) Imagery or video to enable identification of the rolling stock during day and night; c) LAeq(15hour) and LAeq(9hour) from rail operations; and d) LAF(max) and SEL of individual train passbys, measured in accordance with ISO3095; or e) Other alternative information as agreed with, or required by, the Secretary. The results from the noise monitoring system shall be publicly accessible from a website maintained by the Applicant. The noise results from each train shall be available on the website within 24 hours of it passing the monitor, unless unforeseen circumstances (ie a system malfunction) have occurred. The LAeq(15hour) and LAeq(9hr) results from each day shall be available on the website within 24 hours of the period ending. Prior to the commencement of operation, the Applicant shall submit for the approval of the Secretary, justification supporting the appropriateness of the location for rail noise monitoring, including details of any alternative options considered and reasons for these being dismissed. The rail noise monitoring system shall not operate until the Secretary has approved the proposed monitoring location. The Applicant shall provide an annual report to the Secretary with the results of monitoring for a period of 5 years, or as otherwise agreed with the Secretary, from the commencement of operation of **the intermodal terminal facility**. The Secretary shall consider the need for further reporting following a review of the results for year 5.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
12	Prior to submitting any Development Application for **the intermodal terminal facility**, the Applicant shall convene a meeting with regard to proposed traffic assumptions and mitigation measures. The Applicant must a) Invite SIMTA, TfNSW, RMS, Liverpool City Council and Campbelltown City Council. Each Council may also invite a maximum of two community representatives to attend. b) At the meeting, present the scope and assumptions of the mesoscopic/microsimulation traffic modelling, the draft Traffic Impact Assessment and any proposed mitigation measures including timing on the delivery of any proposed measures; c) Publish the meeting minutes and a schedule of action items arising from the meeting, including responsibilities and timeframes on its website; d) Prepare a written report responding to the action items and consult with RMS on the action items and final mitigation measures; and e) Provide details of the undertaking and outcomes of this condition in the EIS.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
13	Containers must be transferred from Port Botany to the site and from the site to Port Botany by rail, unless there is planned track maintenance or where unforeseen circumstances have occurred (eg an incident, breakdown, derailment or emergency maintenance on the rail line). The Secretary may at any time request the Applicant to demonstrate that the transport of containers between the site and Port Botany container terminals is by rail. This is to be demonstrated upon request by the Secretary for the prior 12 month period.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
14	Operations on the Subject Site cannot commence until a rail connection to the SSFL is operational.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
15	The warehousing **and distribution facilities** must only be used for activities associated with freight using the **intermodal terminal facility** unless otherwise approved in a subsequent Development Application.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
16	Building heights are to be a maximum of 21 metres **above finished surface levels which must be in accordance with Condition 19B** and other structures are to be generally consistent with Appendix D Landscape and Visual Impact of the Response to Submissions dated May 2015.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
17	Building setbacks are to be generally consistent with Appendix D Landscape and Visual Impact of the Response to Submissions dated May 2015 **and allow for stabilised fill batters.**	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	

17A	**The maximum GFAs for the following uses apply:** **(a) 300,000m2 for the warehousing and distribution facilities; and** **(b) 800m2 for the freight village.**	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
18	The layout of the site shall not prevent a possible future pedestrian connection to Casula Railway Station **across the Georges River**.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
18A	**The layout of the site must not prevent the provision of vegetated wildlife corridors linking the Georges River riparian corridor and Moorebank offset area with the Wattle Grove offset area as shown in the Appendix.**	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
18B	**The site must include provision of a riparian corridor, comprising the following:** **(i) a buffer zone to the most inland of:** **• 40 metres from the top of bank, as surveyed by a registered surveyor, or** **• the 1% AEP flood extent, excluding the localised depression at the existing major east-west drainage channel, and** **(ii) an additional 10 metre extension to the buffer zone established in (i) above, where native vegetation is located on or within 10 metres east of the buffer.**	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
19	The layout of the site shall be designed to ensure heavy vehicles associated with the operation of the **intermodal terminal facility** can be accommodated on site in the event of an incident blocking access to the M5 Motorway/ Moorebank Avenue to avoid queuing on public roads.	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
19A	**Only VENM, ENM, or other material approved in writing by the EPA is to be brought onto the site.**	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
19B	**The total volume of uncompacted fill to be imported must not exceed 1,600,000 m3 unless it can be demonstrated in a future Development Application that the proposed finished surface level of any filled section of the site does not exceed 16.6 m AHD.**	Construction/Design	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
19C	**Clearing native vegetation and earthworks including fill importation and placement for a future Development Application must be undertaken in a phased manner to minimise dust and native fauna impacts, with no long term stockpiling of imported fill and no stockpiling of imported material for use as part of a subsequent future Development Application.**	Future stages	N/A	For reference. This Compliance Tracking Programs only applies to Early Works.	
	Lapsing of Approval				
20	This approval will lapse ten years from the date of this approval unless works the subject of Early Works (Stage 1) or any related application are physically commenced, on or before that lapse date.	Construction/Design	Confirm commencement dat of Early Works (Stage 1)	Evidence of commencement of Early Works (Stage 1).	
	Secretary as Moderator				
21	In the event of a dispute between the Applicant and a public authority, in relation to this approval, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the matter shall be binding on the parties.	Construction/Design	N/A	For reference.	
	Legal Notices				
22	Any advice or notice to the consent authority shall be served on the Secretary.	Construction/Design	N/A	For reference.	

Approval (ID)	Condition	Timing	Monitoring Methodology	Evidence and comments	Compliance Status
Compliance Requirement					**Compliant**
Schedule 3 - Part A Administrative					**Non-Compliant**
	Subject Land				**Not Triggered**
A1	The land subject to this part to the intermodal site (Lot 1 DP 1197707, Lot 100 DP 1049508, Lot 101 DP 1049508 and Lot 2 DP 1197707)	At all times	N/A	For reference.	
	Compliance Monitoring and Tracking				
A2	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. The Program shall include, but not be limited to (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 (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 AS/NZS ISO 19011 2014 - Guidelines for Auditing Management Systems; (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 (h) 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.	Early Works	Confirm Compliance Tracking Program is completed in accordance with these requirements.	Copy of the Compliance Tracking Program. Copy of submission to Secretary. Copy of approval from Secretary.	
	Incident Reporting				
A3	The Applicant shall notify the Secretary and relevant public authorities of any incident with actual or potential significant on-site or offsite 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.	Early Works.	Ensure notification of incidents are conducted in accordance with these requirements.	Copy of any notifications to the Secretary and relevant public authorities. Copy of Incident Register.	
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.	Early Works	Ensure Incident Reporting and the Incident Register is in accordance with the requirements of the Secretary or relevant public authority.	Copy of Incident Register.	

Approval (ID)	Condition	Timing	Monitoring Methodlogy	Evidence and comments	Compliance Status
Compliance Requirement					**Compliant**
Schedule 3 - Part B - Prior to Construction					**Non-Compliant**
	Demolition				**Not Triggered**
B1	The Applicant shall ensure that all demolition work is carried out in accordance with Australian Standard AS 2601 2001 The Demolition of Structures, or its latest version.	Early works	Demolition methods documented in CEMP and relevant sub-plans to align to AS 2601 2001.	Copy of dated Construction Certificate. Date of commencement of associated activities.	
	Contamination				
B2	The approved works (including any excavation required for remediation) must not occur below 5 metres AHD and lower the water table below 1m AHD on adjacent class 1, 2, 3, 4 land in accordance with the Liverpool Local Environmental Plan 2008.	Early works	Review of plans of excavation to confirm depth of surface penetration or excavation does not include works below 5 metres AHD.	Copy of the approved Construction Environmental Management Plan (CEMP). Copy of the approved Construction Soil and Water Management Plan (CSWMP).	
B3	The subject site is to be remediated in accordance with a) The approved Remedial Action Plan b) State Environmental Planning Policy No. 55 – Remediation of Land ; and c) The guidelines in force under the Contaminated Land Management Act . 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 State Environmental Planning Policy No. 55 – Remediation of Land. 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.	Early works	Approved RAP to be available to site PMs and contractors. Engagement of suitable qualified independent site auditor. Tracking of remediation progress and completion of validation report and Site Audit Statement. Document any conditions recorded on the Site Audit Statement and incorporate them into site management plans as appropriate.	Copy of the Remedial Action Plan. Copy of the Site Auditor's approval of amendments. Copy of submission of notice of completion to Secretary. Copy of the Site Audit Statement. Reference relevant site management plans upodated in response to any conditions included on the Site Audit Statement.	
	Soil, Water Quality and Hydrology				
B4	The Early Works shall be undertaken to comply with section 120 of the *Protection of the Environment Operations Act 1997* , which prohibits the pollution of waters.	Early works	Confirm Construction Soil and Management Plan is completed in accordance with these requirements.	Copy of the approved CSWMP. Copy of the notification of any incidents regarding water pollution.	
B5	All activities taking place in, on or under waterfront land, as defined in the *Water Management Act 2000* should be conducted generally in accordance with the NSW Office of Water's Guidelines for Controlled	Early works	Confirm CSWMP is completed in accordance with these requirements.	Copy of the approved CSWMP.	
	Heritage				
B6	The Applicant shall not harm, modify or otherwise impact any heritage items outside the subject site.	All stages	Monitor activities proximate to Site boundaries. Include heritage refernces in site inductions and relevant pre-start meetings.	Copy of the approved CEMP. Copy of the approved Construction Heritage Management Plan (CHMP).	
B7	Prior to the commencement of Early Works affecting Aboriginal sites MA1, MA2, MA3, MA4, MA5 and MA9, the Applicant shall (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. 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.	Pre-construction	Review Salvage Strategy against these content requirements. Document any further excavation works recommended. Confirm completion date of works to inform due date of Findings Report.	Copy of the approved Salvage Strategy. Evidence of consultation with OEH and the Aboriginal Stakeholders regarding the Salvage Strategy. Evidence of correspondence with Secretary affirming satisfaction of the investigation program. Record completion date of works. Copy of the Salvage Report within 12 months of the completion of the salvage works. Evidence of consultation with OEH and the Aboriginal Stakeholders regarding Salvage Report. Evidence of correspondence with Secretary affirming satisfaction with Salvage Report.	
B8	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. 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.	Pre-construction	Confirm Non-Aboriginal Salvage Strategy is completed in accordance with these requirements.	Copy of the approved Non-Aboriginal Salvage Strategy. Evidence of consultation with OEH. Copy of the Salvage Report within 12 months of the completion of the salvage works. Evidence of consultation with OEH and the Aboriginal Stakeholders regarding Salvage Report. Evidence of correspondence with Secretary affirming satisfaction with Salvage Report. Record commencement date of Early Works. Record completion date of archaeological works. Record completion date of Findings Report.	

B9	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.	Pre-construction	Confirm Heritage advice is completed in accordance with these requirements.	Copy of the heritage advice prepared relating to the CUST Hut, STRARCH Hangar, B99 Transport Workshop, MH1 Dog Cemetery, RAE Chapel and Commemorative Garden.	
	Dangerous Goods				
B10	Dangerous goods, as defined by the Australian Dangerous Goods Code, shall be stored and handled strictly in accordance with 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 Environment Protection Manual for Authorised Officers Bunding and Spill Management, technical bulletin (Environment Protection Authority, 1997). 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.	All stages	Ensure dangerous goods are stored and handled in accordance with these requirements. Incorporate requirements in relevant site environmental management documents.	Copy of the site hazardous and contaminated materials management strategy. Copy of environmental inspections detailing storage of dangerous goods. Copy of dangerous goods volumes stored on site.	
B11	The Applicant shall carry out all feasible and reasonable measures to minimise dust generated by the Development.	All stages	Confirm inclusion of dust minimisation measures in CEMP. Review dust monitoring data collected as part of the CEMP.	Copy of the approved CEMP.	
B12	The Applicant shall carry out all feasible and reasonable measures to minimise dust generated by the Development During Early Works, the Applicant shall ensure that a) all vehicles on site do not exceed a speed limit of 30 kilometres per hour; and 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.	All stages	Confirm speed limits and driver conduct requirements are included in site inductions and site environmental management documentation.	Copy of the approved Construction Air Quality Management Plan (CAQMP). Records of environmental inspections.	
	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 offsite.	All stages	Ensure Waste Management Strategy is completed in accordance with these requirements.	Copy of the approved Waste Management Strategy. Copy of disposal receipts. Tracking of reussed materials on site.	
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).	All stages	Confirm assessment/classification of liquid and non-liquid waste prior to being taken off site in accordance with EPA guidelines.	Records/ copies of Waste Classifications.	
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.	All stages	Confirm Waste Management Strategy is completed in accordance with these requirements. Confirm suitable facilities are identified for the various site waste streams. Periodically review currency of these lawful failities.	Copy of the approved Waste Management Strategy. Retain waste tracking records/disposal receipts.	
	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.	All stages	Confirm consultation with relevant owners and/or providers of utility services before commencement of construction. Confirm consultation with relevant owners and/or providers of utility services before commencement of construction.	Copy of the consultation record. This should include identification from the owner/provider whether a dilapidation report is required or not, in order to support validating any subsequent absence of a dilapidation report.	
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.	All stages	Ensure dilapidation surveys and reports are completed in accordance with these requirements.	Copy of the dilapidation surveys and reports.	
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.	All stages	Condition assessment undertaken by PMs and contractors.	Copy of the approved CEMP and Contruction Traffic and Access Management Plan (CTAMP). Copy of site inspection or condition assessment record.	

Approval (ID)	Condition	Timing	Monitoring Methodology	Evidence and comments	Compliance Status
Compliance Requirement					**Compliant**
Part C - Community Information and Reporting					**Non-Compliant**
	Community Communication Strategy				**Not Triggered**
C1	Prior to the commencement of Early Works, or as otherwise agreed by the Secretary, the Applicant shall prepare and implement a Community Communication Strategy (CCS) 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 (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.	Pre-construction	Confirm CCS is completed in accordance with these requirements.	Copy of the approved CCS. Copy of the submission correspondence of the CCS to the Secretary. Copy of correspondence from the Secretary identifying approval of the CCS.	
	Complaints and Enquiries Procedure				
C2	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 (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. 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.	Pre-construction	Confirm the required contact details are available for community enquiries and complaints for the duration of construction.	Copy of published telephone number, postal address and email address in newspapers and on the website.	
C3	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 AS ISO 10002-2006 Customer satisfaction – Guidelines for complaints handling in organisations (ISO 10002 2004, MOD) and maintain the System for the duration of Early Works and up to 12 months following completion of this stage. 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.	Pre-construction	Confirm Construction Complaints Management System is prepared in accordance with these requirements.	Copy of construction complaints management system. Copy of complaints register.	
	Provision of Electronic Information				
C4	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 (a) information on the current implementation status of the SSD; (b) a copy of the documents listed in condition 4, and any documentation supporting modification to this approval and any future modifications of this approval (c) a copy of this approval and any future modification to this approval (d) a copy of each relevant environment 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 enquires may be directed, including a telephone number, a postal address and email address	Pre-construction	Confirm information required is being maintained and published on the website or dedicated pages.	Evidence of website/pages that includes information associated with the SSD.	

Approval (ID)	Condition	Timing	Monitoring Methodology	Evidence and comments	Compliance Status
Compliance Requirement					**Compliant**
Part D - Construction Environmental Management, Reporting and Auditing					**Non-Compliant**
	Environmental Representative				**Not Triggered**
D1	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, (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 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.	Pre-construction	Confirm appointment of suitably qualified and experienced Environmental Representative.	Copy of Environmental Representative's (ER) qualifications. Copy of ER approval from the Secretary.	
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.	All stages	Confirm quarterly reports are submitted within these requirements. Track submission dates of ER reports.	Copy of the quarterly ER reports. Records of dated submissions of quarterly reports.	
	Construction Soil and Water Management				
D3	Soil and water management measures consistent with *Managing Urban Stormwater - Soils and Construction Vols 1 and 2, 4th Edition* (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.	All stages	Site inspections of ERSED controls on site for consistency against Blue Book.	Copy of the approved CSWMP.	
	Bunding				
D4	The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA s Storing and Handling Liquids: Environmental Protection – Participants Handbook.	All stages	Confirm storage of chemicals, fuels and oils are used on site in accordance with these requirements.	Copy of the Hazardous and Contaminated Materials Management Strategy and Waste Management Strategy. Copy of the environmental inspections undertaken by the Contractor and ER inspections regarding storage of chemicals, fuels and oils on site.	
	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; (c) at no time on Sundays or public holidays	All stages	Confirm working hours are included in Construction Environment Management Plan (CEMP). Confirm inclusion of working hours in inductions and toolbox talks. Periodic review of actual start and finish times.	Copy of the approved CEMP. Copy of induction documentation. Work start and finish logs.	

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. Notwithstanding conditions D5 and D6, works may be undertaken outside the hours specified under those conditions in the following circumstances: (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).	All stages	Confirm working hours are included in CEMP. Confirm inclusion of working hours in inductions and toolbox talks. Periodic review of actual start and finish times.	Copy of the approved CEMP. Copy of induction documentation. Work start and finish logs.	
D7	Notwithstanding conditions D5 and D6, works may be undertaken outside the hours specified under those conditions in the following circumstances: (a) construction works that cause LAeq (15 minute) noise levels that are: (i) No more than 5 dB above rating background level at any residence in accordance with the Interim Construction Noise Guideline (DECC, 2009); and (ii) No more than the noise management levels specified in Table 3 of the Interim Construction Noise Guideline (DECC, 2009) at other sensitive land uses; 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	All stages	Confirm working hours are included in CEMP. Confirm inclusion of working hours in inductions and toolbox talks. Periodic review of actual start and finish times.	Copy of the approved CEMP. Copy of induction documentation. Work start and finish logs.	
	Construction Noise and Vibration				
D8	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: (a) construction noise management levels established using the Interim Construction Noise Guideline (DECC 2009); (b) vibration criteria established using the Assessing Vibration: a Technical Guide (DECC 2006) (for human exposure); and (c) the vibration limits set out in the German Standard DIN 4150-3: Structural Vibration- effects of vibration on structures (for structural damage). 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).	All stages	Confirm Construction Noise and Vibration Management Plan is created in accordance with these requirements.	Copy of the approved Construction Noise and Vibration Management Plan (CNVMP).	
	Construction Traffic 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.	All stages	Review inductions and toolbox talks for inclusion of control measures.	Copy of the approved CTAMP. Copy of the approved CNVMP. Records of inductions and toolbox talks and plant/equipment specifications.	
D10	No use of compression brakes shall be permitted for construction vehicles associated with the Early Works in the vicinity of the subject site.	All stages	Review noise monitoring results. Review complaints register.	Copy of the approved CTAMP. Noise monitoring records. Complaints register.	
	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.	All stages	Confirm CTAMP is completed in accordance with these requirements.	Copy of the approved CTAMP.	
D12	The Early Works shall be carried out, 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.	All stages	Confirm CTAMP is completed in accordance with these requirements.	Copy of the approved CTAMP.	

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.	All stages	Confirm CTAMP is completed in accordance with these requirements.	Copy of the approved CTAMP.	
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.	All stages	Confirm CTAMP is completed in accordance with these requirements.	Copy of the approved CTAMP.	
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.	All stages	Confirm CTAMP is completed in accordance with these requirements.	An approved CTAMP.	
D16	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. Following completion of Early Works, a subsequent Report shall be prepared to assess any damage to the road that may have resulted. 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.	All stages	Confirm CTAMP is completed in accordance with these requirements.	Copy of the approved CTAMP. Copy of the Road Dilapidation Report.	
	Biodiversity				
D17	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 NSW Biodiversity Offsets Policy for Major Projects (OEH 2014), unless otherwise agreed by the Secretary. The Package shall include, but not necessarily be limited to: (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. 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. 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.	All stages	Complete Biodiversity Offset Package in accordance with these requirements.	Copy of the approved Biodiversity Offset Package (BOP). Copy of any Biobanking Agreements.	
D18	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.	All stages	Confirm the Construction Flora and Fauna Management Plan is completed in accordance with these requirements.	Copy of the approved Construction Flora and Fauna Management Plan (CFFMP).	
D19	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 Fisheries Management Act 1994 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. 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 NSW DPI Policy and Guidelines for Fish Habitat Conservation and Management (2013).	All stages	Ensure Threatened Dragonfly Species Survey Plan is completed in accordance with these requirements.	Copy of the approved Threatened Dragonfly Species Survey Plan.	

	Construction Environmental Management Plan				
D20	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 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 prepared in accordance with the *Guideline for the preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources, 2004) The CEMP shall include, but not necessarily be limited to: (a) a description of activities to be undertaken during the 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, 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. (i) Measures to monitor and manage dust emissions including dust from stockpiles, traffic on unsealed 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) Measure and monitor and manage waste generated during construction but not necessarily limited to: general procedures for waste classification, handling reuse, disposal; use of secondary waste material in construction wherever feasible and reasonable; procedures or dealings 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) Measure and monitor and manage hazards and risks (v) Measure and monitor and rectify any impacts to third party property and infrastructure, including details of the process of rectification or compensation processes and (vi) The issues identified in Condition D21	Pre-construction	Confirm CEMP is created in accordance with these requirements.	Copy of the approved CEMP. Copy of consultation with the EPA, OEH, DPI Water, DPI Fisheries and the relevant council. Copy of approval from the Secretary.	
	Construction Environmental Management Plan - Sub Plans				
D21	As part of the CEMP for the SSD, the Applicant shall prepare and implement 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: (a) (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;	Pre-construction	Confirm CEMP is created in accordance with these requirements.	Copy of the approved CTAMP.	

	(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; (ix) details of measures to manage traffic movements, parking, loading and unloading at ancillary facilities during out-of-hours work; (x) an adaptive response plan which sets out a process for response to any traffic, construction or other incident; and				
	(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 Interim Construction Noise Guidelines (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: (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: a) assessment of out-of-hours works against the relevant noise and vibration criteria; b) detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at receiver treatments; and c) proposed notification arrangements. (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 (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 (viii) mechanisms for the monitoring, review and amendment of this plan.			Copy of the approved CNVMP.	
	(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: (i) in relation to Aboriginal Heritage: 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; 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 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;			Copy of the approved CHMP.	

	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 e) procedures for ongoing Aboriginal consultation and involvement for the duration of the Early Works; and (ii) in relation to non-Aboriginal Heritage: a) identification of heritage Items directly and indirectly affected by the Early Works; b) consideration of methods to prevent damage to any retained heritage items, including: I. procedures for identifying minimum working distances to retained heritage items (including, at minimum, vibration testing and monitoring), II. detailed options for alteration of construction methodology should preferred values for vibration be exceeded, and III. commitment to implementing those options if preferred values for vibration are likely to be exceeded;				
	(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: (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; (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: a) clearing minimisation procedures (including fencing), b) clearing procedures (including nest box plan), c) removal and relocation of fauna during clearing, d) habitat tree management, and e) construction worker education; (iii) rehabilitation details, including identification of flora species and sources, and measures for the management and maintenance of rehabilitated areas; (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); (v) a description of how the effectiveness of these management measures would be monitored; (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 (vii) mechanisms for the monitoring, review and amendment of this plan.			Copy of the approved CFFMP.	
	(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: (i) identification of sources (including stockpiles and open work areas) and quantification of airborne pollutants; (ii) key performance indicators for local air quality during construction; (iii) details of monitoring methods, including location, frequency and duration of monitoring; (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.			Copy of the approved CAQMP.	

	(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:(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 Sulphate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulphate soils, including monitoring of water quality at acid sulphate soils treatment areas, should the project impact on acid sulphate 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 (v) mechanisms for the monitoring, review and amendment of this plan.			Copy of the approved CSWMP.	

Approval (ID)	Condition	Timing	Evidence and comments	Compliance Status
Compliance Requirement				**Compliant**
Part E - Conditions to be met in Future Development Applications				**Non-Compliant**
	Operational Noise and Vibration			**Not Triggered**
E1	To ensure the operational noise impacts are appropriately managed, the following measures must be considered in future Development Applications: (a) Best practice plant for both the **intermodal** terminal **facility**, 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 lubrication equipment 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 the occur, and whether there are any times of day when there is a clear change in the noise environment; and (f) 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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E2	Development Applications for both the **intermodal** terminal **facility** shall include a report to identify: (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 show designs and compounds; and (d) Any monitoring system proposed to capture brake squeal.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	Locomotives			
E3	Development Applications for either the **intermodal** terminal **facility** shall detail how the expected port shuttle locomotives incorporate available best practice technologies.	Future stages	This Compliance Tracking Programs only applies to Early Works.	

E4	Development Applications for either the **intermodal** terminal **facility** shall consider the effect of headlight glare on surrounding sensitive receivers.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E7	Any Development Application comprising the rail link shall consider fauna movement in the bridge design.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
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: (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 Environmental Guidelines: Solid Waste Landfills, 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;	Future stages	This Compliance Tracking Programs only applies to Early Works.	

	(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.			
	Traffic			
E10	Development Applications for **the intermodal** terminal **facility** shall include documentation demonstrating how Condition 14 of this approval has been satisfied.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
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).	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E11A	**All future Development Applications must assess traffic impacts associated with fill importation and identify management measures.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E12	**All future Development Applications must include adequate measures to prevent heavy vehicles associated with the construction or operation of the facility from using Cambridge Avenue.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	Infrastructure Contributions			
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); (b) a commitment to pay developer contributions to the relevant consent authority or undertake works in kind towards the provision or improvement of public amenities and services. Note: This requirement may be satisfied subject tot he terms of any applicable Voluntary Planning Agreement; and (c) 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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	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').	Future stages	This Compliance Tracking Programs only applies to Early Works.	

E16	All future Development Applications shall include the following **vegetated** riparian corridor widths (measured **landward** from the top of bank) **and provide detailed drawings demonstrating compliance with this requirement**: (a) a minimum of 50 metres wide associated with the rail corridor; (a) a minimum of 40 metres wide associated with the [illegible]	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E16A	**All future Development Applications must demonstrate that onsite detention basins are located outside the riparian corridor and the outlets have been designed to minimise impacts on the riparian corridor.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E16B	**All future Development Applications must include an assessment of the impact of the development on core Koala habitat and provide a detailed assessment of options to manage and minimise impacts.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	Visual Amenity, Urban Design and 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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E17A	**All future Development Applications must include:** **a) an assessment of the visual impact of the raised landform, built form (materials and finishes) and urban design (height, bulk and scale) including lighting and signage when viewed from residential areas; and** **b) details of measures to mitigate impacts.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E17B	**All future Development Applications must present designs that incorporate the principles of:** **a) Water Sensitive Urban Design (WSUD) and Urban Heat Island Mitigation (UHIM); and** **b) NSW Government Architect's "Greener Places" policy.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	
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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	

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.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	Soil and Water			
E21	All future Development Application shall include an assessment of soil and water impacts. The assessment shall (where relevant): (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: (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 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; (d) include a contamination assessment in accordance with the guidelines made under the Contaminated Land Management Act 1997 and in consultation with the EPA for the subject site including the Glenfield Waste Facility.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E22	All future Development Application which includes construction in the vicinity of Amiens Wetland shall include advice form 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).	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E22A	**All future Development Applications must demonstrate that the proposed development, including the importation and placement of fill, will not adversely impact on or be adversely impacted by long term management or monitoring of remediation required under the Stage 1 Early Works in relation to contaminated land management.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	

	Hazards and Risks			
E23	All future Development Application shall be accompanied by a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 - Hazardous and Offensive Development and Applying SEPP 33 (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 Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis (DoP 2011) and Multi-Level Risk Assessment (DoP 2011). The PHA should: (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 (c) Demonstrate that the proposal complies with the criteria set out in the Hazardous Industry Planning Advisory Paper No. 4 - Risk Criteria for Land Use Safety Planning.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	Bushfire Management			
E24	All future Development Application shall be accompanied by an assessment against the Planning for Bushfire 2006 (NSW Rural Fire Service).	Future stages	This Compliance Tracking Programs only applies to Early Works.	
E24A	**All future Development Applications must demonstrate that bushfire asset protection zones do not impact on biodiversity offset areas and the Georges River riparian corridor.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	Building Code of Australia			
E25	All future Development Applications shall demonstrate compliance with the Building Code of Australia, as relevant.	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	Subdivision			
E26	**Any future Development Application for subdivision must:** **a) demonstrate compliance with the minimum lot size specified in the Liverpool Local Environmental Plan;** **b) demonstrate compliance with Condition 15 of this consent;** **c) include a subdivision plan showing completed estate works including but not limited to site services, internal roads, maintenance access roads, pedestrian paths, landscaping, lighting of common areas, provision for emergency services including for firefighting, onsite detention basins and stormwater treatment systems;** **d) include a detailed management and maintenance program for estate infrastructure; and** **e) nominate a single entity responsible for implementation of the management and maintenance program.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	

	Staging			
E27	**Any future Development Applications that propose staging of construction must provide details of staging which:** **a) describes how the development will relate to other future development stages including those on the MPE site;** **b) describes how estate infrastructure will be delivered in conjunction with warehouse construction;** **c) includes an indicative construction program for both MPW and MPE;** **d) documents how compliance with the requirements of conditions in this Schedule (Schedule 4) will be achieved; and** **e) demonstrates that estate infrastructure will be delivered prior to operation of the intermodal terminal facility, warehousing delivered in each stage, and the freight village.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	Cumulative Impacts			
E28	**All future Development Applications must provide the timing for construction and operation on both the MPW and MPE sites and provide cumulative assessments for construction and operation on the MPW and MPE sites including, but not limited to:** **a) traffic and access impacts;** **b) noise and vibration impacts;** **c) air quality impacts;** **d) stormwater drainage impacts;** **e) ecological impacts.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	
	Interaction between MPW and MPE sites			
E29	**Any future Development Application that proposes the use of infrastructure on the MPE site or integration of operations across the MPW and MPE sites must:** **a) demonstrate that there will be no overall increase in cumulative construction and operational environmental impacts;** **b) describe the relationship between similar facilities on each site such as the intermodal terminal facilities and freight villages;** **c) provide a mechanism to record the TEUs supplied and received at each of the MPW and MPE intermodal terminal facilities to demonstrate compliance with condition 7 and 8 of this consent and conditions 1.6 and 1.7 of the MPE Concept Plan (MP 10_0193) approval;** **d) provide an overall Precinct (MPW+MPE) layout and design drawings, including for:** **(i) access to the Precinct,** **(ii) internal access and connections for pedestrians and vehicles including for the transfer of containers between intermodal terminal facilities and warehouses,** **(iii) public access including vehicle access between Anzac Road and Cambridge Avenue, public transport and pedestrian/cyclist connections,** **(iv) stormwater infrastructure including stormwater treatment and detention, and** **(v) landscaping and directional signage; and** **e) outline management and maintenance arrangements for the use of infrastructure on the other site.**	Future stages	This Compliance Tracking Programs only applies to Early Works.	