

MOOREBANK PRECINCT EAST (SSD 7628)

Stage 2: Quarterly Compliance Report - #08

April – June 2020

05 OCTOBER 2020

DOCUMENT TRACKING

Version No.	Document No.	Description	Prepared by	Approved by	Date
Rev 1	001	Final	[REDACTED]	[REDACTED]	05/10/2020

This report has been prepared for SIMTA. [REDACTED] cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

Table of Contents

1. Introduction	4
1.1 Moorebank Logistics Park Overview	4
1.2 MPE Stage 2 Development	5
1.3 Site Location	5
1.4 Scope of Works	6
1.5 Works Undertaken April – June 2020	6
1.6 Scope and Purpose	8
1.7 Quarterly Compliance Report Structure	8
1.8 Methodology for Data Collection	9
2. Project Compliance	10
2.1 Previous actions	10
2.2 Environmental Incidents	10
2.3 Conditions of Consent	10
2.4 Non-Compliance	10
2.5 Complaints Management	10
3. Compliance Summary	12
Compliance Report Declaration	13

Appendices

Appendix A – SSD 7628 Compliance Tracking Table

Appendix B – SSD 7628 Subdivision Compliance Tracking Table

Appendix C - SSD 7628 Final Compilation Mitigation Measures Tracking Table

List of Tables

Table 1-1 Requirements for compliance reporting

Table 3-1 Compliance status descriptors (CRPAR 2020)

Table 3-2 Summary of complaints received during the reporting period

List of Figures

Figure 1-1 Environment management process flow across the MPE and MPW developments

Acronyms

Acronym	Meaning
CAR	Corrective Action Request
CoC	Conditions of Consent
CRPAR	Compliance Reporting Post Approval Requirements 2018
CTP	Compliance Tracking Program
DPIE	Department of Planning, Industry and Environment (formerly Department of Planning and Environment)
ER	Environmental Representative
FCMMs	Final Compilation of Mitigation Measures
MLP	Moorebank Logistics Park
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
PCCR	Pre-Construction Compliance Report
POCR	Pre-Operation Compliance Report
SIMTA	Sydney Intermodal Terminal Alliance
SSD	State significant development

1. Introduction

This six-monthly compliance report, as required by Condition of Consent (CoC) C21 of the Moorebank Precinct East (MPE) Stage 2 (SSD 7628) development consent, has been prepared on behalf of SIMTA for the compliance reporting period April to June 2020.

1.1 Moorebank Logistics Park Overview

The Sydney Intermodal Terminal Alliance (SIMTA) and Moorebank Intermodal Company have entered into an agreement to develop the MPE Project and Moorebank Precinct West (MPW) Project into the Moorebank Logistics Park (MLP).

When completed, the MLP will move 1.5 million shipping containers annually by rail instead of road. It will also feature Australia’s largest purpose-built warehouse and distribution precinct serviced by the latest automated technology which will see driverless shuttle carriers collect and transport containers around the precinct to be processed, unpacked and stored on site or distributed in smaller consignments.

Figure 1-1 identifies the environmental management process flow across the MPE and MPW Projects implemented since January 2020.

MLP Environment Management Process Flow

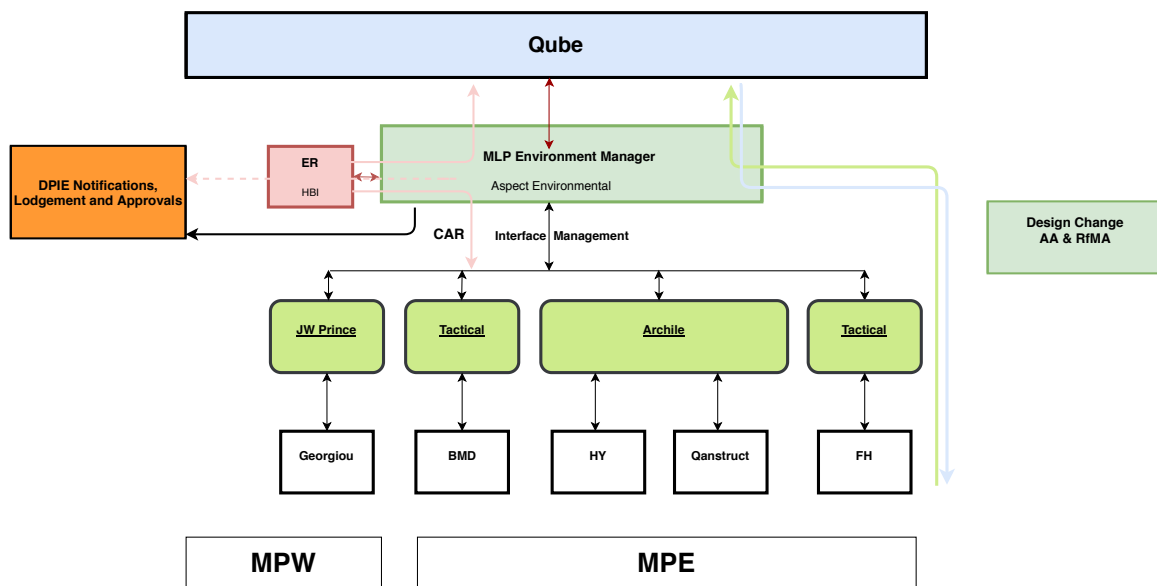


Figure 1-1 Environment management process flow across the MPE and MPW developments

1.2 MPE Stage 2 Development

The MPE Stage 2 (SSD 7628) development generally involves the construction and operation of warehouse and distribution facilities, including a freight village (ancillary site and operational services), and associated infrastructure, including stormwater, landscaping, utilities and services and road upgrades; and is being delivered under the following approvals:

- State significant development consent (SSD 7628) granted by the (then) NSW Planning Assessment Commission on 31 January 2018 for the second stage of the MPE development under Part 4, Division 4.1 (now Division 4.7 as of 1 March 2018) of the *Environmental Planning and Assessment Act 1979*
- *Environment Protection and Biodiversity Act 1999* (EPBC Act) Approval No. 2011/6229, granted 6 March 2014 for the construction and operation of SIMTA Moorebank Intermodal Terminal Facility and associated rail infrastructure including a rail link to the Southern Sydney Freight Line and
- Partial development consent (SSD 7628) granted on 5 April 2019, for the phased completion of subdivision works across MPE Stage 2.

A modification of the MPE Stage 2 Development Consent (SSD 7628- Mod-2) was granted by the NSW Independent Planning Commission on 31 January 2020, approving adjustments to the site boundary and OSD basin 9.

The Department of Planning, Industry and Environment (DPIE) was notified on 18 June 2019, that SIMTA intended to commence the staged operation of the MLP East Precinct in Area 1 on 15 July 2019. Subsequent notifications of commencement of operations have been approved for Warehouse 3 and 4.

The progressive operation of warehouses was detailed in the Program for Operational Phase Delivery, first approved by the DPIE on 21 May 2019. The progression of operations has been further described in the Operational Environment Management Plan and associated sub-plans.

Error! Reference source not found. presents the MPE Stage 2 Site layout including the delineation between construction and operational areas.

The other approved works to be undertaken within the Moorebank precinct will be undertaken as part of separate approvals and subject to separate construction programs, including the MPE Stage 1 Development (SSD 6766), MPW Stage 1 Development (SSD 5066) and MPW Stage 2 Development (SSD 7709), and are not the subject of this report.

1.3 Site Location

The MPE Stage 2 development is located on Moorebank Avenue, Moorebank in NSW. The site is situated within the Liverpool LGA 30 km south-west of the Sydney CBD and approximately 4km south of Liverpool CBD.

The Site is generally described as the land immediately to the east of Moorebank Avenue and to the north of East Hills Passenger rail line. The site comprises the following lots:

- Lot 1 DP825352
- Lot 4 DP1197707
- Lot 21 DP1048263 (registered as 21/1253673)
- Lot 22 DP1048263 (registered as 22/1253673)
- Lot 23 DP1048263 (registered as 12/1251885)
- Lot 12 DP1048263 (formerly part of Lot 24 and registered as 12/1251885)
- Lot 13 DP1048263 (formerly part of Lot 24 and registered as 13/1251885)
- Lot 26 DP1048263 (formerly Lot 25 and registered as 26/1253673).

1.4 Scope of Works

The MPE Development involves the development of an intermodal terminal facility, including an intermodal rail terminal, rail link connection to Southern Sydney Freight Line, warehouse and distribution facilities, freight village (ancillary site and operational services). stormwater, landscaping, servicing and associated works on the eastern site of Moorebank Avenue, Moorebank.

The MPE Stage 2 (SSD 7628) development includes the following key components:

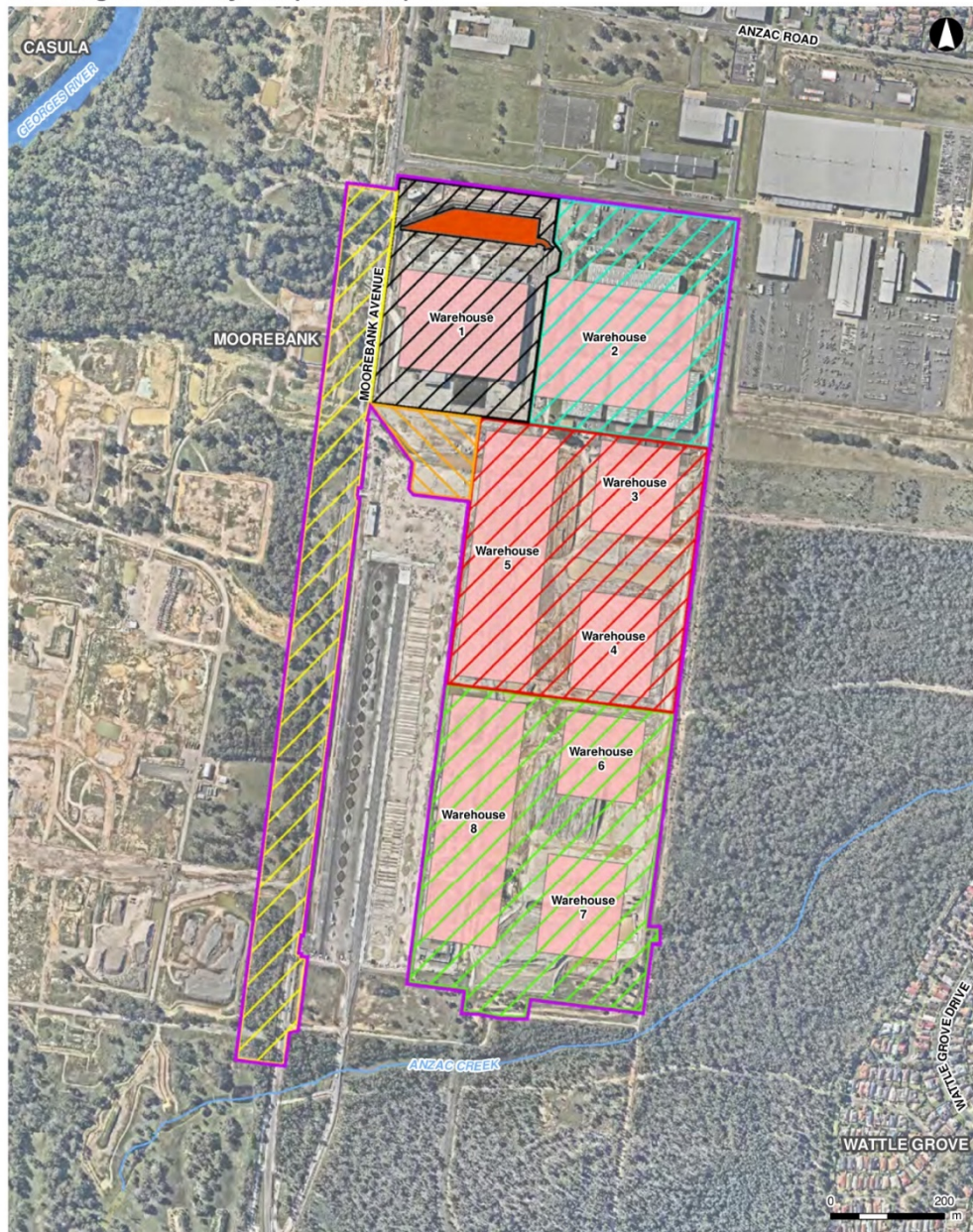
- Earthworks, including the importation of 600,000 m³ of fill and vegetation clearing
- Approximately 300,000 m² Gross Floor Area (GFA) of warehousing and ancillary offices
- Warehouse fit-out
- Freight village, with 8,000 m² GFA of ancillary retail, commercial and light industrial land uses
- Internal road network and hardstand across site
- Ancillary supporting infrastructure within the site, including:
 - stormwater, drainage and flooding infrastructure
 - utilities relocation / installation
 - fencing, signage, lighting, remediation and landscaping
- Moorebank Avenue upgrade including:
 - raising by about two metres and some widening
 - embankments and tie-ins to existing Moorebank Avenue road levels
 - signalling and intersection works
- Intersection upgrades along Moorebank Avenue including:
 - Moorebank Avenue/MPE Stage 2 access
 - Moorebank Avenue/MPE Stage 1 northern access
 - Moorebank Avenue/MPE Stage 2 central access
 - MPW Southern Access/MPE Stage 2 southern emergency access
- Operation 24 hours a day, seven days per week.

1.5 Works Undertaken April – June 2020

The following construction works have been undertaken during the current reporting period:

- stripping and stockpiling of topsoil
- mulching of cleared vegetation
- preparation of foundations
- importation and placement of sandstone
- removal of asbestos unexpected finds
- bulk excavation for drainage apron and culverts
- construction of drainage apron and culvert base slabs
- spoon drain removal and replacement on ITV road
- warehouse construction, fit-out and landscaping
- progressive operations of warehouses with approved occupancy certificates from DPIE.

MPE Stage 2 Quarterly Compliance Report



LEGEND		ARCADIS AUSTRALIA PACIFIC PTY LTD ABN: 75 104 485 289 Level 16, 589 George St Sydney NSW 2000 P: +61 (0) 2 9977 9000 F: +61 (0) 2 9977 9001 Coordinate System: GDA 1994 MGA Zone 56 Aerial imagery supplied by Neamap (Mar. 2019)	
MPE Stage 2 construction area	Area 1	Area 4: Freight Village	Area 5
Warehouse	Area 2	Area 6	Area 3
Watercourse	Terminal hardstand		

1:10,000 at A4

CABRAMATTA
LIVERPOOL
MOOREBANK
HOLSWORTHY

Figure 2-1: Warehouse Construction Staging

Date: 4/08/2019 Path: \\arc-ns-16-01\jobs\AA008765L-GIS-A_Current\B_Map\MPE\2\MPE_S2_LDLP\SIMTA_MPE_S2_LDLP_W\Site_AAP_v6.mxd
Created by: EM
QA by: RB

Figure 1-2 Warehouse construction staging

1.6 Scope and Purpose

Compliance tracking and reporting requirements for MPE Stage 2 are specified in SSD 7628 Condition of Consent (CoC) C21 and are summarised in Table 1-1. In addition to tracking compliance with SSD 7628 CoC, the Compliance Tracking Program tracks conformance with the Final Compilation of Mitigation Measures (FCMMs) arising from the MPE Stage 2 Response to Submissions (RtS).

This report represents the eighth quarterly report required under CoC C21(c)(ii), and documents compliance against the relevant construction requirements, and when triggered, operation requirements outlined in the MPE Stage 2 CoCs and FCMMs for the period April – June 2020.

Table 1-1 Requirements for compliance reporting

CoC	Condition	Reference
C21	<p>The Proponent must prepare and implement a Compliance Tracking Program (CTP) to track compliance with the requirements of this approval. The Compliance Tracking Program must be submitted to the Secretary for approval prior to the commencement of construction.</p> <p>The Compliance Tracking Program must include, but not be limited to:</p>	<p>The CTP has been prepared to satisfy this condition. CTP (Rev 5) dated 24 May 2018 was approved by the Department of Planning and Environment (now the Department of Planning, Industry and Environment (DPIE)) on 8 June 2018 prior to the commencement of construction.</p>
(c)	<p>provision for periodic reporting of compliance status to the Secretary, including but not limited to:</p> <p>(i) a Pre-Construction Compliance Report (PCCR) prior to the commencement of construction,</p>	<p>The Final PCCR was issued to the DPIE on 29 August 2018.</p>
	<p>(ii) quarterly Construction Compliance Reports (CCR), for the duration of construction,</p>	<p>This quarterly compliance report has been prepared to satisfy this condition and identifies a description of the compliance status of the Project for the period from January 2020 to March 2020 and will be provided to the Secretary for information.</p>
	<p>(iii) a Pre-Operation Compliance Report (POCR) prior to the commencement of operation, and six-monthly operational compliance reports;</p>	<p>POCR documents for MPE Stage 2 are being issued progressively to the DPIE, in accordance with the approved Program for Operational Documentation (rev 3, dated 22 March 2019).</p> <p>The compliance status of pre-operational and operational conditions has been detailed in the compliance table of this quarterly construction compliance report thereafter until such a time that separate Operation Compliance Reports are issued.</p>

1.7 Quarterly Compliance Report Structure

This compliance report has been prepared in accordance with the CTP (SIMTA, 2018). The Compliance Reporting Post Approval Requirements (CRPAR) (Department of Planning and Environment, June 2018) have also been considered in the preparation of this report. The structure of the compliance report is as follows:

- Section 1 - Introduction: Provides a brief overview of the MPE Project, a brief summary of the MPE Stage 2 works and the works undertaken during the reporting period and the scope and purpose of this report
- Section 3 - Project Compliance: This includes detail for any environmental incidents and non-compliances, internal and external audit results, progress against previous compliance report actions and response to any complaints or enquiries and
- Section 4 - Compliance Summary: Provides a conclusion of the report.

Appendix A contains the compliance tracking table for SSD 7628 Minister's Conditions of Consent.

Appendix B contains the compliance tracking table for SSD 7628 Partial Consent Subdivision.

Appendix C contains the compliance tracking table for SSD 7628 Final Compilation Mitigation Measures.

1.8 Methodology for Data Collection

This compliance report has been prepared with input from Tactical Group, Archile, BMD, Fulton Hogan, Hansen Yuncken and SIMTA, in accordance with the CTP requirements.

This report integrates information collated from regular compliance activities, such as progress meetings, inspections, client surveillance and monitoring undertaken in accordance with the relevant Construction Environmental Management Plan and sub-plans.

2. Project Compliance

2.1 Previous actions

There are no outstanding actions from previous compliance reporting or independent audits. Further, no independent environmental audit has been undertaken during the reporting period.

Under SSD 7628 CoC 18, Independent Environmental Audits are required to be undertaken every three years. The most recent independent audit was completed in December 2019, with the next audit due for completion in December 2021.

2.2 Environmental Incidents

No reportable environmental incidents occurred during the reporting period.

2.3 Conditions of Consent

Compliance against the CoC is outlined in Appendix A and Appendix B. The status of each compliance requirement during the reporting period is recorded using the descriptors prescribed by the CRPAR (DPE, 2018). These are provided in Table 2-1.

Table 2-1 Compliance status descriptors (CRPAR 2020)

Status	Description
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate all elements of the requirement have been complied with.
Non-compliant	The proponent has identified a non-compliance with one or more element 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.

2.4 Non-Compliance

No non-compliances were recorded during the reporting period.

2.5 Complaints Management

Two community complaints related to two issues were recorded during this reporting period. Complaints and enquiries are managed in accordance with the Community Communication Strategy Section 7.6 *Complaints and Enquiry Handling Flowchart* by Elton Consulting.

The details of these complaints and enquires and the subsequent responses are recorded in a community complaints register, which is maintained across the entire Moorebank Precinct, including the MPE Stage 1 site, and does not differentiate between development consents or work stages. Due to this, some complaints may be duplicated within the compliance reporting documentation across the MLP.

Table 3-2 summarises the nature of the complaints, the reporting mechanism and the total number of complaints. All complaints have been closed out within this reporting period.

Table 2-2 Summary of complaints received during the reporting period

Date	Reporting Mechanism	Complaint Type	Summary	Response
20/04/2020	Email	Information required and lighting	CCC member asked that on-site lighting be trimmed down as one unit is directing light towards his home.	Project team adjusted the relevant lighting, including light shields and further engaged with complainant to ensure temporary lighting units were not placed in locations that directed light towards his home.
27/05/2020	Email	Noise	CCC member noted that noise was audible until 8.30pm on 26/5 as trucks delivered materials to the worksite.	Project team confirmed that this is permitted by project approvals.

3. Compliance Summary

At the completion of this compliance period, it has been deemed that works have generally been undertaken in compliance with the CoC, FCMMs and approved Construction Environmental Management Plan and sub-plans.

Periodic review of compliance against the CoC will continue to be undertaken.

Compliance Report Declaration

Project Name	Moorebank Logistics Park – MPE Stage 2
Project Application Number	SSD 7628
Description of Project	Development of an intermodal facility, including warehouse and distribution facilities, freight village (ancillary site and operational services), stormwater, landscaping, servicing and associated works on the eastern side of Moorebank Avenue, Moorebank.
Project Address	Moorebank Logistics Park
Proponent	Moorebank Intermodal Company
Title of Compliance Report	Quarterly Construction Compliance
Date	05/10/20

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval

Requirements;

- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development. Notes:
- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years’ imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer	██████████
Title	██████
Signature	██████████
Qualification	██████████
Company	██████████████████
Company Address	██████████████████████████████

Appendix A – SSD 7628 Compliance Tracking Table

Approval (ID)	Condition	Development Phase	Evidence and comments	Compliant	Non Compliant	Not Triggered
Compliance Requirement						
Part A Administrative						
(ID)	Obligation to Minimise Harm to the Environment					
A1	In addition to meeting the specific performance measures and criteria established under this consent all reasonable measures must be implemented to prevent, and if prevention is not reasonable, minimise, any harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At All Times	All environmental management plans and strategies.			
Terms of Consent						
A2	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Secretary in relation to this consent; c) in accordance with the EIS, Submissions Report, Consolidated assessment clarification responses, and updated Biodiversity Assessment Report; d) in accordance with the amended Development Layout Plans and Design Plans, amended WSUD plans and amended architectural plans to be submitted for the Secretary's approval as part of this consent; and e) in accordance with the management and mitigation measures at APPENIX B of this consent and (f) in accordance with modification application SSD-7628-Mod-2 and supporting documentation.	At All Times	Management measure (SW44) is outlined in Section 3.4 of the CSWMP, to ensure compliance is met with the requirements from the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997). In rev 06 of the MPE POCR (dated 27 July 2020) and rev 2 of the MPE Area 1 POCR (dated 28 July 2020), it has been detailed in Section 3 that "All pre-operational management plans have been approved, thus allowing the commencement of operations of Area" , however in the associated compliance table CoC A2 is marked as non-compliant due to a non-compliance previously identified for B40'.			
A3	The Secretary may make written directions to the Applicant: a) as a result of the Department's assessment of any strategy, plan, program, review, audit, notification, report or correspondence submitted under or in relation to this consent; b) as a result of the Department's assessment of any review, report or audit undertaken or commissioned by the Department regarding compliance with this consent or in relation to an incident (whether notified to the Department or not); and c) in relation to the implementation of any actions or measures contained in any of the documents listed in condition A2.	At All Times	No written directions to the Applicant have been made by the Secretary to date.			
A4	The conditions of this consent and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e) to A2(f). In the event of any inconsistency, ambiguity or conflict between any of the documents listed in condition 2(c) and A2(e) to A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. For the purpose of this condition, there will be an inconsistency between documents if it is not possible to comply with both the condition or direction and the document.	At All Times	No inconsistencies have been triggered.			
Limits of Consent						
A5	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under Section 95 of the EP&A Act.	Construction	DPIE notified via email for early works and construction 27 February 2018. There is no specific requirement to notify the DPIE of incremental progression of construction across the MPE Stage 2.			
A6	The total volume of spoil to be imported, including fill required to raise Moorebank Avenue and spoil imported during early works must not exceed 600,000m ³ .	Construction	CTAMP: 15 June 2018 CSWMP & CSMP: 8 June 2018 CTAMP-B (rev K) was approved by the Secretary on 13 December 2019. This approval was subject to updates provided in Attachment 1 of the approval letter.			
A7	No works are permitted with the Defence Joint Logistics Unit site under this approval.	Construction	No works completed on DJLU Site per CEMP.			
A8	The container freight road volume must not exceed 250,000 TEUs p.a., subject to the exception identified in condition A9, which may only be considered under condition A9 after the facility has been in operation.	Operation	OTAMP and WTP were approved by DPIE on 6 December 2019.			
A9	The movement of container freight by road may exceed the 250,000 TEU limit p.a. by up to a further 250,000 TEU p.a., if the Secretary is satisfied that traffic monitoring and modelling of the operation of the facility demonstrate that traffic movements resulting from the proposed increase in TEU will achieve the objective of not exceeding the capacity of the transport network.	Operation	OTAMP and WTP were approved by DPIE on 6 December 2019.			
A10	In determining the TEU limit, the Secretary may take account any roadworks or mitigation measures proposed under a Voluntary Planning Agreement to minimise traffic impacts.	At All Times	An OTAMP was prepared to address the requirements of this condition.			
A11	The maximum GFAs for the following uses apply: a) 300,000m ² for the warehousing and distribution facilities; and b) 8,000m ² for the freight village.	Operation	Addressed in detailed design.			
A12	The warehousing and distribution facilities must only be used for activities associated with freight using the MPE Stage 1 intermodal terminal.	Operation	Noted. The OEMP was approved by DPIE on 9 September 2019.			

A13	<p>Freight village tenants and occupations are restricted to those activities that provide:</p> <p>a) ancillary support for the development, its tenants, worker population and visitors;</p> <p>b) a nexus with activities undertaken in relation to the warehouse, logistics functions of the IMT development and/or;</p> <p>c) provide aligned services to the intermodal functions.</p> <p>Prior to occupancy of any freight village tenancy, and every subsequent occupation of these tenancies, details of the tenant and occupation activity is to be submitted to the Secretary demonstrating that the proposed activity complies with this condition.</p>	Operation	<p>OEMP approved by DPIE on 9 September 2019. This condition will be addressed in future updates of the OEMP or UDLP once specific activities of the Freight Village have been determined.</p>			
Staged Submission of Strategies, Plans or Programs						
A14	<p>With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a staged basis.</p>	At All Times	<p>The CTP (rev 5) dated 24 May 2018, was approved by DPIE on 8 June 2018. Document Delivery Strategy (DDS). The Program for Operational Phase Documentation (POPD) outlines the operational plans proposed to be combined under both the MPE Stage 1 (SSD 6766) and (SSD 7628) consents. The POPD was approved by DPIE on 21 May 2019. Plans subsequently combined and approved by DPIE include:</p> <ul style="list-style-type: none"> • Operation Environmental Management Plan (OEMP) – required by both consents • Operational Noise Management Plan (ONMP) – required by both consents • Operational Traffic and Access Management Plan (OTAMP) – required by both consents • Operational Air Quality Management Plan (OAQMP) – required by both consents <p>*Operational Waste and Resources Management Plan (OWRMP) to include SSD 6766 resources and SSD 7628 waste management requirements *Stormwater Infrastructure and Operational Management Plan (SIOMP) to include SSD 6766 soil and water management requirements *Operational Emergency Response Management Plan (OERP) to include BEEP, BMP and FERP required by one or both consents *Operational Flora and Fauna Management Plan (OFFMP) to include stormwater management plan.</p> <p>DPIE approved staging of Site Audit Statement under CoC A14 on 2 April 2019 . Site Audit Statements will be progressively prepared and submitted to the Secretary one month prior to the issue of an occupation certificate for that relevant stage.</p>			
A15	<p>If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program.</p>	At All Times	<p>The CTP (rev 5) dated 24 May 2018, was approved by DPIE on 8 June 2018. Document Delivery Strategy (DDS). The Program for Operational Phase Documentation (POPD) outlines the operational plans proposed to be combined under both the MPE Stage 1 (SSD 6766) and (SSD 7628) consents. The POPD was approved by DPIE on 21 May 2019. Plans subsequently combined and approved by DPIE include:</p> <ul style="list-style-type: none"> • Operation Environmental Management Plan (OEMP) – required by both consents • Operational Noise Management Plan (ONMP) – required by both consents • Operational Traffic and Access Management Plan (OTAMP) – required by both consents • Operational Air Quality Management Plan (OAQMP) – required by both consents <p>*Operational Waste and Resources Management Plan (OWRMP) to include SSD 6766 resources and SSD 7628 waste management requirements *Stormwater Infrastructure and Operational Management Plan (SIOMP) to include SSD 6766 soil and water management requirements *Operational Emergency Response Management Plan (OERP) to include BEEP, BMP and FERP required by one or both consents *Operational Flora and Fauna Management Plan (OFFMP) to include stormwater management plan.</p> <p>DPIE approved staging of Site Audit Statement under CoC A14 on 2 April 2019 . Site Audit Statements will be progressively prepared and submitted to the Secretary one month prior to the issue of an occupation certificate for that relevant stage. The Lot 23 Site Audit Statement was approved on 21 July 2020.</p>			

Combined Submission of Strategies, Plans or Programs			
A16	With the approval of the Secretary, any strategy, plan or program required by this consent may be combined.	At All Times	<p>The CTP (rev 5) dated 24 May 2018, was approved by DPIE on 8 June 2018. Document Delivery Strategy (DDS).</p> <p>The Program for Operational Phase Documentation (POPD) outlines the operational plans proposed to be combined under both the MPE Stage 1 (SSD 6766) and (SSD 7628) consents. The POPD was approved by DPIE on 21 May 2019.</p> <p>Plans subsequently combined and approved by DPIE include:</p> <ul style="list-style-type: none"> • Operation Environmental Management Plan (OEMP) – required by both consents • Operational Noise Management Plan (ONMP) – required by both consents • Operational Traffic and Access Management Plan (OTAMP) – required by both consents • Operational Air Quality Management Plan (OAQMP) – required by both consents <p>*Operational Waste and Resources Management Plan (OWRMP) to include SSD 6766 resources and SSD 7628 waste management requirements</p> <p>*Stormwater Infrastructure and Operational Management Plan (SIOMP) to include SSD 6766 soil and water management requirements</p> <p>*Operational Emergency Response Management Plan (OERP) to include BEEP, BMP and FERP required by one or both consents</p> <p>*Operational Flora and Fauna Management Plan (OFFMP) to include stormwater management plan.</p> <p>DPIE approved staging of Site Audit Statement under CoC A14 on 2 April 2019. Site Audit Statements will be progressively prepared and submitted to the Secretary one month prior to the issue of an occupation certificate for that relevant stage.</p>
A17	In seeking the Secretary's approval, a clear relationship must be demonstrated between the strategies, plans or programs that are proposed to be combined.	At All Times	Addressed by Table 4 and Table 5 of the POPD which was approved by DPIE on 21 May 2019.
Notification of Commencement			
A18	<p>The of commencement of each of the following phases of the development must be notified to the Department, at least one month before that date:</p> <p>a) early works; b) fill importation; c) construction; d) operation; and e) occupation.</p> <p>If the construction, operation or occupation of the development is to be staged, then the Applicant must notify the Department in writing at least one month before the commencement of each stage, and clearly identify the development to be carried out in that stage.</p>	At All Times	<p>DPIE notified via email for early works and construction 27 February 2018.</p> <p>There is no specific requirement to notify the DPIE of incremental progression of construction across the MPE Stage 2.</p> <p>DPIE notified via email for commencement of occupation and operations in 18 June 2019. An interim occupation certificate for Warehouse 1 (19/124520-5) was issued on 21 June 2019. An interim occupation certificate for Warehouse 3 was issued on 20 March 2020. An interim occupation certificate for Warehouse 4 was issued on 22 May 2020. (20/125115-4)</p> <p>DPIE will be notified on commencement of future phases of development.</p>
Evidence of Consultation			
A19	Where conditions of this consent require a document to be prepared in consultation with an identified party, the Applicant must:	At All Times	Stakeholder consultation outcomes addressed within each management plan.
	<p>(a) consult with the relevant party prior to submitting the subject document to the Secretary for approval;</p> <p>(b) provide evidence that at least two weeks was provided for the relevant party to comment on the document; and</p> <p>(c) include in the document:</p> <p>(i) details of the consultation undertaken;</p> <p>(ii) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and</p> <p>(iii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>		
Statutory Requirements			
A20	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits, approvals and consents.	At All Times	CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018. The OEMP was approved by DPIE on 9 September 2019. The current version of the OEMP (rev 015) dated 27 March 2020. Specific licence/permit requirements are addressed in each subplan.
Demolition			
A21	All demolition work must be carried out in accordance with the latest version of Australian Standard AS 2601-2001: The Demolition of Structures (Standards Australia, 2001) and the requirements of the Work Health and Safety Regulation 2011.	Pre-Construction	Section 1.3.3 of CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018.

Design Master Plans			
A22	Prior to construction, the Applicant must prepare amended Development Layout Plans and Design Plans to the satisfaction of the Secretary which achieve the improvements and revisions referred to in conditions B140 and 141, including integration of Water Sensitive Urban Design (WSUD) and landscape design.	Pre-Construction	Development Layout Plans and Design Plans for Warehouse Precinct 1 (issue B and C) dated 20 June 2010 were approved by the DPIE 3 July 2018. Warehouse 3 and 5 (East) SMPs were approved by DPIE on 22 August 19. The SMP – Balance of Site (SMP – BoS), prepared by Costin Roe, was approved by DPIE on 18 March 2020 on condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary.
Water Sensitive Urban Design			
A23	Prior to commencement of early works and fill importation, the Applicant must prepare Amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that: a) the stormwater and drainage systems for the development will operate independently of any works proposed as part of the MPW Stage 2 development application (SSD 7709) that have not been incorporated in this development, unless development consent has been granted to those works under SSD 7709 prior to commencement of early works and fill importation; b) adequate overland flow paths have been provided in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event; c) on site detention basins are visually unobtrusive; d) that the designs of the basins, and associated setbacks and fencing, ensures public safety; e) adequate site area has been provided for stormwater treatment; f) design of stormwater treatment systems minimises the risk of failure; and g) setback of drainage work and fencing has been finalised in consultation with RMS. Note: Notwithstanding modification application SSD-7628-Mod-2, all drainage on the site must comply with this condition.	Pre-Construction	The Stormwater Management Plan (SMP) will be staged (approved by DPIE on 2 July 2018). SMPW1P (rev 2) - 28 June 2018 is for the construction and operation of Warehouse 1 Precinct and demolition and completion of bulk earthworks for the remainder of the site. The SMP-WIP (rev 2) - 28 June 2018, was approved by DPIE 2 July 2018. The SMP – Balance of Site (SMP – BoS), prepared by Costin Roe, was approved by DPIE on 18 March 2020 on condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary.
Architectural Plans			
A24	Prior to commencement of permanent built surface works and/or landscaping, the Applicant must prepare amended architectural plans that reflect updated plans required under the conditions.	Pre-Construction	The Urban Design and Landscape Plan include architectural drawings. Approval of the UDLP was put on hold until SSD 7628 MOD 2 was approved. MOD 2 was approved by DPIE in January 2020. The MPE Stage 2 UDLP for Area 1 was submitted to DPIE 30 March 2020; this was just an update to DPIE in light of the approval of MOD2 (in particular, regarding the changes to OSD 9). DPIE approval is pending.
Access for People with a Disability			
A25	The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility so that all people can enter and use these premises. Access is to meet the requirements of the Disability Discrimination Act 1992, relevant Australian Standards and Building Code of Australia (BCA).	Detailed Design	The Urban Design and Landscape Plan include architectural drawings. Approval of the UDLP was put on hold until SSD 7628 MOD 2 was approved. SSD 7628 MOD 2 was approved by DPIE in January 2020. The MPE Stage 2 UDLP for Area 1 was submitted to DPIE on 30 March 2020; this was just an update to DPIE in light of the approval of MOD2 (in particular, regarding the changes to OSD 9). On 5 June 2020, the DPIE approved the UDLP for Area 1 (revision 8, dated 11 March 2020) excluding condition B140 (e)(vi).
Structural Adequacy			
A26	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development must be constructed in accordance with the relevant requirements of the BCA. Note: • Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Detailed Design	Construction Certificate No. 19/124946-1 for Warehouse 1 Precinct issued and approved on 8 April 2019 by McKenzie Group Consulting (NSW) Pty Ltd.. Approved under BCA classification 10b. Interim Occupation Certificate No. 19/124520-5 for Warehouse 1 was issued on 21 June 2019 by McKenzie Group Consulting (NSW) Pty Ltd. Approved BCA classifications are 5 and 7b. Interim Occupation Certificate No. 20/125116-5 for Warehouse 3 was issued on 20 May 2020 by McKenzie Group Consulting (NSW) Pty Ltd. Approved BCA classifications are 5 and 7b. Interim Occupation Certificate No. 20/125115-4 for Warehouse 4 was issued on 22 May 2020 by McKenzie Group Consulting (NSW) Pty Ltd. Approved BCA classifications are 5 and 7b.
Utilities and Services			
A27	Before the construction of any utility works associated with the development, approvals required from service providers must be obtained.	Pre-Construction	Table 9 of CEMP (rev 4) dated 5 April 2018. Utilities connections for the Project will be from the MPE Stage 1 site and approvals from utilities providers will not be required.

A28	Prior to operation of the development, a compliance certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994 must be obtained.	Pre-Operation	Sydney Water provided the following compliance certificates on 18 August 2019: *Case 144792 (WW and PW) – Stage 1: Comprises an intermodal terminal facility, rail corridor including a link to the SSFL. *Case 144793 – insertion of WW and PW TEE (from 144792): An intermodal terminal (IMT), warehouse and distribution facilities and a freight village . *Case 178032 – Target Warehouse: Approximately 300,000m2 of warehousing and distribution facilities and ancillary offices. * Case 176215 – 2 lot subdivision creating Lot 24 and residual 25: Subdivision of the MPE site (Lot 1 of DP1048263). *Case 178768 – 2 lot subdivision (re-subdivision of Lot 24 in case 176215) creating Lot 12 and 13: Subdivision of the lot 24 *Case 178726 – 2 lot subdivision (re-subdivision of residual lot 25 in case 176215) creating lot 26 (IMEX) and residue lot 27: Subdivision of residual lot 25.			
Protection of Public Infrastructure						
A29	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of utility services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure between the M5 and the site and any local roads identified in the Heavy Vehicle Route Plan required under condition B2 (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Secretary and Council.	Pre-Construction	Dilapidation surveys were undertaken prior to commencement of construction of the MPES1 and MPWS1 Project. The reports were resubmitted to DPIE, via email on 8 June 2018 to satisfy CoC A29(b) & (c), which requires preparation of a dilapidation report and its submission to the Secretary prior to commencement of construction of the MPES2 Project. Dilapidation surveys are applicable to the whole Precinct.			
A30	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	At All Times	Not triggered. No damage to public infrastructure has occurred and no relocation of public infrastructure has been necessary.			
Local Development Contributions						
A31	Prior to the issue of a Construction Certificate, the Applicant must pay a monetary levy of 1% of the development Capital Investment Value (\$3,577,900) or other amount agreed to by Liverpool City Council for transport, drainage, community facilities, administration and professional and legal fees pursuant to section 94B(2) of the EP&A Act 1979.	Pre-Construction	Monetary levy was paid by Qube.			
Operation of Plant and Equipment						
A32	All plant and equipment used at the site or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	At All Times	CEMP all plant maintained accordingly. No spills reported during this reporting period.			
*Writing in red font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 2 Consolidated Consent in January 2020.						

Approval (ID)	Condition	Development Phase	Evidence and comments	Compliant	Non Compliant	Not Triggered
Compliance Requirement						
Part B - Environmental Performance and Management						
B1	The Applicant must: (a) prepare each plan, program and other documents in consultation with the specified stakeholders; (b) not commence each phase of the project until the plans, programs and other documents required under this consent are approved by or, where not required to be approved, submitted to the Secretary specified within the timeframes; and (c) implement the most recent version of the required plans and programs approved by the Secretary for the duration of the development.	At all times	Record of consultation included in all plans. The most recent approved versions of plans are implemented.			
Traffic and Access						
B2	Prior to commencement of early works and construction, the Applicant must prepare a Construction Traffic and Access Management Plan (CTMP) to the satisfaction of the Secretary. The Plan must form part of the CEMP required by condition C1 and must: (a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Secretary; (b) be prepared in consultation with Council, TfNSW and RMS; (c) include details of all transport routes and traffic types to be used for development-related traffic, access and parking arrangements; (i) include a protocol for undertaking dilapidation surveys to assess the existing condition of the transport routes prior to construction works; and (ii) condition of the transport routes following construction works; (d) include a protocol for the repair of any roads identified in the dilapidation surveys to have been damaged during construction and demolition works; (e) include details of: (i) staging of construction works; (ii) construction vehicle routes; (iii) heavy vehicle movements associated with spoil and demolition material transport off-site; (iv) construction traffic generation; (v) hours of construction; (vi) parking for workers; and (vii) access arrangements. (f) include a Heavy Vehicle Route Plan detailing: (i) the origin and destination of spoil / fill and demolition material; and (ii) details of the heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs). (g) include details of the measures to be implemented to minimise traffic safety issues and disruption to local road users including pedestrians / cyclists during construction works, including: (i) temporary traffic controls, including detours and signage; (ii) how two lanes of traffic on Moorebank Avenue will be available at all times during construction (unless otherwise approved by RMS); (iii) temporary traffic controls, including detours and signage; (iv) notifying the local community about development-related traffic impacts; (v) responding to any emergency repair requirements or maintenance during construction; and (vi) a traffic management system for managing over sized vehicles.	Pre- Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) approved by the DPIE on 15 June 2018. CTAMP-B (rev K) was approved by the Secretary on 13 December 2019. This approval was subject to updates provided in Attachment 1 of the approval letter.			
B3	The Applicant must: (a) not commence early works or construction until the Construction Traffic Management Plan required by condition B2 is approved by the Secretary; and (b) carry out the development in accordance with the most recent version of the Construction Traffic Management Plan approved by the Secretary.	Pre- Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) approved by the DPIE on 15 June 2018 CTAMP-B (rev K) was approved by the Secretary on 13 December 19. This approval was subject to updates provided in Attachment 1 of the approval letter.			
B4	A Road Occupancy Licence is to be obtained from the Transport Management Centre for any works that may impact on traffic flows on Moorebank Avenue or the adjoining State road network during construction activities.	Pre- Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) approved by the DPIE on 15 June 2018. Section 2.2.1 addressed ROL's. CTAMP-B (rev K) was approved by the Secretary on 13 December 2019. This approval was subject to updates provided in Attachment 1 of the approval letter.			

B5	A construction zone will not be permitted on Moorebank Avenue without the express approval of RMS.	Pre- Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) approved by the DPIE on 15 June 2018. Section 2.2.1 addressed ROL's and occupancy of Moorebank Avenue. CTAMP-B (rev K) was approved by the Secretary on 13 December 19. This approval was subject to updates provided in Attachment 1 of the approval letter.		
B6	All demolition and construction vehicles must be contained wholly within the site and vehicles must enter the site before stopping.	Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) approved by the DPIE on 15 June 2018. Section 2.2.1 addressed ROL's and occupancy of Moorebank Avenue. CTAMP-B (rev K) was approved by the Secretary on 13 December 19. This approval was subject to updates provided in Attachment 1 of the approval letter.		
B7	All vehicles are to enter and leave the site in a forward direction.	Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) approved by the DPIE on 15 June 2018. Section 2.2.1 addressed ROL's and occupancy of Moorebank Avenue. CTAMP-B (rev K) was approved by the Secretary on 13 December 2019. This approval was subject to updates provided in Attachment 1 of the approval letter.		
B8	All trucks entering or leaving the site with loads must have their loads covered and must not track dirt onto any public road.	At all times	CTAMP - Phase A (rev 9, dated 15 June 2018) approved by the DPIE on 15 June 2018. Section 2.2.1 addressed ROL's and occupancy of Moorebank Avenue. CTAMP-B (rev K) was approved by the Secretary on 13 December 2019. This approval was subject to updates provided in Attachment 1 of the approval letter.		
Road Safety Audit					
B9	Prior to commencement of any importation of site fill, the Applicant must undertake a Road Safety Audit for heavy vehicle movements associated with the importation of fill, for construction vehicle swept paths in and out of the development site via the proposed temporary construction access points along Moorebank Avenue, and for motorists and construction vehicle movements along Moorebank Avenue during the staged road upgrade works identified in condition B13. The Road Safety Audit is to be prepared by an independent TfNSW accredited road safety auditor in accordance with the relevant Austroads guidelines to identify any safety issues. The Road Safety Audit must consider road safety issues for the proposed construction access arrangements and affected vehicle movements during upgrade works on Moorebank Avenue. The Applicant must recommend corrective actions for the identified safety issues and propose appropriate traffic management measures (i.e. temporary traffic signals and other traffic management measures) in consultation and with the approval of the relevant Council, TfNSW and RMS.	Pre- Construction	A Road Safety Audit dated 19 February 2018 was undertaken. No corrective actions were identified.		
Site Access and Layout Design Plans					
B10	The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, must be in accordance with Austroads requirements. Prior to commencement of construction on permanent infrastructure a plan must be submitted to the Secretary and RMS for approval, which shows that the proposed development complies with this requirement.	Pre- Construction	CTAMP - Phase A (rev 9, dated 15 June 2018) approved by the DPIE on 15 June 2018. Section 2.2.1 addressed ROL's and occupancy of Moorebank Avenue. CTAMP-B (rev K) was approved by the Secretary on 13 December 2019. This approval was subject to updates provided in Attachment 1 of the approval letter.		
B11	The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) must be in accordance with AS2890.1-2004 Parking facilities Off-street car parking, AS2890.6-2009 Parking facilities Off-street parking for people with disabilities and AS2890.2-2002 Parking facilities Off-street commercial vehicle facilities for heavy vehicle usage.	Detailed Design	Addressed in detailed design.		
B12	The development is to be designed so that: (a) all vehicles are wholly contained on site before being required to stop; (b) adequate parking for heavy vehicles is provided on-site to accommodate any potential delays in schedule time; (c) all loading and unloading of materials is carried out on-site; and (d) site roads accommodate buses, bus infrastructure and cyclist use for employees.	Detailed Design	Addressed in detailed design.		

Road Infrastructure Upgrades					
B13	<p>The Applicant is to undertake the following upgrades, in accordance with the specified timing requirements, as set out in Table 1.</p> <p>Table 1: Required Upgrades and Specified Timing Requirements</p> <p>(i) Upgrade requirements</p> <p>(ii).Required timing for 100% design approval by RMS</p> <p>(iii)Required timing for completion of upgrade</p> <p>Moorebank Avenue / M5 Motorway intersection</p> <p>(i) Indicative layout to be provided by Applicant, subject to design development and approval by RMS</p> <p>(ii) To be obtained prior to the issue of the first Occupation Certificate for warehousing</p> <p>(ii) Prior to issue of the first Occupation Certificate for warehousing in excess of 100,000m2, or no later than December 2020, or a later date as agreed with the Secretary of Transport for NSW</p> <p>Newbridge Road / Moorebank Avenue intersection</p> <p>(i)Indicative layout to be provided by Applicant, subject to design development and approval by RMS</p> <p>(ii)To be obtained prior to the issue of the first Occupation Certificate for warehousing</p> <p>(ii)By December 2022</p> <p>Moorebank Avenue / Heathcote Road intersection</p> <p>(i) As strategically described for intersection I-5 Moorebank/Heathcote Road (page 76, MPE Stage 2 EIS Operational Traffic and Transport Impact Assessment) • Heathcote Road bus jump lane must be retained or a bus jump lane of equivalent length replaced by the Applicant. (ii) Indicative layout provided by Applicant, subject to design development and approval by RMS</p> <p>(ii) To be obtained prior to the issue of the first Occupation Certificate for warehousing</p> <p>By December 2022</p> <p>Moorebank Avenue Upgrade, being the upgrade of Moorebank Avenue to four lanes between Anzac Avenue and the IMEX Terminal Main access point</p> <p>(i) Indicative layout provided by Applicant, subject to design development and approval by RMS, and incorporating a bicycle/pedestrian base lane</p>	Detailed Design	<p>Detailed design and consultation with RMS for Moorebank Avenue Upgrade Works and Realignment is in progress.</p> <p>Timing specified in CEMP.</p>		
B14	<p>A Works Authorisation Deed(s) (WAD) with RMS is to be executed by the Applicant for the infrastructure listed in condition B13 prior to the issue of the first Occupation Certificate for warehousing.</p>	Construction	<p>WAD was executed in September 2019 as part of the 2018/9696 Moorebank Avenue, Moorebank Voluntary Planning Agreement for requirements relating to the upgrade and realignment of Moorebank Avenue.</p>		
B15	<p>Traffic Control Signal (TCS) plans must be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. The designs submitted to RMS must be in accordance with Austroads Guide to Road Design in association with</p>	Detailed Design	<p>Detailed design and consultation with RMS for Moorebank Avenue Upgrade Works and Realignment is in progress.</p>		
B16	<p>RMS fees for administration, plan checking, civil works inspections and project management must be paid by the Applicant prior to the commencement of works. The Applicant may be required to dedicate land for the maintenance of the traffic control lights. Further details will be included in the WAD process.</p>	Detailed Design	<p>CTAMP-B (rev K) was approved by the Secretary on 13 December 2019. This approval was subject to updates provided in Attachment 1 of the approval letter.</p> <p>WAD was executed in September 2019 as part of the 2018/9696 Moorebank Avenue, Moorebank Voluntary Planning Agreement for requirements relating to the upgrade and realignment of Moorebank Avenue.</p>		
B17	<p>The proposed road upgrade, road raising and widening works by the Applicant along Moorebank Avenue must be designed to meet RMS requirements, and endorsed by a suitably qualified person(s). The design requirements must be in accordance</p>	Detailed Design	<p>Detailed design and consultation with RMS for Moorebank Avenue Upgrade Works and Realignment is in progress.</p>		
B18	<p>The works associated with traffic lights and road upgrade works detailed in condition B13 are to be designed and delivered at no cost to TfNSW or RMS unless otherwise agreed by TfNSW and RMS.</p>	Detailed Design	<p>Detailed design and consultation with RMS for Moorebank Avenue Upgrade Works and Realignment is in progress.</p>		
B19	<p>The Applicant is responsible for all works required by public utility adjustment/relocation works necessitated by the road infrastructure upgrade works and as required by the various public utility authorities and/or their agents.</p>	Construction	<p>Public utilities for MAUW have been undertaken in accordance with this condition and as per the CEMP.</p>		
B20	<p>All works/ regulatory signposting associated with the road infrastructure upgrades must be approved by RMS.</p>	Construction	<p>Prior to the commencement of the road infrastructure upgrade works on Moorebank Avenue, approval for all works / regulatory signposting will be sought from Roads and Maritime. This is addressed in CTAMP-B.</p>		
Moorebank Avenue Public Road Dedication					
B21	<p>The Applicant is to procure the dedication as public road under the Roads Act 1993 of part of the existing Moorebank Avenue (i.e. part of Lot 2 DP 1197707) and any associated land required for the road widening or upgrades between the southern boundary of the Defence Joint Logistics Unit site (Lot 3 DP 1197707) and Anzac Avenue.</p>	Construction	<p>At Financial Close (FC) between MIC and QUBE executed on 25 January 2016, Moorebank Ave (Lot 2 DP1197707) was transferred within the Commonwealth from Defence to Department of Infrastructure, Regional Development and Cities (DIRD). MIC has a lease with DIRD and Qube has a 99 year lease with MIC under the Development and Operations Deed (DOD) from the date of FC.</p> <p>Preparatory works associated with the construction of MAUW commenced in Qr 4 2019.</p>		

B22	The Applicant is to procure the dedication as "temporary public road" under the Roads Act 1993 of the balance of the existing Moorebank Avenue (and any associated land required for the road widening or upgrades) that is owned by the Commonwealth and is not required to be dedicated under condition B21.	Construction	At Financial Close (FC) between MIC and QUBE executed on 25 January 2016, Moorebank Ave (Lot 2 DP1197707) was transferred within the Commonwealth from Defence to Department of Infrastructure, Regional Development and Cities (DIRD). MIC has a lease with DIRD and Qube has a 99 year lease with MIC under the Development and Operations Deed (DOD) from the date of FC. Preparatory works associated with the construction of MAUW commenced in Qr 4 2019.		
B23	The Moorebank Avenue road dedications required by conditions B21 and B22 must occur prior to the first Construction Certificate for any road works on Moorebank Avenue, unless otherwise agreed by the Secretary of Transport for NSW.	Construction	At Financial Close (FC) between MIC and QUBE executed on 25 January 2016, Moorebank Ave (Lot 2 DP1197707) was transferred within the Commonwealth from Defence to Department of Infrastructure, Regional Development and Cities (DIRD). MIC has a lease with DIRD and Qube has a 99 year lease with MIC under the Development and Operations Deed (DOD) from the date of FC. Preparatory works associated with the construction of MAUW commenced in Qr 4 2019.		
B24	The Applicant must pay all costs incurred by Council and/or RMS in relation to conditions B21 and B22.	Construction	At Financial Close (FC) between MIC and QUBE executed on 25 January 2016, Moorebank Ave (Lot 2 DP1197707) was transferred within the Commonwealth from Defence to Department of Infrastructure, Regional Development and Cities (DIRD). MIC has a lease with DIRD and Qube has a 99 year lease with MIC under the Development and Operations Deed (DOD) from the date of FC. Preparatory works associated with the construction of MAUW commenced in Qr 4 2019.		
Operating Traffic					
B25	The Applicant must ensure: (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002); (b) the final configuration of the internal road network is established and available for use prior to occupation of the freight village or any warehousing; (c) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant Austroads guidelines; (d) the development does not result in any vehicles queuing on the public road network; (e) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (f) all vehicles are wholly contained on site before being required to stop; (g) all loading and unloading of materials is carried out on-site;	Detailed Design	Addressed in detailed design, MPE Stage 2 UDLP, CTAMP-A/B and OTAMP.		
Operational Traffic and Access Management Plan					
B26	The Applicant must prepare an Operational Traffic and Access Management Plan to the satisfaction of the Secretary. The Plan is to be developed in consultation with the relevant Council, TfNSW and RMS. The plan must be approved by the Secretary prior to the commencement of operation. The Plan must be prepared by a suitably qualified and experienced person(s), and must: (a) demonstrate how the development will be managed during operation to meet the requirements of this development consent; (b) detail numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation; (c) detail access arrangements for the site to ensure road and site safety, and demonstrate there will be no queuing on the road network; (d) detail measures to ensure turning areas and internal access roads are kept clear of any obstacles, including parked cars, at all times; (e) set out procedures for collecting the information required to prepare the Biannual Trip Origin and Destination Report required under condition B28; (f) incorporate the Workplace Travel Plan as required under condition B29;	Pre-Operation	Operational Traffic and Access Management Plan (OTAMP) was approved by DPIE on 6 December 2019.		
B27	The Operational Traffic and Access Management Plan required by condition B26 must be implemented by the Applicant for	Pre-Operation	OTAMP was approved by DPIE on 6 December 2019.		

B28	<p>The Applicant is to prepare a Biannual Trip Origin and Destination Report each six months following commencement of any operation (in a format agreed with TfNSW and RMS) that advises:</p> <ul style="list-style-type: none"> a) the number of actual and standard twenty foot equivalent shipping containers despatched and received during the period; b) the number of days in the period that the truck gate was open for despatching trucks 24 hours a day, 7 days a week and detail any exceptions to this and advise actual hours of operation; c) records of vehicle numbers accessing the site; and d) representative vehicle origins and destinations; based on a cordon in the surrounding network. <p>A framework for recording and reporting on the data required for the report, prepared to the satisfaction of Tens and RMS, is to be submitted to the Secretary three months prior to the commencement of operation.</p> <p>The report is to be submitted within one month of its preparation throughout operation of the project, starting six months from the commencement of operation, unless otherwise agreed by the Secretary, TfNSW and RMS.</p> <p>The cordon count at (d) above will:</p> <ul style="list-style-type: none"> i) apply to all classes of vehicles; and ii) cover the intermodal terminal, the warehousing facility and any other uses such as the freight village. 	Pre-Operation	<p>A framework Biannual Trip Origin and Destination Report was prepared in consultation with TfNSW and RMS . The Report was submitted to the DPIE for review and approval information on 17 June 2019.</p> <p>The report was resubmitted to DPIE on 28 August 2019 following TfNSW and RMS consultation.</p>			
Workplace Travel Plan						
B29	<p>Prior to the issue of any Occupation Certificate, the Applicant must prepare a Workplace Travel Plan to the satisfaction of the Secretary. The Workplace Travel Plan must form part of the Operational Traffic and Access Management Plan required by condition C3, and must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with TfNSW; (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; (c) describe pedestrian and bicycle connections and linkages to and from the site from Moorebank Avenue and within the site including between warehouses and the freight village; (d) describe end of trip facilities available on-site which are to include under cover bike storage, showers and change facilities - the layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities; and (e) include the results of negotiations with the relevant agencies/ authorities as required to facilitate the staged delivery of the public transport infrastructure including: <ul style="list-style-type: none"> (i) construction of a covered bus drop off/ pick up facility within the site to encourage the use of buses for employees; (ii) review and rationalisation of the locations of Route 901 bus stops in the vicinity of the site to match the proposed northern terminal entry location and enhance accessibility; (iii) peak period and SIMTA shift work responsive express buses to /from the site and Liverpool Station via Moorebank Avenue and Newbridge Roads with frequency dependent on the development of the site; (iv) peak period express buses to/ from the site and Holsworthy rail station via Anzac Road, Wattle Grove Drive and Heathcote Road with frequency dependent on the development of the site; (v) potential to extend the Route 901 bus through the site via the light vehicle road and increasing peak period bus service frequencies to better match the needs of existing and future employees of the locality with frequency dependent on the extent of development of the site; and (vi) changes to existing bus stop locations and the identification of new bus stop locations if required. 	Pre-Operation	<p>A Workplace Travel Plan (WTP) was prepared in consultation with TfNSW and RMS.</p> <p>Conditional approval of the WTP was received by the DPIE on 14 June 2019.</p> <p>Approval of the WTP and OTAMP was received by DPIE on 6 December 2019.</p>			
B30	<p>The Applicant must ensure that the Workplace Travel Plan is implemented for the life of the development.</p>	Operation	<p>A Workplace Travel Plan (WTP) was prepared in consultation with TfNSW and RMS.</p> <p>Conditional approval of the WTP was received by the DPIE on 14 June 2019.</p> <p>Approval of the WTP and OTAMP was received by DPIE on 6 December 2019.</p>			
Concrete Batching Plant						
B31	<p>The applicant must prepare must prepare a Concrete Batching Plant Management Plan to the satisfaction of the Secretary. The plan must be approved by the Secretary prior to the establishment of Concrete Batching Plant and form part of the CEMP required by condition C1.</p> <p>The Plan must be prepared by a suitably qualified and experienced person(s) and detail the establishment and operation of the Plant including:</p> <ul style="list-style-type: none"> (a) demonstrate how the development will be managed during construction to meet the requirements of this development consent; (b) a description of the works proposed to be undertaken; (c) a description of the plant, equipment and materials to be used and/or stored on each site, including dangerous and hazardous goods; (d) a summary of the potential environmental impacts associated with the establishment and operation of the facility; (e) details of the mitigation, monitoring and management procedures specific to the plant that would be implemented to minimise environmental and amenity impacts during both site establishment and operation; (f) include a program to monitor the effectiveness of these measures; 	Pre- Construction	<p>The approved CEMP (rev 4) dated 5 April 2018, has considered the requirement for a Concrete Batching Plant (CBPMP) (Appendix F).</p> <p>The requirement for CBPMP has not yet been triggered.</p>			

Geotechnical					
B32	A Site Specific Earthworks Specification must be prepared by a suitably qualified and experienced person(s) in accordance with the Geotechnical Interpretive Report prepared by Golder Associates, dated 11 November 2016.	Detailed Design	The PIWE Target Area - Filling and Earthworks Requirements for the PIWE Target Area was prepared on 6 September 2018 by Golder Associates Pty Ltd. MPE Earthworks Specification (dated 7 June 2019) was prepared by Golder Associates to cover the technical requirements and construction standards for earthworks for the MPE site excluding the PIWE Target Site.		
B33	Prior to construction of permanent built works, a geotechnical engineer must prepare a works-as-executed report detailing encountered geotechnical conditions and how residual geotechnical constraints can be accommodated within the structural designs for the development. The structural design must be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.	Pre- Construction	The Precinct Infrastructure Works East (PIWE) Target Area Earthworks Completion Report was submitted on 16 April 2019 by Golder Associates Pty Ltd. Warehouse 3 and 4 Earthworks Completion Report (dated 9 September 2019) was prepared by Golder Associates. Warehouse 5 Earthworks Completion Report (dated 9 November 2019) was prepared by Golder Associates. Completion reports for the remainder of the MPE S2 site will continue to be provided when earthworks activities have concluded. A Works-As-Executed Report will be provided for Area 6 (MAUW) upon the completion of earthworks activities.		
B34	Prior to early works, fill importation or any other surface disturbance, the Applicant must prepare a Soil and Water Management Plan (SWMP) to the satisfaction of the Secretary. The plan must form part of the CEMP required by condition C1 and must include: (a) measures to verify the properties of fill imported to the site (see condition (b)); (b) plans showing limits of clearing, filling and other earthworks and vegetation to be retained and protected; (c) plans showing temporary access points and haul roads within the site for fill stockpiling and placement; (d) plans showing the location of stockpiled fill and other materials and storage areas (see condition (c)); (e) An Erosion and Sediment Control Plan (see condition B40); (f) measures to minimise dust, erosion and prevent migration of soil off site and migration into constructed and natural drainage lines (see condition B39); (g) details on design and maintenance of temporary stormwater drainage infrastructure including sediment basins and temporary diversion channels around temporary work obstructions to allow low and normal flows to safely bypass the work areas and to separate clean and dirty water flows (see condition B39); (h) details of existing stormwater infrastructure to be retained, including upgrades to meet design criteria, and design and maintenance of proposed new infrastructure (see conditions B40); (i) evidence that agreement has been obtained: (i) to discharge stormwater through adjacent sites; (ii) for any necessary upgrade works to be constructed; (iii) for undertaking maintenance activities; (iv) use of OSD basins on other sites, such as the MPW site, for this development, and (v) evidence that an easement has been obtained or is currently in place to discharge water through adjacent sites; (j) evidence that a drainage easement is in place to discharge stormwater through the MPW site, and to provide OSD basins within the MPW site, for this development, and that drainage infrastructure within the MPW site to the Georges River has been repaired or upgraded to the satisfaction of the Secretary prior to completion of construction of the temporary MPE Stage 2 sediment basins. (k) confirmation that the stormwater drainage systems in adjacent sites are designed, or can be upgraded to accept flows from the MPE site, including provision of scour protection at discharge points; (l) demonstrate no impact on Anzac Creek flood levels or flood extents due to filling of the MPE site; (m) demonstrate no change to stormwater flows directly entering proposed biodiversity offset areas; (n) demonstrate no deterioration in the quality of stormwater discharged from the site into proposed biodiversity offset areas; and (o) demonstrate that stormwater leaving the site meets the design water flow and water quality criteria (see condition B44	Pre- Construction	The CSWMP (rev 6) - 7 June 2018 was approved by the DPIE on 8 June 2018. CSWMP was resubmitted to DPIE on 5 June 2019 following updates associated with RFMAs 006, 007, 012, 015 and MPW approvals relevant to the Moorebank Avenue upgrade works. CoC B34 (j) requires that drainage infrastructure within the MPW site to the Georges River is repaired and upgraded prior to the completion of construction of temporary MPE Stage 2 sediment basins. An accordance assessment was prepared to extend the MPE Stage 2 construction area to enable repair and upgrade of the east-west channel and construction of the Moorebank Avenue Upgrade Works (MAUW) Drainage Apron. Construction of temporary MPE Stage 2 sediment basins is ongoing as evidenced by the decommissioning of sediment basin 2-3 and commissioning of sediment basin 2-4 by the construction contractor in May 2020.		
Spoil Management					
B35	The Applicant must ensure that only VENM or ENM, or other material approved in writing by EPA is brought onto the site.	Construction	The Construction Spoil Management Plan (rev 4, dated 5 April 2018) was approved by the DPIE on 8 June 2018.		

B36	<p>Prior to the commencement of importation of spoil, the Applicant must prepare a Spoil Management Plan to the satisfaction of the Secretary. The Spoil Management Plan must incorporate detailed information on the handling and transport of spoil, including stock pile management. The Spoil Management Plan must be approved by a NSW EPA Accredited Site Auditor prior to submission to the Secretary, to ensure that imported material will be assessed including with regard to the waste classification and site suitability. The Spoil Management Plan is to be prepared separate to, but consistent with the CEMP required by conditions C1 and must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) include:</p> <p>(i) a protocol for recording the volume, type and source of fill imported to site and vehicle registrations on a daily basis;</p> <p>(ii) quality assurance and quality control measures to ensure compliance with condition B35;</p> <p>(iii) a protocol for dealing with unexpected finds including material contamination; and</p> <p>(iv) independent auditing by a suitably qualified and experienced specialist.</p> <p>(c) be consistent with Volume 1 of Managing Urban Stormwater: Soils and Construction ('the Blue Book') (Landcom 2004) and include:</p> <p>(i) Details on and the location of fill sorting, crushing and stockpiling;</p> <p>(ii) Plans and details on the progressive formation of stockpiles, placement and stabilisation of placed fill;</p> <p>(iii) Stockpiles not to exceed 10m in height with stockpiles over 4m in height to be benched, with maximum of 1V:3H slopes;</p> <p>(iv) Monitoring of stockpile moisture content and stockpile watering;</p> <p>(v) Stabilisation of stockpiles if not worked on for more than 10 days; and</p> <p>(vi) Stabilisation of placed fill if construction does not commence within 10 days.</p>	Pre- Construction	The Construction Spoil Management Plan (rev 4, dated 5 April 2018) was approved by the DPIE on 8 June 2018.			
B37	The handling of spoil during construction of the development is to be conducted in accordance with the Spoil Management Plan.	Construction	The Construction Spoil Management Plan (rev 4, dated 5 April 2018) was approved by the DPIE on 8 June 2018.			
B38	Permanent fill batters to adjacent lands to be a maximum of 1V:4H and details to be provided on methods of slope stabilisation.	Detailed Design	<p>The UDLP for Area 1 (revision 8, dated 11 March 2020) was approved on 5 June 2020 excluding condition B140 (e)(vi). The DPIE has referred the issue associated with this sub-condition to the DPIE Compliance team.</p> <p>The updated Landscape Vegetation Management Subplan, Lighting Subplan and Signage Subplan and responses to DPIE/GANSW comments for Area 2 were submitted to DPIE on Friday 31 July.</p> <p>Area 2 revisions to the UDLP report as well as the Employee Outdoor Meal Break Area Subplan and the Cycling and Pedestrian Access and Facilities Subplan, and responses to comments re these plans are in progress and will be submitted to the DPIE in August 2020.</p> <p>To date, no comments have been received from Council or DPIE/GANSW on the Consolidated UDLP.</p>			
Erosion and Sediment Control Plan						
B39	<p>Prior to commencement of early works and fill importation an Erosion and Sediment Control Plan required as part of the Soil and Water Management Plan must:</p> <p>(a) be prepared by a suitably qualified person;</p> <p>(b) be prepared in accordance with Volume 1 of Managing Urban Stormwater: Soils and Construction ('the Blue Book') (Landcom 2004), Managing Urban Stormwater: Soils and Construction – Installation of Services, Volume 2A (OEH 2008) and Managing Urban Stormwater: Soils and Construction – Main Road Construction, Volume 2D (OEH 2008). The plan must consider likely stages of the works and provide for appropriate control of sediment and erosion for each stage. The plan must show:</p> <p>(i) location and extent of all necessary sediment and erosion control measures for the site;</p> <p>(ii) catchment plan;</p> <p>(iii) sediment basin(s) locations including details showing how runoff from the entire site will be directed to the sediment basin(s);</p> <p>(iv) all relevant details and calculations of the sediment basins including sizes, depths, flocculation, outlet design, all relevant sections, pump out systems, and depths;</p> <p>(v) all details of basement and other excavation pump out and dewatering treatment systems including flocculation and any proposed discharge from the site from dewatering and pump out systems;</p> <p>(vi) identification and management of any stormwater run-on to the site from adjacent sites; (vii) location of any temporary stockpiles (soil, spoil, top soil or otherwise) and accompanying sediment and erosion control measures;</p> <p>(viii) location and details of all vehicle wash down bays and associated erosion and sediment control measures such as earthen bunds; and</p> <p>(ix) a daily and weekly site inspection checklist consistent with IECA Best Practice Erosion and Sediment Control documents.</p>	Pre- Construction	<p>The Construction Erosion and Sedimentation Control Plan (CERSEDP) (rev 4) – 11 May 2018, included as Appendix A of CSWMP (rev 6) - 7 June 2018, which was approved by the DPIE on 8 June 2018.</p> <p>The current version of Construction Erosion Sedimentation Control Plan (CESCP) is (rev 17, dated 7 August 2020).</p> <p>Additionally, individual Contractors produce site specific progressive ESCP for substages of works.</p>			

Stormwater Management Plan						
B40	<p>Prior to commencement of early works and fill importation, an amended Stormwater Management Plan must be submitted and approved by the Secretary. The plans must be prepared by a suitably qualified person, and independently reviewed, to ensure it meets the following criteria for:</p> <p>(a) Drainage:</p> <p>(i) convey flows from low order events (up to and including the 10% AEP event from the main part of the site within the formal drainage system, with flows from rarer events (up to the 1% AEP event) conveyed in controlled overland flow paths;</p> <p>(ii) show the location and width of controlled overland flow paths; and</p> <p>(iii) provide levels to AHD confirming building floor levels are a minimum of 150 mm above the maximum design flow path levels.</p> <p>(b) Water Sensitive Urban Design:</p> <p>(i) incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications</p> <p>(ii) ensure that adequate overland flow paths have been provided in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event;</p> <p>(iii) ensure on site detention basins are visually unobtrusive and ensure public safety;</p> <p>(iv) ensure rainwater harvesting is provided for each warehouse;</p> <p>(v) ensure adequate site area has been provided for stormwater treatment; and</p> <p>(vi) ensure design of stormwater treatment systems minimises the risk of failure.</p> <p>(vii) develop concept options for how 20% of the average annual volume of stormwater from the site can be reused via rainwater capture and reuse for activities including but not limited to:</p> <ul style="list-style-type: none"> - irrigation, - all internal non-potable uses, - washdown - cooling towers, - heating, ventilation, and air conditioning, and - ground source heat exchange. <p>The Applicant is to brief the Department on how these initiatives will be implemented prior too the completion of the Stormwater Management Plan.</p> <p>(c) Water quantity:</p> <p>(i) on site detention is to be provided to attenuate peak flows from the development such that both the:</p> <ul style="list-style-type: none"> - 1 in 1 year ARI event post development peak discharge rate is equivalent to the pre-development (un-developed catchment) 1 in 1 year ARI event - 1 in 100 year ARI event post development peak discharge rate is equivalent to the predevelopment (un-developed catchment) 1 in 100 year ARI event; <p>(ii) no new drainage infrastructure work within the Defence Joint Logistics Unit (DJLU) site;</p> <p>(iii) all on site detention basins to have maximum batter slopes of 1V:4H;</p> <p>(iv) siting and design of on site detention basins to eliminate/ minimise excavation within the southern ordinance burial pits; and</p> <p>(v) maintenance access to be provided to each on site detention basin.</p> <p>(d) Connection to natural creeklines:</p> <p>(i) on site detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary (gabion baskets and gabion mattresses are not acceptable).</p> <p>(e) Stormwater Quality</p> <p>(i) have a stormwater quality treatment train comprised of gross pollutant traps and biofiltration/ bioretention systems designed to meet the following criteria compared to a base case if there were no treatment systems in place:</p> <ul style="list-style-type: none"> - reduce the average annual load of total nitrogen by 45%; - reduce the average annual load of total phosphorus by 65%; and - reduce the average annual load of total suspended solids by 85%. <p>(ii) all stormwater quality elements are to be modelled in MUSIC as per the NSW MUSIC Modelling Guide.</p> <p>(iii) all stormwater quality elements are to be installed upstream of stormwater detention basins, unless it can be demonstrated that biofiltration/ bioretention systems within the OSD basins will not suffer damage from design flows and can be maintained to achieve the water quality criteria.</p> <p>(iv) the area of biofiltration / bioretention systems is to be at least 1% of the catchment draining to the system, to ensure there is no short-circuiting of the system.</p>	Pre- Construction	<p>The Stormwater Management Plan (SMP) was approved by DPIE to be submitted as part of a suite of phased documentation. SMP-W1P (rev 2) - 28 June 2018 was for the construction and operation of Warehouse 1 Precinct and demolition and completion of bulk earthworks for the remainder of the site.</p> <p>The SMP-W1P (rev 2) - 28 June 2018, was approved by DPIE on 2 July 2018.</p> <p>The SMP – Balance of Site (SMP – BoS), prepared by Costin Roe, was approved by DPIE on 18 March 2020 on condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary.</p> <p>The SMP – Balance of Site (SMP – BoS), prepared by Costin Roe, was approved by DPIE on 18 March 2020 on condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary.</p>			
B40A.	OSD 9 as described in the modification application SSD-7628-Mod-2 must comply with the conditions of this consent, including Condition B40, except for Condition B40(c)(iii).	Pre- Construction	The approved Balance of Site SMP was updated to include OSD9.			
B41	Notwithstanding condition B40, the Stormwater Management Plan does not require the Secretary to approve drainage works that would be designed, approved by RMS, and delivered, in accordance with condition B13. However, the Stormwater Management Plan must:	Pre- Construction	Addressed in Section 1.3.1 in SMP-W1P (rev 2) - 28 June 2018, approved by the DPIE on 2 July 2018.			
	a) include confirmation that any such works are proposed to be designed and delivered in accordance with condition B13; and		Full details of the design will be provided in the subsequent staging of the plan.			
B42	The amended numerical models are to be submitted to the Secretary with the Stormwater Management Plan.	Pre- Construction	The numerical models were submitted with SWP-W1P (rev 2) - 28 June 2018, approved by the DPIE on 2 July 2018.			
			SMP submitted to DPIE for information on 7 August 2018. The Balance of Site SMP was approved by the DPIE on 18 March 2020.			
Water Quality Monitoring Program						

B43	A Stormwater Monitoring Program must be prepared in consultation with Council and OEH prior to operation and must be implemented for 5 years following completion of construction to monitor performance of the stormwater treatment system. The Stormwater Monitoring Program must form part of the Biodiversity Monitoring Strategy required by condition B106, prepared with reference to Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006).	Pre-Operation	The Stormwater Monitoring Program was developed in consultation with the OEH and LCC. Consultation was closed out on 2 July 2019. Approval of this document is not required by DPIE. The SMP submitted to DPIE for information on 7 July 2018. The Balance of Site SMP was approved by the DPIE on 18 March 2020.		
B44	The Stormwater Monitoring Program must: (a) assess water quality and quantity performance for construction discharges and ongoing stormwater discharges from the development to ensure protection of the desired ecological values of Anzac Creek; and (b) include sampling locations and the frequency of sampling including wet weather sampling.	Pre-Operation	The Stormwater Monitoring Program was developed in consultation with the OEH and LCC. Consultation was closed out on 2 July 2019. Approval of this document was not required by DPIE. SMP submitted to DPIE for information on 7 August 2019. The Balance of Site SMP was approved by the DPIE on 18 March 2020.		
Stormwater Infrastructure Operation and Maintenance Plan					
B45	Conversion of any construction stage sediment and erosion control measures into permanent stormwater quality treatment elements must only occur once the civil works (roads and drainage) have been completed for the site to ensure the treatment measure is not compromised by sediment runoff.	Pre-Operation	Work is being completed as per the approved CSWMP (rev 17, dated 7 August 2020).		
B46	All permanent stormwater infrastructure must be constructed in accordance with the Stormwater Management Plan approved by the Secretary and properly maintained on an ongoing basis.	Construction	The SMP-W1P (rev 2, dated 28 June 2018) for the construction and operation of Warehouse 1 Precinct and demolition and completion of bulk earthworks for the remainder of the site. The SMP-W1P (rev 2, dated 28 June 2018) was approved by DPIE 2 July 2018. The SMP – Balance of Site (SMP – BoS), prepared by Costin Roe, was approved by DPIE on 18 March 2020 on condition that all the onsite detention basin outlets to natural drainage lines must be constructed of natural materials to facilitate natural geomorphic processes and to include vegetation as necessary.		
B47	Written signoff from the design engineer(s) responsible for the construction drawings is to be provided to the Secretary certifying that the system has been constructed in accordance with the construction drawings or, where modified, this has not adversely affected the performance of the system.	Detailed Design	The Stormwater Management Plan (SMP) was agreed to be phased. SMP-W1P (rev 2, dated 28 June 2018) for the construction and operation of Warehouse 1 Precinct and demolition and completion of bulk earthworks for the balance of the site. The SMP-W1P (rev 2, dated 28 June 2018) was approved by DPIE 2 August 2018. The SMP- BoS was approved on 18 March 2020.		
B48	Left Blank	NA	N/A		
B49	Prior to operation, the Applicant must prepare a Stormwater Infrastructure Operation and Maintenance Plan to manage the operation and maintenance of stormwater infrastructure on-site and off-site, to the satisfaction of the Secretary. The plan must form part of the OEMP required under condition C3 and must be implemented for the life of the assets and include: (a) the entity responsible for management and maintenance of the assets; including evidence that a maintenance contract is in place with a reputable and experienced maintenance contractor; (b) quarterly inspections and inspections after major rainfall events; (c) schedule for routine checking, cleaning and servicing of all devices/ systems in accordance with the manufacturer's and/or designer's recommendations; (d) records of all maintenance activities undertaken; (e) quarterly maintenance reports, detailing the results of quarterly inspections, inspections after major rainfall events, and maintenance activities; (f) results of water quality monitoring; (g) investigation, management and mitigation of water quality target exceedances; (h) annual independent auditing; and (i) provision for submission of the quarterly maintenance reports and annual independent audit reports to the Secretary,	Pre-Operation	A Stormwater Infrastructure Operation and Maintenance Management Plan (SIOMP) was submitted to the DPIE for review and approval on 6 June 2019. Approval received by DPIE on 9 September 2019.		
B50	Assets to be managed under the Stormwater Infrastructure Operation and Maintenance Plan must include the channel through the MPW site to the Georges River unless the maintenance of this infrastructure is included in an operational environmental management plan approved by the Secretary for the MPW site.	Pre-Operation	A Stormwater Infrastructure Operation and Maintenance Management Plan (SIOMP) was submitted to the DPIE for review and approval on 6 June 2019. DPIE comments received on 3 August 19. Comments to be addressed and plan resubmitted. Approval received from DPIE on 9 September 2019.		

B51	The annual independent audit must be undertaken by a suitably qualified professional with demonstrable experience in WSUD. The audit is to verify the condition of the treatment system(s), verify and document that the system(s) is working as intended, verify the system(s) has been cleaned adequately, verify there is no excessive build-up of material in the system(s) and identify any issues with the treatment system(s) which require rectification for the system(s) to adequately perform its	Operation	Addressed in Table 4-3 of the SIOMP (rev 5) which was approved on 9 September 2019. The first annual audit will be required in September 2020.		
Flood Management					
B52	Before the commencement of construction, the Applicant must prepare a Flood Emergency Response Plan to the satisfaction of the Secretary. The Plan must form part of the CEMP and OEMP required by conditions C1 and C3 and must: (a) be prepared by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Secretary; (c) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007) (as may be updated or replaced from time to time); (d) include details of: • the flood emergency responses for both construction and operation phases of the development; • predicted flood levels; • flood warning time and flood notification; • assembly points and evacuation routes; • evacuation and refuge protocols; and • awareness training for employees and contractors.	Pre- Construction and Pre- Operation	Flood Emergency Response Plan (FERP) (rev 5, dated 16 April 2018) was approved by the DPIE on 1 June 2018. Operational Emergency Response Plan (OERP) approved by DPIE on 10 December 2019.		
B53	The Applicant must: (a) not commence construction until the Flood Emergency Response Plan required by condition B51 is approved by the Secretary; and	Pre- Construction	FERP (rev 5, dated 16 April 2018) was approved by the DPIE on 1 June 2018. Area 6 (MAUW) will be constructed in accordance with the FERP.		
Dust Minimisation					
B54	Best practice reactive and proactive management measures must be implemented to minimise dust generated during all	At all times	The CAQMP (rev 14), dated 1 January 2020).		
B55	Deposited dust must not exceed an increase of 2g/m2/month or maximum of 4g/m2/month at the closest off site sensitive receiver.	At all times	The CAQMP (rev 14, dated 1 January 2020) describes the air quality monitoring that must be undertaken. The deposited dust did not exceed an increase of 2g/m2/month or maximum of 4g/m2/month at the closest off site sensitive receiver.		
B56	During construction: (a) fill importation must not exceed 22,000m3 per day; (b) exposed areas and stockpiles must be watered regularly to minimise dust emissions; (c) water carts must be used to control dust emissions from vehicles travelling on unpaved surfaces, and graders and dozers pushing fill material; (d) grader and bulldozer travel routes and the fill material being handled must be suitably moist; (e) water must be used as appropriate to maintain moisture in the fill material being bulldozed, such that dust emissions would be halved relative to not applying the water; (f) water may be applied prior to fill being delivered to site, provided that the same effect is achieved as in (e) above; (g) all trucks entering or leaving the site with loads must have their loads covered; (h) trucks associated with the development must not track dirt onto public roads; (i) public roads used by trucks associated with the development must be kept clean; and (j) land stabilisation works must be carried out progressively on site to minimise exposed surfaces.	Construction	The CAQMP (rev 14, dated 1 January 2020) describes the air quality controls and these were used as required, this was verified by reviewing the inspection reports, incident reports and tool box records for the period.		
Construction Air Quality Management Plan					
B57	The Applicant must prepare a Construction Air Quality Management Plan (AQMP) to the satisfaction of the Secretary. The AQMP must be prepared by a suitably qualified and experienced person(s). The Construction AQMP must form part of the CEMP required by condition C1. The AQMP must include: (a) a Construction Air Quality Monitoring Program; (b) identification of sources (including stockpiles and open work areas) and quantify airborne pollutants; (c) best practice reactive and proactive control measures that will be implemented for each emission source including measures to prevent the emission of visible dust from the site as listed in condition B56; (d) provisions for the implementation of additional mitigation measures in response to issues identified during monitoring and reporting; (e) for all emission sources at the site: (i) key performance indicator(s); (ii) monitoring method(s); (iii) location, frequency and duration of monitoring; (iv) record keeping; (v) complaints register; (vi) response procedures; and	Pre- Construction	Section 4 of the CAQMP (rev 14, dated 1 January 2020) describes the air quality monitoring and review that must be undertaken. Air quality monitoring was completed during the reporting period, in accordance with the CAQMP.		
B58	Air quality monitoring must be undertaken during early works, fill importation and construction.	Construction	Section 4 of the CAQMP (rev 14, dated 1 January 2020) describes the air quality monitoring and review that must be undertaken. Air quality monitoring was completed during the reporting period, in accordance with the CAQMP.		

Operational Air Quality Management Plan			
B59	The Applicant must prepare an Operational AQMP to the satisfaction of the Secretary for the entire precinct (MPE + MPW), unless this has been prepared and approved under an approval for the MPW site. The AQMP must be prepared by a suitably qualified and experienced person(s) and must form part of the OEMP required by condition C3. The AQMP must include: (a) identification of sources and quantify airborne pollutants; (b) best practice reactive and proactive control measures that will be implemented for each emission source; (c) provisions for the implementation of additional mitigation measures in response to issues identified during monitoring and reporting; (d) for all emission sources associated with site operations: (i) key performance indicator(s); (ii) monitoring method(s); (iii) location, frequency and duration of monitoring; (iv) record keeping; (v) complaints register; (vi) response procedures; and (vii) compliance monitoring.	Pre-Operation	An Operational Air Quality Management Plan (OAQMP) was submitted to the DPIE for review and approval. DPIE comments received and addressed on 24 June 2019. Resubmitted on 30 June 2019 addressing DPIE comments. Approval received by DPIE on 9 February 2019.
B60	The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	At all times	Management measures outlined in Section 3.4 of the CAQMP (rev 14, dated 1 January 2020) are implemented prior during construction to avoid and minimise dust and odour impacts to surrounding sensitive receivers. Appropriate implementation of these controls reduce the risk of dust and odour impacts during construction of the Project. No issues related to odour were captured in the Environmental Inspection Checklist used to maintain compliance and effectiveness of controls. No complaints received or incidents raised related to odours during the reporting.
B61	Equipment must be installed and operated in accordance with best practice to ensure that the development complies with all load limits, air quality criteria, air emission limits and air quality monitoring requirements as specified under this consent.	At all times	Section 3.4 of the CAQMP (rev 14, dated 1 January 2020) details management measures regarding the installation and operation of equipment. Equipment checks were completed as part of the regular environmental inspections conducted on site.
Noise Monitoring			
B62	Prior to early works, the Applicant must undertake noise monitoring in accordance with INP to verify RBLs for the closest sensitive receivers.	Pre- Construction	Noise monitoring was undertaken from 05 December 2017 to 18 December 2017. Monitoring conducted and is presented in the Wilkinson Murray 12186-M2 Report VerC, dated January 2018. No additional management measures nor adjustments to the NMLs were required.
B63	Prior to early works and fill importation, the Applicant must submit a Noise Monitoring Report detailing the results of background noise monitoring, any resulting adjustment of NMLs for the development and any additional noise mitigation measures to be include in the CEMP required under condition C1.	Pre- Construction	The Noise Monitoring Report submitted 06 February 2018. DPIE acknowledged receipt 20 February 2018.
B64	Continuous noise monitoring at sensitive receivers must be undertaken during early works, fill importation, construction and for at least 12 months following occupation of the entire site.	At all times	Four continuous noise monitors were installed at sensitive receivers in May 2019. No exceedances (alerts) were recorded during the April - June 2020 reporting period.
Construction Hours			
B65	The construction hours detailed in Table 2 must be complied with, except where they may be undertaken under condition B66. See Table 2 . Table 2: Hours of Work Activity: Early works and Construction Days & Times: Monday – Friday (7am to 6pm) Saturday (7am to 1pm) Time: 7 am to 6 pm 7 am to 1 pm Activity: Moorebank Avenue upgrade Days & Times: Monday – Friday (7am to 6pm) Saturday (7am to 1pm)	Construction	Appendix A (Out of Hours Works (OOHW) Protocol) of the CNVMP outlines the requirements for works undertaken outside the construction hours specified in Table 2 of the Consent. No OOH work was undertaken during the reported period.
B66	Except as permitted by an EPL, activities resulting in high noise impact (including impulsive or tonal noise emissions) must 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. Note: 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 that is the subject of this condition.	Construction	CNVMP (rev 14, dated 16 January 2020)

B67	Works may be undertaken outside the hours detailed in Table 2 in the following circumstances: (a) for the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; (b) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm; (c) where different construction hours are permitted or required under an EPL in force in respect of construction, in which case these construction hours must be complied with; (d) where they are undertaken in accordance with an Out-Of-Hours Work Protocol detailing the assessment, management and monitoring of noise as part of the Construction Noise and Vibration Management Plan.	Construction	The Out Of Hours (OOH) protocol is included as Appendix A of the CNVMP (rev 14, dated 16 January 2020). No OOH work was undertaken during the reported period.			
B68	The Applicant must prepare an Out-Of-Hours Work Protocol for any work undertaken outside the hours specified in condition B64 or outside the circumstances specified under condition B67. An Out-Of-Hours Work Protocol must provide for the assessment, management and monitoring of out of hours work noise including: (a) where works are shown to be inaudible at the nearest sensitive receivers and vibration levels do not exceed those stipulated by Table 2.2 and Table 2.4 of Assessing Vibration: a technical guideline (DEC, 2006); (b) where a negotiated agreement has been arranged with affected receivers; (c) where noise can be shown to satisfy the noise management levels specified in the Interim Construction Noise Guideline (ICNG, DECC, 2009) at non residential land uses; or (d) where works are undertaken as part of an Extended Hours Work Plan approved as part of the Out Of Hours Work Protocol.	Pre- Construction	The Out Of Hours (OOH) protocol is included as Appendix A of the CNVMP (rev 14, dated 16 January 2020)			
B69	An Extended Hours Work Plan will be prepared for any construction undertaken during the extended hours detailed in Table 3 as required by condition B68(d). The Extended Hours Work Plan must provide for: (a) a three month assessment period, commencing at the start of extended hours construction works; (b) implementation of the Construction Noise and Vibration Management Plan; (c) noise monitoring at a representative number of sensitive receivers (including closest and furthest) to confirm the predicted noise levels; (d) targeted consultation with the noise affected sensitive receivers; (e) notification of the relevant Council, local residents and other affected stakeholders and sensitive receivers of the timing and duration at least 48 hours prior to the commencement of the works. (f) construction work timeframes and methods for investigation of noise complaints; (g) submission of monthly complaints reports to the Department for the life of extended hours activities; (h) continual refinement of mitigation measures based on consultation with the noise affected sensitive receivers; (i) implementation of work practices set out in section 5.2 of the ICNG; (j) a final summary report submitted to the Secretary at the end of the assessment period in subcondition (a), detailing the outcomes of the assessment period, the resolution of complaints during the assessment period, and demonstrate the acceptability of works outside standard hours. See Table 3. Table 3: Extended Hours of Work Activity: Early works and Construction (not including high noise impact, piling, spoil placement, rock breaking, concrete batching)	Construction	The Extended Hours Work (EHW) Plan is provided as Appendix B of CNVMP (rev 15, dated 16 January 2020)			
B70	The Applicant must comply with all written directions of the Secretary arising from the review of the final summary report required under condition B69.	Construction	Not triggered - no extended hours requests submitted.			
B71	Construction must be carried out in accordance with the construction noise management levels and requirements detailed in the INCG (DECC, 2009).	Construction	CNVMP (rev 14, dated 16 January 2020)			
B72	All reasonable and feasible noise mitigation measures must be implemented in addition to the management and mitigation measures in APPENDIX B with the aim of achieving the following construction Noise Management Levels (NMLs) and vibration criteria: (a) construction noise management levels established using the INCG (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). B72	Construction	CNVMP (rev 14, dated 16 January 2020)			
B73	Any construction activities identified as exceeding the construction noise management levels and/or vibration criteria must be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) required by condition B77. All feasible and reasonable noise mitigation and management measures must be implemented and any activities that could exceed the construction NMLs must be identified and managed in accordance with the CNVMP. Note: The INCG identifies 'particularly annoying' activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML.	Construction	CNVMP (rev 14, dated 16 January 2020) No complaints relating to noise were recorded for the reporting period.			
Construction Traffic Noise						
B74	Where feasible and reasonable, construction traffic movements on public roads must aim to limit any increase in existing road traffic noise levels to no more than 2 dB LAeq,period, where 'period' is defined in the EPA's Road Noise Policy (RNP) for	Construction	CNVMP (rev 14, dated 16 January 2020)			
B75	The Applicant is to ensure that construction contractor's vehicles operate so as to minimise impacts. Measures that could be used include: (a) toolbox talks; (b) contracts that include provisions to deal with unsatisfactory noise performance for the vehicle and/or the operator; and (c) 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.	Construction	CNVMP (rev 5, dated 8 June 2018) approved by DPIE on 15 June 2018. Construction contractor's vehicles operate to minimise impacts and measures have been implemented as required to facilitate this e.g. non-tonal alarms were fitted on all Fulton Hogan equipment.			
B76	Use of compression brakes for construction vehicles associated with the project that are on site or on nearby roads is not permitted (e.g. Anzac Avenue).	Construction	CNVMP (rev 5, dated 8 June 2018) approved by DPIE on 15 June 2018. CTAMP - Phase A (rev 9, dated 15 June 2018) approved by the DPIE on 15 June 2018.			

Construction Noise and Vibration Management Plan			
B77	A Construction Noise and Vibration Management Plan (CNVMP) must be prepared for the development to the satisfaction of the Secretary. The plan must form part of the CEMP required by C1 and detail how construction noise and vibration impacts will be minimised and managed. The Plan must be consistent with the guidelines contained in the ICNG (DECC, 2009). The plan must be developed in consultation with the EPA and include: (a) identification of the work areas, site compounds and access points; (b) identification of the type and number of plant and equipment expected on site at the same time; (c) identification of sensitive receivers (including heritage structures if relevant) and relevant construction noise and vibration goals applicable to the project as stipulated in condition B71; (d) details of construction activities and an indicative schedule for construction works, including the identification of key	Pre- Construction	CNVMP (rev 14, dated 16 January 2020)
B78	Blasting is not permitted on the site.	Construction	CEMP; CNVMP - no blasting has occurred on site
Hours of Operation			
B79	The permitted hours of warehouse and distribution operation are detailed in Table 4. See Table 4. Table 4: Hours of Operation Activity: Operation Monday to Sunday: 24 hours.	Operation	Addressed in the OEMP which was submitted to the DPIE for review and approval on 6 June 2019. OEMP approved by DPIE on 9 September 2019.
Operational Noise Limits			
B80	Noise generated by operation of the development inclusive of MPE Stage 1 operations must not exceed the noise limits in Table 5. See Table 5. Table 5: Noise Limits dB(A) Location (residential receivers) Day LAeq 15 minute Evening LAeq,15 minute Night LAeq,15 minute Night LA1, 1 minute Casula 35 dB 35 dB 35 dB 52 dB Glenfield 35 dB 35 dB 35 dB 52 dB Wattle Grove 35 dB 35 dB 35 dB 52 dB Notes: To determine compliance with the LAeq,15 minute noise limits, noise from the development is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of a dwelling where the dwelling is more than 30 metres from the boundary. Where it can be demonstrated that direct measurement of noise from the project is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy must also be applied to the measured noise levels, where applicable.	Operation	Addressed in the OEMP which was submitted to the DPIE for review and approval on 6 June 2019. OEMP approved by DPIE on 9 September 2019.
review of Sleep Disturbance Impacts			
B81	The Applicant must prepare a review of Sleep Disturbance Impacts based on detailed design, including: (a) an assessment of how often noise events occur, the time of day they occur and whether there are any times of day when there is a clear change in the noise environment; (b) confirm the operational L _{max} predictions of the final design; and (c) consider appropriate noise mitigation measures where required.	Construction	Operational Sleep Disturbance Impacts (OSDI) rev B, dated 29 March 2019. approved by DPIE on 9 September 2019.
B82	The review of Sleep Disturbance Impacts must be prepared in consultation with the EPA and to the satisfaction of the Secretary and must be submitted to the Secretary within six months of commencement of construction, unless otherwise agreed by the Secretary.	Construction	Operational Sleep Disturbance Impacts (OSDI) rev B, dated 29 March 2019. approved by DPIE on 9 September 2019.
Operational Noise Management Plan			
B83	An Operational Noise Management Plan must be submitted to the Secretary for approval and form part of the OEMP required under condition C3. The report must be prepared by a suitably qualified and experienced person(s) and include: (a) an outline of management actions to be taken to address any potential non-compliances with the limits specified in Table 5; (b) a description of contingency measures to be implemented in the event management actions do not reduce noise levels to a compliant level; and (c) identification of additional feasible and reasonable measures to those proposed in the documents specified under condition A2, that would be implemented with the objective of meeting the criteria outlined in the NSW RNP (EPA, 2011),	Pre-Operation	Addressed in Operational Noise and Vibration Management Plan (ONVMP) was submitted to the DPIE for review and approval on 7 June 2019. Resubmitted on 10 August 2019 addressing DPIE comments. ONVMP approved by DPIE on 9 September 2019.
Mechanical Plant and Other Equipment			

B84	Prior to construction of the freight village and each warehouse, the Applicant must submit to the Secretary Noise Assessment for Mechanical Plant and other noisy equipment to demonstrate that plant has been selected to meet the overall operational noise limits specified in Table 5	Pre- Construction	Acoustic Logic letter dated 14 May 2018 submitted to DPIE 17 May 2018 for the Target Logistics Centre. Acoustic Logic letters for Warehouse 3 and 4 dated 21 June 2019 submitted to DPIE on 24 June 2019. Noise Assessment for Mechanical Plant submitted as part of the WOEMP to DPIE on 20 May 2019 . Warehouse 1 WOEMP approval received on 10 December 2019. .			
B85	The Applicant must carry out noise monitoring of mechanical plant and other noisy equipment for a minimum period of one week where valid data is collected following occupation of each warehouse. The monitoring program must be carried out by a suitably qualified and experienced person(s) and a Monitoring Report for Mechanical Plant must be submitted to the Secretary within two months of occupation or each tenancy to verify predicted mechanical plant and equipment noise levels.	Operation	DPIE notified via email for commencement of occupation and operations in 18 June 2019. Noise assessment to be undertaken during next reporting period.			
Operational Noise Report						
B86	Within 12 months of occupation of the first warehouse, 50% occupation of the site and 100% occupation of the site, or as otherwise agreed by the Secretary, the Applicant must undertake operational noise monitoring to compare actual noise performance of the project against predicted noise performance, and prepare an Operational Noise Report to document this monitoring. The Report must include, but not necessarily be limited to: a) noise monitoring to assess compliance with the predicted operational noise levels and the noise limits specified in Table 5; b) a review of the operational noise levels in terms of criteria and noise goals established in the NSW RNP (EPA, 2011); c) sleep disturbance impacts compared to those determined in documents specified under condition A2; d) impacts associated with annoying characteristics such as prominent tonal components, impulsiveness, intermittency, irregularity and dominant low-frequency content; e) methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers; f) details of any complaints and enquiries received in relation to operational noise generated by the project between the date of commencement of operation and the date the report was prepared; g) any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers and heavy vehicle proportions; and h) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if	Operation	DPIE notified via email for commencement of occupation and operations in 18 June 2019. Operational noise monitoring for WH1 has not commenced. Operational noise monitoring will be reported on in the Operational Compliance Report. Addressed in Table 4-1 of the ONVMP.			
B87	The Applicant must provide the Secretary and the EPA with a copy of the Operational Noise Report within 60 days of completing the operational noise monitoring referred to in (a) above or as otherwise agreed by the Secretary.	Operation	The Operational Noise Management Plan (ONVMP) was approved by DPIE on 9 September 2019. Operational noise monitoring for WH1 has not commenced. Operational noise monitoring will be reported on in the Operational Compliance Report.			
B88	To ensure the operational noise impacts are appropriately managed, the following measures apply: a) use of best practice plant; and b) preparation of 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.	Operation	The Operational Noise Management Plan (ONVMP) was approved by DPIE on 9 September 2019. Operational noise monitoring for WH1 has not commenced. Operational noise monitoring will be reported on in the Operational Compliance Report.			
Heavy Vehicles						
B89	For the duration of operation heavy road freight vehicles are not permitted to use Moorebank Avenue south of the East Hills Railway corridor. A main gate monitoring system (e.g. CCTV) must be installed to identify heavy vehicles turning left from the terminal site onto Moorebank Avenue, or turning right from Moorebank Avenue to the terminal site. The Secretary may at any time request the Applicant to provide a heavy vehicle monitoring report for the prior 12 month period.	Operation	Addressed in the OTAMP and the Biannual Trip Destination Report. OTAMP was approved by DPIE on 6 December 2019. BTODR submitted to DPIE for review and approval on 17 June 2019.			
Continuous Improvement						
B90	For the duration of operation, the Applicant must: a) continue to implement all reasonable and feasible best practice noise mitigation measures; b) continue to investigate ways to reduce the noise generated by the development, including maximum noise levels which may result in sleep disturbance; and c) report on these investigations and the implementation and effectiveness of these measures in the Annual review to the satisfaction of the Secretary.	Operation	The Operational Noise Management Plan (ONVMP) was approved by DPIE on 9 September 2019. Continuous noise monitoring has commenced at selected sensitive receivers.			
Archival Recording						
B91	Prior to Early Works and Fill Importation, archival recording of the entire former DNSDC site must be undertaken in accordance with the Non-Indigenous Heritage Assessment (artefact, 2016) by a suitably qualified and experienced person(s).	Pre- Construction	EWEMP was provided for information only on 30 May 2018. Archival recording of the entire former DNSDC site was completed and summarised in the Moorebank Precinct Photographic Archival Report, dated 04 June 2017 and addendum Photographic Archival Recording, dated May 2018.			

Heritage Management Plan			
B92	Prior to commencement of Early Works and Fill Importation, the Applicant must prepare a Heritage Management Plan, to the satisfaction of the Secretary. The plan must form part of the CEMP required by C3 and must: (a) be prepared by suitably qualified and experienced person(s); (b) be prepared in consultation with NSW Heritage Division, Council, relevant	Pre- Construction	Th CHMP (rev 6, dated 12 June 2018) was approved by the DPIE on 15 June 2018.
B93	The Heritage Management Plan must include: (a) plans/strategies to monitor, mitigate and manage the effects of the development on identified PADs; (b) measure to ensure site workers receive suitable heritage inductions prior to carrying out any activities which may cause impacts to heritage, and that suitable records are kept of these inductions; (c) a program and description of the measures/procedures to be implemented for: (i) undertaking surface surveys and archaeological investigations (where subsurface disturbance is proposed) of any items of heritage significance; (ii) protecting heritage items located outside the disturbance area from the impacts of the development; (iii) managing any new heritage items discovered during the development; and (iv) additional archaeological excavation and recording of any significant heritage deposits uncovered during demolition.	Pre- Construction	The CHMP (rev 6, dated 12 June 2018) was approved by the DPIE on 15 June 2018.
Archaeological Monitoring and Recording			
B94	Prior to commencement of Early Works and Fill Importation, archaeological monitoring and recording must be undertaken at potential archaeological deposits (PADs) V and W in accordance with the Non-Indigenous Heritage Assessment (artefact 2016) by a suitably qualified and experienced archaeologist with Excavation Director Criteria qualifications.	Pre- Construction	* MPES2: Archaeological Method Statement for PAD V and W (7 March 2018) prepared by Artefact * Future management of potential archaeological resources within the Moorebank Precinct East (MPE) PADs V and W (28 March 2018) prepared by Artefact 2018 Test pit and excavations completed between 19 - 21 March 2018. These results are summarised in the Summary of Excavation Results and Future Management Moorebank Precinct East (MPE) PADs V and W memo prepared by Artefact dated 18 April 2018.
B95	The results must be reported to the Secretary within one month of completion of monitoring and recording at PADs V and W, along with recommendations for further monitoring at additional sites, if significant archaeological deposits are encountered.	Pre- Construction	A summary of excavation results and future management of potential archaeological resources within the Moorebank Precinct East (MPE) PADs V and W was prepared by Artefact, dated 2 May 2018.
B96	Fill importation must not commence within 10 metres of PADs V and W until the results of any further monitoring and recording, along with any additional Non-Indigenous Heritage management measures, are submitted to the Secretary and included in an updated Heritage Management Plan to the satisfaction of the Secretary.	Pre- Construction	Exclusion zone was implemented and maintained prior to early works. Reporting as required under B95 did not require any additional monitoring and recording.
Unexpected Finds Protocol			
B97	Before commencement of construction, the Applicant must prepare an Unexpected Finds Protocol for the development in consultation with the Registered Aboriginal Parties, OEH and the NSW Heritage Division and must implement the Protocol in accordance with its terms.	Pre- Construction	EWEMP / EWHMP superseded by CHMP (rev 6, dated 12 June 2018) * Figure 3-10 Unexpected find procedure (Aboriginal heritage) * Figure 3-11 Unexpected find procedure (Aboriginal heritage) *Figure 3-12 Unexpected find procedure (Non-Aboriginal heritage)
Discovery of Human Remains or Aboriginal Objects or Places			
B98	If human remains are discovered on site, then all work surrounding the area must cease, and the area must be secured. The Applicant must immediately notify NSW Police and OEH, and work must not recommence in the area until authorised by NSW Police and OEH.	Construction	EWHMP CHMP No human remains found to date.
B99	If any Aboriginal object or Aboriginal place is identified on site, or suspected to be on site: (b) all work in the immediate vicinity of the object or place must cease immediately; (i) a 10m buffer area around the object or place must be cordoned off; and (j) OEH must be contacted immediately.	Construction	EWHMP CHMP No Aboriginal objects/places found.
B100	Work in the immediate vicinity may only recommence if: (a) the object or place is confirmed by OEH upon consultation with the Registered Aboriginal Parties, not to be an Aboriginal object or Aboriginal Place; or (b) an Aboriginal Cultural Heritage Management Plan is prepared in consultation with the Registered Aboriginal Parties and OEH to include the object or place and appropriate measures in respect of it, and the Plan is approved by the Secretary; or (c) OEH is satisfied as to the measures to be implemented in respect of the object or place and makes a written direction in that regard.	Construction	EWHMP CHMP No Aboriginal objects/places found.
Heritage Interpretation Plan			
B101	Prior to commencement of operation, the Applicant must prepare a Heritage Interpretation Plan based on the recommendations contained in the Heritage Interpretation Strategy (artefact, 2017) approved under MPE Stage 1. The plan must be prepared for the entire Moorebank Intermodal Precinct (MPE and MPW sites).	Pre-Operation	A Heritage Interpretation Plan (HIP) was submitted to the DPIE for review and approval. DPIE comments received and addressed on 28 June 2019. Approval received from DPIE on 9 September 2019.

B102	The plan must form part of the OEMP required by condition C3 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with NSW Heritage Division, Council, relevant landowners and stakeholders including the Moorebank Heritage Group (MHG), Department of Defence, as well as the Relevant Aboriginal Parties (RAPs) should themes relating to Aboriginal heritage be included for interpretation; and (c) be approved by the Secretary prior to the commencement of operation.	Pre-Operation	A Heritage Interpretation Plan (HIP) was submitted to the DPIE for review and approval. DPIE comments received and addressed on 28 June 2019. Approval received from DPIE on 9 September 2019.			
Biodiversity						
B103	The Applicant must: (a) ensure that no more than 4.69 4.88 hectares of native vegetation is cleared for the development; and (b) minimise: i. the impacts of the development on hollow-bearing trees ii. the clearing of native vegetation and key habitat within the approved disturbance footprint.	Construction	CFMFP addresses clearing requirements including minimising impacts to habitat.			
B104	Prior to the commencement of construction, unless the Secretary agrees otherwise, the Applicant must retire biodiversity credits of a number and class specified in Tables 6, and 7 7A and 7B below, and provide evidence to the satisfaction of the Secretary. The retirement of credits must be carried out in accordance with the NSW Biodiversity Offsets Policy for Major Projects, and can be achieved by (a) acquiring or retiring credits under the Biobanking scheme established under the then Threatened Species Conservation Act 1995 (b) making payments into an offset fund that has been established by the NSW Government; or (c) providing suitable supplementary measures. See Table 6 and 7. Table 6: Ecosystem credit requirements Site: MPE Stage 2 (excluding Moorebank Avenue site) Plant community type: Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003) Area to be impacted: 01.1 0.29ha Credits Required; 4 7 Site: MPE Stage 2 (excluding Moorebank Avenue site) Plant community type: Broad-leaved Ironbark - Melaleuca decora shrubby open forest on clay soils of the Cumberland Plain, Sydney Basin Bioregion (ME002) Area to be Impacted: 0.05 ha 3 Credits required: 3 Site: Moorebank Avenue site Plant Community Type: Hard-leaved Scribbly Gum - Parramatta Red Gum heathy woodland of the Cumberland Plain, Sydney Basin (ME003) Area to be Impacted: 3.73 ha Credits required: 167 Site: Moorebank Avenue site Plant community type: Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin (ME005)	Construction	All credits associated with B104 have been retired. There has been ongoing communication between SIMTA and DPIE regarding retirement of biodiversity credits, the last letter received from the Secretary was dated 30 June 2020. The Secretary acknowledged retirement of credits was occurring to his satisfaction and requested evidence of retirement of credits. This evidence was provided on 5 June 2020 and was acknowledged by the Secretary in a letter dated 22 June 2020.			
B104A	Table 7A: Species credit requirements Species Impacted individuals Credits required Nodding Geebung (Persoonia nutans) 12 924 Hibbertia puberula subsp. puberula 110 4400 Small-flower Grevillia (Grevillea parviflora subsp. parviflora) 79 1106 B104 A.Prior to the commencement of construction, unless the Secretary agrees otherwise, the Applicant must retire biodiversity credits of a number and class specified in Table 7B and provide evidence to the satisfaction of the Secretary. The retirement of credits can be achieved by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the Biodiversity Offsets Payment Calculator. Note that prices of credits in the Biodiversity Offsets Payment Calculator are subject to change. The amount payable to discharge an offset obligation will be determined at the time of payment. Table 7B: Species credit requirements Species: Nodding Geebung (Persoonia nutans) Impacted habitat area (ha): 0.70 Credits required: 1 Species: Hibbertia puberula subsp. puberula Impacted habitat area (ha): 3.49 Credits required: 103 Species: Hibbertia fumana Impacted habitat area (ha): 0.14 Credits required: 1 Species: Koala (Phascolarctos cinereus) Impacted habitat area (ha): 0.29 Credits required: 3	Pre-Construction	All credits associated with B104 have been retired. In June 2020, the Secretary acknowledged retirement of credits was occurring to his satisfaction and requested evidence of retirement of credits. This evidence was provided on 5 June 2020 and was acknowledged by the Secretary in a letter dated 22 June 2020.			
B105	Notwithstanding condition B103, the Applicant: (a) may elect to retire biodiversity credits in conjunction with the retirement of biodiversity credits for other developments on the MPE or MPW developments, prior to the commencement of construction of this development, or at another time agreed by the Secretary; and (b) is not required to retire credits for biodiversity impacts that it has already offset under another development consent, pending the provision of evidence of what credits were retired to offset which development.	Construction	As per B104.			
Baseline Monitoring Program						
B106	Prior to early works, a baseline monitoring program must be prepared in consultation with OEH and DPI to define pre-development conditions for water quality, invertebrates and fish assemblages. The results of this monitoring program are to be used to: (a) develop a Biodiversity Monitoring Strategy to identify any changes between upstream and downstream sites as a result of the construction and operation of the development; and (b) set the stormwater water quality and quantity performance criteria referred to in condition B105.	Pre- Construction	A Biodiversity Monitoring Strategy was submitted to DPIE on 19 June 2018 for information.			
B107	Any unavoidable indirect impacts as identified through the Biodiversity Monitoring Strategy required under condition B105, e.g. impacts of change hydrology on vegetation in boot land/ biobank site must be identified and measures to address this must be developed in consultation with OEH and implemented to the satisfaction of the Secretary. Measures may include additional offsetting.	Construction	The CFMFP (rev 5, dated 2 May 2018) was approved by the DPIE on 1 June 2018.			

Construction Flora and Fauna Management Plan			
B108	Prior to clearing of native vegetation, the Applicant must prepare a Construction Flora and Fauna Management Plan (CFFMP) in consultation with OEH. The CFFMP must form part of the CEMP required by condition C1 and must include the following: (a) measures to minimise the loss of key fauna habitat, including tree hollows; (b) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing and building demolition; (c) controlling weeds and feral pests; (d) an Unexpected Finds Procedure detailing procedures and management measures to be implemented in the event that flora and fauna is uncovered in any area not identified in the updated Biodiversity Assessment (BAR); (e) to ensure biodiversity values not intended to be impacted are protected. These measures may include barriers and mapping of protected/ 'no-go' areas; and (f) a program to monitor the effectiveness of the measures in the CFFMP.	Pre- Construction	The CFFMP (rev 5) - 2 May 2018, was approved by the DPIE on 1 June 2018.
B109	Prior to removing/clearing any vegetation, pre-clearing surveys and inspections for threatened species, populations and ecological communities must be undertaken to confirm the on-site location of those entities. The surveys and inspections, and any subsequent relocation of species and associated management measures, must be undertaken under the guidance of a suitably qualified and experienced ecologist. Methodologies must be incorporated into the Construction Flora and Fauna Management Plan required under condition B107. The agreement of OEH, whichever is the relevant agency, is required for any proposed amendments to the location or reclassification of threatened species, populations and ecological communities as identified in the updated BAR.	Pre- Construction	Section 3.3 of CFFMP (rev 5, dated 2 May 2018) approved by the DPIE on 1 June 2018 includes management measures required prior to the removal and clearing of vegetation. A Clearing Protocol is included in Appendix A of the approved CFFMP.
Operational Flora and Fauna Management Plan			
B110	Prior to operation, the Applicant must prepare an Operational Flora and Fauna Management Plan (OFFMP) in consultation with OEH. The OFFMP must form part of the OEPM required by condition C3 and must include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to: (i) weed control; (ii) feral animal control; (iii) pathogen management procedures; (iv) monitoring; and (v) rehabilitation actions.	Pre-Operation	The Operational Flora and Fauna Management Plan (OFFMP) was approved by DPIE 9 September 2019.
B111	Bushfire asset protection zones are to be contained wholly within the site boundary and management of the inner protection zone and must not impact on the Boot Land.	Detailed Design	The Operational Flora and Fauna Management Plan (OFFMP) was approved by DPIE 9 September 2019.
Dangerous Goods			
B112	The Applicant (the operator/occupant of each premises) must store and handle all chemicals, fuels and oils, including Dangerous Goods as defined in the Australian Code for the Transport of Dangerous Goods by Road & Rail, in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids. In the event of an inconsistency between the requirements listed above, the most stringent requirement shall prevail to the extent of the inconsistency.	Construction	Requirements for the storage of chemicals, fuels, oil, and Dangerous Goods as defined in the Australian Code for the Transport of Dangerous Goods by Road & Rail are outlined in Section 3.4 (SW46 and SW48) of the CSWMP.
B113	The Applicant (the operator/occupant of each premises) must ensure compliance with the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997 and that for liquids, a minimum bund volume of 110% of the volume of the largest single stored volume within the bund is required.	Construction	Management measure (SW44) is outlined in Section 3.4 of the CSWMP, to ensure compliance is met with the requirements from the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).
B114	The quantities of Dangerous Goods present at any time within each premises or transported from and to the development must be kept below the screening threshold quantities listed in the Department's Hazardous and Offensive Development Guidelines Application Guidelines Applying SEPP 33 (January 2011).	Construction	Quantities of Dangerous Goods must be kept in accordance with the Department's Hazardous and Offensive Development Guidelines Application Guidelines Applying SEPP 33 (January 2011), as stated in Section 3.4 (SW46 and SW48) of the CSWMP.
B115	Prior to occupation of each premises and in each instance of occupation by a new occupant, a report must be submitted to the Secretary confirming that the premises will be operated so as to comply with the requirements of conditions B112 and B114. Notes: The total quantity of DG within a warehouse must be considered as part of the screening, not the size of one container and separation distances must be based on the Applying SEPP 33 guideline.	Pre-Operation	Reports will be developed as occupation of warehouses occurs. Warehouse 1 WOEMP approved by DPIE on 10 December 2019. Warehouse 3 WOEMP was submitted to DPIE on 17 March 2020 approved by DPIE on 3 June 2020.
Emergency Response Plan			
B116	Six months prior to operation, the Applicant must prepare an Emergency Response Plan, in consultation with FRNSW and NSW Police Force. The Emergency Response Plan must include, but not be limited to: (a) protocols and procedures to be followed during emergency situations associated with the operation of the project (including fires and explosions). The protocols and procedures are to take into account the needs of people with a disability or who may experience access problems in emergency situations; (b) details of traffic management measures to be implemented during emergencies, where appropriate, to minimise the potential for escalation of the emergency; (c) design and management measures to address the potential environmental impacts of an emergency situation, including measures for containment of contaminated fire-fighting water, fuel spills and gaseous combustion products; and (d) details of a training and testing program to ensure that all operational staff are familiar with the Emergency Response	Pre-Operation	An Emergency Response Plan (ERP) was prepared and included in the BEEP, BMP and FERP. Approval to combine the documents was granted by DPIE on 21 May 2019. OERP was approved by DPIE on 10 December 2019.

Construction and Demolition Waste Management			
B117	All waste generated by the project must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste EPA 2014.	Construction	The CDWMP (rev 6, dated 27 April 2018) was approved by the DPIE on 1 June 2018. No waste issues reported to date.
B118	Prior to the commencement of early works, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Secretary. The plan must form part of the CEMP required by condition C1 and must detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations.	Pre- Construction	The CDWMP (rev 6, dated 27 April 2018) was approved by the DPIE on 1 June 2018.
B119	The Applicant must: (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Secretary; and (b) carry out the development in accordance with the most recent version of the Construction and Demolition Waste Management Plan approved by the Secretary.	Pre- Construction	The CDWMP (rev 6), dated 27 April 2018) was approved by the DPIE on 1 June 2018.
Operational Waste Management			
B120	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development to the satisfaction of the Secretary. The Waste Management Plan must form part of the OEMP required by condition C3 and be prepared in accordance with condition C7. The Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) (as may be updated or replaced from time to time); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in APPENDIX B.	Pre-Operation	An Operational Waste and Resources Management Plan (OWRMP) was sent to the DPIE for review and approval. DPIE comments received and addressed on 8 June 2019. Resubmitted on 11 August 2019 addressing DPIE comments. Approval to combine the waste and resource management plans was granted on 21 May 2019. . OWRMP approval received from DPIE on 9 September 2019.
B121	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site or be deposited on or otherwise enter neighbouring public or private properties.	Operation	An Operational Waste and Resources Management Plan (OWRMP) was sent to the DPIE for review and approval. DPIE comments received and addressed on 8 June 2019. Resubmitted on 11 August 2019 addressing DPIE comments. Approval to combine the waste and resource management plans was granted on 21 May 2019. OWRMP approval received from DPIE on 9 September 2019.
Statutory Requirements			
B122	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	At all times	Addressed in Section 3.5.2, 3.5.4 and 3.7 of the CDWMP (rev 6). Addressed in Table 3-5 - WR4 of the OWRMP (rev 8).
B123	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	At all times	Addressed in Section 3.5.2, 3.5.4 and 3.7 of the CDWMP (rev 6). Addressed in Table 3-5 - WR4 of the OWRMP (rev 8).
B124	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal unless it satisfies these condition	At all times	Addressed in Section 3.5.2, 3.5.4 and 3.7 of the CDWMP (rev 6). Addressed in Table 3-5 - WR4 of the OWRMP (rev 8).
B125	The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.	At all times	Addressed in Section 3.5.2, 3.5.4 and 3.7 of the CDWMP (rev 6). Addressed in Table 3-5 - WR4 of the OWRMP (rev 8).
B126	The collection of waste generated during operation of the development must be undertaken between 7 am to 10 pm Monday to Friday.	Operation	A Waste and Resource Management Plan (OWRMP) was prepared and submitted to the DPIE for review and approval. DPIE comments received and addressed on 10 August 19. Awaiting approval. Approval to combine the waste and resource management plans was granted on 21 May 2019. OWRMP approved by DPIE on 9 September 2019.

Pests, Vermin and Noxious Weed Management					
B127	The Applicant must: (a) take all reasonable steps to manage pests and vermin on the site; (b) manage declared noxious weeds on the site in accordance with the requirements of the Noxious Weeds Act 1993; and (c) inspect the site on a regular basis, no less than every 3 months, to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area.	Construction	CFFMP - Appendix B WEED, PEST AND VERMIN MANAGEMENT PROTOCOL		
Contamination					
B128	The Applicant must provide the NSW EPA with a copy of all reports to date relating to the assessment of per- and poly-fluoroalkyl substances including perfluorooctanoate (PFAS) undertaken for the Site.	Construction	The following reports were submitted as part of the EP Risk Letter to satisfy CoC B128 (dated 15 January 2018) GHD Intrusive Site Investigations, DNSDC Moorebank, 10 September 2015 (GHD 2015); GHD Environmental Management Plan, Former DNSDC, Moorebank NSW, September 2016 (GHD 2016); JBS&G Australia Pty Ltd ('JBS&G') Site Audit Statement and Report 0503-1611 Part Lot 1 in DP 1048263 Former DNSDC, Moorebank Avenue Moorebank NSW, 12 October 2016 (ref: 51732- 104288, rev 1) (JBSG 2016); and GHD review of Per- and Poly-fluoroalkyl substances (PFAS) Sources and Testing, Former DNSDC Site, Moorebank NSW, 6 December 2016 (GHD 2016a).		
B129	Prior to the commencement of early works or construction on site, the Applicant must engage a Site Auditor accredited under the EPA Contaminated Land Management Act 1997 NSW Site Auditor Scheme.	Pre- Construction	The Site Auditor was endorsed by EPA on 15 February 2018.		
B130	Prior to an occupation certificate being issued, the Applicant must submit to the Secretary a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme (3rd Edition, 2017), which demonstrates that the site is suitable for its intended land use (i.e. Section 'A'). The Site Auditor must consider the most up to date PFAS guidance.	Operation	Interim Occupation Certificate No. 19/124520-5 for Warehouse 1 was issued on 21 June 2019 by McKenzie Group Consulting (NSW) Pty Ltd. Approved BCA classifications are 5 and 7b. DPIE notified via email for commencement of occupation and operations in 18 June 2019. Site Audit Statement for Lot 24 (Northwest Limited Works Stage) prepared by EPA accredited auditor was submitted to the Secretary on 20 May 2019. Site Auditor certified that the Statement was prepared 'with due regard to relevant laws and guidelines'. DPIE approved staging of Site Audit Statement under CoC A14 on 2 April 2019. The Site Audit Statements will be progressively prepared and submitted to the Secretary one month prior to the issue of an occupation certificate for that relevant stage. The Site Auditor was endorsed by EPA on 15 February 2018. An interim occupation certificate for Warehouse 1 (19/124520-5) was issued on 21 June 2019. An interim occupation certificate for Warehouse 3 was issued on 20 March 2020. Site Audit Statement for Lot 23 prepared by EPA accredited auditor on 21 July 2020 was submitted to the Secretary. The Site Auditor certified that the Statement was prepared "with due regard to relevant laws and guidelines".		
B131	If the Site Auditor determines that further assessment of PFAS contamination, the Applicant must contact the NSW EPA as soon as practicable to discuss requirements for community consultation and long term management.	Pre- Construction	Per- and Poly-Fluoroalkyl Substances ('PFAS') Preliminary review Moorebank Precinct East ('MPE'), 400 Moorebank Avenue, Moorebank NSW. Site Audit Statement for Lot 24 (Northwest Limited Works Stage) prepared by EPA accredited auditor was submitted to the Secretary on 20 May 2019. Site Auditor did not indicate that further PFAS assessment was required. Site Audit Statement for Lot 23 prepared by EPA accredited auditor on 21 July 2020 was submitted to the Secretary. The Site Auditor did not indicate that further PFAS assessment was required.		
B132	Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the NSW EPA as soon as practicable to discuss requirements for community consultation and long term management.	Pre- Construction	Not triggered.		

B133	Prior to any demolition on the site, and entry and any subsurface activities within the southern burial pits, an UXO, EO and EOW Site Assessment Survey must be undertaken by an UXO contractor listed on the Defence Panel of suitably qualified UXO consultants and contractors and submitted to the Secretary.	Pre- Construction	<p>G-tek Australia Pty Limited (G-tek) reviewed previous reports and activities with particular emphasis on the potential for remnant unexploded ordnance (UXO), explosive ordnance (EO) and explosive ordnance waste (EOW) within the overall Site and the area referred to as the "southern burial pits".</p> <p>Letter dated 15 January 2018 indicated that that no additional UXO, EO or EOW Site Assessment Surveys are required within the southern burial pits area is required prior to any demolition, entry or subsurface activities within the area.</p> <p>This was submitted to DPIE as part of the CMP and approved on 30 May 2018.</p> <p>The MPW PFAS Management Plan was updated on 25 June 2019 (rev H) to include MAUW which bisects MPE and MPW.</p>			
B134	<p>Prior to early works and fill importation, a Contamination Management Plan must be prepared to the satisfaction of the Secretary and form part of the CEMP required under condition C1. The Contamination Management Plan is to be based on the Environmental Management Plan prepared by GHD (2016) and results of the UXO, EO and EOW Site Assessment Survey and must take into account additional risks posed by the proposed works and in particular:</p> <p>(a) excavation within the southern burial pits; (b) removal/remediation of underground storage tanks; (c) disturbance of soil containing asbestos material; and (d) demolition of buildings containing asbestos material.</p>	Pre- Construction	<p>CMP prepared EP Risk (dated 17 April 2018), and approved 30 May 2018 as a staged CMP.</p> <p>The most recent staged CMP was approved by the DPIE as Appendix N of the MPE S2 CEMP (rev 15, dated 23 July 2020)</p>			
B135	<p>The Contamination Management Plan must include:</p> <p>(a) an UXO, EO and EOW management and remediation plan, prepared by a qualified person(s) listed on the Defence Panel; (b) an Asbestos Management Plan; and (c) Unexpected Finds Procedure.</p> <p>The Contamination Management Plan must be approved by a NSW EPA Accredited Site Auditor prior to submission to the Secretary.</p>	Pre- Construction	<p>The most recent CMP was approved by the DPIE as Appendix N of the MPE S2 CEMP (rev 15, dated 23 July 2020).</p>			
B136	<p>Following demolition, a supplementary UXO, EO and EOW Site Assessment Survey is to be undertaken and an updated Contamination Management Plan is to be prepared to the satisfaction of the Secretary to address any additional contamination issues identified. Remediation works must only be carried out by suitably qualified and experienced contractor(s) including a contractor listed on the Defence Panel in the case of UXO, EO and EOW.</p>	Construction	<p>A staged CMP was approved 30 May 2018.</p> <p>CMP prepared EP Risk (17 April 2018) includes:</p> <ul style="list-style-type: none"> * Appendix C - UXO, EO and EOW management and remediation plan * An unexpected finds program is included in Table 8 * Appendix E - Accredited site auditor. <p>The most recent staged CMP was approved by the DPIE as Appendix N of the MPES2 CEMP (rev 15, dated 12 July 2020)</p>			
B137	<p>Details of any contaminated cells located on the site following remediation shall be provided to the Secretary, including relevant GPS data on the extent of the cell and details of the long term management of the cells.</p>	Construction	<p>No containment cells to date.</p>			
B138	<p>All contaminant cells located on the site following remediation shall be registered on title including, details of relevant Contamination Management requirements.</p>	Construction	<p>No containment cells to date.</p>			

Urban Heat Island Mitigation Strategy			
B139	<p>Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Heat Island (UHI) Mitigation Strategy must be prepared and submitted to the Secretary for approval, in consultation with the NSW Government Architect. The UHIMS must be prepared by a suitably qualified and experienced person(s).</p> <p>The UHI Mitigation Strategy must</p> <p>(a) review the current architectural details, building layout, landscaping provision, shading provision, landscape irrigation, stormwater water detention and WSUD, as well as building and paving material specifications;</p> <p>(b) make recommendations to mitigate the UHI effects generated by the development including but not limited to:</p> <p>(i) provision of WSUD elements;</p> <p>(ii) street tree planting;</p> <p>(iii) landscape coverage and screening;</p> <p>(iv) use of building material including reflectivity;</p> <p>(v) use of pavement material including reflectivity;</p> <p>NSW Government 25 Moorebank Intermodal Precinct East Stage 2 Department of Planning and Environment SSD 7628</p> <p>(vi) improved green space maintained by independent, climate resilient water supplies, to achieve increased amenity and urban cooling; and</p> <p>(vii) heat generation from operations; and</p> <p>(c) include a design strategy with the goal to achieve a 4°C degree decrease in temperature compared to neighbouring industrial developments;</p> <p>(d) details of where and how recommendations from the UHI Mitigation Strategy have been incorporated into the:</p> <p>(i) updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;</p> <p>(ii) updated final architectural details required by condition A24;</p> <p>(iii) UDLP required by condition B141;</p> <p>(iv) CEMP required by condition C1; and</p> <p>(v) CEMP required by condition C3</p>	Pre- Construction and Pre-Operation	UHIMS approved by DPIE on 21 June 2019.

Urban Design and Landscape Plan						
B140	<p>Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Design and Landscape Plan (UDLP) must be prepared. The UDLP must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s). The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect. The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to:</p> <p>(a) identification of design objectives, principles and standards based on -</p> <p>(i) local environmental values,</p> <p>(ii) urban design context,</p> <p>(iii) sustainable design and maintenance,</p> <p>(iv) community, visitor and worker safety, amenity and privacy, including 'safer by design' principles where relevant,</p> <p>(v) relevant design standards and guidelines,</p> <p>(vi) addressing the visual amenity and values of adjoining receivers,</p> <p>(vii) minimising and addressing the footprint of the project (including at operational facilities), and</p> <p>(viii) the urban design principles outlined in the documents referred to in condition A2;</p> <p>(b) landscaping and building design opportunities to mitigate the visual impacts of buildings and infrastructure particularly when viewed from Moorebank Avenue, Wattle Grove, and Casula);</p> <p>(c) details on the location of existing vegetation and proposed landscaping (including use of endemic and advanced tree species where practicable). Details of species to be replanted/revegetated must be provided, including their appropriateness to the area and habitat for threatened species. Where feasible and reasonable, top soil and vegetation to be removed must be reused;</p> <p>(d) details of pedestrian movement through the site and to surrounding areas for employees;</p> <p>(e) incorporate the following:</p> <p>(i) a minimum landscaped width of 10m within the 18m setback from Moorebank Avenue;</p> <p>(ii) the footprint of the warehouses along the eastern boundary must be reduced so that the car parking area and warehouse can be setback a minimum of 5m from the eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees;</p> <p>(iii) landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings;</p> <p>(iv) 15% of the site landscaped at ground level, 10% of which must include soft landscaping and not include land set aside for future access ways;</p> <p>(v) minimum rate of 1 canopy tree per 30m² of landscaped area;</p> <p>(vi) a 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade;</p> <p>(vii) perimeter site screening using advanced shrubs and canopy trees;</p> <p>(viii) perimeter and on site detention and biofiltration/bioretenion basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire.</p> <p>(f) include a planting schedule including details of the soil specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities) and deep soil areas containing soil (not spoil);</p> <p>(g) a description of the retaining walls, including the graphics such as sections, perspective views and material details;</p> <p>(h) details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas;</p> <p>(i) graffiti management commitments and provisions;</p> <p>(j) the sub-plans identified in condition B141;</p> <p>(k) details of where and how recommendation from the UDLP and sub plans have been incorporated into the:</p> <p>(i) updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;</p> <p>(ii) updated Architectural Plans required by condition A24, including architectural elements to articulate building facades and minimise large expanses of blank walls</p> <p>(iii) updated OEMP required by condition C3;</p> <p>(l) details of how the principles of Ecologically Sustainable Development listed at condition B143, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B40;</p> <p>(m) details how the Heritage Interpretation Plan required by condition B101 has been incorporated into the UDLP;</p> <p>(n) details of how the UHI Mitigation Strategy required by condition B140 has been incorporated into the UDLP and final</p>	Pre- Construction and Pre-Operation	<p>UDLP and associated subplans (See B141 below) were submitted to DPIE for review and approval on 7 June 2019.</p> <p>The delivery of the MPE S2 is being staged (in accordance with CoC A14 and A15).</p> <p>The MPE Stage 2 UDLP for Area 1 was updated and re- submitted to DPIE 30 March 2020. The update related to the approval of MOD2 (in particular, regarding the changes to OSD 9). The UDLP for Area 1 (revision 8, dated 11 March 2020) was approved on 05 June 2020 excluding condition B140 (e)(vi). The DPIE has referred the issue associated with this sub-condition to the DPIE Compliance team.</p> <p>The updated Landscape Vegetation Management Subplan, Lighting Subplan and Signage Subplan and responses to DPIE/GANSW comments for Area 2 were submitted to DPIE on Friday 31 July.</p> <p>Area 2 revisions to the UDLP report as well as the Employee Outdoor Meal Break Area Subplan and the Cycling and Pedestrian Access and Facilities Subplan, and responses to comments regarding these plans are in progress and will be submitted to the DPIE in August 2020.</p> <p>Council and DPIE/GANSW review of the Consolidated UDLP is in progress.</p>			

B141	<p>The Urban Design and Landscape Plan must include the following sub-plans:</p> <p>(a) a Landscape Vegetation Management Sub Plan to assist in the monitoring and maintenance of landscape elements required to be delivered as part of the approval. The Plan must be prepared and approved by the Secretary within twelve months of the date of this approval, unless otherwise agreed by the Secretary.</p> <p>The Plan must provide details of the monitoring and maintenance procedures for the landscape vegetation elements, rehabilitated vegetation and landscaping (including weed and pathogen control) including performance indicators, identification of commitments, identification of the responsibilities of each entity involved in the management of the intermodal precinct including the overarching management responsibilities and obligations for common land and tenant responsibilities, timing and duration, as well as contingencies where rehabilitation of vegetation and landscaping measures fail.</p> <p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p> <p>(b) a Lighting Sub Plan to assist in the control of lighting and reduce the visual impact of the 24 hour operational facility when viewed from residents within residential areas within the locality. The Plan must provide an assessment of the location, design specification and impacts of operational lighting associated with the development and measures proposed to minimise lighting impacts and standardise lighting design within the MPE development. The Plan must be prepared and approved by the Secretary. The Applicant must ensure that the lighting associated with the development:</p> <p>(i) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997);</p> <p>(ii) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network; and</p> <p>(iii) is designed to reduce light spill and mitigate the visual impact of the 24-hour facility when viewed from the residential areas in the locality and the Boot Land.</p> <p>(c) The Lighting Sub Plan must identify and provide details of the common and individual lighting throughout the development to reduce light spill and mitigate visual impact on the residential areas in the locality by:</p> <p>(i) eliminating upward spill light;</p> <p>(ii) directing light downwards, not upwards;</p> <p>(iii) using shielded fittings;</p> <p>(iv) avoiding 'over' lighting;</p> <p>(v) switching lights off when not required;</p> <p>(vi) using energy efficient bulbs;</p> <p>(vii) using asymmetric beams, where floodlights are used;</p> <p>(viii) ensuring lights are not directed towards reflective surfaces; and</p> <p>(ix) using warm white colours.</p> <p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p> <p>(d) Cycling and Pedestrian Access and Facilities Sub Plan to assist in safe cycling and pedestrian connectivity through the MPE precinct by providing dedicated linkages between the warehouses, the freight village and Moorebank Avenue that will contribute to the quality and safety of the pedestrian and cyclist environment associated with the development. The Plan must be prepared by a suitably qualified and experienced person(s) and approved by the Secretary within twelve months of the date of this approval, unless otherwise agreed by the Secretary.</p> <p>The Plan must be prepared by a suitably experienced and qualified person(s) in the design and provision of Cycling and Pedestrian Access and Facilities. The Plan must detail the construction, timing and responsibility for the delivery of Cycling and Pedestrian Access and Facilities and take into account the following considerations:</p> <p>(i) all relevant policies, guidelines and plans;</p> <p>(ii) provide details for the provision of safe and efficient pedestrian and cyclist access connectivity within the development and include integration with the existing and future pedestrian and cycling access in the locality;</p> <p>(iii) provide details of end of trip facilities available on-site at each warehouse which are to include under cover bike storage,</p>	Pre- Construction and Pre-Operation	<p>UDLP and associated subplans (See B141 below) submitted to DPIE for review and approval on 7 June 2019.</p> <p>The delivery of the MPE S2 is being staged (in accordance with CoC A14 and A15).</p> <p>The MPE Stage 2 UDLP for Area 1 was updated and re-submitted to DPIE 30 March 2020. The update related to the approval of MOD2 (in particular, regarding the changes to OSD 9). The UDLP for Area 1 (revision 8, dated 11 March 2020) was approved on 05 June 2020 excluding condition B140 (e)(vi). The DPIE has referred the issue associated with this sub-condition to the DPIE Compliance team.</p> <p>The updated Landscape Vegetation Management Subplan, Lighting Subplan and Signage Subplan and responses to DPIE/GANSW comments for Area 2 were submitted to DPIE on 31 July 2020.</p> <p>Area 2 revisions to the UDLP report as well as the Employee Outdoor Meal Break Area Subplan and the Cycling and Pedestrian Access and Facilities Subplan, and responses to comments regarding these plans are in progress and will be submitted to the DPIE in August 2020.</p> <p>Council and DPIE/GANSW review of the Consolidated UDLP is in progress.</p>			
------	---	-------------------------------------	--	--	--	--

	<p>showers and change facilities sufficient to accommodate the needs of the forecast number of employee; and</p> <p>(iv) the layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities.</p> <p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p> <p>(e) Employee Outdoor Meal Break Area sub plan to provide employee amenity associated with the development. The Plan must identify and facilitate the construction and establishment of employee outdoor meal break area and be prepared by a suitably experienced and qualified person(s) and submitted to the Secretary for approval.</p> <p>The Plan must be prepared by a suitably experienced and qualified person(s) in the design and provision of outdoor open space. The Plan must detail the construction, timing and responsibility for the delivery and maintenance of an individual employee outdoor meal break areas for each warehouse and a communal employee/visitor eating area at the freight village and take into account the following considerations:</p> <p>(i) all relevant policies, guidelines and plans;</p> <p>(ii) the type of facilities to be provided having regard to forecast future employee and visitor needs;</p> <p>(iii) provide detail of the siting and design of outdoor eating areas including seating, lighting, paving, landscaping, screening, shading, vermin proof waste storage and security; and</p> <p>(iv) include details of the maintenance and waste collection responsibilities.</p> <p>Where it can be demonstrated to the satisfaction of the Secretary, that an outdoor break area cannot be accommodated on site for each warehouse, an internal eating/sitting area is to be provided within each warehouse and details provided within this subplan.</p> <p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p>				
	Ecologically Sustainable Development				
B142	<p>Warehouses and the freight village must be designed and operated to meet ESD principles including: (a) passive solar design;</p> <p>(b) use of energy efficient plant and equipment;</p> <p>(c) use of renewable energy sources;</p> <p>(d) cross-ventilation</p> <p>(e) selection of materials with lower energy manufacturing requirements;</p> <p>(f) use of locally sourced materials to reduce impacts associate with transport;</p> <p>(g) rainwater capture and reuse;</p> <p>(h) water efficient fixtures and fittings; and</p> <p>(i) waste minimisation and recycling.</p>	Detailed Design	Considered in detailed design for warehousing and within the Urban Heat Island Mitigation Strategy which was approved by DPIE on 21 June 2019.		
	Bushfire Management				
B143	<p>Before the commencement of construction, the Applicant must ensure that a Bushfire Emergency and Evacuation Plan is prepared. The Plan must form part of the CEMP and OEMP required by conditions C1 and C3 and must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be consistent with the Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, December 2014 and Australian Standard AS3745 2010 Planning for Emergencies in Facilities; and</p> <p>(c) a copy of the plan must be submitted to the Secretary, NSW Rural Fire Service, Council and the Certifying Authority prior to occupation.</p>	Pre- Construction and Pre-Operation	<p>The BEEP (rev 3) dated 14 June 2018 is included as Appendix O of CEMP (rev 4, dated 5 April 2018) approved by DPIE 8 June 2018.</p> <p>The OERP incorporates BEEP, BMP and FERP to manage operational bushfire, flood and general emergency response. OERP approved by DPIE on 10 December 2019.</p>		

B144	The entire site must be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones. An updated Bushfire Management Plan must be prepared by a suitably qualified person(s) having regard to the amended final plans and demonstrating that the bushfire asset protection zones can be contained wholly within the site boundary and that management of the inner protection zone will not impact on the Boot Land. The Bushfire Management Plan will be submitted to the Secretary prior to construction of permanent access or buildings, unless otherwise agreed by the Secretary.	Pre- Construction and Pre-Operation	The BMP (rev 3, dated 14 June 2018) approved by DPIE 15 June 2018. The OERP incorporates BEEP, BMP and FERP to manage operational bushfire, flood and general emergency response. OERP approved by DPIE on 10 December 2019.			
B145	Public road access must comply with section 4.1.3(1) of Planning for Bush Fire Protection 2006 except for the requirement for through-access.	At all times	NSW Rural Fire Service letter dated 20 September 2017 confirmed MPE Stage 2 compliance with this condition. Primarily operational requirement. During construction, suitable access for emergency vehicles will be available via the alignment of the future internal road network which runs east/west and connects to a north/south road extending along the eastern side of the site. Also addressed in Section 4.2.1 and 4.11.1 of the OERP.			
B146	The provision of water, electricity and gas must comply with section 4.1.3 of Planning for Bush Fire Protection 2006.	At all times	NSW Rural Fire Service letter dated 20 September 2017 confirmed MPE Stage 2 compliance with this condition. Primarily operational requirement. Risk associated with the provision of electricity services during construction are addressed by management measures BM26, BM27, BM28, BM29 and BM30 in Section 3.5 of the BMP (rev 3). Also addressed in Section 4.2.1 and 4.11.1 of the OERP.			
Ancillary Facilities						
B147	Ancillary facilities that are not identified by description and location in the documents listed in A2 must not be constructed unless they satisfy the following criteria: (a) the facility is development of a type that would, if it were not for the purpose of the development, otherwise be exempt or complying development; or (b) the facility is located as follows: (i) at least 50 metres from any waterway unless an erosion and sediment control plan is prepared and implemented so as not to affect water quality in the waterway in accordance with Managing Urban Stormwater series; (ii) within or adjacent to land upon which the development is being carried out; (iii) with ready access to a road network; (iv) so as to avoid the need for heavy vehicles to travel on local streets or through residential areas in order to access the facility; (v) on level land; (vi) so as to be in accordance with the INCG (DECC 2009) or as otherwise agreed in writing with affected landowners and occupiers; (vii) so as not to require vegetation clearing beyond the extent of clearing approved under other terms of this approval except as approved by the ER as minor clearing; (viii) so as not to have any impact on heritage items (including areas of archaeological sensitivity) beyond the impacts identified, assessed and approved under other terms of this approval; (ix) so as not to affect lawful uses of adjacent properties that are being carried out at the date upon which construction or establishment of the facility is to commence;	Construction	Section 1.6.1.3 of CEMP (rev 4, dated 5 April 2018) approved by DPIE 8 June 2018, outlines the procedure to be undertaken should an ancillary facility be required.			

B148	Prior to establishment of any ancillary facility that is not identified by description and location in the documents listed in A2 that satisfies the criteria in condition B148, the Applicant must prepare and implement an Ancillary Facilities Management Plan which outlines the environmental management practices and procedures for the establishment and operation of the ancillary facility. The Ancillary Facilities Management Plan must be prepared in consultation with the relevant council and submitted to the Secretary for approval one month prior to installation of ancillary facilities. The Ancillary Facilities Management Plan must detail the management of the ancillary facilities and include: (a) a description of activities to be undertaken during construction (including scheduling of construction); (b) a program for ongoing analysis of the key environmental risks arising from the activities described in subsection (a) of this condition, including an initial risk assessment undertaken prior to the commencement of construction of the development; and (c) details of how the activities described in subsection (a) of this condition will be carried out to:	Pre- Construction	Section 1.6.1.3 of CEMP (rev 4, dated 5 April 2018) approved by DPIE 8 June 2018, outlines the procedure to be undertaken should an ancillary facility be required.			
B149	Minor ancillary facilities comprising lunch sheds, office sheds, and portable toilet facilities, that are not identified in the documents listed in condition A2 and which do not satisfy the criteria set out in condition B146 of this approval must satisfy the following criteria: (a) have no greater environmental and amenity impacts than those that can be managed through the implementation of environmental measures detailed in the CEMP required under condition C1 of this approval; and (b) have been assessed by the ER to have: (i) minimal amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the INCG (DECC 2009), traffic and access impacts, dust and odour impacts, and visual (including light spill) impacts; (ii) minimal environmental impact with respect to waste management and flooding; and	Construction	Section 1.6.1.3 of CEMP (rev 4, dated 5 April 2018) approved by DPIE 8 June 2018, outlines the procedure to be undertaken should an ancillary facility be required.			
B150	Boundary screening must be erected around all ancillary facilities that are adjacent to sensitive receivers for the duration of construction unless otherwise agreed with relevant Council(s), and affected residents, business operators or landowners.	Pre- Construction	Section 1.6.1.3 of CEMP (rev 4) dated 5 April 2018, approved by DPIE 8/06/2018, outlines the procedure to be undertaken should an ancillary facility be required. Area 6 (MAUW) will be constructed in accordance with the CEMP.			
B151	Boundary screening required under condition B150 must minimise visual, noise and air quality impacts on adjacent sensitive receivers.	Pre- Construction	Section 1.6.1.3 of CEMP (rev 4, dated 5 April 2018) approved by DPIE 8 June 2018, outlines the procedure to be undertaken should an ancillary facility be required.			
Food Preparation Areas						
B152	All food premises must be designed, constructed and operated to meet legislative requirements and Australian Standards including: (a) the Australian New Zealand Food Standards Code including Food Safety Standard 3.2.2 Food Premises and Equipment; (b) AS 4674-2004: Design, construction and fit out of food premises; (c) AS 4322-1995: Quality and performance of commercial electrical appliances – Hot food storage and display equipment; (d) AS ISO 22000-2005: Food safety management systems-Requirements for any organisation in the food chain	Detailed Design	Considered in detailed design for warehousing and freight village.			
B153	The Applicant must obtain a certificate from a suitable qualified tradesperson, certifying that kitchen, food storage and food preparation areas have been fitted in accordance with Australian Standard AS4674. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	Operation	Considered in detailed design for warehousing.			
Community Consultative Committee						
B154	Before early works and fill importation a Community Consultative Committee (CCC) must be established for the Moorebank Intermodal Precinct (MPE and MPW) in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2016). The CCC must function for the duration of construction and for at least 5 years following commencement of operation. Notes: • The CCC is an advisory committee only. • In accordance with the guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.	Pre- Construction	DPIE acknowledged CCC on 23 May 2018			

Community Communication Strategy						
B155	<p>No later than one month before early works and fill importation, a Community Communication Strategy must be prepared and submitted to the Secretary for approval. The Community Communication Strategy is to provide mechanisms to facilitate communication between the Applicant, the Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development. The Community Communication Strategy must:</p> <p>(a) assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the development;</p> <p>(a) detail the mechanisms for regularly consulting with the local community throughout the development, such as holding regular meetings to inform the community of the progress of the development and report on environmental monitoring results;</p> <p>(b) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works or manage traffic disruptions;</p> <p>(c) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and</p> <p>(d) include a complaints procedure for recording, responding to and managing complaints, including:</p> <p>(i) email, toll-free telephone number and postal address for receiving complaints;</p> <p>(ii) advertising the contact details for complaints prior to and during operation, via the local newspaper and through on-site signage;</p> <p>(iii) a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint; and</p>	Pre- Construction and Pre-Operation	<p>CCS (rev 4, dated 7 May 2018) approved by DPIE 1 June 2018</p> <p>An Operational CCS has been prepared and submitted to the DPIE for review and approval on 24 May 2019.</p> <p>OCCS approved by DPIE on 8 August 2019.</p>			
B156	<p>The Applicant must:</p> <p>(a) not commence construction until the Community Communication Strategy is approved by the Secretary;</p> <p>(b) implement the approved Community Communication Strategy for the duration of the development and for 24 months following the completion of operation.</p>	Construction	<p>CCS (rev 4, dated 7 May 2018) approved by DPIE 01 June 2018</p> <p>An Operational CCS has been prepared and submitted to the DPIE for review and approval on 24 May 2019</p> <p>OCCS approval by DPIE received on 8 August 2019.</p>			
B157	<p>The Complaints Register must be provided to the Secretary within 7 days upon request, for the period detailed within the request.</p>	Construction	<p>Complaints register has not been requested by Secretary- can be provided upon request.</p> <p>It is available on the SIMTA web-site.</p>			
<p>*Writing in red font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 2 Consolidated Consent in January 2020.</p>						

	Condition	Development Phase	Evidence and comments	Compliant	Non Compliant	Not Triggered
Compliance Requirement						
Construction Environmental Management Plan						
C1	<p>Before the commencement of construction, a Construction Environmental Management Plan (CEMP) must be prepared to the satisfaction of the Secretary. The CEMP must:</p> <p>(a) identify the statutory approvals required to carry out the development;</p> <p>(b) outline all environmental management practices and procedures to be followed during construction works associated with the development;</p> <p>(c) describe all activities to be undertaken on the site during construction of the development, including a clear indication of construction stages;</p> <p>(d) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;</p> <p>(e) describe the roles and responsibilities for all relevant employees involved in construction works associated with the development; and</p> <p>(f) include the management plans required under this approval, including:</p> <p>(i) Construction Traffic and Access Management Plan;</p> <p>(ii) Concrete Batching Plant Management Plan;</p> <p>(iii) Soil and Water Management Plan;</p> <p>(iv) Flood Emergency Response Plan;</p> <p>(v) Construction Air Quality Management Plan;</p> <p>(vi) Construction Noise and Vibration Management Plan;</p> <p>(vii) Heritage Management Plan;</p> <p>(viii) Construction Flora and Fauna Management;</p> <p>(ix) Construction and Demolition Waste Management Plan;</p> <p>(x) Contamination Management Plan; and</p> <p>(xi) Bushfire Emergency and Evacuation Plan.</p>	Pre-Construction	<p>CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018</p> <p>* CTAMP - Phase A (rev 9) - approved by DPIE 15 June 2018</p> <p>* CTAMP - Phase B (rev K) - approved by DPIE 13 December 2018</p> <p>* SWMP (rev 6) - approve by DPIE d 8 June 2018</p> <p>* FERP (rev 5) - approved by DPIE 1 June 2018</p> <p>* CAQMP (rev 4) - approved By DPIE 1 June 2018</p> <p>* CNVMP (rev 5) - approve by DPIE d 15 June 2018</p> <p>* CHMP (rev 6) - approved 15 June 2018</p> <p>* CFFMP (rev 5) - approved by DPIE 1 June 2018</p> <p>* CDWMP (rev 6) - approved by DPIE 1 June 2018</p> <p>* CMP - approved by DPIE 30 May 2018</p> <p>The most recent CMP was approved by the DPIE as Appendix N of the MPE S2 CEMP (rev 15, dated 23 July 2020)</p> <p>* BEEP (rev 3) -approved by DPIE 8 June 2018</p>			
C2	<p>The Applicant must:</p> <p>(a) not commence construction until the CEMP is approved by the Secretary; and</p> <p>(b) carry out the construction of the development in accordance with the most recent version of the CEMP approved by the Secretary, unless otherwise agreed by the Secretary.</p>	Pre-Construction	CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018.			

Operational Environmental Management Plan						
C3	<p>Before the commencement of operations, a Precinct Operational Environmental Management Plan (OEMP) must be prepared to the satisfaction of the Secretary. The OEMP must:</p> <p>(a) be prepared by a suitably qualified and experienced expert;</p> <p>(b) provide the strategic framework for environmental management of the development;</p> <p>(c) identify the statutory approvals required to carry out the development;</p> <p>(d) identify the infrastructure to be managed under the Precinct OEMP which is to include pavements, stormwater detention and water quality treatment structures and devices; and landscaping.</p> <p>(e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development including the overall responsibility for the operational environmental management of the freight village;</p> <p>(f) describe the procedures to be implemented to:</p> <p>(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;</p> <p>(ii) receive, handle, respond to, and record complaints;</p> <p>(iii) resolve any disputes that may arise;</p> <p>(iv) respond to any non-compliance;</p> <p>(v) respond to emergencies; and</p> <p>(g) include the management plans required under this approval, including:</p> <p>(i) Operational Traffic and Access Management Plan;</p> <p>(ii) Workplace Travel Plan;</p> <p>(iii) Stormwater Infrastructure Operation and Maintenance Plan;</p> <p>(iv) Flood Emergency Response Plan;</p> <p>(v) Operational Air Quality Management Plan;</p> <p>(vi) Operational Noise and Vibration Management Plan;</p> <p>(vii) Heritage Interpretation Plan;</p> <p>(viii) Operational Flora and Fauna Management Plan;</p> <p>(ix) Waste Management Plan;</p> <p>(x) Long-term Contamination Management Plan; and</p> <p>(xi) Bushfire Emergency and Evacuation Plan.</p>	Pre-Operation	<p>OEMP approved by DPIE on 9 September 2019.</p> <p>ONVMP approved by DPIE on 9 September 2019.</p> <p>OAQMP approved by DPIE on 9 September 2019.</p> <p>OFFMP approved by DPIE on 9 September 2019.</p> <p>HIP approved by DPIE on 9 September 2019. .</p> <p>SIOIMP approved by DPIE on 9 September 2019.</p> <p>OWRMP approved by DPIE on 9 September 2019.</p> <p>WTP conditionally approved by DPIE on 14 June 2019.</p> <p>A Long-term Contamination Management Plan (LTCMP) as the Site Auditor issued a Site Audit Statement without the need for a LTCMP (as noted in DPIE letter dated 9 September 2019.) .</p>			
C4	<p>The Applicant must:</p> <p>(a) not commence operation of the development until the OEMP is approved by the Secretary; and</p> <p>(b) operate the development in accordance with the most recent version of the OEMP approved by the Secretary, unless otherwise agreed by the Secretary.</p>	Pre-Operation	<p>OEMP approved by DPIE on 9 September 2019.</p> <p>The most recent version of the OEMP is available on the SIMTA web-site (rev 015, dated 27 March 2020).</p>			
C5	<p>Overall responsibility of the development, including the freight village environmental management during operation, must be by the entity responsible for the Precinct environmental management.</p>	Operation	<p>Qube Holdings has the overall responsibility for the Project.</p>			
Occupation Environmental Management Plan						
C6	<p>Prior to occupation of individual warehouses, a Warehouse OEMP must be submitted to the Secretary for approval and must:</p> <p>(a) be generally in accordance with the precinct OEMP required under condition C3;</p> <p>(b) demonstrate compliance with condition B114 regarding maintenance of quantities of dangerous goods below the screening threshold; and</p> <p>(c) include auditing requirements.</p>	Pre-Operation	<p>A Warehouse OEMP has been prepared for Warehouse 1 and was approved by DPIE on 10 December 2019.</p> <p>An additional Warehouse OEMP was prepared for Warehouse 3 A and the DPIE indicated they had no issues with an occupation certificate being issued on 19 March 2020. The Occupations Certificate was issued on 22 May 2020.</p>			

Management Plan Requirements					
C7	<p>The Applicant must ensure that the environmental management plans required under this consent are prepared in accordance with any relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) a description of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures/criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the management measures to be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development; and</p> <p>(ii) effectiveness of any management measures (see (c) above);</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incidents and non-compliances;</p> <p>(ii) complaints;</p> <p>(iii) non-compliances with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p> <p>Note: The Secretary may waive some of these requirements if they are unnecessary or unwarranted for a particular management plan.</p>	At all times	All management plans are prepared in accordance with this requirement. See C1 and C3.		
revision of Strategies, Plans and Programs					
C8	At least one month prior to the commencement of a new phase of the development, the CEMP or OEMP and applicable subplans must be reviewed and submitted to the Secretary for approval.	Pre-Construction	CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018 and as per C1 above. OEMP approved by DPIE on 9 September 2019. Area 6 (MAUW) will be constructed in accordance with the CEMP.		
C9	<p>Within three months of:</p> <p>(a) the submission of an annual review under condition C10;</p> <p>(b) the submission of an incident or non-compliance notification under condition C13;</p> <p>(c) the submission of an audit under condition C18;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Secretary under condition A2;</p> <p>the strategies, plans and programs required under this consent must be reviewed, and if necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, must be revised, to the satisfaction of the Secretary. Where revisions are required, the revised document must be submitted to the Secretary for approval within six weeks of the review.</p> <p>Note: The purpose of this condition is to ensure that strategies, plans and programs are regularly updated to incorporate any measures recommended to improve the environmental performance of the development.</p>	At all times	All management plans are prepared in accordance with this requirement. See C10, C13 and C18.		

Annual review					
C10	<p>Each year, the Applicant must submit a review the environmental performance of the development (including all tenants and occupants) to the to the Department. The review must:</p> <p>(a) describe the development that was carried out in the previous calendar year, and the development that is proposed to be carried out over the next year;</p> <p>(b) include a comprehensive review of the monitoring results and complaints records from the previous year, including a comparison of these against the:</p> <p>(i) the relevant statutory requirements, limits or performance measures/criteria;</p> <p>(ii) requirements of any plan or program required under this consent;</p> <p>(iii) the monitoring results of previous years; and</p> <p>(iv) the relevant predictions in the EIS, Submissions Report, Consolidated assessment clarification responses; Modification Assessment, or conditions of this consent;</p> <p>(c) identify any non-compliance over the previous year, and describe what actions were (or are being) taken to ensure compliance;</p> <p>(d) identify any trends in the monitoring data over the life of the development;</p> <p>(e) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p> <p>(f) describe what measures will be implemented over the next year to improve the environmental performance of the development.</p> <p>The Applicant must ensure that copies of the Annual review are submitted to Council and are available to the CCC and any interested person upon request.</p>	At all times	Annual review of Environmental Performance #02 (January 2019 - December 2019) was submitted to DPIE in August 2020. Next reporting period will be January 2020 - December 2020		
Incident Notification, Reporting and Response					
C11	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	At all times	DPIE are sent notifications of incidents on site when required. Incident response is addressed in Section 2.8.3 of the CEMP (rev 015) and Section 4.6.4 of the OEMP (rev 015).		
C12	A written incident notification addressing all requirements for such notification set out in Appendix D of this consent, must also be emailed to the Department at the following address: compliance@planning.nsw.gov.au within 7 days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition or, having given such notification, subsequently forms the view that an incident has not occurred.	At all times	DPIE are sent notifications of incidents on site when required. Incident response is addressed in Section 2.8.3 of the CEMP (rev 015) and Section 4.6.4 of the OEMP (rev 015).		
C13	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary the Applicant must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements for such reporting set out in Appendix C of this consent, and such further reports as may be requested.	At all times	DPIE are sent notifications of incidents on site when required. Incident response is addressed in Section 2.8.3 of the CEMP (rev 015) and Section 4.6.4 of the OEMP (rev 015).		
C14	Any written requirements of the Secretary or relevant public authority (as determined by the Secretary) which may be given at any point in time, to address the cause or impact of an incident must be complied with and within any timeframe specified by the Secretary or relevant public authority.	At all times	DPIE are sent notifications of incidents on site when required. Incident response is addressed in Section 2.8.3 of the CEMP (rev 015) and Section 4.6.4 of the OEMP (rev 015).		
C15	If statutory notification is provided to EPA as required under the POEO Act in relation to the development, such notification must also be provided to the Secretary within 24 hours after the notification was provided to EPA.	At all times	DPIE are sent notifications of incidents on site when required. Incident response is addressed in Section 2.8.3 of the CEMP (rev 015) and Section 4.6.4 of the OEMP (rev 015).		
Non Compliance Notification and Reporting					
C16	The Department must be notified in writing to compliance@planning.nsw.gov.au within 7 days after the Applicant becomes aware of any non-compliance.	At all times	DPIE are sent notifications of incidents on site when required. Incident response is addressed in Section 2.8.3 of the CEMP (rev 015) and Section 4.6.4 of the OEMP (rev 015). No non-compliance notifications were submitted during this reporting period.		

C17	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply, the reasons for the non-compliance (if known), and what actions have been, or will be, undertaken to address the non-compliance.	At all times	DPIE are sent notifications of incidents on site when required. Incident response is addressed in Section 2.8.3 of the CEMP (rev 015) and Section 4.6.4 of the OEMP (rev 015).			
Independent Environmental Audit						
C18	Within one year of the commencement of any development under this consent, and every three years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (Audit) of the development. Audits must: (a) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary; (b) be carried out in consultation with the relevant agencies and the CCC; (c) assess the environmental performance of the development (and tenancies) and assess whether it is complying with the relevant requirements in this consent, and any strategy, plan or program required under this consent; (d) review the adequacy of any approved strategy, plan or program required under this consent; and (e) recommend appropriate measures or actions to improve the environmental performance of the development, and/or any strategy, plan or program required under this consent.		The first Independent Environmental Audit conducted by WolfPeak in December 2018. The report is available on the SIMTA website. Addressed by Section 4.3.2 of the CEMP (rev 015) and 6.3.1 of the OEMP (rev 015).			
C19	Within three months of commencing an Independent Environmental Audit, or unless otherwise agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.	At all times	The first Independent Environmental Audit was conducted by WolfPeak in December 2018. The report is available on the SIMTA website. Addressed by Section 4.3.2 of the CEMP (rev 015) and 6.3.1 of the OEMP (rev 015).			
Access to Information						
C20	At least 48 hours before the commencement of construction until the completion of all works under this consent, including demolition and remediation, the Applicant must: (a) make copies of the following publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or make a complaint; (viii) a complaints register updated on a monthly basis; (ix) the Annual reviews of the development; (x) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (xi) any other matter required by the Secretary; and (b) keep such information up to date, to the satisfaction of the Secretary.	At all times	The SIMTA website is being progressively updated as documents are approved for each stage of the construction and operation activities.			

Compliance Monitoring and Tracking						
C21	<p>The Proponent must prepare and implement a Compliance Tracking Program to track compliance with the requirements of this approval. The Compliance Tracking Program must be submitted to the Secretary for approval prior to the commencement of construction.</p> <p>The Compliance Tracking Program must include, but not be limited to:</p> <p>(a) provision for the notification of the Secretary prior to the commencement of construction and prior to the commencement of operation of the development (including prior to each stage, where works are being staged);</p> <p>(b) provision for periodic review of the compliance status of the development against the requirements of this approval and the environmental management measures committed to in the documents referred to in condition A2;</p> <p>(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 construction,</p> <p>(ii) quarterly Construction Compliance Reports, for the duration of construction, and</p> <p>(iii) a Pre-Operation Compliance Report prior to the commencement of operation, and six monthly operational compliance reports;</p> <p>(d) a program for independent environmental auditing;</p> <p>(e) mechanisms for recording environmental incidents during construction and actions taken in response to those incidents;</p> <p>(f) provision for reporting environmental incidents to the Secretary during construction;</p> <p>(g) procedures for rectifying any non-compliance identified during environmental auditing, review of compliance or incident management; and</p> <p>(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.</p>	At all times	<p>Compliance Tracking Program Moorebank Precinct East Stage 2 24 May 2018 has been drafted to satisfy this condition. Section 2.1.1 Compliance Matrices of the CTP details where each of the sub-sections has been addressed e.g.</p> <p>a) Section 2.4 of the Compliance Tracking Program outlines the requirement for notification of the Secretary prior to the commencement early works and construction.</p> <p>CTP (rev 5) dated 24 May 2018 was approved by DPIE 8 June 2018..</p> <p>(a) DPIE notified of the expected commencement of operations on 18 June 2019,</p> <p>(c) Two Pre-Operations Compliance Reports have been submitted to DPIE under ID SSD-7628-PA-50 as per the requirements of the POPD. In addition, the status of compliance for pre-operational conditions continues to be detailed in the compliance table submitted with each quarterly CCR.</p>			
Environment Representative						
C22	<p>A suitably qualified and experienced ER who is independent of the development must be nominated by the Applicant, approved by the Secretary and engaged for the duration of construction of the development in accordance with the Environmental Representative Protocol (DPE 2017). Additional ERs may be engaged for the purpose of this condition in which case the obligations to be carried out by an ER under the terms of this consent may be satisfied by any ER that is approved by the Secretary. The details of nominated ER(s) must be submitted to the Secretary for approval no later than one month prior to the commencement of works, or within another timeframe agreed with the Secretary.</p> <p>This condition does not preclude the same ER for MPW projects being considered by the Secretary.</p>	Pre-Construction	The ER was appointed 14 February 2018.			
C23	<p>Construction must not commence until an ER nominated under C24 has been approved by the Secretary.</p>	Pre-Construction	The ER was appointed 14 February 2018.			

C24	<p>From commencement of any works until completion of construction, the approved ER must:</p> <p>(a) on behalf of the Applicant, receive and respond to communication from the Secretary in relation to the environmental performance of the development;</p> <p>(b) consider and inform the Secretary on matters specified in the terms of this consent;</p> <p>(c) consider and recommend any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;</p> <p>(d) review the following documents required to be prepared under the terms of this consent, ensure they are consistent with requirements in or under this consent and if so, endorse them prior to submission to the Secretary (if required to be submitted to the Secretary) or prior to implementation (if not required to be submitted to the Secretary):</p> <p>(i) CEMP; and</p> <p>(ii) OEMP; and</p> <p>(iii) the other plans and sub-plans required by these conditions, and referenced in conditions C1 and C3;</p> <p>(e) regularly monitor the implementation of all documents required to be prepared under the terms of this consent to ensure implementation is being carried out in accordance with what is stated in the document and the terms of this consent;</p> <p>(f) as may be requested by the Secretary, help plan, attend or undertake Department audits of the development including scoping audits, programming audits, briefings, and site visits, but not independent audits required under condition C18 of this consent;</p> <p>(g) if conflict arises between the Applicant and the community in relation to the environmental performance of the development, attempt to resolve the conflict, and if it cannot be resolved, notify the Secretary;</p> <p>(h) consider any minor amendments to be made to the CEMP, CEMP sub-plans and monitoring programs that comprise updating or are of an administrative nature, and are consistent with the terms of this consent and the CEMP, CEMP sub-plans and monitoring programs approved by the Secretary and, if satisfied such amendment is necessary, approve the amendment. This does not include any modifications to the terms of this consent; and</p> <p>(i) prepare and submit to the Secretary and other relevant regulatory agencies, for information, a monthly Environmental Representative Report detailing the ER's actions and decisions on matters for which the ER was responsible in the preceding month (or other timeframe agreed with the Secretary). The Environmental Representative Report must be submitted within seven (7) days following the end of each month for the duration of construction of the development, or as otherwise agreed with the Secretary.</p>	Pre-Construction	The ER was appointed 14 February 2018.			
<p>*Writing in red font represents additions and changes made to the conditions due to the approval of SSD 7628 Modification 2 Consolidated Consent in January 2020.</p>						

Appendix B – SSD 7628 Subdivision Compliance Tracking Table

Approval (ID)	Condition	Timing	Evidence and comments	Compliance	Non Compliance	Not Triggered
Compliance Requirement				Compliance	Non Compliance	Not Triggered
Part A Administrative Conditions						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria established under this consent, all reasonable measures must be implemented to prevent, and if prevention is not reasonable, minimise, any harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At all times.	There were no non-compliances notified within the reporting period.			
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary (c) in accordance with the EIS and Response to Submissions; and (d) in accordance with <i>Subdivision Ancillary Report- Moorebank Precinct East Stage 2 (SSD 7628)</i> (Aspect Environmental, August 2018), <i>MPE Stage 2 Subdivision Application</i> (SIMTA, 12 December 2018), <i>MPE Stage 2 SSD 7628- Subdivision</i> (SIMTA, 19 December 2018), and <i>Plan of Proposed Final Subdivision</i> (Tactic Group, 12 February 2019) inclusive of the Subdivision Plan.	At all times.	Approved Subdivision Plan: ('Condition A6 - Lot 24 staged subdiv memo_1 Rev5_Incl Attachments.pdf') 31 July 2019) Approval of the staged subdivision plan for Lot 24 provided by the Planning Secretary on 9/8/2019 (ref: DOC19/661522). Staged Subdivision Plan Approval (DPIE; 3 December, 2019. Ref: DOC19/982214). An updated Subdivision Plan (Land Partners, March 2020) was provided to the Planning Secretary in June 2020 as part of SSD 7628 Modification 3. Arcadis Statement of Compliance: ('Final_MPE_Subdivision_Compliance_Letter_B3_20190626.pdf') 26 June 2019) provided to Certifying Authority: (email 26 June 2019)			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	At all times.	No written directions received from Secretary during the reporting period.			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity, or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. <i>Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction and the document.</i>	At all times.	For reference.			
Limits of Consent						
A5	This partial consent does not authorise the carrying out of any construction works.	At all times.	For reference.			
A6	This partial consent allows staging of subdivision (Appendix 2) provided that, prior to the issue of any subdivision certificate (including the first and any subsequent subdivision certificates), the Applicant provides a revised Subdivision plan and supporting information to the Planning Secretary for approval that clearly identifies that relevant estate workers (including but not limited to site services, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) for the proposed lot(s) have been completed. The Applicant must not commence subdivision of the development until the revised Subdivision Plan and supporting information is approved by the Planning Secretary.	At all times.	For reference. Approval of the staged subdivision plan for Lot 24 was provided by the Planning Secretary on 9 August 2019 (ref: DOC19/661522). An updated Subdivision Plan (Land Partners, March 2020 was) provided to the Planning Secretary in June 2020 as part of SSD 7628 Modification 3. MPE Stage 2 Subdivision Partial Consent – Condition A6 Staged Subdivision Supporting Information – Lot 22 (Stage 4) (Tactical Group 07 May 20)			
Applicability of Guidelines						
A7	References in the conditions of this consent of any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times.	For reference.			

A8	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or replacement of them.	At all times.	For reference.			
Incident Notification, Reporting and Response						
A9	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 4.	At all times.	For reference.			
Non Compliance Notification						
A10	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.	Within 7 days of any non-compliance.	There were no non-compliance with SSD 6628 Partial Consent Subdivision reported during the reporting period. Copies of ER reports and completed environmental inspection check-lists for the reporting period. Copies of incident reports and investigations for the reporting period. Copy of the complaints register for the reporting period.			
A11	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.		*See A10			
A12	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times.	*See A10			
Advisory Notes						
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times.	Updated legal requirements register applicable to the site and phase of works (i.e. construction/operation)			

Approval (ID)	Condition	Timing	Evidence and comments	Compliance	Non Compliance	Not Triggered
Compliance Requirement						
Part B Specific Environmental Conditions						
Requirements of Environmental Planning and Assessment Act 1979- Application for a Part 4A Certificate						
B1	In undertaking of the subdivision approved under this consent, the Applicant must comply with the requirements of Part 4A of the <i>Environmental Planning and Assessment Act 1979</i> in relation to the issue of a Subdivision Certificate. For the purposes of this approval, the issue of a subdivision certificate is restricted to the subdivision defined by Condition A2.	At all times.	MPE Stage 2 SSD-7628 Staged Subdivision (A6) Memorandum: Section 4.3 Information / Response provided i) including Attachment 5: Baker Ryan Stewart Letter. Copies of the Subdivision Certificates will be retained, as they are received.			
Subdivision Certificate						
B2	Before granting any Subdivision Certificate, the Certifying Authority must be satisfied that the Applicant has complied with all conditions of this consent that are required to be complied with and the relevant estate works (including but not limited to site services, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban Design elements) have been completed.	Prior to issue of Subdivision Certificate.	For Information.			
Statement of Compliance- Completion in Accordance with a Project Approval/ Development Consent						
B3	Prior to the issue of a Subdivision Certificate, a Statement of Compliance shall be provided to the Certifying Authority demonstrating that the proposed subdivision is consistent with relevant conditions of any relevant planning approval/ development consent (to the extent that they are relevant and required for that stage), including but not limited to MPE Stage 1 development consent, MPE Stage 2 development consent, the conditions of this consent, and MPE Concept Plan Approval.	Prior to issue of Subdivision Certificate.	Arcadis Statement of Compliance: ('Final_MPE_Subdivision_Compliance_Letter_B3_20190626.pdf') dated 26 June 2019 Provided to Certifying Authority: (email 26 June 2019)			
Easements						
B4	The Applicant must create and display on the subdivision plan those particular easements as required, inclusive of the requirements of conditions B5-B9 of this consent. The easements must include those easements, described for the whole of the MPE site in the 'Form of easement Instrument for subdivided lots of Lot DP1048263 included in Appendix B of the Subdivision Ancillary Report- Moorebank Precinct East Stage 2 (SSD 7628) (Aspect Environmental, August 2018) and updated in <i>Plan of Proposed Final Subdivision</i> (Tactical Group, 12 February 2019).	At all times.	Approved Subdivision Plan: ('Condition A6 - Lot 24 staged subdiv memo_1 Rev5_Incl Attachments.pdf') Attachment 1, dated 31 August 2019 . Staged Subdivision Plan Approval (DPIE; 3 December, 2019. Ref: DOC19/982214) An updated Subdivision Plan (Land Partners, March 2020 was) provided to the Planning Secretary in June 2020 as part of SSD 7628 Modification 3: Subdivision partial consent modification.			
B5	The drainage easements must be consistent with the final drainage details approved by the Planning Secretary in relation to conditions A22, A23 and A24 of the MPE Stage 2 of the development consent.	At all times.	Staged Subdivision Plan Approval (DPIE; 3 December 2019. Ref: DOC19/982214) An updated Subdivision Plan (Land Partners, March 2020 was) provided to the Planning Secretary in June 2020 as part of SSD 7628 Modification 3: Subdivision partial consent modification.			
B6	The access easements must be consistent with the final access details approved by the Planning Secretary in relation to condition A22 of the MPE Stage 2 development consent.	At all times.	Copy of subdivision plan. Staged Subdivision Plan Approval (DPIE; 3 December 2019. Ref: DOC19/982214)			
B7	Survey of drainage works (including OSD, channels and pipes and pits) and access works confirming the location of the works required in relation to the final approved versions of the amended development layout plans and design plans, amended WSUD plans and amended architectural plans required conditions A22, A23 and A24 of the MPE Stage 2 development consent shall be undertaken prior to the registration of the plan of subdivision.	At all times.	Copy of survey of drainage works.			

B8	Prior to the issue of a Subdivision Certificate, the Applicant must provide to the Certifying Authority and the Planning Secretary evidence from an independent subdivision engineer that the drainage and access easements are consistent with the final approved versions of the amended development layout plans and design plans, amended WSUD plans and amended architectural plans required conditions A22, A23 and A24 of the MPE Stage 2 development consent.	Prior to issue of Subdivision Certificate.	Copies of independent subdivision engineer reports provided to Certifying Authority and the Planning Secretary prior to issue of the Subdivision certificates.			
B9	A section 88B instrument shall be placed on each lot requiring that the development of the lot shall be in accordance with the MPE stage 1 development consent, MPE Stage 2 Development consent and the conditions of consent.	At all times.	Copy of each Section 88B instrument required.			
B10	As part of the Subdivision certification process and prior to lodgement of the Subdivision Plan at the NSW Land Registry Services (LRS), the Applicant must prepare a section 88B instrument as a component of the Subdivision Plan for the creation of all relevant easements, restrictions and covenants. The Subdivision plan shall be provided to the Certifying Authority and the Planning Secretary evidence that all easements required by this approval, and other licences, approvals and consents, have been lodged for registration or registered at the NSW Land Registry Services.	Prior to lodgement of Subdivision Plan.	Subdivision Plan s88B instrument: ('Condition A6 - Lot 24 staged subdiv memo_1 Rev5_Incl Attachments.pdf') Attachment 2. 31 August 2019. Reference NSW Land Registry Services: lodgement receipt or copy of registration certificate ('Condition A6 - Lot 24 staged subdiv memo_1 Rev5_Incl Attachments.pdf') Attachment 4. 31 July 2019. NOA UIS0888 - Lot 22 - EXECUTED (complete)			
Utilities and Services						
B11	Before the construction of any utility works associated with the MPE Stage 2 development, the Applicant must obtain relevant approvals from service providers.	Prior to Utility Works.	Copy of relevant approvals from service providers.			
Telecommunications						
B12	Before the issue of a Subdivision Certificate for the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for: (a) the installation of fibre ready facilities to all individual lots and/ or premises in a real estate development project to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b) the provision of fixed-line telecommunications infrastructure in the fibre- ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.	Prior to issue of Subdivision Certificate.	Confirmation of arrangements and agreement with Telstra: (Provisioning letter 'Telstra Network connection-400 Moorebank Ave Moorebank NSW V5_25_07_2019.pdf') 26 July 2019.			
B13	The Applicant must demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.	Prior to Operation or Subdivision.	Copy of confirmation provided by Telstra: (Provisioning letter 'Telstra Network connection-400 Moorebank Ave Moorebank NSW V5_25_07_2019.pdf') 26 July 2019.			
Sydney Water Compliance Certificate						
B14	Prior to issue of any Subdivision Certificate, a Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water and shall be provided to the Certifying Authority demonstrating that the development has satisfied the detailed requirements of Sydney Water in respect to water and wastewater.	Prior to issue of Subdivision Certificate.	Copy of Section 73 Compliance Certificate. Copy of correspondence with Certifying Authority. Copy of Section 73 Certificate issued by Sydney Water Issue of s73 Certificate to Certifying Authority: 'SWC 144793 IMT signed cert.pdf' 'SWC 176215 Lot 24 signed cert.pdf' 'SWC 178032 WH1 signed cert.pdf' All received 18 July 2019.			
Endeavour Energy Electrical Infrastructure						
B15	A Notification of Arrangement from Endeavour Energy must be obtained prior to lodgement of the subdivision plan	Prior to lodgement of Subdivision Plan.	Copy of Notification of Arrangement from Endeavour Energy: NOA UIS0866 - Lot 24&25 - Executed (complete) 30 May 2019.			
Management						

<p>B16</p>	<p>Prior to issue of any Subdivision Certificate, a Precinct Operational Environmental Management Plan (OEMP) for the MPE Site must be prepared and submitted to the Secretary for approval. The OEMP must;</p> <p>(a) specify that Qube, or another nominated single entity named in the OEMP, retains sole responsibility for delivery and ongoing maintenance of estate works (including but not limited to site services, internal roads, pedestrian paths, landscaping, lighting of common areas, emergency services including bushfire mitigation, OSD and Water Sensitive Urban design elements) across the entirety of the Site; and</p> <p>(b) prescribes the management and maintenance measures applicable to the estate works described at (a) above.</p> <p><i>Note:</i> The OEMP required under this condition may be incorporated within the OEMP prepared and implemented in accordance with condition C3 of the development consent SSD7628 (MPE Stage 2), granted by the then Planning Assessment Commission on 31 January 2018, and the OEMP prepared and implemented in accordance with condition F4 of the development consent SSD 6766 (MPE Stage 1), granted by the Land and Environment Court per orders made on 13 March 2018.</p>	<p>Prior to issue of Subdivision Certificate.</p>	<p>Copy of POEMP submitted to the DPIE on 7 May 2019 (82068449_9).</p> <p>Copy of the DPIE Approval of POEMP letter dated 26 July 2019.</p>			
<p>B17</p>	<p>The Applicant Must:</p> <p>(a) not commence operation or subdivision of the development until the OEMP is approved by the Planning Secretary; and</p> <p>(b) carry out the operation of the development in accordance with the OEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.</p>	<p>Prior to Operation or Subdivision.</p>	<p>Copy of the DPIE Approval of POEMP letter dated 26 July 2019.</p>			
<p>B18</p>	<p>The requirement to comply with the OEMP is to be registered on title.</p>	<p>Prior to Operation or Subdivision.</p>	<p>Satisfied by Subdivision Plan s88b instrument and easement plan provided for B10 which includes a covenant to comply with the OEMP.</p>			

Appendix C - SSD 7628 Final Compilation Mitigation Measures Tracking Table

No.	Condition	Development Phase	Evidence and Comments	Compliant	Non Compliant	Not Triggered
Compliance Requirement						
OA	<p>Pre-construction works would be undertaken subject to Environmental Work Method Statement (EWMS) (Appendix I of this RTS). Pre-construction works include the following:</p> <ul style="list-style-type: none"> • works within Works period A (pre-construction activities), including: <ul style="list-style-type: none"> – establishment of site access points – importation of fill for site preparation activities – installation of site fencing – remediation and UXO, EO or EOW management where required. • survey, acquisitions; or building/ road dilapidation surveys; fencing; investigative drilling, excavation or salvage • clearing any native vegetation within the Amended construction area , with the exception of the southern and eastern swales located outside of the SIMTA site • establishment of site compounds and construction facilities • installation of environmental mitigation measures • utilities adjustment and relocation that do not present a significant risk to the environment, as determined by the Environmental Representative • other activities determined by the Environmental Representative to have minimal environmental impact • all works as described in Works period A in Section 4 of the EIS and Appendix I of this RTS. 	Pre-construction	CEMP (rev 4, dated 5 April 2018) approved by DPIE 8 June 2018.			
OB	<p>The Construction Environmental Management Plan (CEMP), or equivalent, for the Amended Proposal would be based on the PCEMP (Appendix G of the EIS), and include the following preliminary management plans:</p> <ul style="list-style-type: none"> • Preliminary Construction Traffic Management Plan (PCTMP) (Appendix K of the EIS) • Air Quality Management Plan (AQMP) (Appendix M of the EIS) • Erosion and Sediment Control Plans (ESCPs) and Bulk Earthworks Plans (Appendix P of the EIS). <p>As a minimum, the CEMP would include the following sub-plans:</p> <ul style="list-style-type: none"> • Construction Traffic Management Plan (CTMP) • Construction Noise and Vibration Management Plan (CNVMP), prepared in accordance with the Interim Construction Noise Guideline • Construction Air Quality Management Plan • Flora and Fauna Management Plan • A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan • Contamination Management Plan • Flood Emergency Response and Evacuation Plan • UXO, EO, and EOW Management Plan • Asbestos Management Plan • Heritage (Indigenous and Non-Indigenous) Management Plan/s • Bushfire Management Strategy • Community Information and Awareness Strategy. 	Construction	<p>CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018</p> <ul style="list-style-type: none"> * CTAMP - Phase A (rev 9) - approved 15 June 2018 * CTAMP - Phase B (rev K) - approved 13 December 2019 * SWMP (rev 6) - approved 8 June 2018 * FERP (rev 5) - approved 1 June 2018. * CAQMP (rev 4) - approved 1 June 2018 * CNVMP (rev 5) - approved 15 June 2018. * CHMP (rev 6) - approved 15 June 2018 * CFFMP (rev 5) - approved 1 June 2018 * CDWMP (rev 6) - approved 1 June 2018 * CMP - 30 May 2018 . The most staged CMP was approved by the DPIE as Appendix N of the MPE S2 CEMP (rev 15, dated 23 July 2020) * BEEP (rev 3) - 8 June 2018 			
OC	<p>The Operational Environmental Management Plan (OEMP), or equivalent, for the Amended Proposal would be based on the following preliminary management plans:</p> <ul style="list-style-type: none"> • Preliminary Operational Traffic Management Plan (POTMP) (Appendix K of the EIS) • Air Quality Management Plan (Appendix M of the EIS) • Stormwater Drainage Design Drawings (Appendix P of the EIS) <p>As a minimum the OEMP would include the following sub-plans:</p> <ul style="list-style-type: none"> • Operational Traffic Management Plan (OTMP) • Operational Noise and Vibration Management plan (ONVMP) • Air Quality Management Plan • Flora and Fauna Management Plan • Flooding and Emergency Response Plan • Emergency Response Plan in accordance with the requirements of Clause 153C of the POEO Act and the POEO (General) Regulation (Cl. 98B) • Operational Hazard and Risk Management Plan • Bushfire Management Strategy • Community Information and Awareness Strategy. 	Operation	<p>OEMP approval received from DPIE on 9 September 2019. OAQMP approval received from DPIE on 9 September 2019. ONVMP approval received from DPIE on 9 September 2019. OFFMP approval received from DPIE on 9 September 2019. SIOIMP approval received from DPIE on 9 September 2019. Preliminary Access Management Plan is in development.</p>			

0D	<p>The construction and/or operation of the Amended Proposal may be delivered in a number of stages. If construction and/or operation is to be delivered in stages a Staging Report would be provided to the Secretary prior to commencement of the initial stage of construction and updated prior to the commencement of each stage as that stage is identified.</p>	Construction	<p>The CTP (rev 5) dated 24 May 2018, was approved by DPIE on 8 June 2018 Document Delivery Strategy (DDS).</p> <p>The Program for Operational Phase Documentation (POPD) outlines the operational plans proposed to be combined under both the MPE Stage 1 (SSD 6766) and (SSD 7628) consents. The POPD was approved by DPIE on 21 May 2019.</p> <p>Plans subsequently combined and approved by DPIE include:</p> <ul style="list-style-type: none"> • Operation Environmental Management Plan (OEMP) – required by both consents • Operational Noise Management Plan (ONMP) – required by both consents • Operational Traffic and Access Management Plan (OTAMP) – required by both consents • Operational Air Quality Management Plan (OAQMP) – required by both consents <p>*Operational Waste and Resources Management Plan (OWRMP) to include SSD 6766 resources and SSD 7628 waste management requirements</p> <p>*Stormwater Infrastructure and Operational Management Plan (SIOMP) to include SSD 6766 soil and water management requirements</p> <p>*Operational Emergency Response Management Plan (OERP) to include BEEP, BMP and FERP required by one or both consents</p> <p>*Operational Flora and Fauna Management Plan (OFFMP) to include stormwater management plan.</p> <p>DPIE approved staging of Site Audit Statement under CoC A14 on 2 April 2019. Site Audit Statements will be progressively prepared and submitted to the Secretary one month prior to the issue of an occupation certificate for that relevant stage.</p>			
1A	<p>A Construction Traffic Management Plan (CTMP) would be prepared, based on the PCTMP prepared as part of the EIS (refer to Appendix K of the EIS). The CTMP would detail the management controls to be implemented to avoid, minimise and mitigate impacts of construction of the Amended Proposal to traffic performance on the surrounding road network, pedestrian and cyclist access, and the amenity of the surrounding environment and would include the following key initiatives:</p> <ul style="list-style-type: none"> • review of speed restrictions along Moorebank Avenue and additional signposting of speed limitations to reinforce reduced speed limits during construction of the Amended Proposal • Restriction of haulage routes through signage and education to ensure, where possible, that construction vehicles do not travel through nearby residential areas to access the Amended construction area , in particular Moorebank (Anzac Road) or the Wattle Grove residential areas • Inform local residents (in conjunction with the Community Information and Awareness Strategy) of the proposed construction activities and road access restrictions that the construction traffic must adhere to and establish communication protocols for community feedback on issues relating to construction vehicle driver behaviour and construction related matters • Installation of specific warning signs on approach to, and at entrances to, the construction site to warn existing road users of entering and exiting construction traffic • Establishing pedestrian exclusion zones and walking routes/crossing points which integrate within the existing pedestrian network • Distribution of day warning notices to advise local road users of scheduled construction activities and associated traffic movements. • Installation of appropriate traffic controls and warning signs for areas identified where potential safety risk issues exist • The promotion of car-pooling for construction staff and other shared transport initiatives during the construction phase • Management and coordination of the transportation of materials to maximise vehicle loads and therefore minimise vehicle movements • Monitoring of traffic on Moorebank Avenue during peak periods to ensure that queuing at intersections does not impact on other road users • Reducing, where reasonable and feasible, the volumes of construction vehicles travelling during peak periods, especially if the increase in traffic generated by construction activities impedes on the operation of Moorebank Avenue 	Construction	<p>CTAMP - Phase A (rev 9) was approved by the DPIE on 15 June 2018</p> <p>CTAMP-B (rev K) was approved by the Secretary on 13 December 19.</p> <p>This approval was subject to updates provided in Attachment 1 of the approval letter.</p>			
1B	<p>A road Safety Audit on Cambridge Avenue to be undertaken prior to the commencement of the construction of the Amended Proposal to identify the traffic safety risks and determine appropriate mitigations.</p>	Construction	<p>A Road Safety Audit dated 19 February 2018 has been undertaken. No corrective actions were identified.</p>			

1C	<p>Moorebank Avenue would be upgraded for approximately 1.5 kilometres from approximately 35 metres south of the northern boundary of the MPE site to approximately 185 metres south of the southern MPE site boundary. The following intersections would also be upgraded as part of the Amended Proposal:</p> <ul style="list-style-type: none"> • Moorebank Avenue / MPE Stage 2 • Moorebank Avenue / MPE Stage 1 northern access • Moorebank Avenue / MPE Stage 1 central access • Moorebank Avenue / MPE Stage 1 southern emergency access. <p>The funding of these upgrades would be clarified through discussions with SIMTA, Roads and Maritime and Transport for NSW.</p>	Construction	Advisory note.			
1D	<p>It is intended that the POTMP would be further progressed and integrated into the OEMP for the Amended Proposal. Specifically, the following key aspects would be addressed in the OTMP:</p> <ul style="list-style-type: none"> • Heavy vehicle route management • Safety and amenity of road users and public • Congestion management on Moorebank Avenue • Road user delay management • Information signage, distance information and advance warning • Driver code of conduct • Incident management 	Operation	OTAMP and WTP were originally approved on 6 December 2019. Staged OTAMP and WTP (IMEX/Area 1, Area 2) approved on 28 April 2020.			
1E	Bicycle and end of trip facilities would be provided in accordance with the City of Sydney Section 3 – General Provisions.	Detailed design and Operation	Addressed in the Work Place Travel Plan (WTP) which has been prepared in consultation with TfNSW. Conditional approval was received on 14 June 2019. Also addressed in the UDLP (bicycle and pedestrian subplan). OTAMP and WTP were initially approved on 6 December 2019. Staged OTAMP and WTP (IMEX/Area 1,Area 2) approved on 28 April 2020.			
1F	Consultation would be undertaken with relevant bus provider(s) regarding the potential to extend the 901 bus service (or equivalent) and additional regular service bus stops with the aim of maximising public transport accessibility to, from and within the Amended operational area.	Operation	Addressed in the Work Place Travel Plan (WTP) which has been prepared in consultation with TfNSW. Conditional approval was received on 14 June 2019. OTAMP and WTP were initially approved on 6 December 2019. Staged OTAMP and WTP (IMEX/Area 1,Area 2) was approved on 28 April 2020.			
1G	Importation of fill to site during construction of the Amended Proposal is to not exceed a total of 22,000 m3 of material per day. This limit is to be further reduced by an amount equivalent to any fill being imported to the MPW Stage 2 Proposal (SSD 7709) on the same day such that the combined importation of fill to the Amended Proposal site and MPW site does not exceed 22,000 m3 on any given day.	Pre-construction & construction	Addressed within the CEMP.			
2A	<p>A Construction Noise and Vibration Management Plan (CNVMP), or equivalent, would be prepared for the Amended Proposal in accordance with the Interim Construction Noise Guideline (DECC, 2009) (or equivalent), and will include the following:</p> <ul style="list-style-type: none"> • Identification of nearby residences and other sensitive land uses • Description of approved hours of work • Description and identification of construction activities, including work areas, equipment and duration • Description of what work practices (generic and specific) will be applied to minimise noise and vibration • Consider the selection of plant and processes with reduced noise emissions • A complaints handling process • Noise and vibration monitoring procedures • Overview of community consultation required for identified high impact works • Induction and training will be provided to relevant staff and sub- contractors outlining their responsibilities with regard to noise • Procedure for approval of any works undertaken outside of the following hours: <ul style="list-style-type: none"> - Standard hours of 07:00 am to 18:00 pm Monday to Friday, and 08:00am to 13:00 pm Saturday, - Out of hours (OOH) work periods: <ul style="list-style-type: none"> o OOH Period 1 is 6:00am – 7:00am weekdays; o OOH Period 2 is 6:00pm – 10:00pm weekdays, 	Construction	CNVMP (rev 5, dated 8 June 2018) was approved by DPIE on 15 June 2018.			

2B	<p>Any works undertaken outside of the hours prescribed in mitigation measure 2A would be undertaken in consultation with relevant authorities. Works outside these hours that may be permitted would include:</p> <ul style="list-style-type: none"> • Any works which would not result in audible noise emissions at any nearby sensitive receptors. • The delivery of oversized plant and/or structures that police or other authorities determine require special arrangements to transport along public roads • Emergency work to avoid the loss of lives, property and/or to prevent environmental harm • Maintenance and repair of public infrastructure where disruption to essential services and/or consideration of worker safety do not allow work within standard construction hours. • Public infrastructure works that shorten the length of the project and are supported by noise-sensitive receivers. • Construction works where it can be demonstrated and justified that these works are required to be undertaken outside of standard construction hours. • Any other work as approved through the CNVMP. 	Construction	CNVMP (rev 5, dated 8 June 2018) was approved by DPIE on 15 June 2018.			
2D	In the event of any noise or vibration related complaint or adverse comment from the community, noise and ground vibration levels (as relevant) would be investigated. Remedial action would be implemented where feasible and reasonable. The procedures for managing complaints would be provided within the Community Information and Awareness Strategy.	Pre-construction, construction and operation	CNVMP (rev 5, dated 8 June 2018) was approved by DPIE on 15 June 2018.			
2E	An Operational Noise Management Plan (ONMP) would be prepared which includes a framework for regular monitoring of operational noise. Monitoring would begin at the commencement of the operation of the Amended Proposal and would be conducted on an annual basis for up to 2 years (after commencement of operations of the Amended Proposal).	Operation	Addressed in Operational Noise and Vibration Management Plan (ONVMP) that was submitted to the DPIE for review and approval on 7 June 2019. Resubmitted on 10 July 2019 addressing DPIE comments. ONVMP approved by DPIE on 9 September 2019.			
3A	<p>The Air Quality Management Plan (Ramboll, 2016), included within Appendix M of the EIS, would be further progressed and incorporated into the CEMP for the Amended Proposal. Specifically, the following key aspects would be addressed in the CEMP:</p> <ul style="list-style-type: none"> • Procedures for controlling/managing dust • Roles, responsibilities and reporting requirements • Contingency measures for dust control where standard measures are deemed ineffective. 	Construction	CAQMP (rev 4, dated 11 May 2018) approved by DPIE 1 June 2018.			
3B	<p>The Air Quality Management Plan (Ramboll, 2016), included within Appendix M of the EIS would be further progressed and integrated into the OEMP for the Amended Proposal. In accordance with the Air Quality Management Plan the following key aspects would be addressed in the OEMP:</p> <ul style="list-style-type: none"> • Implementation and communication of anti-idling policy for trucks • Complaints line for the community to report on excessive idling and smoky vehicles • Procedures to reject excessively smoky trucks visiting the site based on visual inspection. 	Operation	OAQMP approved by DPIE on 9 September 2019.			
3C	During construction and operation, real-time boundary monitoring would be used to measure site emissions and alert site personnel when dust triggers are breached. This monitoring would determine if the best practice measures are effective and/or if additional reactive controls are needed on any particular day.	Construction and Operation	CAQMP (rev 4, dated 11 May 2018) was approved by DPIE 1 June 2018. OAQMP approved by DPIE on 9 September 2019.			
4A	<p>A Construction Flora and Fauna Management Plan (CFFMP) would be prepared as part of the CEMP for the Amended Proposal. Native vegetation clearing for southern and eastern swales located outside of the MPE site would not occur until the Flora and Fauna Management Plan is approved. This would include the following:</p> <ul style="list-style-type: none"> • Clear identification of vegetation exclusion zones • Site induction procedure, including briefings regarding the local threatened flora and local fauna of the site and protocols to be undertaken if they are encountered • A pre-start up check for sheltering native fauna of all infrastructure, plant and equipment and/or during relocation of stored construction materials • Application of speed limits in areas adjacent to native vegetation. 	Construction	CFFMP (rev 5, dated 2 May 2018) was approved by the DPIE on 1 June 2018.			
4B	The threatened plant populations identified within the Boot lands (to the south) would be protected by a minimum 10 metre buffer between the edge of the area of occupied habitat and the Amended construction area.	Pre-construction and construction	CFFMP (rev 5, dated 2 May 2018) was approved by the DPIE on 1 June 2018.			

4C	Potential bat roosting locations in buildings to be demolished would be checked, as far as is practicable, by a qualified ecologist or wildlife carer for presence of bats prior to demolition. Any bats found would be relocated.	Construction	CFFMP (rev 5, dated 2 May 2018) was approved by the DPIE on 1 June 2018. All buildings on site were inspected for bats by Biosis (Project Ecologist) prior to demolition. Pre-clearance survey reports outline checks for bats prior to demolition. Preclearance assessment of Moorebank PEDR Stage 2 (dated 4 April 2018) undertaken by Biosis.			
4D	A two-stage approach would be undertaken to clearing: <ul style="list-style-type: none"> Remove non-hollow bearing trees at least 48 hours before habitat trees are removed. Hollow bearing trees are to be knocked with an excavator bucket or other machinery to encourage fauna to evacuate the tree immediately prior to felling. Felled trees must be left for a short period of time on the ground to give any fauna trapped in the trees an opportunity to escape before further processing of the trees. Felled hollow bearing trees must be inspected by an ecologist as soon as possible (not longer than 2 hours after felling). 	Construction	CFFMP (rev 5, dated 2 May 2018) was approved by the DPIE on 1 June 2018. 6 pre-clearance surveys have been undertaken by Arcadis Ecologists for the MPE Stage 2 site. Pre-clearance survey undertaken on 4 September 2019 by Arcadis Ecologists. No threatened or non- threatened fauna were identified. No hollow bearing trees were identified.			
4E	Directional lighting will be used where lighting is required in construction areas to avoid impact on fauna.	Construction	CFFMP (rev 5, dated 2 May 2018) was approved by the DPIE on 1 June 2018.			
4F	Should any animal be injured, the relevant local wildlife rescue agency (e.g. WIRES) and/or veterinary surgery would be contacted as soon as practical. Until the animal can be cared for by a suitably qualified animal handler, if possible minimise stress to the animal and reduce the risk of further injury by: <ul style="list-style-type: none"> Handling fauna with care and as little as possible. Covering larger animals with a towel or blanket and placing in a large cardboard box. Placing small animals in a cotton bag, tied at the top. Keeping the animal in a quiet, warm, ventilated and dark location. 	Pre-construction and construction	CFFMP (rev 5, dated 2 May 2018) was approved by the DPIE on 1 June 2018.			
4G	A Flora and Fauna Management Plan would be prepared as part of the OEMP for the Amended Proposal. This FFMP would focus on minimising impacts on biodiversity values on the adjacent Boot land.	Operation	An Operational Flora and Fauna Management Plan (OFFMP) has been prepared and submitted to the DPIE for review and approval. DPIE comments received and addressed on 19 June 2019. OFFMP approved by DPIE on 9 September 2019.			
5A	A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, would be incorporated into the CEMP for the construction of the Amended Proposal. The SWMP and ESCPs would be developed in accordance with the principles and requirements of Managing Urban Stormwater – Soils & Construction Volume 1 ('Blue Book') (Landcom, 2004) and Volume 2 (DECC 2008), and consider the Preliminary ESCPs (Appendix P of the EIS). The following aspects would be addressed within the SWMP and ESCPs: <ul style="list-style-type: none"> Construction traffic restricted to delineated access tracks, and maintained until construction complete Appropriate sediment and erosion controls to be implemented prior to soil disturbance Stormwater management to avoid flow over exposed soils which may result in erosion and impacts to water quality Location of stockpiles outside of flow paths on appropriate impermeable surfaces as well as outside of riparian corridors Inspection of all permanent and temporary erosion and sedimentation control works prior to and post rainfall events and prior to closure of the construction area Wheel wash or rumble grid systems installed at exit points to minimise dirt on roads. 	Construction	The Construction Erosion and Sediment Control Plan (CERSEDP) (rev 4) - 11 May 2018, included as Appendix A of CSWMP (rev 6) - 7 June 2018, which was approved by the DPIE on 8 June 2018. CSWMP was resubmitted to DPIE on 5 June 2019 following updates associated with RfMAs 006, 007, 012, 015 and MPW approvals relevant to the Moorebank Avenue upgrade works.			
5B	To minimise potential flood impacts as a result of construction of the Amended Proposal, the following measures would be implemented and documented in the SWMP: <ul style="list-style-type: none"> The existing site catchment and sub-catchment boundaries would be maintained as far as practicable To the extent practicable, site imperviousness and grades should be limited to the extent of existing imperviousness and grades under existing development conditions. 	Construction	SWMP (rev 6), dated 7 June 2018) was approved by the DPIE on 8 June 2018.			
5C	A Flood Emergency Response and Evacuation Plan, or equivalent, would be prepared and implemented for the construction phase of the Amended Proposal to allow work sites to be safely evacuated and secured in advance of flooding occurring at the Amended construction area.	Construction	FERP (rev 5, dated 16 April 2018) was approved by the DPIE on 1 June 2018.			
5D	Stormwater quality improvement devices management measures would be designed and installed on site as presented in the Stormwater and Flooding Environmental Assessment (Appendix P of the EIS), including: <ul style="list-style-type: none"> Gross pollutant traps (GPTs) at Section 6.2.1 Rain gardens in the base of the OSD channels, as shown in Figure 6-1 of Appendix P of the EIS. Stormwater quality improvement devices would be designed to meet the performance targets identified in Georges River Estuary CZMP. 	Detailed design and construction	SWMP (rev 6, dated 7 June 2018) was approved by the DPIE on 8 June 2018.			

5E	<p>A water quality monitoring program for the operational phase of the Amended Proposal would be prepared as part of the OEMP for the Amended Proposal and would detail:</p> <ul style="list-style-type: none"> • The frequency and duration of sampling • Background water quality conditions • Sampling methodology • Reporting requirements <p>Water quality monitoring would be undertaken for both Anzac Creek and the Georges River and would include the following parameters:</p> <ul style="list-style-type: none"> • Total suspended solids • Total phosphorous • Total nitrogen 	Operation	<p>A Stormwater Infrastructure Operation and Maintenance Management Plan (SIOMP) has been submitted to the DPIE for review and approval on 6 June 2019. DPIE comments received on 3 July 2019. Comments to be addressed and plan resubmitted.</p> <p>SIOMP approved by DPIE on 9 September 2019.</p>			
5F	<p>A Flood Emergency Response Plan (FERP) would be developed for the operational phase of the Amended Proposal. The FERP would take into consideration, site flooding and broader flood emergency response plans for the Georges River and Anzac Creek floodplains and Moorebank area. The FERP would also include the identification of an area of safe refuge within the Amended Proposal site that would allow people to wait until hazardous flows have receded and safe evacuation is possible.</p>	Operation	<p>An Emergency Response Plan (ERP) has been prepared and include the BEEP, BMP and FERP. Approval to combine the documents was granted by DPIE on 21 May 2019. Submitted to DPIE for review and approval on 6 June 2019. DPIE comments received on 15 July 2019. Comments to be addressed and plan resubmitted on 6 September 2019. OERP approved by DPIE on 10 December 2019.</p>			
6A	<p>Excavated material would be reused on site where possible. Any excavated material that requires disposal would be subject to waste classification under the Waste Classification Guidelines 2014 (NSW EPA, 2014) and would be disposed of at an appropriately licensed facility.</p>	Construction	<p>CDWMP (rev 6) - 27 April 2018, approved by the DPIE on 1 June 2018.</p>			
6B	<p>Stockpile sites established during construction are to be managed in accordance with stockpile management principles set out in Appendix G of this RtS.</p>	Pre-construction & construction	<p>SWMP (rev 6) - 7 June 2018 was approved by the DPIE on 8 June 2018. Construction Spoil Management Plan (rev 4) - 5 April 2018, approved by the DPIE on 8 June 2018.</p>			
6C	<p>A Contamination Management Plan (CMP) (or equivalent) would be prepared and included within the CEMP for the Amended Proposal. The CMP would be prepared in consideration of the outcomes of the Environmental Management Plan (GHD, 2016) and Site Audit Statement and Site Audit Report (JBS&G, 2016) and would contain procedures on the following:</p> <ul style="list-style-type: none"> • Handling, stockpiling and assessing potentially contaminated materials encountered during the development works. • A management tracking system for excavated potentially contaminated materials to ensure the proper management material movements at the Amended construction area, particularly during excavation • Assessment, classification and disposal of waste in accordance with relevant legislation • A contingency plan for unexpected contaminated materials (unexpected finds protocol), such as materials that are odorous, stained or containing anthropogenic materials, that may be encountered during construction. 	Construction	<p>A staged CMP was approved 30 May 2018. The most recent CMP was approved by the DPIE as Appendix N of the MPE S2 CEMP (rev 15, dated 23 July 2020).</p> <p>Site Audit Statement for Lot 24 (Northwest Limited Works Stage) prepared by EPA accredited auditor was submitted to the Secretary on 20 May 2019.</p> <p>Site Audit Statement for Lot 23 prepared by EPA accredited auditor was submitted to the Secretary on 21 July 2020.</p>			
6D	<p>A site-wide UXO, EO, and EOW Management Plan (or equivalent) would be developed for the Amended construction area. This plan would be included within the CEMP and address the unexpected discovery of UXO, EO or EOW during construction.</p>	Construction	<p>A staged CMP was approved 30 May 2018.</p> <p>The most recent CMP was approved by the DPIE as Appendix N of the MPE S2 CEMP (rev 15, dated 23 July 2020).</p>			
6E	<p>An Emergency Response Plan would be prepared and implemented. The plan would meet the requirements of Clause 153C of the POEO Act and the POEO (General) Regulation (Cl. 98B) and specify the procedure to be followed in the event of a spill, including the notification requirements and use of absorbent material to contain the spill. A spill kit would be provided on the Amended operational area at all times.</p>	Operation	<p>An Emergency Response Plan (ERP) has been prepared and include the BEEP, BMP and FERP. Approval to combine the documents was granted by DPIE on 21 May 2019.</p> <p>Submitted to DPIE for review and approval on 6 June 2019. DPIE comments received on 15 July 2019. Comments addressed and plan resubmitted on 6 September 2019. OERP approved by DPIE on 10 December 2019.</p>			
6F	<p>In order to accept fill material onto site, the following will be undertaken:</p> <ul style="list-style-type: none"> • Material characterisation reports/certification showing that the material being supplied is VENM/ENM must be provided. • Each truck entry will be visually checked and documented to confirm that only approved materials that are consistent with the environmental approvals are allowed to enter the site. Only fully tarped loads are to be accepted by the gatekeeper. Environmental assurance of imported fill material will be conducted to confirm that the materials comply with the NSW EPA Waste Classification Guidelines and the Earthworks Specification for the MPW site. The frequency of assurance testing will be as nominated by the Environmental assuro/auditor. 	Pre-construction & construction	<p>Construction Spoil Management Plan (rev 4) - 5 April 2018, approved by the DPIE on 8 June 2018.</p> <p>Area 6 (MAUW) will be constructed in accordance with the Spoil MP.</p>			

6G	The CEMP would include an Earthworks Specification, which would include details on earthworks material criteria, handling and placement requirements, embankment and cutting formation (including foundation, batter and benching requirements), unsuitable material and bridging layer requirements, conformance testing methods and acceptance criteria (e.g. for material acceptance and compaction control).	Construction	CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018.		
7A	Hazards associated with operation of the Amended Proposal would be identified through a Hazard and Operability Study (HAZOP), which would be undertaken as part of the detailed design.	Operation	The Operational Hazards and Risk Management Plan (OHRMP) has not yet been developed for the MLP as neither the IMEX or Warehouse 1 Facilities will be storing or transporting any hazardous/dangerous goods above threshold quantities. The need for an OHRMP and HAZOP will need to be reassessed each time a new tenants are signed into agreement to use the MLP. If it is found that these tenants will store or transport hazardous/dangerous goods above threshold quantities, an OHRMP will be developed.		
7B	The following measures would be included in the CEMP (or equivalent) to minimise hazards and risks: <ul style="list-style-type: none"> Construction works, including the storage, handling and use of hazardous construction materials would be undertaken in accordance with the provisions of the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011. All demolition activities would be undertaken in accordance with Australian Standard AS2601-1991 – Demolition of Structures Safe operational access and egress for emergency service personnel and workers will be provided at all times, and specified in the CEMP. Regular maintenance and inspection of all environmental and safety protection controls would be undertaken. 	Construction	CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018.		
7C	An Asbestos Management Plan would be prepared for the Amended Proposal in accordance with the Code of Practice: How to Manage and Control of Asbestos in the Workplace (WorkCover NSW, 2011). The plan would include, but not be limited to: <ul style="list-style-type: none"> Identification of potential (suspected or confirmed) asbestos areas an outline of how asbestos risks would be controlled the identification of each person with responsibilities and details of their responsibilities under this plan Reference the asbestos register and risk assessment, which would also be prepared prior to construction being undertaken. 	Construction	A staged CMP was approved 30 May 2018. The most recent CMP was approved by the DPIE as Appendix N of the MPE S2 CEMP (rev 15, dated 23 July 2020).		
7D	All asbestos removal works, including the demolition of the eight structures identified as containing asbestos (refer to Figure 14-1 of the EIS) will be undertaken in accordance with the Environmental Management Plan (GHD, 2016) and the following: <ul style="list-style-type: none"> The Code of Practice for the Safe Removal of Asbestos (NOHSC, 2005) Code of Practice: How to Safely Remove Asbestos (WorkCover NSW, 2011) Asbestos removal would be carried out by an appropriately licensed asbestos removalist. The licensing requirements for asbestos removal are specified in the Code of Practice How to Safely Remove Asbestos (WorkCover NSW, 2011).	Construction	A staged CMP was approved 30 May 2018. The most recent CMP was approved by the DPIE as Appendix N of the MPE S2 CEMP (rev 15, dated 23 July 2020).		
7E	Dangerous goods entering or leaving the Stage 2 site must be notified in advance in accordance with the International Maritime Organisation (IMO) and regulations pertaining to the International Convention for the Safety of Life at Sea (SOLAS).	Operation	An Operational Traffic and Access Management Plan (OTAMP) was approved by DPIE on 6 December 2019. Also addressed in the Operational Emergency Response Plan (OERP) has been prepared and include the BEEP, BMP and FERP. Approval to combine the documents was granted by DPIE on 21 May 2019. OERP approved by DPIE on 10 December 2019.		
7F	Handling of dangerous goods including unpacking from containers and storage within warehouses on the Amended operational area would be undertaken in accordance with the Storage and Handling of Dangerous Goods Code of Practice (WorkCover NSW, 2005).	Operation	WOEMP approved by DPIE on 10 December 2019.		
7G	Staff involved in the transport and handling of dangerous goods within the Amended Proposal site would receive training regarding the contents of the dangerous goods provisions and their roles and responsibilities. All training would be recorded and maintained in accordance with the appropriate competent authority (SafeWork NSW).	Operation	An Operational Traffic and Access Management Plan (OTAMP) was initially approved by DPIE on 6 December 2019. Staged OTAMP and WTP (IMEX/Area 1, Area 2) approved on 28 April 2020. Also addressed in the Emergency Response Plan (ERP) that includes the BEEP, BMP and FERP. Approval to combine the documents was granted by DPIE on 21 May 2019. Submitted to DPIE for review and approval on 6 June 2019. DPIE comments received on 15 July 2019. Comments addressed and plan resubmitted on 16 August 2019.		

7H	Design, installation and maintenance of gas reticulation infrastructure would be undertaken in accordance with Australian Standard AS 2944-1 (2007): Plastic pipes and fittings for gas reticulation – Polyamide pipes and Australian Standard AS 2944-2 (2007): plastic pipes and fittings for gas reticulation – Polyamide fittings.	Operation	Considered in detailed design.			
7I	Storage of flammable/combustible liquids within the Amended operational area would be carried out in accordance with Australian Standard AS 1940: The Storage and Handling of Flammable and Combustible Liquids. Secondary containment measures would be implemented in a location away from waterways and drainage paths/infrastructure.	Detailed design and Operation	Addressed in the Emergency Response Plan (ERP) that includes the BEEP, BMP and FERP. Approval to combine the documents was granted by DPIE on 21 May 2019. OERP approved by DPIE on 10 December 2019.			
7J	An Operational Hazard and Risk Management Plan would be developed for the Amended operational area and be implemented as part of the OEMP for the Amended Proposal. This plan would be reviewed regularly and updated should goods entering the site change. As a minimum, the plan would adopt the requirements of the Code of Practice for Storage and Handling of Dangerous Goods (WorkCover NSW, 2005).	Operation	The Operational Hazards and Risk Management Plan (OHRMP) has not yet been developed for the MLP as neither the IMEX or Warehouse 1 Facilities will be storing or transporting any hazardous/dangerous goods above threshold quantities. The need for an OHRMP and HAZOP will need to be reassessed each time a new tenants are signed into agreement to use the MLP. If it is found that these tenants will store or transport hazardous/dangerous goods above threshold quantities, an OHRMP will be developed.			
7K	Appropriate testing, alarm systems and work, health and safety (WHS) precautions would be implemented for the safety of personnel and infrastructure.	Detailed design and Operation	Will be monitored and managed by warehouse occupants.			
7L	No hazardous or regulated wastes would be disposed of on site.	Pre-construction & construction	CDWMP (rev 6) - 27 April 2018, approved by the DPIE on 1 June 2018. Area 6 (MAUW) will be constructed in accordance with the CDWMP.			
8A	The following mitigation measures would be implemented, where reasonable and feasible, to minimise the visual impacts of the Amended Proposal: <ul style="list-style-type: none"> Existing vegetation around the perimeter of construction sites would be retained The early implementation of landscape planting would be considered in order to provide visual screening during the construction of the Amended Proposal Elements within construction sites would be located to minimise visual impacts, e.g. setting back large equipment from site boundaries Construction lighting, on both ancillary facilities and plant and equipment, would be designed and located to minimise the effects of light spill on surrounding sensitive receivers, including residential areas and the proposed conservation area Design of site hoardings would consider the use of artwork or project information Regular maintenance would be undertaken of site hoardings and perimeter areas including the prompt removal of graffiti Re-vegetation/landscaping would be undertaken progressively Where required for construction works, cut-off and directed lighting would be used and lighting location considered to ensure glare and light spill are minimised. 	Pre-construction & construction	CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018.			
8B	The following mitigation measures would be implemented, where reasonable and feasible, for the landscaping of the Amended Proposal: <ul style="list-style-type: none"> Use of native shrubs and ground covers to form a screening barrier when mature. A landscaping corridor of screening vegetation to provide informal street character along Moorebank Avenue. Use of local species as understory planting to support and enhance local habitat values Use of seeds collected within the local area for planting to reinforce the genetic integrity of the region, where possible. 	Construction & operation	Addressed by Section 4.1 and Appendix A3 of the UDLP. UDLP for Area 1 and associated subplans submitted to DPIE for review and approval on 7 June 2019. The delivery of the MPE S2 will be staged (in accordance with CoC A14 and A15). UDLP for Area 6 is currently being prepared. The MPE Stage 2 UDLP for Area 1 was updated and re- submitted to DPIE 30 March 2020. The update related to the approval of MOD2 (in particular, regarding the changes to OSD 9). To date, no comments have been received from the DPIE regarding the update.			
8C	Light for the Amended Proposal would be designed to minimise any direct light spill and would comply with the requirements of Australian Standard AS4282-1997- Control of the Obtrusive Effects of Outdoor Lighting.	Detailed design and Operation	Lighting sub-plan for the UDLP. Submitted to the DPIE for review and approval on 11 June 2019. The MPE Stage 2 UDLP for Area 1 was updated and re- submitted to DPIE 30 March 2020. The update related to the approval of MOD2 (in particular, regarding the changes to OSD 9). To date, no comments have been received from the DPIE regarding the update.			

9A	An exclusion zone would be provided around previously identified MPE Isolated Artefacts 2, 3 and 4 (refer to Figure 16-2) to avoid potential disturbance of these artefacts during construction of the Amended Proposal.	Pre-construction & construction	CHMP (rev 6) - 12 June 2018, approved by the DPIE on 15 June 2018. Section 3.3. (HM7) outlines that high visibility fencing will be installed at 10m around the Aboriginal isolated finds. Artefacts 2, 3 and 4 are located within an existing EEC area which is delineated as a 'no-go area' in the CEMP and by flagging and sediment fencing on site. Area 6 (MAUW) will be constructed in accordance with the CHMP.			
9B	Management of Aboriginal heritage would be included in the CEMP for the Amended Proposal. Information within the CEMP would include: • A summary of the findings of the Aboriginal Heritage Impact Assessment Report (provided at Appendix S of the EIS) • Guidance on unexpected archaeological and cultural finds (including human remains).	Construction	CHMP (rev 6) - 12 June 2018, approved by the DPIE on 15 June 2018.			
9C	All relevant personnel and contractors involved in the design and construction of the Amended Proposal would be advised of the relevant heritage considerations, legislative requirements and recommendations in the Aboriginal Heritage Impact Assessment Report (provided at Appendix S of the EIS).	Detailed design, Pre- construction & construction	CHMP (rev 6) - 12 June 2018, approved by the DPIE on 15 June 2018.			
10A	A Heritage Management Plan in adherence to NSW Heritage Council guidelines would prepared as part of the CEMP for the Amended Proposal.	Construction	CHMP (rev 6) - 12 June 2018, approved by the DPIE on 15 June 2018.			
10B	Archaeological monitoring and recording would be conducted at PADs V and W, which have the potential to contain archaeological remains of local significance. Monitoring and recording would be undertaken by a suitably qualified archaeologist, who would assess the likely significance of any archaeological deposits encountered, and provide advice regarding appropriate further action. If highly significant remains were identified during monitoring, it would be appropriate to conduct further monitoring for additional sites of former structures or test excavations.	Construction	CHMP (rev 6) - 12 June 2018, approved by the DPIE on 15 June 2018. Archaeological Method Statement (AMS) (Artefact, 0218) outlines the archaeological approach and methodology for test excavations and archaeological monitoring within previously identified Potential Archaeological Deposits (PAD) V and W at the Moorebank Precinct East (MPE) Stage 2 site, Moorebank. Archaeological monitoring and test excavations undertaken between 19 - 20 March 2019 by Artefact.			
10C	A Heritage Interpretation Strategy should be prepared prior to the commencement of construction, outlining appropriate interpretive measure for the Amended construction area in the context of the MPE site as a whole.	Pre-construction	CHMP (rev 6) - 12 June 2018, approved by the DPIE on 15 June 2018. Area 6 (MAUW) will be constructed in accordance with the CHMP.			
10D	If unexpected finds are located during works an archaeological consultant would be engaged to assess the significance of the finds and the NSW Heritage Council notified.	Pre-construction & construction	CHMP (rev 6) - 12 June 2018, approved by the DPIE on 15 June 2018. Area 6 (MAUW) will be constructed in accordance with the CHMP.			
11A	Energy efficiency design aspects would be investigated, where practicable as part of the detailed design process in order to reduce energy and fuel consumption.	Detailed design	MLP Sustainability Strategy (dated 14 July 2019) quantifies energy efficiency and GHG savings that will be achieved as a result of the MLP. Strategy also identified measures to be considered to further improve energy efficiency and reduce GHG emissions. Fuel efficiency of plant and equipment is managed by site construction contractors.			
11B	Project planning would be undertaken to ensure that the site vehicle movements and construction activities are efficient, to avoid double handling of materials and unnecessary fuel use where possible.	Pre-construction & construction	CHMP (rev 6) - 12 June 2018, approved by the DPIE on 15 June 2018. Area 6 (MAUW) will be constructed in accordance with the CHMP.			
11C	Fuel efficiency of the construction plant/equipment will be assessed prior to selection, and where practical, equipment with the highest fuel efficiency and which uses lower GHG intensive fuel (e.g. biodiesel) will be used.	Construction	Noted - fuel efficiency of plant and equipment is managed by site construction contractors. The Moorebank Logistics Park (MLP) Sustainability Online Data Capture Tool (SODCT) has been developed to collate data from MLP Contractors. This includes materials and energy use.			
11D	Consideration will be given to material substitution where reasonable and feasible to reduce embodied energy of construction materials.	Detailed design and construction	Noted - addressed during detailed design and within Section 4.2 of MLP Sustainability Strategy (dated 14 July 2019).			
11E	Where possible locally sourced materials will be used to reduce GHG emissions associated with transport during construction.	Construction	Noted - sourcing construction materials is managed by site construction contractors. The Moorebank Logistics Park (MLP) Sustainability Online Data Capture Tool (SODCT) has been developed to collate data from MLP Contractors. This includes materials and energy use.			
11F	Waste would be diverted from landfill, including diversion of spoil, construction and demolition waste, and commercial and industrial waste, where reasonable and feasible. The management of waste would be considered as part of the preparation of the CEMP for the Amended Proposal, detailing the appropriate procedures for waste management.	Construction	CDWMP (rev 6) - 27 April 2018, approved by the DPIE on 1 June 2018.			

11G	Fuel efficiency of the operation plant/equipment will be assessed prior to selection, and where practical, equipment with the highest fuel efficiency and which uses lower GHG intensive fuel (e.g. biodiesel) will be used during operation.	Operation	Considered in the design reports and in the Operational Waste and Resource Management Plan (OWRMP). DPIE comments received and addressed on 10 June 2019. OWRMP approved by DPIE on 9 September 2019.			
11H	Implement adaptation measures to address medium and high rated risks detailed in the climate change risk assessment presented in the Greenhouse Gas (GHG) and Climate Change Risk Assessment (Appendix V of the EIS).	Detailed design and operation	Considered in the design reports and in the Operational Waste and Resource Management Plan (OWRMP). DPIE comments received and addressed on 8 June 2019. Resubmitted on 10 July 2019 addressing DPIE comments. OWRMP approved by DPIE on 9 September 2019.			
12A	Measures to mitigate the effect of the construction waste streams would be incorporated into the Amended Proposal's CEMP, including the following information: <ul style="list-style-type: none"> • Avoidance and reuse of material will have priority over recycling • Recycling will have priority over disposal • Earth excavated from the site will be used for fill material and landscaping where feasible • If possible concrete components will be crushed and reused onsite, with the remainder sent to a recycling facility • Waste generation will be minimised by ordering the correct quantity of materials • Selection of materials which maximise recycled content, while having low embodied water and energy use • Selection of materials which maximise durability and lifespan. The following procedures and protocols will be considered within the CEMP regarding waste management: <ul style="list-style-type: none"> • Characterisation of construction waste streams • Management of any identified hazardous waste streams • Procedures to manage construction waste streams, including handling, storage, classification, quantification, identification and tracking • Mitigation measures for avoidance and minimisation of waste materials • Procedures and targets for reuse and recycling of waste materials. 	Construction	CDWMP (rev 6) - 27 April 2018, approved by the DPIE on 1 June 2018.			
12B	Measures to mitigate the effect of the operational waste streams would be incorporated into the Amended Proposal's OEMP, including the following information: <ul style="list-style-type: none"> • Addressing waste management requirements and goals in staff inductions • Providing staff access to documentation outlining the facility's waste management requirements • Appropriate areas shall be provided for the storage of waste and recyclable material including: <ul style="list-style-type: none"> – Locating recycling bins in kitchen areas beside general waste bins to prevent contamination of recycling – Positioning paper recycling bins close to printer / photocopying equipment – Establishing bays or containers for recyclable waste generated through de-stuffing – Minimising general waste bins at desks but providing adequate container and paper recycling to encourage sorting of recyclables – Ensuring warehouse tenants are providing adequate bin storage for the expected quantity of waste • Standard signage on how to use the waste management system and what materials are acceptable in the recycling will be posted in all waste collection and storage areas • Waste management planning incorporating principles of the waste hierarchy • All domestic waste shall be collected regularly and disposed of at licensed facilities • By ensuring bins are placed in the correct location and access ways are clear waste collection vehicles will be able to service the development efficiently and effectively • An education programme and on-going monitoring will to be implemented for training personnel to properly sort and transport waste into the right components and destinations • Sewage waste will be discharged to Sydney Water sewerage infrastructure in accordance with Sydney Water requirements • Trade waste will be discharged to the sewer through a trade waste agreement with Sydney Water • Inclusion of the waste management strategies included in the Concept Plan Statement of Commitments for operational waste management. 	Operation	Approval to combine the waste and resource management plans was granted on 21 May 2019. OWRMP approved by DPIE on 9 September 2019.			

13A	<p>A bushfire management strategy, or equivalent, will be prepared as part of the CEMP for the Amended Proposal. The strategy will include:</p> <ul style="list-style-type: none"> • Emergency response plans and procedures • Restrictions on activities (namely hot works) that cannot be undertaken on total fire ban days within areas of high Bushfire Hazard Rating, unless otherwise advised by the NSW Rural Fire Service. • All construction site offices and temporary buildings will be located outside buffer areas to ensure minimum setbacks of 10 m. • All construction site offices will be accessible via access roads suitable for firefighting appliances similar to NSW Rural Fire Service category 1 tankers. 	Construction	<p>The BEEP (rev 3) dated 14 June 2018 is included as Appendix O of CEMP (rev 4) dated 5 April 2018, approved by DPIE 8 June 2018.</p> <p>A Bushfire Management Plan (dated 14 June) has been prepared and approved by DPIE.</p>			
13B	<p>A bushfire management strategy, or equivalent, would be prepared as part of the OEMP for the Amended Proposal. In particular, the strategy would ensure management of landscaped areas within the Stage 2 site would be undertaken to maintain minimum dry fuel loads.</p>	Operation	<p>An Emergency Response Plan (ERP) has been prepared and include the BEEP, BMP and FERP. Approval to combine the documents was granted by DPIE on 21 May 2019.</p> <p>OERP approved by DPIE on 10 December 2019.</p>			
14A	<p>As relevant, further assessment of services demand, infrastructure requirements and augmentation works, in consultation with relevant infrastructure and service providers would be undertaken.</p>	Detailed design	<p>Considered in detailed design. Further assessment for services demand, infrastructure requirements and augmentation works will be undertaken when necessary.</p>			
15A	<p>A community information and awareness strategy would be included in the CEMP and would outline measures to maintain communication with the community and all relevant stakeholders throughout the construction process of the Amended Proposal.</p>	Construction	<p>CCS (rev 4) dated 7 May 2018 was approved by DPIE on 1 June 2018.</p>			
15B	<p>The Operational Environmental Management Plan (OEMP) would include measures to engage with stakeholders and to manage and respond to feedback received during the operation of the Amended Proposal.</p>	Operation	<p>The OEMP includes requirements for addressing stakeholders and local community. This is also further developed in the Operational Community Consultation Strategy (OCCS). OCCS was approved on 5 July 2019.</p>			