

CONSTRUCTION COMPLIANCE MONITORING AND REPORTING PROGRAM

Moorebank Intermodal Precinct –
West Precinct Stage 2

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SSD 7709

Construction Compliance Monitoring and Reporting Program

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Should additional information become available which may affect the opinions expressed in this report, Aspect Environmental Pty Ltd reserves the right to review such information and, if warranted, to modify the opinions accordingly.

REVISIONS

Revision	Date	Description	Prepared by	Approved by
A	29/08/19	First draft issued for Management Review	Tactical	SIMTA
B	25/11/19	Updated to address Management comments	Tactical	SIMTA
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H	18/11/2024	Update following approval of Modification 3 to the consent conditions	Aspect Environmental	ESR

Acronyms and Definitions

Acronym / Term	Definition
CBD	Central Business District
CEMP	Construction Environmental Management Plan
CoC	Conditions of Consent
CRPAR	Compliance Reporting Post Approval Requirements (2018)
The Development	The MPW Stage 2 Development
DPE	NSW Department of Planning and Environment
DPHI	Department of Planning, Housing and Infrastructure (formerly DPE)
EIS	Environmental Impact Statement
EP&A Act	Environment Planning and Assessment Act 1979
FCMMs	Final Consolidated Mitigation Measures
IMT	Intermodal Terminal
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
SSD	State Significant Development
SSFL	Southern Sydney Freight Line
TEUs	Twenty Foot Equivalent Units

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1. Introduction

Stage 2 of the Moorebank Precinct West (MPW) Development (the Development) is a State Significant Development (SSD 7709) that has been assessed under Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) by the (then) NSW Department of Planning, Industry and Environment (DPIE) (now Department of Housing, Infrastructure and Planning (DPHI)). An Environmental Impact Statement (EIS) was prepared to support the application and was submitted in October 2016 (Arcadis, October 2016). Conditions of Consent (CoC) were issued by DPHI (then DPE) on 11 November 2019. These CoC have been used to inform the content of this compliance monitoring and reporting program. SSD 7709 has been subsequently modified:

- MPW Stage 2 Modification 1 (SSD 7709-Mod-1) application was approved on 24 December 2020;
- MPW Stage 2 Mod 2 was approved on 30 September 2021; and
- MPW Stage 2 Mod 3 was approved on 22 July 2024.

The SSD 7709 CoC have been used to inform the content of this compliance monitoring and reporting program. CoC C14 states that:

No later than six weeks before the date notified for the commencement of construction and operation, a Construction Compliance Monitoring and Reporting Program and Operational Compliance Monitoring and Reporting Program respectively, prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.

Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.

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

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

- all requirements in the CoC that apply to each phase of a development to be identified and the approach for assessing compliance to be considered, and where possible, documented, before the commencement of development;

- the development's performance in terms of compliance with CoC to be evaluated on the basis of monitoring data and communicated at various stages during the carrying out of the development;
- the reporting obligations required by the CoC to be met; and
- opportunities for improvement to be identified and adopted where appropriate.

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

1. Development Ownership

In 2022, LOGOS joined the ESR group of companies and since August 2024, the LOGOS and ESR operations have been integrated to now operate under the name ESR Australia & NZ (ESR). The applicant/ approval holder entity remains unchanged at this stage until further notice and references to LOGOS and LOGOS authored documents and/or plans may continue and remains relevant where LOGOS and ESR are used interchangeably.

2. Development Background

The MPW Site, including the Development, is located on Moorebank Avenue, in the Liverpool Local Government Area in New South Wales, approximately 27 kilometres (km) south-west of the Sydney Central Business District (CBD) and approximately 26km west of Port Botany.

The Development involves the construction and operation of a multi-purpose intermodal terminal (IMT) facility, rail link connection, warehousing, freight village, and upgrades to the Moorebank Avenue and Anzac Road intersection. The key components of the Development include:

- construction and 24/7 operation of an intermodal terminal facility to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum, including:
 - a rail terminal with nine rail sidings and associated locomotive shifter;
 - a rail link connection from the sidings to the rail link constructed under MPE Stage 1 (SSD 6766) to the Southern Sydney Freight Line (SSFL);
 - rail and truck container loading and unloading and container storage areas;
 - truck waiting area and emergency truck storage area;
 - container wash-down facilities and degassing area;
 - mobile locomotive refueling station; and
 - engineer's workshop, administration facility and associated car parking.
- operation of the IMT facility includes operation of the rail link to the SSFL and container freight movements by truck to and from the Moorebank Precinct East (MPE) Site;
- construction and 24/7 operation of a warehousing estate on the northern part of the site servicing the IMT facility and including:
 - six warehouses with a total gross floor area of 215,000m² and, for each warehouse, associated offices, staff amenities, hardstands and truck and light vehicle parking;
 - 800 m² freight village (operating from 7am to 6pm, 7 days/week), including staff/visitor amenities;
 - internal roads, noise wall, landscaping, lighting and signage; and
 - intersection upgrades on Moorebank Avenue at:
 - Anzac Road providing site access; and
 - Bapaume Road for left turn only out of the site;
- construction and operation of on-site detention basins, bioretention/biofiltration systems and trunk stormwater drainage for the entire site; and
- construction works and temporary ancillary facilities, including:
 - vegetation clearing, topsoil stripping and stockpiling and site earthworks and temporary on-site detention;
 - importation of up to 1,600,000m³ of uncompacted fill, temporary

stockpiling and placement over the entire site to raise existing ground levels by up to 3m;

- materials screening, crushing and washing facilities;
- importation and placement of engineering fill and rail line ballast;
- installation and use of a concrete batching plant; and
- utilities installation/ connection.

The MPW Stage 2 Modification 1 (SSD-7709-Mod-1) included an adjustment to the operational footprint and warehousing layout, an increase to maximum building height for Warehouses 5 and 6, increase in operation noise criteria, and allowance of storage of dangerous goods.

In January 2020 legal action was commenced by the Residents Against Intermodal Developments Moorebank Incorporated in the Land and Environment Court. The action was brought against the Independent Planning Commission and concerned the approval of SSD-7709. On the 24 December 2021 the Court upheld the Independent Planning Commission's approval of the Project in accordance with the consolidated consent.

MPW Stage 2 Mod 2 included changes to construction related conditions to:

- provide flexibility in the provision of maintenance access tracks as required under condition B2(g)
- allow stockpiles to have slopes at an angle of repose if supported by recommendations from a suitably qualified geotechnical specialist under condition B43
- enable the location of power services within the roadway under condition B87
- enable recommendations and requirements of the Koala Management Plan (KMP), under condition B152, to be considered and applied in road design (under condition B88)
- change Out of Hours Works (OOHW) Protocol requirements under condition B135(g).

The recently approved MPW Stage 2 Mod 3 included changes to the quantities and classes of dangerous goods that can be stored in Warehouse JR and JN.

3. Compliance Monitoring and Reporting Program Requirements

The scope of work for compliance monitoring and reporting comprises:

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

The scope of compliance monitoring and reporting requirements has been prepared with reference to CoC C14 and the environmental management measures included in relevant assessment and approval documentation, described in CoC A3, which includes the following:

- MPW Stage 2 (SSD 7709) Development Consent, as modified;
- Written directions of the Planning Secretary;
- The project SSD EIS (Arcadis, October 2016) and associated Response to Submission documentation and Consolidated assessment clarification responses;
- The compliance requirements of the Final Consolidated Mitigation Measures (FCMMs). FCMMs will be reported on by exception only i.e. they will be documented in reports only when they are assessed as non-compliant;
- MPW Stage 2 Modification 1 (SSD-7709-Mod-1) application and supporting documentation; and
- MPW Stage 2 Modification 2 (SSD 7709 Mod 2) application and supporting documentation.
- MPW Stage 2 Modification 3 (SSD 7709 Mod 3) application and supporting information.

This Compliance Monitoring and Reporting Program under CoC A3 has been prepared to align with DPHI's (then DPIE's) CRPAR (June 2018) as required under the consent, and the recently updated CRPAR (May 2020), where it can be applied consistently with the CoC for SSD 7709.

4. Compliance Monitoring and Reporting Schedule

As per CRPAR (June 2018), a compliance monitoring and reporting schedule has been developed for the construction and operation stages of the Development and is included as Appendix A.

The frequency of submission of compliance reports to the DPHI must comply with any specific requirements in the CoC. Condition C14 requires the submission of six-monthly construction compliance reports for the duration of construction.

In accordance with Section 2.1 of CRPAR, construction compliance reports will be submitted to DPHI within 60 days from the completion of the reporting period.

5. Compliance Monitoring and Reporting Tables

The Compliance Monitoring and Reporting Program contains compliance tables that:

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

The tables have been developed to reflect the project phase. Appendix B contains all requirements from the CoC, including:

- Part A - Administrative conditions
- Part B - Key Environmental Issues
- Part C - Construction Environmental Management, Reporting and Auditing.

Appendix C contains all requirements of the FCMMs. FCMMs will be reported on by exception i.e. only when they are assessed as non-compliant, as many of the conditions in the actual consent already capture the FCMMs directly and indirectly (e.g. within content of Construction Environment Management Plan (CEMP) and CEMP Sub-plan documentation).

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

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

5.1. Compliance Status Descriptors

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

Table 1 Compliance status descriptors

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

Appendix A – Compliance reporting schedule

A.1 Compliance Monitoring and Reporting Schedule

The frequency of compliance reporting for the MPW Stage 2 (SSD7709) development is outlined in the table below in accordance with Section 2.1 of the CRPAR guidelines (2018), as required by the SSD 7709 development consent.

Compliance report	Phase	Timing	Frequency
Pre-construction compliance report	Pre-construction	Approval granted on the 11 November 2019. Submitted to (then) DPE on 26 November 2020.	Single report only
Construction compliance report	Construction	Construction commenced on 30 November 2020.	Intervals of six months from the date of commencement of construction. Compliance reports will be submitted within 60 days of the completion of the reporting period unless otherwise agreed with DPE.
Pre-operational compliance report	Pre-operations	Date to be advised once date of commencement of construction is notified.	Single report only
Operational compliance report	Operation	Operation commenced on 27 May 2024	At intervals, no greater than 52 weeks from the date of commencement of operation.

Appendix B – SSD 7709 development consent compliance table

Approval (ID)	Condition	Timing	Monitoring methodology	Evidence and comments
Compliance Requirement				
Part A Administrative				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At all times	Daily site observations and weekly site inspections against an environmental checklist reviewing integrity of environmental mitigation controls. Incorporation of environmental awareness into site induction procedures and toolbox talks. Review of incident and near miss reports for preventative action and opportunities for improvement.	Copies of completed checklists. Records of inductions and toolbox meetings (e.g. training records, dated items list from toolbox talk. Copies of incident notifications (e.g. spill notices) and action items in near miss and incident report forms.
Compliance				
A2	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Construction and operation	Confirm reference to requirements of Conditions of Consent (CoC) in the CEMP (legal requirements register/aspects-impacts register, training, communications and records) and relevant site-specific visitor and workplace inductions, awareness sessions and toolbox talks. Review training/induction/toolbox talk content records. Interview site staff to confirm understanding of their relevant role/responsibility and awareness of compliance obligations.	Records of incorporation of CoC obligations in CEMP. Records of incorporation of CoC obligations in site-specific induction, awareness sessions and toolbox talks/pre-work start-ups. Copies of training records and records of attendance/sign on sheets to pre-work start ups. Copy of near miss and incident register, which includes actions and closeout verification. Records of audit recommendations and closeout verification.
Terms of Consent				
A3	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, Response to Submissions (RTS) and Consolidated assessment clarification responses; and (d) in accordance with the modification application SSD-7709-Mod-3 and supporting documentation; and (e) in accordance with the management and mitigation measures in Appendix 2.	At all times	Conduct internal audits. Independent audits. Compliance monitoring matrix.	Records of audit results. Completed compliance monitoring matrix.
A4	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	At all times	Review of any directions issued by the Secretary.	Written direction from Secretary. Completed internal review process.
A5	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 Conditions A3(c) – (d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Conditions A3(c) – (d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. 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	At all times	For reference.	For reference.
Limits of Consent				
A6	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 that date.	At all times	Confirm commencement of development under the consent within 5 years of the date of consent.	Record date of commencement of works on site.
A7	Only VENM, ENM, or other imported fill material approved in writing by Environment Protection Authority (EPA) is to be placed on the site.	At all times	Confirm classification of materials to be brought to site has been undertaken prior to transport to site and certification is provided relevant to all material obtained. Confirm any approval for materials other than VENM or ENM.	Copy of any written approval from EPA. Materials classification certification from source of fill material verifying materials as VENM or ENM.
A8	The total volume of uncompacted fill to be imported must not exceed 1,600,000 m3.	At all times	Confirm records of volume and type of fill are maintained.	Fill records for source, volume and type of material brought to site.
A9	Importation of imported fill must not exceed a total of 22,000 m3 of material per day across this development and MPE Stage 2 (SSD 7628) on the same day.	At all times	Confirm records of volume and type of fill are maintained.	Daily fill import records for the development and Moorebank Precinct East Stage 2.
A10	No construction (including clearing and maintenance access) is permitted within the riparian corridor except for that identified on the revised drawings approved under Condition I2 and activities associated with vegetation and stormwater management.	Construction	Monitor implementation of the CEMP and sub-plans during regular weekly inspections, fortnightly ER inspections and ongoing compliance tracking and reporting. Confirm exclusion fencing is in place.	Weekly site inspection records, photographic record, ER reports and compliance reporting.
A11	No works in the riparian corridor outside the site are permitted under this approval. Note: DPI (Lands) must be consulted on design, approvals and licencing for any works on Crown land for the purposes of discharging stormwater from the site (including scour protection/ erosion control).	At all times	Monitor implementation of the Construction Environmental Management Plan (CEMP) and sub-plans during regular weekly inspections, fortnightly ER inspections and ongoing compliance tracking and reporting. Confirm exclusion fencing is in place. Confirm consultation with Department of Primary Industries (DPI) (Lands) for any works on Crown land - if undertaken/ required.	Weekly site inspection records, photographic record, ER reports and compliance reporting. Copy of consultation with DPI (Lands) - if undertaken/ required. Copy of the licence agreement.
A12	No works are permitted by the Applicant within the RMS (M5 Motorway) land and no impact is permitted on Roads and Maritime drainage infrastructure system or on adjoining Roads and Maritime assets, without the consent of the RMS and M5 Motorway Operator (Interlink).	At all times	Monitor implementation of the CEMP and sub-plans during regular weekly inspections, fortnightly Environmental Representative (ER) inspections and ongoing compliance tracking and reporting. Confirm consent from Roads and Maritime Services (RMS) and M5 Motorway Operator (Interlink) is in place prior to works commencing on RMS (M5 Motorway) land - if undertaken/ required.	Weekly site inspection records, photographic record, ER reports and compliance reporting. Copy of consent from RMS and M5 Motorway Operator (Interlink) - if undertaken/required.
A13	The container freight throughput for MPW must not exceed 500,000 TEU p.a.	Operation	Confirm records of container freight throughput are maintained.	Records of container freight throughput.
A14	Containers that are transferred between the site and Port Botany must be transferred by rail, unless there is planned track maintenance or where unforeseen circumstances have occurred (e.g. an incident, breakdown, derailment or emergency maintenance on the rail line).	Operation	Confirm records of containers transferred between the site and Port Botany by rail versus those transferred by road.	Records of percentages of containers transferred by rail versus by road and reasons why if by road (e.g. rail incident/ maintenance records).
A15	The transfer of containers between Port Botany and the intermodal terminal facility must not commence until the rail connection to the Southern Sydney Freight Line is operational.	Operation	Confirm commencement of transfer of containers between Port Botany and intermodal has commenced post rail connection to operational Southern Sydney Freight Line.	Record of date of transfer of first containers between Port Botany and the facility and record of commencement of operation of Southern Sydney Freight Line.

A15a	The development must not generate more than: (a) 2670 light vehicle movements a day during operation; and (b) 1654 heavy vehicle movements a day during operation.	Operation	Confirm records of light and heavy vehicle movements during operations.	Record of operational light and heavy vehicle movements.
A15b	The applicant must keep accurate records of the number of heavy and light vehicles entering and leaving site each day. These records must be provided to the Planning Secretary upon request, and to the approved traffic auditor upon the trigger events in B120B occurring and prior to the commencement of the Traffic Audit required under condition B120A.	Operation	Confirm records of light and heavy vehicle movements during operations. Demonstrate the collection and provision of these records in advance of the trigger event identified in the condition.	Record of operational light and heavy vehicle movements. Evidence of provision of the records to the relevant stakeholders in accordance with the trigger events identified in the condition.
A16	The maximum GFAs for the following uses apply: (a) 215,000m ² for the warehousing and distribution facilities; and (b) 800m ² for the freight village.	Operation	Confirm GFAs for facilities are within limits.	Copies of designs detailing GFAs for various facilities.
A16a	Warehousing associated with the development is to be limited to the area identified in the plan titled 'Precinct Modification Plan - Proposed' (Drawing No JR-SK-A-0-9402, RevisionG), prepared by Bell Architecture and dated 16 October 2020).	At all times	Confirm warehouse footprint during construction and prior to operation.	Record of construction certificates and occupation certificates issued for warehousing.
A17	The warehousing and distribution facilities must only be used for activities associated with freight using the either the MPE or MPW rail intermodal terminal.	Operation	Confirm uses of warehouses only associated with freight.	Record of leases/contract and related uses attached to each tenancy/operation.
A18	Notwithstanding Condition A17, movements of containers between a rail intermodal terminal on either MPE and MPW site, and a warehouse on either the MPE or MPW site, are permitted where those movements are also approved for MPE.	Operation	Confirm movements between terminals are freight related.	Records of operations/movement of containers between MPE and MPW.
A19	For the avoidance of doubt, nothing in this consent permits: (a) the occupation or use of a warehouse and/or distribution facility on the site before the commencement of operation of either the MPE or MPW rail intermodal terminal; or (b) truck-to-truck movements.	Operation	Confirm no occupation or use of facilities or truck-to-truck movements before commencement of operation of either MPE or MPW rail intermodal terminal.	Records of commencement of operation of rail intermodal and records of commencement of facility and truck operations.
A20	Freight village tenants and occupations are restricted to those activities that provide: (a) ancillary support for the development, its tenants, worker population and visitors; (b) a nexus with activities undertaken in relation to the warehouse, logistics functions of the IMT development and/or; (c) provide aligned services to the intermodal functions.	Operation	Confirm uses of tenancies / occupations are related to intermodal operations / activities.	Records of tenancy leases, uses, operations and activities and checks.
Access for People With a Disability				
A21	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).	Prior to construction	Confirm plans have been certified prior to commencement of construction.	Copy of the certified plans.
Demolition				
A22	All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	Prior to demolition	Confirm engagement of a suitably qualified person to review and provide a statement of compliance for the required work plans.	Work plans and safe work method statements (SWMs). Record of qualifications of person(s) providing the safety statements.
Structural Adequacy				
A23	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be designed and 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.	Construction	Demonstrated alignment with BCA.	Issued construction certificates from Principal Certifying Authority (PCA) or equivalent. Issued occupation certificates from PCA or equivalent.
External Walls and Cladding				
A24	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction	Demonstrated alignment with BCA.	Issued construction certificates from Principal Certifying Authority or equivalent. Issued occupation certificates from PCA or equivalent.
A25	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Construction	Confirm submission of the work plans and statements of compliance to the Certifier.	Correspondence to the Certifier submitting work plans and statements of compliance attached.
A26	The Applicant must provide a copy of the documentation given to the Certifying Authority under Condition A25 to the Planning Secretary within seven days after the Certifying Authority accepts it.	Within 7 days of certifier accepting	Confirm submission of documentation to the Planning Secretary.	Correspondence to the Planning Secretary submitting documentation.
Applicability of Guidelines				
A27	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. 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 a replacement of them.	At all times	Review of any issued directions from the Secretary. Review of legal requirements register to demonstrate awareness and currency of obligations and link to implementation method (e.g. through CEMP/OEMP documentation).	Copies of Secretary's directions that require compliance with an updated or revised version of a guideline, protocol, Standard or policy or a replacement of them. Up to date legal requirements register. Updated site documentation reflecting adoption of updated obligation. Demonstrated in revision/version control information within documents.
Evidence of Consultation				
A28	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken in the document submitted to the Planning Secretary including: (i) the outcome of that consultation, matters resolved and unresolved (and the justification for matters remaining unresolved); and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	Review of consultation record within relevant consent documentation.	Documented consultation within relevant documents.
Community Consultative Committee				

A29	Before the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2019). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction, upgrading and operation and for at least six months following the completion of decommissioning.	Prior to construction	Confirm suitably qualified person available to setup and manage committee. Review of Department's Community Consultative Committee Guidelines: State Significant Projects (2019). Confirm CCC formation and commencement of functions prior to construction commencing.	Record of qualifications of qualified person managing CCC formation Documentation - CCC meeting minutes.
A30	The Planning Secretary may consider a request to expand an existing MPW or MPE CCC to cover the development and to satisfy Condition A29.	At all times	For reference.	For reference.
Community Communication				
A31	A Community Communication Strategy must be prepared and submitted to the Planning Secretary for approval no later than one month before the commencement of construction. The Community Communication Strategy is to provide mechanisms to facilitate communication between the Applicant, the Council(s) and the community (including adjoining affected landowners and businesses, and others directly impacted by the development). The Community Communication Strategy must: (a) assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the development; (b) 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; (c) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works, vibration intensive activities or manage traffic disruptions; (d) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and (e) include a complaints procedure for recording, responding to and managing complaints, including: (i) email, toll-free telephone number and postal addresses for receiving complaints, (ii) advertising the contact details for complaints before and during operation, via the local newspaper and through on-site signage, (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 (iv) procedures for the resolution of any disputes that may arise during the course of the development.	1 month prior to commencement of construction	Confirm the preparation and submission of the CCS to the Planning Secretary. Confirm submission date is at least 1 month prior to the proposed construction commencement date.	Copy of approved CCS. Copy of the submission correspondence of the CCS to the Secretary. Copy of correspondence from the Secretary identifying approval of the CCS.
A32	The Applicant must: (a) not commence Construction until the Community Communication Strategy has been approved by the Planning Secretary. (b) implement for the Community Communication Strategy for the duration of construction and for 12 months following the commencement of operation.	Prior to construction and 12 months following commencement of operation	Confirm the commencement date of construction. Confirm CCS approval date from the Secretary.	Copy of correspondence from the Secretary identifying approval of the CCS.
Environmental Representative				
A33	Works must not commence until an Environmental Representative (ER) has been approved by the Planning Secretary and engaged by the Applicant.	Prior to construction	Prepare and submit documentation to the Secretary to support ER approval. Confirm ER approval from the Secretary.	Copy of the submission correspondence of the ER to the Secretary. Copy of correspondence from the Secretary identifying approval of the ER.
A34	The Planning Secretary's approval of an ER must be sought no later than one month before the commencement of works, or within another timeframe agreed with the Planning Secretary.	1 month prior to construction	Confirm the commencement date of construction. Confirm submission date is at least 1 month prior to the proposed construction commencement date.	Copy of the submission correspondence of the ER to the Secretary. Copy of correspondence from the Secretary identifying approval of the ER.
A35	The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the EIS, Response to Submissions and any other supporting information submitted as part of applications for either MPW or MPE, and is independent of the construction and design personnel for the project and those involved in delivery of it. Note: Should the requirements of the conditions of this consent be satisfied, an ER approved for MPE and MPW development may also be considered for approval for the development.	1 month prior to construction	Confirm suitably (independence from MPW/MPE), qualifications and experience of ER.	Record of qualifications and experience of ER.
A36	The Applicant may engage more than one ER for the development, in which case the functions to be exercised by an ER under the terms of this approval may be carried out by any ER that is approved by the Planning Secretary for the purposes of the development.	1 month prior to construction	For reference.	For reference.
A37	For the duration of the works until 6 months after the commencement of operation (or staged operation), or as agreed with the Planning Secretary, the approved ER must: (a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development; (b) consider and inform the Planning Secretary on matters specified in the terms of this consent; (c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; (d) review documents required under this consent and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so: (i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to	Construction and 6 months after operations commence	Confirm communication of these requirements to the ER and confirm these requirements are included in the ER's scope of works and contract.	Copy of ER's scope of works and contract.

	<p>be submitted to the Planning Secretary/ Department for information or are not required to be submitted to the Planning Secretary/ Department);</p> <p>(e) regularly monitor the implementation of the documents required under this consent to ensure implementation is being carried out in accordance with the document and the terms of this consent;</p> <p>(f) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits, but not independent Audits required under Condition C18 of this consent;</p> <p>(g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; and</p> <p>(h) assess the impacts of minor ancillary facilities comprising lunch sheds, office sheds and portable toilet facilities as required by Condition A40 of this consent;</p> <p>(i) consider any minor amendments to be made to the CEMP or CEMP sub-plans that require updating, or amendments of an administrative nature, and are consistent with the conditions of this consent and the most recent version of the CEMP or CEMP sub-plan approved by the Planning Secretary, and if satisfied that such an amendment is necessary, approve the minor amendment; and</p> <p>(j) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Department's Environmental Representative Protocol (2018) under the heading "Environmental Representative Monthly Reports." The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.</p>			
A38	<p>The Applicant must provide all documentation requested by the ER in order for the ER to perform their functions specified in Condition A37 (including preparation of the ER monthly report), as well as:</p> <p>(a) the complaints register (to be provided on a monthly basis); and</p> <p>(b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).</p>	At all times	<p>Confirm ER is provided with documentation requested.</p> <p>Review ER meeting minutes.</p>	<p>Record of correspondence with ER.</p> <p>Copies of ER meeting minutes.</p> <p>Record of ER review and response.</p> <p>Copy of the complaints register (available on the SIMTA project web-site.)</p>
A39	<p>The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under Condition C20. The Applicant must:</p> <p>(a) facilitate and assist the Planning Secretary in any such audit; and</p> <p>(b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.</p>	At all times	For reference.	Copy of audit report, where relevant.
Minor Facilities				
A40	<p>Minor ancillary facilities, including lunch sheds, office sheds, portable toilet facilities, and the like, can be established where they satisfy the following criteria:</p> <p>(a) are located within the construction boundary; and</p> <p>(b) have been assessed by the ER to have:</p> <p>(i) minimal amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the Interim Construction Noise Guideline (DECC, 2009), traffic and access impacts, dust and odour impacts, and visual (including light spill) impacts, and</p> <p>(ii) minimal environmental impact with respect to waste management and flooding, and</p> <p>(iii) no impacts on biodiversity, soil and water, and heritage items beyond those already approved under other terms of this approval.</p>	Construction	<p>Review minor ancillary facility location and impact against the requirements.</p> <p>Submit review documents to ER for review.</p>	<p>Record of correspondence with ER.</p> <p>Record of ER review and response.</p>
Submitting, Staging, Combining and Updating Strategies, Plans or Programs				
A41	Unless stated otherwise, the Applicant must submit strategies, plans and programs required under this consent to the Planning Secretary at least one month prior to commencement of construction or operation.	1 month prior to construction or operation	<p>Confirm commencement date of construction and operation.</p> <p>Confirm submission date of strategies, plans and programs is at least 1 month prior to the proposed construction or operation commencement date.</p>	<p>Copy of the submission correspondence to the Secretary.</p> <p>Copy of correspondence from the Secretary identifying receipt of strategy, plan or program.</p>
A42	<p>Unless stated otherwise in this consent, the Applicant may:</p> <p>(a) prepare and submit any strategy, plan or program required by this consent as part of the construction or operational environmental management plan on a staged basis;</p> <p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p> <p>Note: Documents that cannot be staged include Development Layout Drawings required under Condition B2, and Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation required under Condition B4, and Site Audit Statement required under Condition B169.</p>	At all times	<p>Review of applicability of staging, combining or updating strategies, plans and programs to scope of works being undertaken and comparison to approved scope and performance/documentation expectations arising from conditions of consent (i.e. preparation of plans prior to commencement of a phase of works).</p>	<p>Record of application for staging identifying stage and scope; relationship to future stage and trigger for updating.</p> <p>Approval letter from the Secretary.</p> <p>Copy of staged strategies, plans or programs.</p> <p>Copy of updated strategies, plans or programs</p>
A42A	Any strategy, plan or program prepared in accordance with Condition A42, where previously approved by the Planning Secretary under this consent, that is subsequently updated in accordance with Condition A42(c), must be submitted to the satisfaction of the Planning Secretary.	At all times	<p>Confirm update of plans has been conducted.</p> <p>Confirm submission to the Planning Secretary.</p> <p>Confirm the Planning Secretary is satisfied with the update.</p>	<p>Copy of finalised plan.</p> <p>Copy of submission.</p> <p>Copy of satisfaction letter from the Planning Secretary.</p>
A43	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times	Review of strategies/plans implemented on site to verify currency of documentation and appropriate versions are being applied within the scope of the approved staging.	Review of management plans being applied/implemented on site.
Staging of Construction				

A44	<p>Prior to the commencement of construction, a Staging Report must be submitted to the Planning Secretary for approval where it is proposed to construct and operate warehousing in sub-stages. The Staging Report must include:</p> <p>(a) the revised Development Layout Drawings required under Condition B2;</p> <p>(b) detailed drawings showing warehouses, estate infrastructure and landscaping to be delivered in each sub-stage, and how each sub-stage of estate infrastructure and landscaping connects to other sub-stages including the intermodal terminal facility;</p> <p>(c) details of how the development will relate to concurrent construction on MPE as described in the construction program included in the approved Construction Environmental Management Plan for MPE Stage 2 (SSD 7628);</p> <p>(d) general timing of construction sub-stages that impact upon the timing of the development subject of this consent; and</p> <p>(e) details of the relevant conditions of the Concept Approval (S066) and of this consent that would apply to each sub-stage.</p> <p>Note: The Staging Report will need to be amended with any approved version update of the MPE Stage 2 CEMP.</p>	Prior to construction	<p>Review if construction and operation of warehouses is to be staged.</p> <p>If applicable, prepare and submit Staging Report to the Secretary for approval.</p>	<p>Record of application construction staging.</p> <p>Approval letter from the Secretary.</p> <p>Copy of Staging Report.</p>
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A45	Prior to the commencement of operation of each warehousing sub-stage, evidence must be provided to the satisfaction of the Planning Secretary that all estate infrastructure, including internal estate roads, bushfire protection infrastructure, utilities, drainage and stormwater quality infrastructure, has been constructed to the extent required to service the sub-stage. Note: These conditions do not relate to staged development within the meaning of section 83B of the EP&A Act.	Prior to operation of warehouse	Prepare and submit to the Secretary evidence that the warehousing sub-stage meets the estate infrastructure requirements. Confirm Secretary satisfaction.	Record of warehouse sub-stage report submission to Secretary. Acceptance letter from Secretary.
Notification of Commencement				
A46	The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least 2 weeks before that date: (a) any work; (b) vegetation clearing required to conduct remediation; (c) remediation; (d) low impact works; (e) construction; (f) operation; (g) cessation of operations; and (h) decommissioning.	2 weeks before commencement of each work phase	Documented written notification of commencement provided to the Department prior to the commencement of each phase. Confirmation of timing compared to commencement.	Copy of written notification to the Department within required timing. Copy of Compliance reporting.
A47	If the construction, operation or decommissioning of the development is to be staged, the Department must be notified in writing at least 2 weeks before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	2 weeks before commencement of each stage	Documented written notification of commencement provided to the Department prior to the commencement of each stage. Confirmation of timing compared to commencement.	Copy of written notification to the Department within required timing. Copy of Compliance reporting.
Utilities and Public Infrastructure				
A48	The Applicant must engage a suitably qualified person to prepare a Pre-construction Dilapidation Report prior to the commencement of construction. This report must detail the structural condition of: (a) local public roads likely to be used by the development's construction traffic; (b) local public roads, cycleways, footpaths and utility services likely to be impacted by construction works; and (c) off-site private land or access to off-site private land likely to be impacted by construction works. The report must be submitted to the satisfaction of the Certifying Authority and a copy is to be forwarded to Campbelltown City Council, Liverpool City Council, RMS, any affected private landowner, and the Planning Secretary.	Prior to construction	Confirmation of an appropriately qualified person. Confirm preparation of any required dilapidation report of relevant public infrastructure. Document submission of Pre-construction dilapidation report to Campbelltown City Council, Liverpool City Council, RMS, any affected private landowner, and the Planning Secretary.	Copy of Pre-construction dilapidation report. Copy of submission of Pre-construction dilapidation report to Campbelltown City Council, Liverpool City Council, RMS, any affected private landowner, and the Planning Secretary.
A49	Before the commencement of construction, the Applicant must consult with the relevant owner and provider of utility services and public infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, support or relocation of the affected utility services and infrastructure.	Prior to construction	Document and record consultation with relevant service providers/owners.	Copy of consultation record. This should include identification from the owner/provider whether a dilapidation report is required or not, in order to support validating any subsequent absence of a dilapidation report.
A50	Unless the Applicant and the applicable owner/ authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any utility service or public infrastructure that is damaged by carrying out the development; (b) relocate, or pay the full costs associated with relocating, any utility service or public infrastructure that needs to be relocated as a result of the development (including the road upgrades specified in Table 3); and (c) provide for ongoing maintenance. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by conditions of this consent.	At all times	Review any dilapidation report and/or voluntary planning agreement or contributions agreement to confirm extent of obligation as agreed. Review receipts for payments made.	Copy of pre-construction dilapidation report. Copy of Contributions Agreement. Copy of Voluntary Planning Agreement. Receipts/remittance statements for payments made.
A51	Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to operation	Confirm compliance certificate obtained.	Copy of compliance certificate issued under Section 73 of the Sydney Water Act 1994.
Telecommunications				
A52	Before the issue of an Occupation Certificate for the development, the Applicant 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 to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/ or premises demonstrated through an agreement with a carrier.	Prior to occupation certificate issue	Document and submit evidence to the Certifying Authority. Confirmation receipt of written agreement with carrier.	Copy of correspondence to the Certifying Authority. Copy of agreement with carrier. Written acceptance by the Certifying Authority.
A53	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Prior to occupation	Confirmation of written advice from relevant providers.	Copy of written confirmation from each relevant provider.
Meteorological Monitoring				
A54	Prior to the commencement of any works, and for the life of the development, the Applicant must ensure that there is a suitable meteorological station operating on the site or within the vicinity of the site that: (a) complies with the requirements in the latest version of EPA's Approved Methods for Sampling of Air Pollutants in New South Wales (DEC, 2016) (as may be updated or replaced from time to time); and (b) is capable of continuous real-time measurement of atmospheric stability category determined by the sigma theta method in accordance with the NSW Noise Policy for Industry (NPI, EPA, 2017) (as may be updated or replaced from time to time).	At all times	Confirm installation of a meteorological station in accordance with this CoC and EPA requirements. Confirm supplier verification of compliance against EPA requirements. Maintain records of all consultation / communication with EPA on technical specifications and siting of station.	Copy of technical specifications and compliance verification from the supplier. Copy of communications and consultations with the EPA. Copy of supply/installation records, photos, design drawings, location maps demonstrating installation / operation / maintenance of meteorological station. Copy of inspection and maintenance records for the meteorological station.
Works as Executed Plans				
A55	All detailed design drawings required to be submitted under this consent must be at or above 50% design completion, with the percentage design stated on the drawings.	At all times	Document submission of design drawings at or above 50% completion.	Correspondence of submission of design drawings at or above 50% completion.

A56	Before the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor confirming that the stormwater drainage (water quality and detention infrastructure), road ways, parking and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Prior to issue of occupation certificate	Confirmation of from registered surveyor that stormwater drainage (water quality and detention infrastructure), road ways, parking and finished ground levels have been constructed as approved. Submit works-as-executed drawings to the Certifying Authority.	Copy of works-as-executed drawings. Correspondence confirming submission to Certifying Authority.
Development Contributions				
A57	Prior to the issue of a Construction Certificate for any part of the development, the Applicant must pay a monetary levy of 1% of the development Capital Investment Value (\$5,330,000) or other amount agreed to by Liverpool City Council for transport, drainage, community facilities, administration and professional and legal fees pursuant to section 7.13(2) of the EP&A Act.	Prior to issue of construction certificate	Confirmation from Liverpool City Council levy payment received.	Receipt of payment of levy.
A58	The Applicant must provide all monetary contributions and/ or works-in kind as relevant to the site, in accordance with the Voluntary Planning Agreement entered into between RMS and Qube RE Services (No. 2) Pty Limited in its capacity as the trustee of the Moorebank Industrial Terminals Asset Trust, Moorebank Industrial Terminals Operations Trust and Moorebank Industrial Warehouse Trust and executed on 25 March 2019 (VPA).	At all times	Confirmation that monetary contributions and/ or works in kind provided to RMS as per the Voluntary Planning Agreement.	Records of monetary contributions made in accordance with VPA entered into between RMS and Qube.
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	Review of legal requirements register for the site.	Updated legal requirements register applicable to the site and phase of works (i.e. construction/operation).

SSD-7709-Mod-1 (Building Height Increase). Determined 24/12/2020

Approval (ID)	Condition	Timing	Monitoring Methodology	Evidence and comments
Compliance Requirement				
Part B - Key Environmental Issues				
Development Layout				
B1	Notwithstanding the requirements of Conditions B2 and B4, the Applicant may import and stockpile 160,000m ³ of fill prior to finalisation of the Development Layout Drawings, Stormwater Design Development Report, Revised Stormwater System Design Drawings and supporting documentation, provided no vegetation removal is required and fill is stockpiled in previously cleared areas.	Prior to finalisation of drawings and reports	<p>Confirm records of volume of fill are maintained.</p> <p>Confirm previously cleared locations for fill to be stockpiled on.</p> <p>Confirm induction and toolbox talks reference no vegetation clearing allowed and fill only stockpiled in previously cleared areas.</p>	<p>Fill records for volume brought to site.</p> <p>Copy of induction documentation.</p>
B2	<p>Prior to commencement of construction, the Applicant must submit revised Development Layout Drawings to the Planning Secretary for approval. The revised Development Layout Drawings must be at a scale of approximately 1:2000 at A1 showing the key development elements including but not limited to estate infrastructure, internal roads, warehouse and associated carpark footprints, the freight village, intermodal terminal facility including the truck waiting area and emergency truck storage area, rail line and rail line vehicle access roads. The revised Development Layout Drawings must show the site, construction and operational boundaries and demonstrate:</p> <p>(a) provision of a riparian corridor, comprising the following:</p> <p>(i) a buffer zone to the most inland of:</p> <ul style="list-style-type: none"> • 40 metres from the top of bank, as surveyed by a registered surveyor, or • the 1% AEP flood extent, excluding the localised depression at the existing major east-west drainage channel, and (ii) an additional 10 metre extension to the buffer zone established in (i) above, where native vegetation is located on or within 10 metres east of the buffer; <p>(b) the siting of biofiltration/ bioretention areas and OSD basins (with the exception of outlets to the Georges River and associated maintenance access) are outside the riparian corridor and outside the warehouse footprints;</p> <p>(c) no construction or operation works would take place inside biodiversity offset areas;</p> <p>(d) compliance with the landscaped setbacks specified in Condition B63;</p> <p>(e) compliance with the percentage of landscaped area specified in Condition B68(a) within the warehouse and freight village area and truck waiting area and emergency truck storage area to be developed under MPW Stage 2;</p> <p>(f) a setback of 8 to 12 m has been provided around the north, south and western perimeters of the development area to accommodate fill batter slopes of a maximum of 1V in 4H;</p> <p>(g) a minimum 3 m wide maintenance access has been provided between the fill slopes and the riparian corridor, the ABB site and at the southern end of the development area, for ongoing maintenance works where necessary to ensure ongoing maintenance works can be carried out without impacting on the riparian corridor or adjoining sites;</p> <p>(h) provision of a controlled overland flow path through the MPW Stage 2 site as required under Condition B11 for conveyance of the major stormwater discharge from the MPE site to the Georges River;</p> <p>(i) identify habitat corridor/s, of adequate dimensions to provide an adequate Koala habitat corridor as supported by a Koala specialist, to provide connectivity both within the intermodal precinct area and with other core koala habitat areas, as required under Condition B152. The drawings are to show any required connectivity structures and fencing;</p> <p>(j) provision of a corridor between Moorebank Avenue and the Georges River for a possible future pedestrian connection across the Georges River to Casula Railway Station, of a width that would allow the future construction of a shared path that complies with the relevant suggested width set out in the Guide to Road Design Part 6A: Paths for Walking and Cycling (Austroads, 2017);</p> <p>(k) the bushfire asset protection requirements are within the development area; and</p> <p>(l) setbacks from the surveyed boundary of Lot 2 DP 32998, Lot 3 DP 32998, and Lot 2 DP 547293.</p> 	Prior to construction	<p>Confirm review process includes a checklist against these requirements prior to submission to the Secretary for approval.</p> <p>Confirm submission of revised Development Layout Drawings to the Planning Secretary.</p> <p>Confirm Secretary approval.</p>	<p>Copy of correspondence and approval from Secretary.</p> <p>Approved revised Development Layout Drawings.</p>
B3	To ensure the site will be developed in an integrated manner and that the whole development will comply with the conditions of this consent, submission of the Development Layout Drawings required by Condition B2 cannot be staged.	At all times	For reference.	For reference.
Revised Stormwater System Design				
B4	Prior to the commencement of construction (except to permit an initial stage comprising earthworks on land within 150m west of Moorebank Avenue along its alignment north of the overpass over the rail link), the Applicant must submit a Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation to the Planning Secretary for approval.	Prior to construction	<p>Confirm submission of Stormwater Design Development Report to the Planning Secretary.</p> <p>Confirm Secretary approval prior to construction commencement date.</p>	<p>Copy of correspondence and approval from Secretary.</p> <p>Approved Stormwater Design Development Report and Revised Development Layout Drawings.</p>
B5	The Stormwater Design Development Report must document how WSUD principles outlined in Condition B9 have been incorporated into the design and operation of the development.	Prior to construction	Confirm report meets WSUD principles outlined in CoC B9.	Approved Stormwater Design Development Report.
B6	To ensure the site will be developed in an integrated manner and that the whole development will comply with the conditions of this consent, submission of the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation required by Condition B4 cannot be staged. Note: Condition B4 allows the Applicant to conduct earthworks on land within 150m west of Moorebank Avenue along its alignment north of the overpass over the rail link prior to submission of these documents.	Prior to construction	For reference.	For reference.
Stormwater Design Independent Peer Review				
B7	An Independent Peer Review report must be submitted with the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation.	Prior to construction	Confirm that an Independent Peer Review report is completed against the Stormwater Design Development Report and Revised Stormwater System Design Drawings prior to submission to Secretary.	Approved Stormwater Design Development Report and Revised Development Layout Drawings.

B8	The review must: (a) include a review of the numerical models used to develop the revised stormwater design; (b) be undertaken by a technical expert, approved by the Planning Secretary, with over 15 years of experience in stormwater, flooding and water quality in NSW, including Water Sensitive Urban Design (WSUD), and not previously involved in preparation of drainage, flooding or hydrological designs or assessments for either MPW or MPE, or construction of either MPW or MPE; and (c) include an assessment of the Revised Stormwater System Design Drawings and supporting documentation against all relevant conditions, stating whether the condition has been satisfied, and comments justifying the position. Note: The revised Stormwater System Design Drawings and supporting documentation will not be accepted until all the conditions have been accepted to the satisfaction of, and justified by, the peer reviewer.	Prior to construction	Confirm technical expert approved by Secretary prior to engagement and commencing report. Confirm review process includes a checklist against these requirements prior to submission to the Secretary for approval.	Approved Stormwater Design Development Report and revised Development Layout Drawings.
Water Sensitive Urban Design				
B9	The revised stormwater system design, to be detailed in the Stormwater Design Development Report and Revised Stormwater System Design Drawings and supporting documentation, must be consistent with the objectives and principles set out in the NSW Office of Water's Guidelines for Controlled Activities and incorporate water sensitive urban design principles outlined in relevant Council policies, plans, guidelines and specifications and RMS's Water Sensitive Urban Design Guideline 2017, including: (a) treating stormwater as a resource; (b) mimicking natural processes in the control of stormwater; (c) integrating drainage infrastructure and landscaping; (d) managing water in a sustainable manner through considering the complete water cycle; and (e) considered design, construction and maintenance to minimise impacts on the natural water cycle.	Prior to construction	Confirm review process includes a checklist against these requirements prior to submission to the Secretary for approval.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
B10	The Applicant must submit revised drawings and supporting documentation to the Planning Secretary for approval, in accordance with the design principles and design criteria listed in Conditions B11 to B22.	Prior to construction	Confirm review process includes a checklist conditions B11 to B22 prior to submission to the Secretary for approval.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
Piped Stormwater Drainage and Overland Flow Paths				
B11	The stormwater system must be designed to: (a) convey flows up to and including the 10% AEP event within the formal piped drainage system, with flows from the 10% AEP to the 1% AEP event conveyed in controlled overland flow paths; and (b) provide adequate overland flow paths in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event.	Prior to construction	Confirm review process includes a checklist against these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
On Site Detention				
B12	On-site detention (OSD) must attenuate peak flows from the development such that both the: (a) 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; and (b) 1 in 100 year ARI event post development peak discharge rate is equivalent to the pre-development (un-developed catchment) 1 in 100 year ARI event.	At all times	Provide report that OSD meet these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
B13	OSD basins must: (a) be visually unobtrusive and sit within the final landform and landscaping; (b) ensure public safety by incorporation of 'safer by design' principles; and (c) have all sides with a maximum batter slope of 1V:4H, except at the OSD outlets.	At all times	Review photographic record of the OSD against final landform and landscape. Confirm review completed against 'safer by design' principles and maximum batter slope.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation. An approved Urban Design Development Report (UDDR) and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation.
Stormwater Quality				
B14	All stormwater quality elements are to be modelled in MUSIC as per the NSW MUSIC Modelling Guide.	Prior to construction	Inclusion of a design consistency and compliance with NSW Model for Urban Stormwater Improvement Conceptualisation (MUSIC) Modelling Guide.	Copy of MUSIC model report. Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
B15	The stormwater quality infrastructure must comprise rainwater tanks, 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: (a) reduce the average annual load of total nitrogen by 45%; (b) reduce the average annual load of total phosphorus by 65%; and (c) reduce the average annual load of total suspended solids by 85%.	Prior to construction	Confirm review process includes a checklist against these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
B16	All stormwater quality elements must be installed upstream of OSD basins, unless it can be demonstrated to the satisfaction of the Secretary that biofiltration/ bioretention systems within the OSD basins: (a) will not suffer damage from design flows; (b) can be maintained to achieve the water quality criteria; and (c) will have adequate solar access ensuring that all bioretention systems are exposed to sunlight at midday on the winter solstice. This assessment is to include surrounding features of OSD basins, including but not limited to actual building heights and full mature height and size of proposed trees, as per the landscape plans.	Construction	Provide report that OSD meet these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation. Copy of correspondence with Secretary.
B17	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	Construction	Provide report that biofiltration/bioretention systems meet this requirement.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.

B18	Bioretention systems which are greater than 1,000 m2 in area, are to be divided into cells with no individual cell greater than 1,000 m2.	Construction	Provide report that bioretention systems meet this requirement.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
B19	All filter media used in stormwater treatment measures must: (a) be loamy sand with an appropriately high permeability under compaction and must be free of rubbish, deleterious material, toxicants, declared plants and local weeds, and must not be hydrophobic; (b) have an hydraulic conductivity = 100-300 mm/hr, as measured using the ASTM F1815-06 method; (c) have an organic matter content less than 5% (w/w); and (d) be provided adequate solar access, considering the design and orientation of OSD basins.	Construction	Provide report that filter media meet these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
Stormwater Outlet Structures				
B20	Discharge of stormwater from the development must not cause scour/ erosion of the banks or bed, or pollution of the Georges River or Anzac Creek. Note: Pollution of waters as defined under section 120 of the POEO Act.	At all times	Confirm review process includes a checklist against these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation. Compliance/inspection reports/audit reports. Water quality monitoring results/reports.
B21	Outlet structures for the discharge of site stormwater drainage to the Georges River, Anzac Creek, external drainage or natural drainage lines must be constructed of natural materials to minimise erosion, facilitate natural geomorphic processes and include vegetation as necessary (gabion baskets and gabion mattresses are not acceptable).	At all times	Confirm review process includes a checklist against these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation. Compliance/inspection reports/audit reports.
B22	Outlet structures must ensure habitat connectivity and wildlife movement is maintained along the Georges River riparian corridor.	At all times	Confirm review process includes a checklist against these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation. Compliance/inspection reports/audit reports.
Stormwater System Design Drawings				
B23	The Revised Stormwater System Design Drawings and supporting information to be submitted under Condition B4 must include the details specified in Conditions B24 to B28.	Prior to construction	Confirm review process includes a checklist against the requirements of B24-B28.	Approved Stormwater Design Development Report. Approved revised Stormwater System Design Drawings and supporting information.
B24	Drawings must show: (a) all information on a drainage catchment plans and a schedule of stormwater drainage elements (pipe lines and structures). Drainage drawing documentation is to be in accordance with the requirements detailed in Liverpool Council's Development Design Specification "DS – Stormwater drainage design" clauses DS.22 and DS.24; (b) location and width of controlled overland flow paths; (c) maximum design flow levels to AHD; (d) maintenance access to each on OSD basin; and (e) the integration with MPE Stage 1 and MPE Stage 2 stormwater infrastructure including: (i) stormwater infrastructure on the MPW site that is intended to convey (pipes or overland flow paths) or treat or detain stormwater from MPE Stage 1 and MPE Stage 2, and/ or (ii) drawings demonstrating that stormwater detention and treatment infrastructure has been provided for and approved under MPE Stage 1 and MPE Stage 2 for western draining MPE catchments.	At all times	Confirm drawing review process includes a checklist against these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
B25	All stormwater quality elements are to be detailed in the drawings including: (a) general arrangement plans at 1:500 and detailed plans as required at 1:200, showing system layout with key features including pipe arrangement with pipe sizes, diversion structure, high flow bypass, pre-treatment system, inlets, outlets, underdrainage, and maintenance vehicular access. The plans must show how the bioretention system will achieve separate cells of a maximum area of 1000 m2 with flow splitting; (b) long and cross sections showing key features and levels including liner (base level of bioretention system), submerged zone level, drainage layer, transition layer, filter surface level, extended detention level, bund/ embankment level, and level of detention storage; (c) pipe long sections, including invert levels, pipe sizes; (d) details of key structures including diversion, pre-treatment system (make/ model), inlets, outlets; (e) landscape plan including plant species; (f) specification of filter media; and (g) shadow diagrams, including surrounding features of OSD basins, actual building heights and full size of proposed trees, as per the landscape plans.	At all times	Confirm drawing review process includes a checklist against these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
B26	Stormwater outlet drawings must show: (a) material type, size, thickness, with accompanying hydraulic calculations demonstrating the achievement of relevant stability thresholds; (b) design arrangement including longitudinal sections, cross sections and typical arrangements; (c) typical arrangements including details of any liners, keying into bed/ banks and filter material; and (d) the tie in with the receiving water normal water level and/ or seasonal low flow levels.	At all times	Confirm drawing review process includes a checklist against these requirements.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
Stormwater System Design Supporting Documentation				
B27	As part of the supporting documentation required under Condition B4, the Applicant must document the sequence of construction, including interim drainage solutions, for: (a) the drainage line from MPE to the Georges River; (b) the northern portion of MPW, including infilling, OSD basins, transition of sedimentation basins to OSD basins; and (c) the southern portion of MPW, including infilling, OSD basins, transition of sedimentation basins to OSD basins.	Prior to construction	Confirm construction sequence. Review construction sequence and document interim drainage solutions.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.

B28	As part of the supporting documentation required under Condition B4, outlet structure investigations and design inputs must be submitted to the Planning Secretary, including: (a) subsurface/ geotechnical assessment identifying underlying foundation conditions; (b) hydraulic modelling; (c) hydraulic calculations for stormwater outlet structures demonstrating achievement of relevant stability thresholds; and (d) design specifications including schedule of drainage elements (e.g. rock sizes, and structures).	Prior to construction	Confirm submission of outlet structure investigations and design inputs to the Secretary.	Approved Stormwater Design Development Report, and Revised Stormwater System Design Drawings and supporting documentation.
Construction Erosion and Sediment Control				
B29	Prior to commencement of construction, the Applicant must prepare a Soil and Water Management Plan (SWMP) in accordance with the requirements of Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom 2004) and submit it to the Planning Secretary for approval. The SWMP must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) that it is fit for purpose, addresses the constraints posed by site conditions and complies with statutory requirements. The CPESC must have demonstrated experience in the identification, management and mitigation of erosion and sedimentation in dispersive and non-cohesive soils and be approved by the Planning Secretary.	Prior to construction	Engage a suitable CPESC to certify the SWMP. Confirm CPESC approved by Secretary. Prepare and submit SWMP for approval by Secretary.	An approved SWMP, including certification by a CPESC. Correspondence from Secretary approving the CPESC.
B30	The SWMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the SWMP must include, but not be limited to: (a) erosion and sediment control hazard assessment that includes: (i) monthly rainfall erosivity, (ii) flooding liability, (iii) topography, (iv) physical and chemical properties of in-situ and imported soil, (v) sensitivity of the receiving environment; (b) management strategies to address the identified erosion and sediment control hazard that consider: (i) statutory and environmental management requirements including: – minimising the extent and duration of land disturbance, – controlling water movement through and from site, – locating sediment basins in areas not subject to local stormwater flooding, – minimising soil erosion, – maximising sediment retention on site, – prompt and progressive stabilisation of disturbed areas, NSW Government 12 Moorebank Intermodal Precinct West - Stage 2 Department of Planning and Environment (SSD 7709) (ii) maintenance of drainage, erosion and sediment control measures, (iii) monitoring and adjusting drainage, erosion and sediment control measures to achieve necessary performance standards, (iv) planning for predicted rainfall and winds events and shut down periods; (c) a schedule of construction activities for the development, installation and removal of control measures and temporary and permanent stabilisation works, (d) Erosion and Sediment Control Plans, including: (i) existing and proposed contours and drainage path, (ii) all access points and facilities associated with the development, (iii) limits of disturbance including protected areas and features, (iv) extent of earthworks, (v) areas of cut and fill, (vi) location of all drainage, erosion and sediment control measures including numbering for identification, and (vii) surface water monitoring locations; (e) specific operating procedures such as dewatering and the treatment of water and sediment collected in basins; and (f) details on methods of temporary and permanent slope stabilisation to adjacent lands (including the riparian corridor).	Prior to construction	Confirm SWMP review process includes a checklist against these requirements prior to submission to the Secretary for approval.	An approved SWMP.
B31	Erosion and Sediment Control Plans must be updated as construction progresses and site conditions change.	Construction	Review of monthly CPESC's reports and update ESCP as required. Daily/ weekly environmental inspections to include review of ESCP's.	Progressive Erosion and Sediment Control Plans (ESCP). Monthly CPESC reports.
B32	The CPESC must undertake monthly inspections during construction, report on implementation of the SWMP and recommend any improvements to the SWMP and site control measures. The CPESC's report must be provided to the Planning Secretary monthly for the duration of construction or another time period as agreed by the Planning Secretary.	Construction	Include monthly CPESC's inspection/ reports in compliance matrix.	Monthly CPESC reports. Copy of correspondence showing submission of reports to Secretary.
B33	All temporary construction stage erosion and sediment control infrastructure that is intended to be converted to permanent stormwater quality or on-site detention infrastructure must be constructed in accordance with the revised stormwater design drawings approved by the Planning Secretary under Condition B4.	Construction	Confirm the requirements of the revised stormwater design drawings approved by the Planning Secretary under Condition B4 are crosschecked during installation.	Revised stormwater design drawings approved by the Planning Secretary under Condition B4.
B34	Conversion of construction stage erosion and sediment control infrastructure into permanent stormwater quality or on-site detention infrastructure must only occur once the civil works (roads and drainage) have been completed for the associated site sub catchment.	Construction	Confirm date that civil works are complete for each site subcatchment prior to conversion and record on ESCP.	Date of completion recorded on ESCP.
B35	Where construction of sediment basins and stormwater outlet works (including clearing, scour protection/ erosion control) are to be undertaken outside the site on Crown land (being the banks and bed of the Georges River), design those works must be prepared with the input of an aquatic ecologist, and evidence of DPI (Crown Lands) approval is to be provided to the Planning Secretary prior to commencement of construction. Details of finished works are to be submitted to DPI (Crown Lands) for information.	Construction	Confirm engagement of aquatic ecologist. Provide design to DPI (Crown Lands) for their review and approval. Forward DPI (Crown Lands) approval to the Planning Secretary prior to commencement of construction. Provide final design of finished works to DPI (Crown Lands).	Written approval from Department of Primary Industry (DPI) (Crown Lands). Copy of correspondence to DPI (Crown Lands) requesting their approval. DPI (Crown Lands) approval. Copy of correspondence of DPI (Crown Lands) approval to Secretary.

Stormwater Infrastructure Operation and Maintenance Plan				
B36	<p>Prior to commencement of 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 Planning Secretary. The plan must form part of the OEMP required under Condition C5 and must be implemented for the life of the assets and must include provision for:</p> <p>(a) the management and maintenance of the assets, including evidence that a maintenance contract is in place with a reputable and experienced maintenance contractor;</p> <p>(b) quarterly inspections, and inspections after major rainfall events including scour/ bank protection structures;</p> <p>(c) schedule for routine checking (at least quarterly), cleaning and servicing of all water quality devices/ systems in accordance with the manufacturer's and/ or designer's recommendations;</p> <p>(d) maintenance of records of all maintenance activities undertaken;</p> <p>(e) preparing quarterly maintenance reports, detailing the results of quarterly inspections, inspections after major rainfall events, and maintenance activities;</p> <p>(f) recording results of water quality monitoring required under Condition B38;</p> <p>(g) investigation, management and mitigation of water quality target exceedances;</p> <p>(h) requiring annual independent auditing; and</p> <p>(i) procedures for submission of the quarterly maintenance reports and annual independent audit reports to the Planning Secretary, including the results of inspections, management and maintenance actions and water quality monitoring.</p>	Prior to operation	<p>Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.</p> <p>Confirm Secretary satisfied with Stormwater Infrastructure Operation and Maintenance Plan.</p>	Approved Stormwater Infrastructure Operation and Maintenance Plan.
B37	<p>In addition to the requirements for independent environmental audits under Conditions C16 to C18, the annual audit of the stormwater quality system 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 intended function.</p>	Operation	<p>Confirm engagement of independent auditor with experience in WSUD.</p> <p>Confirm annual independent audits are carried out in accordance with these requirements.</p>	Copy of annual stormwater quality system audit reports.
Stormwater Quality Monitoring				
B38	<p>Prior to commencement of operation, the Applicant must prepare a Stormwater Quality Monitoring Program in consultation with Council and the EPA. The program must form part of the OEMP required under Condition C5, be implemented for the life of the development and include the following:</p> <p>(a) base line water quality data;</p> <p>(b) monitoring parameters;</p> <p>(c) water quality assessment criteria;</p> <p>(d) receiving water quality monitoring sites in Anzac Creek and upstream and downstream of the site in the Georges River;</p> <p>(e) monitoring of water quality at sediment basin/ on-site detention/ bioretention basin outlet channels and piped outlets discharging to the Georges River;</p> <p>(f) frequency of sampling, including wet weather sampling;</p> <p>(g) method of sampling and analysis;</p> <p>(h) 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</p> <p>(i) include sampling locations and the frequency of sampling including wet weather sampling.</p>	Prior to operation	<p>Confirm Stormwater Quality Monitoring Program review process includes a checklist against these requirements.</p> <p>Confirm Council and EPA consulted during development of Program.</p>	<p>Copy of an approved OEMP.</p> <p>Record of consultation with Council and the EPA.</p>
Acid Sulfate Soil Management				
B39	<p>An Acid Sulfate Soils (ASS) Management Plan must be developed consistent with the Acid Sulfate Soils Manual and must:</p> <p>(a) deal with the unexpected discovery of actual or potential acid sulfate soils; and</p> <p>(b) include procedures for the investigation, handling, treatment and management of such soils and water seepage.</p> <p>The Plan is to form part of the CEMP required by Condition C2.</p>	Prior to construction	Confirm ASS Management Plan prepared and included in CEMP.	Approved CEMP including the ASS Management Plan.
Land Disturbance, Earthworks and Importation. Of Fill				
B40	<p>The Applicant must:</p> <p>(a) keep accurate records of the source, volume and type of fill imported to, and material removed from, the site; and</p> <p>(b) make these records available to the Department or EPA upon request.</p>	At all times	Confirm records of source, volume and type of fill are maintained.	<p>Fill records for source, volume and type of material brought to and removed from site.</p> <p>Record of Department or EPA request, and submission of fill records in response to any request.</p>
B41	<p>Land disturbance and land filling activities must be undertaken:</p> <p>(a) in a phased manner, impacting a maximum contiguous area of 65 hectares at any one time; and</p> <p>(b) with no disturbance (including vegetation clearing) of another area (other than the construction of erosion and sediment control measures and associated drainage for the separation of clean and dirty water) until:</p> <p>(i) a C-factor of 0.05 has been achieved on the previous phase, and</p> <p>(ii) at least 75% of the permanent stabilisation works have been implemented for the previous phase, and</p> <p>(iii) at least 95% all of the permanent stabilisation works on any other previously disturbed area have been implemented.</p> <p>Note: for the purposes of this condition, permanent stabilisation works include established grass cover and for the southern fill area where future warehousing is proposed, must be in accordance with Condition B65.</p>	Construction	Confirm land disturbance and filling activities are undertaken in accordance with these requirements through regular inspections / review process.	<p>An approved Construction Soil and Water Management Plan (CSWMP).</p> <p>Copy of inspection/compliance reports.</p>
B42	Stockpiling of imported fill is not permitted for longer than 6 months before placement.	At all times	Confirm records of source, volume, type of fill and date received are maintained.	<p>An approved CSWMP.</p> <p>Copy of fill records.</p>

B43	Stockpiles must: (a) not exceed 10 m in height; (b) be benched over 4 m in height; (c) have maximum of 1V:3H slopes or a steeper slope where certified by a suitably qualified geotechnical specialist; and (d) be stabilised if not worked on for more than 10 days.	At all times	Confirm inclusion of imported fill and stockpile management measures in CEMP. Confirm stockpiles meet these requirements through regular environmental inspections / compliance reports.	An approved CSWMP. Copy of inspection/compliance reports.
B44	Placed fill must be stabilised if construction does not commence within 10 days.	At all times	Confirm inclusion of imported fill and stockpile management measures in CEMP. Confirm fill stabilised if construction does not occur within 10 days - through regular environmental inspections / compliance reports.	An approved CSWMP. Copy of inspection/compliance reports.
B45	The design of fill batters must ensure stability, mitigate visual impacts, provide for maintenance activities and demonstrate that there are no impacts on adjacent lands, including biodiversity offset areas and the riparian corridor.	At all times	Confirm inclusion of imported fill and stockpile management measures in CEMP.	An approved CSWMP. Copy of inspection/compliance reports.
Dust Minimisation				
B46	The Applicant must ensure dust emissions generated by the development do not cause exceedances of the following criteria at private property not associated with the development: (a) 2 g/m ² /month maximum increase in deposited dust level; and (b) 4 g/m ² /month maximum deposited dust level.	At all times	Confirm inclusion of dust minimisation measures in CEMP. Review dust monitoring data collected as part of the CEMP. Review complaints register and incident register for any exceedances in accordance with the reporting criteria in the CEMP.	An approved Construction Air Quality Management Plan (CAQMP). Incident reports and register. Complaints register.
Prevention of Odours				
B47	The Applicant must ensure the development does not cause or permit the emission of any odour, which may be offensive odour (as defined in the POEO Act) outside of the premises (as defined in the POEO Act).	At all times	Confirm inclusion of odour management measures in CEMP. Review complaints register and incident register.	An approved CEMP and CAQMP. Incident reports and register. Complaints register.
Urban Heat Island Mitigation (UHIM)				
B48	The Development must be designed and operated to meet Urban Heat Island Mitigation principles and to achieve a 4°C degree decrease in temperature compared to neighbouring industrial developments by including measures such as: (a) WSUD elements such as wetlands; (b) shade tree planting; (c) vegetation ground cover; (d) use of 'cool' building and pavement materials (i.e. those with high reflectivity in the infrared spectrum); and (e) green roofs.	At all times	Review the Urban Heat Island Mitigation principles and verify the development achieves a 4°C degree decrease in temperature compared to neighbouring industrial developments.	Urban Heat Island Mitigation compliance report.
Ecologically Sustainable Development				
B49	The Development must be designed and operated to meet ESD principles and include measures such as the following: (a) passive solar design; (b) use of energy efficient plant and equipment; (c) use of renewable energy sources; (d) cross-ventilation (e) selection of materials with lower energy manufacturing requirements; (f) use of locally sourced materials to reduce impacts associated with transport; (g) rainwater capture and reuse; (h) water efficient fixtures and fittings; and (i) waste minimisation and recycling.	At all times	Confirm design measures demonstrate B49 (a)-(i). Confirm submission of details to Certifier prior to commencement of construction.	Copy of submitted design measures. Copy of submission to the Certifier.
B50	The Development must register for a 'design' and 'as built' rating under the Infrastructure Council of Australia (ISCA) rating tool for development infrastructure.	Construction	Confirm registration of 'design' and 'as built' rating under the Infrastructure Council of Australia (ISCA) rating tool for development infrastructure.	Record of 'design' and 'as built' rating registration.
B51	The Development must be designed and operated to meet minimum 4 star Green Star certification by the Green Building Council of Australia for warehouse design, construction and operation	Construction and operation	Confirm the requirements of 4 star Green Star certification by the Green Building Council of Australia for warehouse design, construction and operation. Cross check design against the requirements.	Record of 4 star Green Star certification.
Urban Design Development Report, Revised Landscape Design Drawings and Revised Architectural Drawings				
B52	Prior to commencement of permanent built surface works and/or landscaping, an Urban Design Development Report, Revised Landscape Design Drawings and Revised Architectural Drawings including plans, sections and details and supporting documentation must be submitted to the Planning Secretary for approval. Note: For the purposes of this condition, earthworks including placement of fill are not considered permanent built surface works.	Construction - Prior to commencement of permanent built surface works and/or landscaping	Confirm the Urban Design Development Report, Revised Landscape Design Drawings and Revised Architectural Drawings including plans, sections and details and supporting documentation is submitted to the Planning Secretary for approval. Confirm Secretary approval prior to commencement of permanent built surface works and/or landscaping.	An approved Urban Design Development Report (UDDR) and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Record of Secretary approval.

B53	The Urban Design Development Report must be developed in consultation with the Government Architect NSW (GANSW) and provide detailed objectives for design and operation of the development and define place specific urban design principles incorporating those outlined in Conditions B48, B49 and B57. Details of the consultation are to be submitted as part of the Urban Design Development Report.	Construction	Confirm consultation with GANSW has occurred. Confirm consultation records are submitted with the Urban Design Development Report to the Secretary.	An approved UDDR. Record of consultation with GANSW.
B54	The revised landscape and architectural drawings and design details must be at a suitable scale (minimum plan view scale of 1:1000 at A1 with sections and details at a minimum scale of 1:200 at A1) to demonstrate: (a) how the objectives and principles developed in the Urban Design Development Report required under Condition B53 have been incorporated into the design; (b) the revised warehouse layout in accordance with Condition B2; and (c) compliance with the criteria specified in Conditions B59 to B74.	Construction	Confirm revised landscape and architectural drawings and design details review process includes a checklist against these requirements.	Approved revised landscape and architectural drawings and design details. Record of Secretary approval.
Urban Design and Landscape Independent Peer Review				
B55	An independent peer review report must be submitted with the Urban Design Development Report and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation.	Construction	Confirm that an Independent Peer Review Report is completed. Confirm Independent Peer Review Report is submitted with the with the Urban Design Development Report and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation to the Secretary.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Record of independent peer review report submission.
B56	The review must: (a) be undertaken by an expert(s) in urban design and landscaping (for example, a member of the State Design Review Panel); (b) include an assessment of the Revised Landscape Design Drawings, Revised Architectural Drawings and supporting documentation against the objectives and urban design principles established in the Urban Design Development Report and all relevant conditions, stating whether the drawings demonstrate achievement of the objectives and urban design principles and that all relevant conditions of this consent have been satisfied; and (c) include comments justifying conclusions reached in the assessment. Note: The revised landscape drawings, architectural drawings and supporting documentation will not be accepted until they meet the objectives and design principles and all relevant conditions to the satisfaction of, with justification provided by, the peer reviewer.	Construction	Confirm technical expert approved by Secretary prior to engagement and commencing report. Confirm review process includes a checklist against these requirements prior to submission to the Secretary for approval.	An independent peer review report. An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation.
Landscape Design				
B57	The Revised Landscape Design Drawings must demonstrate a design that generally incorporates the principles outlined in Better Placed, Greener Places and the Green Grid documents by the NSW Government Architect and the Western Sydney District Plan (March 2018) by the Greater Sydney Commission, and: (a) provide for visitor and worker amenity; (b) incorporate 'safer by design' principles; (c) use locally indigenous species; (d) be integrated with the stormwater system design set out in the Revised Stormwater Design Drawings required under Condition B4; and (e) mitigate the visual impacts of buildings and infrastructure particularly when viewed from Casula.	Construction	Confirm the review process includes a checklist against these requirements prior to submission to the Secretary.	Approved Revised Landscape Design Drawings.
Design Criteria				
B58	The Revised Landscape Design Drawings and Revised Architectural Drawings and associated elements must demonstrate a design that meets the design criteria and other requirements listed in Conditions B59 to B74.	At all times	For reference.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation.
Staff and Visitor Facilities				
B59	Pedestrian and cycle paths must: (a) be provided through the site to provide connections to Moorebank Avenue, the rail terminal office and between warehouses and the freight village; and (b) integrate with existing and planned footpaths or cycleways in the locality.	Construction	Confirm review process includes a checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B60	Paths must be integrated with landscaping and include meanders to allow for canopy tree clusters and a more varied walking/ riding experience.	Construction	Confirm review process includes a checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B61	The rail terminal office, freight village and each warehouse must include an outdoor meal break area with shade, seating, lighting and landscaping including shrubs and groundcover and canopy trees where reasonable. In addition, the freight village outdoor area(s) must include a water fountain(s) or other fresh drinking water provision.	Construction	Confirm review process includes a checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.

B62	Secure bicycle parking and end-of-trip facilities must provide: (a) a minimum 1 staff bicycle parking per 10 staff (or 1 per 10 car spaces if staff numbers are undetermined); (b) compliance with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking for the layout, design and security of bicycle facilities, and be located in easy to access, well-lit areas that incorporate passive surveillance; and (c) under cover bike storage, showers and change facilities at each warehouse sufficient to accommodate the needs of the forecast number of employees.	Construction	Confirm review process includes a checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
Landscaping				
B63	The following minimum setbacks apply: (a) 18 m from Moorebank Avenue with minimum soft landscaped width of 10 m, subject to any variation agreed to by the Planning Secretary at the site entrance for the purpose of facilitating the primary access driveway into the site; and (b) 5 m setback from the western internal road to warehouse carparks. Note: See also Condition B2.	Construction	Confirm Landscaping Plans review process include checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B64	Canopy tree planting must be provided around the perimeter of the site, including the southern fill area where future warehousing is proposed.	Construction	Confirm Landscaping Plans review process include checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B65	The southern fill area where future warehousing is proposed must be toppedsoil and hydroseeded with native grasses.	Construction	Confirm Landscaping Plans review process include checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B66	Perimeter fill batters must be stabilised with vegetation.	Construction	Confirm these requirements addressed in UDLP and review process. Regular inspections and compliance reports.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B67	Landscaping within the warehouse area must include dense canopy tree planting, shrubs, sedges, herbs, ground covers and tufted native grasses primarily derived from OEH lists of Cumberland Plain Woodland. The canopy tree mix must include some or all of the following species: Eucalyptus crebra, Eucalyptus moluccana Eucalyptus amplifolia, Eucalyptus bosistoana, Eucalyptus eugenioides, Eucalyptus tereticornis, Eucalyptus punctata, Eucalyptus baueriana, Corymbia maculata, Angophora floribunda and Angophora bakeri.	Construction	Confirm these requirements addressed in UDLP and review process. Regular inspections and compliance reports.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B68	The following minimum landscaping requirements apply: (a) 15% of the warehouse area landscaped at ground level, 10% of which must be soft landscaping, excluding the OSD basins unless they are accepted as contributing to soft landscaping in the peer review report required under Condition B55; (b) 1 canopy tree per 30 m ² of landscaped area; and (c) a 2.5 m wide landscaped bay every 6-8 car spaces to provide shade within carpark areas or alternative carpark landscaping (such as linear planting of vegetation of a minimum width of 2m between rows of carparking) accepted as providing adequate shade in the peer review report required under Condition B55. Note: For the purposes of this condition, canopy trees are not required to be planted on or immediately adjacent to vehicle paths between the intermodal terminal and the eastern elevation of each warehouse.	Construction	Confirm Landscaping Plans review process include checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
Noise Walls, Retaining Walls and Fencing				
B69	Perimeter and on-site detention and biofiltration/ bioretention basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire, to provide visual amenity	Construction	Confirm review process includes checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B70	Boundary fencing design must allow for fauna movement where required under Condition B152(b).	Construction	Confirm these requirements addressed in UDLP and review process. Regular inspections and compliance reports	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B71	Screen fencing and planting must be provided around waste bins or other outside storage areas.	Construction	Confirm these requirements addressed in UDLP and review process. Regular inspections and compliance reports	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
B72	Screen planting must be provided on both sides of noise walls.	Construction	Confirm these requirements addressed in UDLP and review process. Regular inspections and compliance reports	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.

873	Retaining wall materials and colours must be of a natural appearance and incorporate landscaping.	Construction	Confirm these requirements addressed in UDLP and review process. Regular inspections and compliance reports	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
874	Noise barriers must minimise visual and amenity impacts and be designed in accordance with the Noise wall design guideline – Design guideline to improve the appearance of noise walls in NSW (RMS, March 2016).	Construction	Confirm visual amenity review process includes checklist against these requirements.	An approved UDDR and Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
Urban Design and Landscaping Supporting Information				
875	The following must be included on, or provided with the Revised Landscape Design Drawings required under Condition B52: (a) irrigation systems; (b) planting schedule including tree and shrub species, expected mature height, planting densities and pot sizes; (c) soil specification and depth for landscaped areas in relation to pot sizes and species to ensure the viability of shrubs and trees; (d) landscaping around the southern and northern boundaries of the site; and (e) noise wall, retaining wall and fencing graphics and material details.	Construction	Confirm revised urban design and landscaping details review process includes a checklist against these requirements.	Approved Revised Landscape Design Drawings.
Lighting				
876	Operational lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be designed to reduce light spill and be mounted, screened and directed in such a manner that it does not create a nuisance and minimises visual impacts to surrounding properties, the public road network, the Georges River riparian corridor and the Boot Land.	Operation	Confirm operational lighting design for site complies with nominated Australian Standards.	Approved Revised Architectural Drawings and supporting documentation.
Signage				
877	The following signage is not permitted: (a) general advertising or moving or flashing signs; (b) west facing illuminated building signage visible from residences; and (c) internally illuminated signs that are visible from residences;	At all times	Confirm CEMP and OEMP contain restrictions to signage. Conduct regular visual inspections and compliance reporting in construction and operational phase.	Approved Revised Architectural Drawings and supporting documentation. Inspection, compliance and audit reports.
878	Signage must not occupy more than 10% of any façade or wall of a building.	At all times	Confirm signage review process includes checklist against this requirement.	Approved Revised Architectural Drawings and supporting documentation. Inspection, compliance and audit reports.
Building Floor Levels				
879	Building floor levels must be a minimum of 150 mm above the maximum design stormwater overland flow path levels. Building floor levels and associated maximum design stormwater overland flow path levels to AHD must be indicated on the architectural cross-section drawings.	Design, Prior to Construction	Confirm architectural designs review process includes checklist against these requirements.	Approved Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
Rainwater Re-use				
880	A rainwater tank(s) must be included on each warehouse, the freight village and rail terminal buildings.	Construction	Confirm these requirements addressed in the UDLP and review process. Regular inspections and compliance reports.	Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
881	Rainwater must be used for irrigation, all internal non-potable uses, the container washdown facility and be considered for cooling towers; heating, ventilation, and air conditioning; and ground source heat exchange.	Construction and Operation	Confirm these requirements addressed in the UDLP and review process. Regular inspections and compliance reports.	Revised Landscape Design Drawings and Revised Architectural Drawings and supporting documentation. Inspection and compliance reports.
Landscape Maintenance				
882	Prior to commencement of operation, the Applicant must prepare a Landscape Vegetation Management Plan (LVMP) and submit it to the Planning Secretary for approval. The LVMP must be prepared by a suitably qualified and experienced person(s) and form part of the OEMP required under Condition CS. The LVMP must include: (a) an inspection and maintenance schedule and require replacement plantings for shrubs and trees which fall at an equivalent pot size or larger; and (b) graffiti management.	Prior to operation	Preparation of LVMP by suitable person(s). Confirm LVMP writing process includes checklist against these requirements.	An approved LVMP. Record of Secretary approval.
Pest and Weed Control				
883	The Applicant must: (a) implement measures to manage pests, vermin and declared noxious weeds on the site; and (b) inspect the site on a regular basis 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. Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015.	At all times	Confirm CEMP includes pest and weed management measures.	An approved CEMP.

Traffic and Access				
B84	The Applicant is to undertake the following road infrastructure upgrades, in accordance with the specified timing requirements as set out in Table 1.	Construction	Confirm Traffic Management Plan review includes checklist against requirements set out in Table 1.	For reference.
B85	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 of permanent built surface works, a plan must be submitted to the Planning Secretary and RMS for approval, which shows that the proposed development complies with this requirement.	Construction	Confirm Traffic Management Plan review includes checklist against Austroads requirements. Confirm submission of plan to Planning Secretary.	Copy of plan showing swept path and manoeuvrability in accordance with Austroads requirements. An approved Construction Traffic and Access Management Plan (CTAMP). Record of submission to Secretary and RMS. Record of Secretary and RMS approval.
B86	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.	Construction	Confirm Traffic Management Plan review process includes checklist against AS2890.1-2004, AS2890.6-2009 and AS2890.2-2002 requirements.	An approved CTAMP. An approved UDDR.
B87	Existing and future utility and service infrastructure must be located outside the roadway being upgraded. The Applicant is to locate any drainage infrastructure to support the Stage 2 development entirely within the development site and not within the roadway, unless agreed by RMS. The Applicant is to locate any drainage infrastructure to support the Stage 2 development entirely within the development site and not within the roadway, unless agreed by TNSW and / or Liverpool City Council. The location of other existing and future utility and service infrastructure must be located outside the roadway being upgraded unless provision within the roadway is agreed by TNSW and / or Liverpool City Council with relevant Roads Act 1993 approval.	Construction	Confirm development of UDDR and CTAMP detailing these requirements for utility and service infrastructure.	An approved CTAMP. An approved UDDR.
B88	Road design must incorporate any structures for fauna movement between the Georges River riparian corridor and the Boot Land, either under or below the road, that have been identified by the Management Plan as required under Condition B152. Note: See also Condition B2(j) and B152(d)	Construction and operation	Confirm development of UDDR and CTAMP detailing these requirements for utility and service infrastructure.	Approved revised Development Layout Drawings. An approved UDDR.
B89	Heavy vehicles used for haulage of imported fill or freight must not use Cambridge Avenue during construction and operation of the development.	Construction and operation	Confirm Traffic Management Plan review includes checklist against these requirements.	An approved CTAMP and/or Operational Traffic and Access Management Plan (OTAMP).
B90	Access to the ABB site must be maintained throughout construction and operation of the development.	Construction and operation	Confirm Traffic Management Plan review includes checklist against these requirements.	An approved CTAMP and/or OTAMP.
B91	The Applicant must: (a) consult with the owners/occupiers of the ABB site throughout construction and operation; (b) provide details of construction works adjacent to the ABB site prior to those works occurring; and (c) ensure the proposal does not adversely impact overland flow paths or existing stormwater infrastructure on the ABB site.	Construction and operation	Confirm development of CTAMP and OTAMP detailing these consultation requirements for ABB.	An approved CTAMP and/or OTAMP.
B92	The Applicant must ensure that the construction and operation of the proposed development will not prevent the public use of Moorebank Avenue to a standard commensurate to its use prior to the development. Note: Temporary closures or part closures and changes to the operation of Moorebank Avenue may occur for limited periods during construction as detailed in the Construction Traffic and Access Management Plan.	Construction and operation	Confirm Traffic Management Plan review includes checklist against these requirements.	An approved CTAMP and/or OTAMP.
B93	The development is to be designed and operated 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) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (d) all loading and unloading of materials is carried out on-site; and (e) site roads accommodate buses, bus infrastructure and cyclist use for employees.	Construction and operation	Confirm Traffic Management Plan review includes checklist against these requirements.	An approved CTAMP and/or OTAMP.
RMS Supplementary Requirements				
B94	The civil design and Traffic Control Signal (TCS) plans for the upgrades identified in Table 1 of Condition B84 must be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. The designs must be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans must be submitted to RMS for approval before the issue of a Construction Certificate and commencement of road works. RMS fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.	Construction	Confirm TCS plans are drawn by suitable person and endorsed by a suitably qualified Practitioner. Confirm TCS review process includes checklist against Austroads Guide to Road Design. Confirm via email documents received by RMS. Confirm fees paid.	Copies of qualifications of design plan author and practitioner and suitably qualified practitioner responsible for endorsement. Submission of Approved TCS plans. Certified copies of the CC date and commencement of works. Copies of payment receipts to RMS.
B95	All documentation required under Condition B94 must be sent to development.sydney@rms.nsw.gov.au.	Construction	Confirm via email documents received.	Records of email submission(s).
B96	RMS fees for administration, plan checking, civil works inspections and project management must be paid by the applicant before the commencement of road upgrades identified in Table 1 of Condition B84.	Prior to commencement of road upgrades	Confirm receipt of fees.	Copy of receipt

B97	The applicant must enter into a Works Authorisation Deed (WAD) with RMS for the works identified in Table 1 of Condition B84. The applicant must also dedicate as public road under the Roads Act 1993 the parts of Lot 2 DP 1197707 (incorporating existing Moorebank Avenue) and any other land required to accommodate the road and intersection upgrade works (including associated pathways and services) identified in Table 1 of Condition B84. The WAD must provide for the dedication of the required land as public road under the Roads Act 1993 as a pre-condition to practical completion of the road and intersection upgrade works being achieved under the WAD. A Construction Certificate cannot be issued for any part of the road and intersection upgrade works unless a WAD has been entered into in compliance with this condition. The road and intersection works identified in Table 1 of Condition B84 cannot be opened for use by traffic unless all required land has been dedicated as public road in accordance with this condition..	Construction	Confirm Works Authorisation Deed entered into with RMS addresses these requirements.	Copy of WAD.
B98	The Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure; further details will be included as part of the WAD process.	Construction	Confirm Works Authorisation Deed entered into with RMS addresses these requirements.	Copy of WAD.
B99	Prior to any installation of temporary portable traffic signals and other traffic management measures on Moorebank Avenue or Anzac Road, the Applicant must obtain the relevant approvals from RMS.	Construction	Confirm relevant approvals have been received.	Copy of dated receipt of approvals.
B100	All works associated with signposting along Moorebank Avenue must be approved by RMS.	Construction	Confirm RMS approval prior to works.	Copy of RMS approval.
B101	The works associated with traffic signals and road upgrade works are to be designed and delivered at no cost to TfNSW or RMS.	Construction	For reference.	For reference.
B102	The Applicant must pay all costs incurred by Council and/ or RMS in relation to public road dedication of Commonwealth owned land.	Construction	Confirm fees have been paid.	Copy of receipt.
B103	The Applicant is required to negotiate and execute an interface and Access Deed with RMS and the M5 Operator (Interlink Roads Pty Ltd) prior to road construction works commencing, to address matters including interface between the parties, access provisions, compensation arrangements, and traffic management for the road upgrade works carried out on Lots 3 and 4 in Deposited Plan 1063765.	Prior to road construction works commencing	Confirm interface and Access Deed with RMS and Interlink prior to construction addressing these traffic and access requirements	Copy of Deed with RMS and Interlink.
B104	The Applicant is to ensure that the construction and operation of the proposed development will not prevent the ongoing use of Moorebank Avenue as a public road to a standard commensurate to its current use prior to the development. A staging plan should be submitted to RMS for approval, as part of the WAD package, to ensure adequate capacity is provided along Moorebank Avenue at all times, including a requirement to maintain two lanes open to traffic. The staging plan should provide details of how the road and intersection upgrade works tie into other road upgrades works approved under the MPE Stage1 and 2 SSD applications. Any temporary diversion works not located within the Moorebank Avenue roadway will require separate planning approval.	Construction and operation	Confirm submission of staging plan to RMS. Confirm staging plan review process includes checklist against these requirements.	An approved CTAMP and/or OTAMP. Approved WAD.
B105	There are to be no works undertaken by the Applicant within the RMS (M5 Motorway) land and no impact on RMS drainage infrastructure system or on adjoining Roads and Maritime assets, without the consent of the RMS and M5 Motorway Operator (Interlink).	Construction	Confirm any works undertaken under these conditions have consent.	Copy of consent.
B106	The Applicant is to liaise with and obtain relevant approvals from RMS in relation to any proposed drainage and excavation works, erection of new and/ or maintenance of existing fencing on the M5 Motorway boundary, erection of new noise attenuation infrastructure, and any other construction works that may impact the M5 Motorway corridor. Note: Contact is to be made to Matthew Messina, Commercial Manager Motorway Partnerships and Planning on 02 8588 4119	Construction	Confirm relevant approvals have been received from RMS.	Copy of any required RMS/TfNSW approvals.
B107	To ensure that Environment, Work Health and Safety laws are fully implemented within and near the M5 Motorway corridor, the Applicant's staff/ contractors must be inducted into the M5 Motorway operator's (Interlink) corridor and fill out a Motorway Access Permit for site activities on or immediately adjoining M5 Motorway land, if work has to be undertaken from the M5 Motorway side. The Applicant may be required to complete a commercial agreement or bank undertaking that sufficiently mitigates the M5 Operator's (Interlink) risk.	Construction	Confirm staff/contractors are inducted and have completed permit for works under these conditions.	Copy of induction records and permits.
B108	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.	Construction	Confirm receipt of Road Occupancy Licence.	Copy of Road Occupancy Licence.
B109	A construction zone will not be permitted on Moorebank Avenue without the express approval of RMS.	Construction	Confirm approval from RMS where construction zones required to be established on Moorebank Ave.	Copy of RMS approval.
B110	Access is denied across the M5 Motorway corridor boundary and all buildings and structures are to be located wholly within the freehold property.	Construction	For reference.	For reference.
Interim Operational Site Access				
B110a	Until operational access to the site is provided (that is, as part of the Moorebank Ave and Anzac Road intersection upgrades required under condition B84), the Applicant must ensure that the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing. <i>Note: Prior to the occupation of any warehouse on the site, the Applicant must undertake a pre-opening road safety audit of its interim operation site access, and incorporate the corrective actions outlined in that Road Safety Audit, under conditions B112A and B112C.</i>	Construction	Confirm location of operational site access prior to the commencement of operations, or an alternative as agreed with TfNSW.	
Road Safety Audit				

B111	Prior to commencement of any works, 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 construction access points along Moorebank Avenue, and for motorists and construction vehicle movements along Moorebank Avenue during the staged road upgrade works identified in Table 1. The Road Safety Audit must be prepared by an independent TNSW 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.	Prior to construction	Confirm engagement of accredited TNSW road safety auditor. Confirm Road Safety Audit completed in accordance with these requirements.	Copy of Road Safety Audit. Copy of road safety auditors independent TNSW accreditation.
B112	The Applicant must recommend corrective actions for the identified safety issues and propose appropriate traffic management measures outlined in the Road Safety Audit (i.e. temporary traffic signals and other traffic management measures) in consultation and with the approval of the relevant road authority. Details on the proposed traffic management measures must be submitted to the Planning Secretary, TNSW and RMS.	Prior to construction	Confirm recommendations are made with the approval of relevant road authority. Confirm proposed traffic management measures are submitted to Planning Secretary, TNSW and RMS.	Copy of RSA. Copy of submission.
B112a	Prior to occupation of any warehouse on the site, the Applicant must undertake a pre-opening Road Safety Audit for heavy vehicle movements associated with operation in and out of the development site via the operational access point to the site, and for motorists and construction vehicle movements along Moorebank Avenue. The Road Safety Audit must be prepared by an independent TNSW accredited road safety auditor in accordance with the relevant Austroads guidelines and TNSW's Guidelines for Road Safety Audit Practices to identify any safety issues. The Road Safety Audit must consider road safety issues for the proposed operational access arrangements and affected vehicle movements. <i>Note: In accordance with condition B110A, the operational access point to the site is via the Chatham Avenue/Moorebank Avenue intersection, or any other alternative as agreed by Transport for NSW in writing.</i>	Prior to occupation	Confirm Road Safety Audit (RSA) undertaken prior to the occupation of any warehouse. Confirm RSA undertaken by an independent TNSW accredited road safety auditor in accordance with relevant guidelines.	Copy of RSA. Copy of road safety auditors independent TNSW accreditation.
B112b	Prior to occupation of any warehouse on the site, the Applicant must incorporate the corrective actions outlined in the pre-opening Road Safety Audit required under condition B112A in consultation with and with the prior approval of the relevant road authority. Details on the proposed corrective actions must be submitted to the Planning Secretary and TNSW.	Prior to occupation	Confirm any corrective actions arising from RSA are made with the approval of the relevant road authority. Confirm details of corrective actions submitted to Planning Secretary and TNSW.	Copy of RSA, where corrective actions are included. Record of approval of relevant road authority. Record of submission to Planning Secretary and TNSW.
B112c	The Road Safety Audit required by condition B112A is not required if the applicant has completed the Moorebank Avenue and Anzac Road intersection upgrades required under condition B84 prior to occupation of any warehouse on the site.	Prior to occupation	For reference.	For reference.
Construction Traffic and Access Management Plan				
B113	Prior to commencement of construction, the Applicant must prepare a Construction Traffic and Access Plan (CTAMP) and submit it to the Planning Secretary for approval. The CTAMP must be prepared by a suitably qualified and experienced person(s) in consultation with Council, and must be endorsed by TNSW and RMS.	Prior to construction	Confirm consultation with Council has been undertaken. Confirm endorsement from TNSW and RMS prior to submission to Secretary for approval. Confirm Secretary approval prior to commencement of construction.	An approved CTAMP. Record of consultation with Council. Record of endorsement from TNSW and RMS. Record of Secretary approval.
B114	The CTAMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the CEMP must: (a) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; (b) include a Heavy Vehicle Route Plan detailing: (i) origin of imported fill, (ii) destination of demolition material and spoil, NSW Government 20 Moorebank Intermodal Precinct West - Stage 2 Department of Planning and Environment (SSD 7709) (iii) heavy vehicle routes to and from the site within the Campbelltown and Liverpool Local Government Areas (LGAs), including compliance with the conditions of this consent including Condition B89, and (iv) management system for over sized vehicles; (c) access and parking arrangements; and (d) detail procedures for notifying residents and the community of any potential traffic disruptions.	Prior to construction	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	An approved CTAMP.
B115	Two lanes (one in each direction) of traffic on Moorebank Avenue must be available at all times during construction, unless otherwise approved by RMS.	Construction	Confirm CEMP includes this provision.	An approved CTAMP.
B116	All construction vehicles must be contained wholly within the site and vehicles must enter the site before stopping.	Construction	Confirm CEMP includes this provision.	An approved CTAMP.
B117	All vehicles must enter and leave the site in a forward direction.	Construction	Confirm CEMP includes this provision.	An approved CTAMP.
Operational Traffic and Access Management Plan				
B118	Prior to commencement of operation, the Applicant must prepare an Operational Traffic and Access Management Plan (OTAMP) and submit it to the Planning Secretary for approval. The OTAMP must be prepared by a suitably qualified and experienced person(s) in consultation with Council(s), TNSW and RMS.	Prior to operation	Confirm consultation with Council, TNSW and RMS has been undertaken prior to submission to the Secretary for approval. Confirm Secretary approval prior to commencement of operation.	An approved OTAMP. Records of consultation with Council, TNSW and RMS. Record of Secretary approval.

B119	The OTAMP must form part of the OEMP and, in addition to the general management plan requirements listed in Conditions C5 and C6, the OTAMP must: (a) detail numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation; (b) detail access arrangements for the site to ensure road and site safety, and demonstrate there will be no queuing on the road network; (c) detail measures to ensure turning areas and internal access roads are kept clear of any obstacles, including parked cars, at all times; and (d) set out a framework and procedures for data collection required to prepare the Biannual Trip Origin and Destination Report required under Condition B120 including a main gate monitoring system (e.g. CCTV) to identify heavy vehicles turning right from the terminal site onto Moorebank Avenue, or turning left from Moorebank Avenue to the terminal site.	Prior to operation	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	An approved OTAMP.
Biannual Trip Origin and Destination Report				
B120	Each six months following commencement of operation, the Applicant must prepare a Biannual Trip Origin and Destination Report (in a format agreed with TfNSW and RMS) that advises: (a) the total number of actual and standard twenty foot equivalent shipping containers despatched and received during the period; (b) the number of actual and standard twenty foot equivalent shipping containers transported to and from the site by rail during the period; (c) actual hours of operation for the truck gate listing days and hours of operation; (d) records of vehicle numbers accessing the site including a record of heavy vehicle entry by date and approximate time; (e) direction of travel into and out of the site for light vehicle on a representative day; and (f) representative vehicle origins and destinations of all classes of vehicles and covering the intermodal terminal, the warehousing facility and any other uses such as the freight village. A copy of the report required under Condition B120 is to be submitted to the Planning Secretary, TfNSW and RMS within one month of its preparation.	6 monthly during operations	Confirm Biannual Trip Origin and Destination Report is completed and cross checked against CoC B120 requirements. Confirm report is submitted to Secretary, TfNSW and RMS within one month of its preparation.	Copy of Biannual Trip Origin and Destination Report. Record of submission of the report to the Secretary, TfNSW and RMS within the required timeframe.
Traffic Audit				
B120a	A Traffic Audit of the development must be undertaken within 90 days of each of the trigger events identified in B120b, by an independent qualified person(s) approved by the Planning Secretary prior to the commencement of the Traffic Audit. The Traffic Audit must include, but not necessarily be limited to: (a) verification of actual traffic movements against condition A15A; (b) assessment of the traffic performance of the project against the predictions made in EIS, RTS and consolidated assessment clarification responses; (c) consideration of the results of the traffic monitoring during a representative period nominated by the auditor; (d) review of compliance with the approved access routes and performance measures prescribed under this consent; (e) consideration of any traffic-related issues raised by TfNSW and	Within 90 days of trigger events	Confirm engagement of a suitably qualified person approved by the Planning Secretary. Confirm the traffic audit completed in accordance with these requirements.	Copy of the traffic audit report. Record of Planning Secretary approval of traffic auditor.
B120b	Traffic Audits under condition B120A are required to be undertaken within 90 days of the following trigger events: (a) the MPW Stage 2 daily heavy vehicle movements reaching 1,000 heavy vehicle movements for the first time, (b) annual container freight throughput on the MPW Stage 2 site reaching each of the following: 50,000 TEU, 250,000 TEU and 500,000 TEU, (c) as may be directed by the Planning Secretary from time-to-time.	Within 90 days of trigger events	For reference.	For reference.
B120c	Within 28 days of conducting the Traffic Audit referred to under condition B120A of this consent, the Applicant must provide the Planning Secretary with a copy of the Traffic Audit report. If the Traffic Audit report identifies non-compliance with condition A15A, or with traffic predictions, approved access routes, or performance measures, the Applicant must detail what additional measures would be implemented to ensure compliance, clearly indicating who would implement these measures, when these measures would be implemented, and how the effectiveness of these measures would be measured and reported to the Planning Secretary. Notwithstanding the above, nothing permits the Applicant to exceed the traffic movements specified in condition A15A at any time and any non-compliance with condition A15A is a breach of this consent.	Within 28 days of conducting Traffic Audit	Confirm the provision of the traffic audit report to the Planning Secretary within the required timeframe. Confirm required additional detail provided where the audit identifies a non-compliance.	Copy of the traffic audit report. Record of submission in required timeframe.
B120d	Following consideration of the outcomes of the Traffic Audit and the Traffic Audit report referred to under conditions B120A and B120C of this consent, the Planning Secretary may require the Applicant to implement additional traffic mitigation, monitoring or management measures to address traffic impacts associated with the project. The Planning Secretary may require any or all of the measures identified in the Traffic Audit report, or other measures considered appropriate by the Planning Secretary (including additional local area traffic management measures or on-site traffic management controls) to be implemented. The Applicant must implement the measures required by the Planning Secretary	Operation	For reference.	For reference.
Workplace Travel				
B121	Prior to the issue of any Occupation Certificate, the Applicant must prepare a specific Workplace Travel Plan and submit it to the Planning Secretary for information. The Workplace Travel Plan must be developed in consultation with TfNSW and outline facilities and measures to promote public transport usage, including: (a) peak period and 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; (b) 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; and (c) consideration of extension of the 901 bus service and new bus stop locations if required.	Prior to issue of Occupation Certificate	Confirm consultation with TfNSW has occurred. Confirm submission of Workplace Travel Plan to Secretary.	Record of consultation with TfNSW. A Workplace Travel Plan. Record of submission to the Secretary. Copy of Occupation Certificate(s).

B122	The Applicant must provide an annual report on employee numbers to the Department, TfNSW and RMS, commencing one year after commencement of operation of the IMT facility and for up to 5 years from occupation of the final warehouse building.	Commencing one year after commencement of operation of the IMT facility and for up to 5 years from occupation of the final warehouse building	Confirm submission of annual report to Department, TfNSW and RMS.	Annual employee number report(s).
B123	The Applicant and each occupant/operator must implement the most recent version of the Workplace Travel Plan for the duration of the development.	At all times	Confirm each occupant/ operator receives a copy of the Workplace Travel Plan. Record correspondence to all occupants/operators that they are to implement the Workplace Travel Plan.	A Workplace Travel Plan. Records of provision of most recent Workplace Travel Plan to all occupants/operators. Induction records.
Driver Code of Conduct				
B124	The Applicant must prepare and submit a Driver Code of Conduct to the Secretary which includes the following measures to minimise impacts: (a) adherence to specified transport routes, including no heavy vehicle access to and from Cambridge Avenue; (b) acceptable delivery hours; (c) no extended periods of engine idling; (d) avoiding queuing in or around the site; (e) compliance with site speed limits; (f) limiting the need for reversing on site; and (g) consideration of the use of 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	Confirm Driver Code of Conduct review process includes a checklist against these requirements prior to submission to the Secretary for approval.	A Driver Code of Conduct. Record of submission of Driver Code of Conduct to the Secretary.
Construction Hours of Work				
B125	The Applicant must comply with the hours detailed in Table 2.	Construction	Confirm working hours are included in CEMP. Confirm inclusion of working hours in inductions and toolbox talks. Periodic review of actual start and finish times.	An approved CEMP. Copy of induction documentation. Work start and finish logs.
B126	Except as permitted by an EPL, activities resulting in highly noise intensive works (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 1: 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. Note 2: Section 4.42(1)(e) of the EP&A Act requires that an EPL be substantially consistent with this approval. Out-of-hours works considered under Condition B127 must be justified and include an assessment of mitigation measures.	Construction	*See B125	An approved CEMP. Copy of induction documentation. Work start and finish logs.
B127	Construction outside of the hours identified in Condition B125 may be undertaken in any of the following circumstances: (a) works that are inaudible at the nearest sensitive receivers; (b) where a negotiated agreement has been arranged with affected receivers; (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm; or (e) works associated with: i. the Moorebank Avenue/Anzac Road upgrade, the delivery of the rail link connection, and works required to be undertaken during rail corridor possession where they are undertaken in accordance with an Out-of-Hours Work Protocol under Condition B135; or ii. any other construction works on the site where they are undertaken Out-of-Hours must be in accordance with the approved Out-of-Hours Work Protocol (OOWP) required under condition B135.	Construction	*See B125 *See B135	An approved CEMP. Copy of induction documentation. Work start and finish logs.
B128	Blasting is not permitted on the site.	Construction	*See B125	An approved CEMP.
Noise Wall				
B129	Prior to the commencement of operation of any part of the development, the Applicant must construct a 5 m high noise wall along the entire length of the western internal road as shown in Appendix 1 (as detailed in the EIS and RTS Noise and Vibration Impact Assessment modelling).	Prior to operation	Confirm operation commencement date. Confirm noise wall in place prior to any operation.	Copy of confirmation.
Hours of Operation				
B130	The permitted hours of operation are detailed in Table 3.	Operation	Confirm working hours are included in OEMP. Confirm inclusion of working hours in inductions and toolbox talks. Periodic review of actual start and finish times.	An approved OEMP. Copy of induction documentation. Work start and finish logs.

Intermodal Terminal Operational Noise Limits				
B131	The noise generated by the development must not exceed the noise limits in Table 4 which are generated by the overall precinct operations (defined as all activities approved for MPW and MPE).	Operation	Confirm noise monitoring is included in the OEMP.	An approved Operational Noise Management Plan. Copy of noise monitoring reports.
Operation of Rail terminal, Locomotives and Wagons				
B132	Terminal and rail port shuttle operations must comply with the following: (a) best practice plant for the intermodal terminal facility, including electronic automated container handling equipment or equipment with equivalent sound power levels; (b) locomotives using the development must meet the air emissions standards and noise requirements as specified in the Moorebank Precinct East – Stage 1 Project: Best Practice Review (SSD 12_6766), prepared by Arcadis dated 19 September 2017); (c) wagons using the development must incorporate available best practice noise technologies, such as “one-piece” freight bogies or three-piece freight bogies fitted with cross-bracing or steering arms; and permanently coupled ‘multi-pack’ steering wagons using Electronically Controlled Pneumatic (ECP) braking with a wire based distributed power system (or better practice technology); (d) automatic rail lubrication equipment must be used in accordance with ASA Standard T HR 00111 ST Rail Lubrication and top of rail friction modifiers, where required; and (e) the rail cross sectional profile must be maintained in accordance with ETN-01-02 Rail Grinding Manual for Plain Track to ensure the correct wheel/ rail contact position and hence to encourage proper rolling stock steering.	Operation	Confirm review process includes a checklist against these requirements prior to operation commencing.	Approved OEMP. Compliance reports.
B133	For all terminal and rail operations, a monitoring and performance management regime is to be established in accordance with the conditions of this consent, including but not limited to the requirements of conditions B140-B143, with the objective of ensuring there is no deterioration in noise performance and continual improvement in rail noise outcomes from rail operations throughout the life of the development.	Operation	Confirm inclusion of site noise monitoring in OEMP. Review complaints register and incident register.	An approved OEMP. Incident reports and register. Complaints register.
Construction Noise and Vibration Management Plan				
B134	Prior to commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) and submit it to the Planning Secretary for approval. The CNVMP must be consistent with the guidelines contained in the ICGN (DECC, 2009).	Construction	Review consistency of CNVMP against the guidelines contained in the ICGN (DECC, 2009) prior to submission to the Secretary for approval. Confirm Secretary approval prior to commencement of construction.	An approved CNVMP. Record of Secretary approval.
B135	The CNVMP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the CNVMP must include: (a) identification of the work areas, site compounds and internal access routes; (b) identification of the type and number of plant and equipment expected on site at the same time; (c) details of construction activities and a construction program, including the identification of key noise and/ or vibration generating construction activities (based on representative construction scenarios) that have the potential to generate noise and/ or vibration impacts on surrounding sensitive receivers, particularly residential areas; (d) identification of sensitive receivers (including heritage structures if relevant) and relevant construction noise management levels (NMLs) using the ICGN, vibration criteria using the Assessing Vibration: a Technical Guide (DECC 2006) (for human exposure) and vibration limits set out in the German Standard DIN 4150-3: Structural Vibration effects of vibration on structures (for structural damage); (e) identification of any construction activities predicted to exceed NMLs; Note: The ICGN identifies ‘particularly annoying’ activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML. (f) identification of feasible and reasonable measures to be implemented to minimise and manage construction noise impacts, including, but not limited to, acoustic enclosures, erection of noise walls (hoardings), respite periods; and (g) an Out-of-hours Work Protocol for the assessment, management and approval of works outside of the hours identified in Condition B125. The Out-of-hours Work Protocol must: (i) detail an assessment of out-of-hours works against the relevant NMLs and vibration criteria, (ii) provide detailed mitigation measures for any residual impacts (that is, additional to general mitigation measures), including extent of at-receiver treatments, and (iii) include proposed notification arrangements.	Construction	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	An approved CNVMP. Record of Secretary approval.
Operational Noise Management Plan				
B136	Prior to commencement of operation, the Applicant must prepare an Operational Noise Management Plan (ONMP) and submit it to the Planning Secretary for approval. The ONMP must be prepared by a suitably qualified and experienced person(s).	Operation	Confirm Secretary approval prior to commencement of operation.	An approved ONMP. Record of Secretary approval.
B137	The ONMP must form part of the OEMP and, in addition to the general management plan requirements listed in Conditions C5 and C6, the ONMP must include monitoring and reporting as required under Conditions B139, B140 and B141.	Operation	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	An approved ONMP. Record of Secretary approval.
Mechanical Plant and Other Noisy Equipment Monitoring				
B138	Prior to construction of the freight terminal, freight village and each warehouse, the Applicant must submit to the Secretary a Noise Assessment for Mechanical Plant and other noisy equipment to demonstrate that plant and equipment has been selected to meet the overall noise limits specified in Table 4.	Prior to construction of the freight terminal, freight village and each warehouse.	Confirm submission of Noise Assessment for Mechanical Plant and other noisy equipment to Secretary.	Noise Assessment For Mechanical Plant report(s). Record of submission to Secretary.

B139	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 operation/ occupation of the freight terminal, freight village and 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 Planning Secretary within two months of operation of the freight terminal and occupation of each tenancy to verify predicted mechanical plant and equipment noise levels.	Within 2 months of commencement of operation	Confirm suitably qualified and experienced person available to complete monitoring. Confirm submission of Monitoring Report for Mechanical Plant to Secretary within 2 months of operation commencing.	Monitoring Report(s) for Mechanical Plant. Record of submission to Secretary within the required timeframe.
Site Noise Monitoring and Reporting				
B140	Within 12 months of operation of the intermodal terminal facility; occupation of the first warehouse, 50% occupation of the site and 100% occupation of the site, or as otherwise agreed by the Planning 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 4; (b) a validation by predictive modelling of the operational noise levels in terms of criteria and noise goals established in the Road Noise Policy (RNP, EPA, 2001); (c) sleep disturbance impacts compared to those determined in documents specified under Condition A3; (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) any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers and heavy vehicle proportions; (g) an assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all feasible and reasonable mitigation measures; (h) identification of additional measures to those predicted in the documents specified under Condition A3, that would be implemented with the objective of meeting the criteria outlined in the RNP and NPI (EPA, 2017), including timing of implementation; (i) 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; and (j) procedures for the management of operational noise and vibration complaints. The Operational Noise Report is to be verified by a suitably qualified and experienced noise and vibration expert. The Operational Noise Report must be submitted to the Planning Secretary and the EPA within 60 days of completing the operational noise monitoring referred to in (a) above or as otherwise agreed by the Planning Secretary.	Within 12 months of commencement of operation	Confirm implementation of operational noise monitoring as per the approved Program (B139) and development of Report to include these requirements. Regular compliance inspections / reporting.	An Operational Noise Report. Record of submission to the Secretary and EPA within the required timeframe.
Rail Noise Monitoring and Reporting				
B141	The Applicant must install and maintain a rail noise monitoring system on the rail link at the commencement of operation to continuously monitor the noise from rail operations on the rail link. The system must capture the noise from each individual train passby noise generation event, and include information to identify: (a) time and date of freight train passbys; (b) imagery or video to enable identification of the rolling stock during the day and night; (c) LAeq(15hour) and LAeq(9hour) from rail operations; and (d) LAF(max) and SEL of individual train passbys, measured in accordance with ISO3095; or (e) other alternative information as agreed with, or required by, the Planning Secretary. The results from the noise monitoring system, must be publicly accessible from a website maintained by the Applicant. The noise results from each train must be available as live data on the website, unless unforeseen circumstances (i.e. a system malfunction) have occurred. The LAeq(15hour) and LAeq(9hr) results from each day must be available on the website within 1 hour of the period ending.	Operation	Confirm installation and maintenance of rail noise monitoring system to include these requirements. Confirm noise monitoring results / live data are made available on website within set timeframes. Regular compliance checks / reports.	Records of installation/maintenance of rail noise monitoring equipment. Records/copies of upload of results/live data on website. Compliance reporting.
B142	Prior to the commencement of operation, the Applicant must submit to the Planning Secretary for approval, justification supporting the appropriateness of the location for rail noise monitoring, including details of any alternative options considered and reasons for these being dismissed. The noise monitoring location(s) must be west of the MPW Stage 2 connection to the rail link constructed under MPE Stage 1.	Prior to operation	Confirm submission to Planning Secretary. Confirm Noise and Vibration Management Plan review process includes checklist for noise monitoring locations.	Record of submission to Planning Secretary. Copy of Secretary Approval.
B143	From the commencement of operation, the Applicant must provide an annual Rail Noise Monitoring Report to the Planning Secretary for a period of 5 years, or as otherwise agreed with the Planning Secretary. The Planning Secretary shall consider the need for further reporting following a review of the results for year 5. Note: the above rail noise monitoring and reporting conditions may be satisfied by the implementation of relevant monitoring and reporting conditions under the MPE Stage 1 consent.	Operation	Confirm annual submission of Rail Noise Monitoring Report to Planning Secretary.	Copy of dated submissions of Rail Noise Monitoring Report.
Aboriginal Sites				
B144	A Salvage Strategy must be developed in consultation with OEH and with relevant Registered Aboriginal Parties prior to any impacts on Aboriginal objects and sites.	Prior to Construction	Confirm Salvage Strategy has been developed.	An Aboriginal Cultural Heritage Salvage Strategy. Record of consultation with OEH and Registered Aboriginal Parties (RAPs).
B145	The scar tree portions of Aboriginal sites MA6 & MA7 are to be removed by a qualified arborist and relocated to a suitable area identified in consultation with Registered Aboriginal Parties.	Prior to Construction	Confirm engagement of qualified arborist and removal of scar trees in consultation with RAPs.	Copies of qualifications of arborist. Records of consultation with RAPs during works.

B146	Staged salvage excavation of selected areas should be conducted in consultation with Registered Aboriginal Parties. These stages include: (a) dispersed pits placed along transects within the Terrace PAD and the tertiary terrace (between MA10 and MA14 – refer to Figure 16-2 of the EIS); and (b) open area salvage excavation, targeting the artefact concentrations at MA10 and MA14, as well as any additional artefact concentrations identified during (a) above.	Construction	Confirm staged salvage excavation conducted in consultation with RAPs and includes these requirements.	Records/copies of consultation with RAPs during excavation works.
B147	Following completion of salvage, the Applicant must prepare an Aboriginal Cultural Heritage Salvage Report (ACHSR) in accordance with any guidelines and standards or OEH requirements. The report must include details of any archival recording, further archaeological research either undertaken or to be carried out, and archaeological excavations (with artefact analysis and identification of a final repository for finds) and be submitted to the Planning Secretary, OEH, relevant Council(s) and Registered Aboriginal Parties, where relevant, for information within 12 months after the completion of salvage works.	Construction	Confirm Aboriginal Cultural Heritage Salvage Report has been prepared. Confirm review process includes checklist against guidelines, standards or OEH requirements. Confirm submission to Planning Secretary, OEH, relevant Council(s) and Registered Aboriginal Parties within timeframe.	An Aboriginal Cultural Heritage Salvage Report. Records of submission of report to the Secretary, OEH, relevant council(s) and RAPs in the required timeframe.
Aboriginal Items or Objects				
B148	If any Aboriginal object of Aboriginal place is identified on site, or suspected to be on site (other than those identified in the EIS): (a) all work in the immediate vicinity of the object or place must cease immediately; (b) a 10 m wide buffer area around the object or place must be cordoned off; and (c) OEH must be contacted immediately.	Construction	Confirm inclusion of the unexpected finds protocol as part of the approved ACHMSP. Confirm content inclusion in training, induction and pre-work start-ups or toolbox talks. Review incident register.	An approved CEMP, including an Unexpected Finds Protocol. Records of training, inductions, pre-work start-ups and toolbox talks. Compliance Reporting.
B149	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 Planning 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	Where triggered, confirm written approval from OEH has been obtained.	An approved ACHMP, if triggered. Record of consultation with RAPs and OEH for ACHMP, if triggered. Record of Secretary approval, if triggered.
Non Indigenous Heritage				
B150	If any unexpected archaeological relics are uncovered: (a) all work in the immediate vicinity of the find must cease immediately; (b) OEH Heritage Division must be notified; (c) a suitably qualified and experienced archaeologist (e.g. project archaeologist) must record and assess the significance of the find with the results reported to the Planning Secretary, OEH Heritage Division, Council and the local Historical Society; and (d) where required, a Management Strategy is to be developed and implemented in consultation with the OEH Heritage Division.	Construction	Confirm inclusion of the unexpected finds protocol as part of the approved ACHMSP. Confirm content inclusion in training, induction and pre-work start-ups or toolbox talks. Review incident register.	An approved CEMP, including an Unexpected Finds Protocol. Compliance Reporting. Records of training, inductions, pre-work start-ups and toolbox talks.
B151	Work in the immediate vicinity of the find may only recommence on the advice of the project archaeologist.	Construction	Where triggered, confirm written approval from project archaeologist has been obtained.	Any written approval to recommence works from project archaeologist, if triggered.
Biodiversity				
B152	Prior to clearing of native vegetation, a Koala Management Plan (KMP) must be prepared by a suitably qualified person in consultation with OEH and be submitted to the Planning Secretary for approval. The KMP must: (a) make reference to A review of koala tree use across New South Wales (OEH 2018); (b) identify habitat corridors, of adequate dimensions to provide an adequate Koala habitat corridor as supported by a Koala specialist, to provide connectivity both within the Intermodal Precinct area and with other core koala habitat areas (i.e. to the south and to the west along Georges River); (c) include commitment to retain Koala use trees on site in line with phased earthworks (see e.g. Condition B40); (d) include details of structures to eliminate barriers to movement (presented by fences, roads, drainage culverts or pits, rail lines and the like) for koalas and other native fauna likely to use the site or habitat corridor; (e) include details on koala habitat rehabilitation/ restoration within the identified habitat corridors; and (f) include other measures to minimise the risk of harm to koalas.	Prior to clearing native vegetation	Confirm Office of Environment and Heritage (OEH) consulted during KMP development. Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	An approved KMP. Record of consultation with OEH. Record of Secretary approval.
Construction Flora and Fauna Management				
B153	The Applicant must: (a) ensure that no more than 42.89 hectares of native vegetation is cleared for the development; and (b) before any work commences, install and maintain exclusion fencing along the riparian corridor and around any native vegetation not being removed as part of the development.	Construction	Confirm development of KMP by suitably qualified person and provide evidence of qualifications and experience. Confirm OEH consulted during KMP development. Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	Records of area of native vegetation cleared. Records of installation/maintenance of fencing. Compliance reports.

B154	Prior to clearing of native vegetation, the Applicant must prepare a Construction Flora and Fauna Management Plan (CFMFP) and submit it to the Planning Secretary for approval. The CFMFP must be developed in consultation with OEH.	Prior to clearing native vegetation	Confirm OEH consulted during CFMFP development. Confirm Secretary approval prior to clearing native vegetation.	An approved CFMFP. Record of consultation with OEH.
B155	The CFMFP must form part of the CEMP required by Condition C2 and, in addition to the general management plan requirements listed in Condition C1, the CFMFP must include the following: (a) measures to minimise the loss of key fauna habitat including tree hollows and koala feed trees; (b) measures to minimise the impacts on fauna on site; and (c) measures to ensure biodiversity values not intended to be impacted are protected including mapping of protected/ 'no-go' areas. Note: A version of the CFMFP is to be submitted prior to any clearing required to conduct remediation. In accordance with the definition of construction, that version of the CFMFP can be prepared and submitted for approval as a standalone document prior to any clearing required to conduct remediation, and a full CEMP does not need to be submitted at that point in time.	Construction	Confirm environmental management plan review process includes a checklist against these requirements prior to submission to the Secretary for approval.	An approved CFMFP.
B156	Prior to removing/ clearing any vegetation or any demolition, pre-clearing surveys and inspections for threatened species, populations and ecological communities must be undertaken. 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.	Prior to construction	Confirm undertaking of pre-clearing surveys and inspections under guidance of suitably qualified and experienced ecologist.	Copy of surveys and inspections. Copy of ecologist qualifications.
B157	Prior to any impact on the species to be offset, the Applicant must retire biodiversity credits specified in Table 5 and Table 6. The retirement of credits must be carried out in accordance with the NSW Biodiversity Offsets Policy for Major Projects (OEH 2014).	Prior to construction	Confirm retirement of biodiversity credits in Table 5 and 6 prior to any impact on species to be offset, in accordance with OEH policy.	Records of biodiversity credit retirement.
B158	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, provided it is not inconsistent with Condition B157; 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.	At all times	For reference.	For reference.
B159	If any native flora or fauna is identified on site that has not been previously identified in the documents listed in Condition A3: (a) work must cease in the vicinity; (b) a buffer zone must be established in consultation with the project ecologist; (c) OEH must be notified; (d) appropriate mitigation measures must be determined in consultation with OEH (including relevant re-location measures); and (e) ecological monitoring and/ or biodiversity offset requirements must be updated, where required.	Construction	Confirm cessation of works where native flora and fauna listed in Condition A3 is found, and requirements implemented. Confirm consultation with Ecologist and notification of OEH where required. Regular inspections / compliance reporting.	Records of any identified flora and fauna within works area. Records of correspondence with Ecologist where applicable. Records / copies of notification and consultation with OEH where applicable. Records / results of ecological monitoring.
Operational Flora and Fauna Management				
B160	Prior to commencement of operation an Operational Flora and Fauna Management Plan (OFFMP) must be prepared by a suitably qualified person in consultation with OEH and be submitted to the Planning Secretary for approval. The OFFMP must include: (a) monitoring, management and maintenance procedures for koala habitat corridors; and (b) management and maintenance of other measures and site operations to minimise the risk of harm to koalas and other native fauna.	Prior to operation	Confirm environmental management plan review process includes a checklist against these requirements. Confirm OEH consulted during OFFMP development. Confirm Secretary approval prior to operations commencing.	An approved OFFMP. Record of consultation with OEH. Record of Secretary approval.
Site Auditor				
B161	Prior to the commencement of any works, the Applicant must engage a Site Auditor accredited under the Contaminated Land Management Act 1997 NSW Site Auditor Scheme.	Prior to construction	Confirm engagement of accredited Site Auditor.	Copy of Site Auditor engagement contract and their accreditation.
Per- and Polyfluoroalkyl Substances (PFAS) Contamination				
B162	Prior to construction, the Applicant must provide the EPA with a copy of all reports to date relating to the assessment of per- and poly-fluoroalkyl substances (PFAS) undertaken for the development and in relation to contamination from the development.	Prior to construction	Confirm submission of reports to EPA.	Copy of dated submission of reports to EPA.
B163	Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the EPA as soon as practicable to discuss requirements for community consultation.	Prior to construction/ Construction	Confirm EPA contacted where PFAS offsite risks identified. Confirm community consultation if required.	Record of notification to EPA, where required. Record of community consultation, where required.

B164	<p>Prior to vegetation clearing:</p> <p>(a) the Applicant must identify contamination within vegetated areas and prepare options for remediation in those areas, with the objectives to:</p> <p>(i) retain vegetation to the greatest extent possible beyond the completion of remediation;</p> <p>(ii) minimise land disturbance in accordance with Condition B41; and</p> <p>(iii) not reduce the ability to provide connectivity and habitat corridors in accordance with Conditions B2 and B152;</p> <p>(b) where remediation requires prior vegetation clearing, an appropriate assessment of the impact of clearing on contaminated land must be prepared by a suitably qualified and experienced consultant; and</p> <p>(c) where contamination is identified as occurring within those areas where vegetation is proposed to be cleared, a Contamination Management Plan must be prepared in consultation with the Site Auditor detailing the location and nature of the contamination and the proposed remediation and/ or management measures that will be undertaken to address the on-site and potential off-site impacts.</p>	Prior to vegetation clearing	<p>Confirm contamination assessment / Contamination Management Plan completed prior to vegetation clearing / remediation.</p> <p>Confirm Contamination Management Plan prepared in consultation with Site Auditor and meets these requirements.</p>	<p>A contamination assessment and Contamination Management Plan.</p> <p>Record of consultation with Site Auditor.</p>
B165	A copy of the assessment required by Condition B164 above and any associated update of the CEMP required must be provided to the Planning Secretary for approval one month before commencement of vegetation clearing. Evidence of consultation with the Site Auditor must be included.	1 month prior to vegetation clearing	Confirm submission of assessment and CEMP updates to Planning Secretary including these requirements..	Copy of dated submission.
Remediation				
B166	Following vegetation clearing and prior to the commencement of other construction activities, the Applicant must complete remediation of the site in accordance with any relevant Remediation Action Plan (RAP) to the satisfaction of the Planning Secretary. The RAP must include options to remediate and/or manage PFAS impacted areas across the site, including the conservation area. The RAP must be submitted to the accredited site auditor and the NSW EPA for comment prior to implementation. If any amendments are required to the RAP, the amendments must be approved by an EPA accredited Site Auditor.	Prior to other construction works (other than vegetation clearing)	<p>Confirm completion of RAP recommendations.</p> <p>Confirm RAP review process includes checklist against these requirements.</p> <p>Confirm amendments are approved by EPA accredited Site Auditor.</p>	<p>Copy of Site Auditor Statement.</p> <p>Copy of RAP.</p> <p>Record of submission of RAP to Site Auditor and EPA.</p> <p>Record of correspondence / comments from Site Auditor and EPA, where available.</p> <p>Copy of approval from Site Auditor for RAP amendments.</p>
Validation Report				
B167	<p>The Applicant must prepare a Validation Report for the Stage 1 development. The Validation Report must:</p> <p>(a) be reviewed by an EPA accredited Site Auditor;</p> <p>(b) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);</p> <p>(c) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken,</p> <p>(ii) describe the location, nature and extent of any remaining contamination on site,</p> <p>(iii) sampling and analysis plan and sampling methodology,</p> <p>(iv) details of the volume of treated material emplaced within any remaining containment cell,</p> <p>(v) results of any validation sampling, compared to relevant guidelines/ criteria, and</p> <p>(vi) discussion of the suitability of the remediated areas for the intended future land uses described under SSD 5066 and SSD 7709 – Stage 2 (including for the raised landform and imported fill characteristics and the drainage outlet structures in the riparian corridor).</p>	Prior to construction	<p>Confirm preparation of Validation Report.</p> <p>Confirm review process includes checklist against these requirements.</p>	<p>The Validation Report for Stage 1.</p> <p>Record of Site Auditor review.</p>
B168	A copy of the Validation Report must be provided to the Planning Secretary, EPA and the Certifying Authority prior to commencement of construction (other than the vegetation clearing required for remediation).	Prior to construction (other than vegetation clearing for remediation)	Confirm submission of report to Planning Secretary, EPA and Certifying Authority prior to construction.	Copy of dated submission.
Site Audit Statements				
B169	<p>Upon completion of the remediation required in relation to Stage 1 (SSD 5066) and this development and prior to the commencement of construction (other than the vegetation clearing required for remediation) in relation to this approval (i.e. Stage 2 SSD 7709), the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement A for the whole site, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended land uses under Stage 2 SSD 7709 including for the:</p> <p>(a) importation and placement of fill,</p> <p>(b) construction of a warehouse estate including warehouse buildings,</p> <p>(c) development of an intermodal terminal, and</p> <p>(d) protection of the conservation area including riparian corridor and biodiversity offset sites.</p>	Prior to commencement of construction	<p>Confirm submission of Site Audit Report and Site Audit Statement A to Planning Secretary.</p> <p>Confirm review process includes checklist against these requirements.</p>	<p>Record of submission of Report and Statement to Secretary.</p> <p>Copy of qualifications / certifications of Site Auditor.</p>
B170	To ensure that no residual contaminated land on site is impacted by this approval, the requirements of Site Audit Statement A required by Condition B169 cannot be staged.	Construction	For reference.	For reference.

B171	Upon completion of importation and placement of fill and prior to construction of permanent built surface works, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement A for the whole site, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended land uses under MPW Stage 2 SSD 7709.	Prior to construction of permanent built surface works	Confirm submission of Site Audit Report and Site Audit Statement A to Planning Secretary. Confirm review process includes checklist against these requirements.	Record of submission of Site Audit Report to Secretary.
Long Term Environmental Management Plan				
B172	Where remediation outcomes for the site require long term environmental management, a suitably qualified and experienced person must prepare a Long Term Environmental Management Plan (LTEMP), to the satisfaction of the Site Auditor. The plan must: (a) be submitted to the Planning Secretary and EPA prior to commencement of construction (other than vegetation clearing); and (b) include, but not be limited to: (i) a description of the nature and location of any contamination remaining on site, (ii) provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell, (iii) a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal, (iv) a description of the procedures for monitoring the integrity of the containment cell, (v) a surface and groundwater monitoring program, (vi) mechanisms to report results to relevant agencies, (vii) triggers that would indicate if further remediation is required, and (viii) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.	Prior to construction (other than vegetation clearing)	Confirm environmental management plan review process includes a checklist against these requirements. Confirm Site Auditor satisfied with the LTEMP prior to construction commencing. Confirm submission to Secretary and EPA prior to construction commencing.	Copy of submission to Secretary and EPA. Copy of correspondence from Site Auditor affirming satisfaction with the LTEMP.
B173	The LTEMP must be registered on the title to the land.	Prior to construction (other than vegetation clearing)	Confirm LTEMP is registered.	Copy of registration.
Unexpected Ordnance				
B174	Unexpected Ordnance (UXO), Exploded Ordnance (EO) and Exploded Ordnance Waste (EOW) protocols must be prepared by an UXO contractor listed on the Defence Panel of suitably qualified UXO consultants and contractors.	Prior to Construction	Confirm UXO, EO and EOW protocols are prepared by an UXO contractor that meets the requirements.	Copy of contractor qualifications.
UNEXPECTED FINDS PROTOCOL				
B175	The CEMP required under Condition C2 must include an Unexpected Finds Protocol(s) for, but not limited to, contamination, ordnances, Aboriginal sites, non-indigenous heritage and flora and fauna.	Prior to Construction	Confirm CEMP includes Unexpected Finds Protocol(s).	Copy of approved CEMP.
Hazards and Risks				
B176	The total quantities of dangerous goods present at any time within the development and transport movements to and from the development must be kept below the screening threshold quantities and movements listed in the Department's Hazardous and Offensive Development Guidelines Applying SEPP 33 (January 2011), with the exception of dangerous goods storage at the Warehouse JR and JN Distribution Precinct.	Construction and Operation	Confirm these requirements stipulated in CEMP/OEMP. Confirm total quantities of dangerous goods kept below SEPP33 thresholds. Regular inspections / compliance reporting.	An approved CEMP/OEMP. Record of quantities of dangerous goods kept on site. Compliance reports.
B176a	The storage of dangerous goods and combustible materials at the Warehouses JR and JN Distribution Precinct must not exceed the maximum storage quantities listed in Table 3-8 of the <i>preliminary Hazard Analysis</i> prepared by Riskcon Rev 1 (Document No. RCE-21050) dated 13 March 2023 at all times.	Operation	Confirm dangerous goods and combustible materials storage quantities are detailed in the OEMP.	An approved OEMP. Record of quantities of dangerous goods kept on site. Compliance reports.
B176b	Unless otherwise agreed by the Planning Secretary, at least one month prior to the commencement of the storage of dangerous goods at the Warehouse JR and JN Distribution Precinct, the pre-construction studies set out below must be submitted to the Planning Secretary: (a) a Fire Safety Study for Warehouse JR and/or Warehouse JN, addressing the storage of dangerous goods quantities listed in Table 3-8 of the <i>Preliminary Hazard Analysis</i> prepared by Riskcon Rev 1 (Document No. RCE-21050) dated 13 March 2023, and covering the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems. The study must satisfy the operational requirements of Fire and Rescue NSW and include documentary evidence that a suitably qualified and experienced person is satisfied that the Applicant constructed the Warehouse JR and JN Distribution Precinct in accordance with the fire safety systems and proposed designs assessed in the Fire Safety Study. (b) a Final Hazards Analysis for the Warehouse JR and Warehouse JN Distribution Precinct, consistent with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis', and addressing the storage of dangerous goods quantities listed in Table 3-8 of the <i>Preliminary Hazard Analysis</i> prepared by Riskcon Rev 1 (Document No. RCE-21050) dated 13 March 2023. Storage of dangerous goods at the Warehouse JR and JN Distribution Precinct must not commence until study recommendations have been considered and, where appropriate, acted upon.	Prior to Construction	Confirm Fire Safety Study and Fire Hazards Analysis prepared in accordance with these requirements. Confirm relevant study recommendations have been acted upon, as appropriate. Confirm submission to Planning Secretary.	A copy of the Fire Safety Study and Fire Hazards Analysis. Record of submission to the Planning Secretary. Evidence of implementation of relevant study recommendations.

B176c	Unless otherwise agreed with the Planning Secretary, at least one month prior to the commencement of the storage of dangerous goods at the Warehouse JR and Warehouse JN (or prior to the commissioning of the relevant warehouse, should the development be staged), the pre-commissioning plans and systems set out below must be completed: (a) a comprehensive Emergency Plan and detailed emergency procedures for the safety of all people outside Warehouse JR and JN Distribution Precinct, who may be at risk from the warehouse/s. The plan must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'. (b) a document setting out a comprehensive Safety Management System covering all on-site operations and associated transport activities involving hazardous materials for the Warehouse JR and JN Distribution Precinct. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to procedures. The Safety Management System shall be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'. Records shall be kept on-site at all times and must be available for inspection by the Secretary upon request.	Prior to commissioning of Warehouse	Confirm Emergency Plan prepared in accordance with these requirements. Confirm Safety Management System prepared, implemented and retained on site in accordance with these requirements. Confirm submission to Planning Secretary within the required timeframe.	A copy of the Emergency Plan. A copy of the Safety Management System and associated ongoing records. Record of submission to Planning Secretary.
B177d	Twelve months after the commencement of operations of Warehouse JR and/or Warehouse JN, should the development be staged, and every five years thereafter, or at such intervals as Council may agree, a comprehensive Hazard Audit of the warehouse/s must be carried out and a report submitted to the Planning Secretary within one month of each audit. The audits must be carried out at the Applicant's expense by a qualified person or team, independent of the development, approved by the Planning Secretary prior to commencement of each audit. Hazard Audits must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the deferral of the implementation of a recommendation is intended, reasons must be documented.	12 months after the commencement of Operations	Confirm hazard audit requirements are included in the OEMP and Warehouse OEMPs. Confirm approval of auditor by Planning Secretary. Confirm hazard audits undertaken in accordance with the requirements. Records of implementation of any recommendations.	An approved OEMP and WOEMP. A copy of auditor approval by Planning Secretary. A copy of the hazard audit(s) and record of implementation of any recommendations. Record of submission to Planning Secretary.
B177e	The Applicant must comply with all reasonable requirements of the Planning Secretary in respect of the implementation of any measures arising from the reports submitted in respect of conditions B176B to B176D, within such time as the Planning Secretary may agree.	At all times	For reference.	For reference.
B177	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 – Participant's Manual if the chemicals are liquids. In the event of an inconsistency between the requirements listed above in (a) and (b), the most stringent requirement must prevail to the extent of the inconsistency.	Operation	Ensure dangerous goods are stored and handled in accordance with these requirements. Incorporate requirements in relevant site environmental management documents.	Copy of the site hazardous and contaminated materials management strategy. Copy of environmental inspections detailing storage of dangerous goods. Copy of dangerous goods volumes stored on site.
B178	Fuel stored on the site must only be used for the purposes of refuelling IMT facility plant and equipment, locomotives and trucks associated with the operation of the Warehouse JR and JN Distribution Precinct.	Operation	Confirm fuel stored on site only used for refuelling IMT facility plant / equipment and locomotives. Confirm above requirements included in tenancy agreements /leases. Regular inspections / compliance reporting.	Records or log of fuel storage locations / use on site.
B179	Prior to the occupation of each premises and in each instance of occupation by a new occupant, a statement must be submitted to the Planning Secretary confirming that the premises will be operated so as to comply with the requirements of Conditions B176 and B177.	Operation	Confirm submission of statement to Planning Secretary.	Copy of submission to Planning Secretary.
Waste Management				
B180	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) and dispose of all wastes to a facility that may lawfully accept the waste.	Operation	Confirm assessment / classification of liquid and non-liquid waste to be taken off site in accordance with EPA guidelines.	Records / copy of waste classifications
B181	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Operation	Confirm waste removed from site directed to licensed facilities.	Record / copies of details / license of waste receiving facilities.
B182	The Applicant must obtain agreement from Council for the design of the waste storage area for each warehouse where the waste collection service will be provided by Council.	Operation	Confirm agreement from Council has been obtained.	Copy of receipt of approval from Council.
B183	The OEMP required under Condition C5 must include measures for waste management in accordance with the waste hierarchy set out in the EPA's NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.	Operation	Confirm OEMP review process includes checklist against these requirements.	An approved OEMP.
CONSTRUCTION AND OPERATIONAL FACILITIES				
Concrete Batching Plant				

B184	The concrete batching plants must comply with the following criteria: (a) have a total production capacity less than 150 tonnes per day or 30,000 tonnes per year; (b) only one concrete batching plant is to operate at any one time; and (c) the first concrete batching plant must be disassembled immediately following commencement of operation of the second concrete batching plant.	Construction	For reference. Currently no planned Concrete Batching Plants.	For reference. Currently no planned Concrete Batching Plants.
B185	The CEMP required under Condition C2 must include: (a) a drawing showing the location and layout of the two concrete batching plants including facilities for cementitious water treatment and connections to construction site water management and erosion and sediment control structures; (b) mitigation, monitoring and management procedures specific to the concrete batching plants that would be implemented to minimise environmental and amenity impacts during both facility establishment and operation; and (c) timeframes for establishment of each of the batching plants.	Construction	Confirm CEMP review process includes checklist against these requirements.	For reference.
Crushing Plant				
B186	The CEMP required under Condition C2 must include mitigation, monitoring and management procedures specific to the crushing plant that would be implemented to minimise environmental and amenity impacts.	Construction	Confirm CEMP review process includes checklist against these requirements.	An approved CEMP. Compliance Reports.
B187	The container wash down facility must: (a) include bunding to exclude wash area waste from the stormwater system; (b) be designed and operated to avoid overspray from foams, detergents, mud or fugitive emissions outside wash down bays; (c) include oily water separation, water treatment and recycling; and (d) comply with Sydney Water trade waste requirements for discharge to the sewer.	Operation	Confirm OEMP includes mitigations to minimise impacts from container wash down facility. Confirm environmental management review process includes these requirements. Regular inspections / compliance reporting.	Approved OEMP. Compliance reports.
OPERATION OF PLANT AND EQUIPMENT				
B188	All plant and equipment used on 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.	Operation	Confirm OEMP includes requirements for plant and equipment maintenance. Confirm environmental management review process includes these requirements. Regular inspections and copies of maintenance reports / compliance reporting.	Copy of approved OEMP. Compliance reports. Copy of Maintenance Schedule and maintenance records.
BUSHFIRE RISK MANAGEMENT				
B189	Bushfire asset protection zones must not be within the riparian corridor as defined in Condition B2 other than within areas greater than 40m from top of bank as determined in accordance with condition B2 where evidence is provided to the satisfaction of the Planning Secretary that riparian vegetation, and any trees over 3m in height, will be retained.	Construction and Operation	Confirm BRMP developed includes these requirements. Confirm environmental management review process includes these requirements.	Copy of approved ERP for Construction and Operational phases.
B190	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 (RFS, 2006) and the NSW Rural Fire Service's document Standards for asset protection zones.	Construction and Operation	Confirm BRMP developed includes these requirements. Confirm environmental management review process includes these requirements.	Copy of approved ERP for Construction and Operational phases.
B191	An updated Bushfire Risk Management Plan must be prepared by a suitably qualified person(s) demonstrating that the bushfire asset protection zones can be contained wholly within the development area and that management of the inner protection zone will not impact on the proposed Biodiversity Offset Area. The Bushfire Risk Management Plan must be submitted to the Planning Secretary prior to construction of permanent built surface works.	Construction and Operation	Confirm Bushfire Risk Management Plan is prepared by suitably qualified person(s). Confirm submission of plan to Planning Secretary before this timeframe.	Copy of Bushfire Risk Management Plan. Copy of dated submission to Planning Secretary.
B192	Public road access must comply with section 4.1.3(1) of Planning for Bush Fire Protection (RFS, 2006) except for the requirement for through-access.	Construction and Operation	Confirm ERP developed includes these requirements. Confirm environmental management review process includes these requirements.	Copy of approved ERP for Construction and Operational phases.
B193	The provision of water, electricity and gas must comply with section 4.1.3 of Planning for Bush Fire Protection (RFS, 2006).	Construction and Operation	Confirm ERP developed includes these requirements. Confirm environmental management review process includes these requirements.	Copy of approved ERP for Construction and Operational phases.
EMERGENCY RESPONSE				
B194	Prior to the commencement of construction and operation, the Applicant must prepare an Emergency Response Plan(s) covering, but not limited to, flooding and bushfire. The Emergency Response Plan(s) must be consistent with Australian Standard AS3745 2010 Planning for Emergencies in Facilities and include details of: (a) assembly points and evacuation routes; (b) evacuation and refuge protocols; and (c) awareness training for employees and contractors.	Prior to Construction and Operation	Confirm preparation of an Emergency Response Plan(s). Confirm review process includes checklist against Australian Standard AS3745 2010.	Copy of approved ERP for Construction and Operational phases.
B195	The Bushfire Emergency and Evacuation Management Plan must: (i) be prepared by a suitably qualified and experienced person(s), (ii) be consistent with the Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan (RFS, 2014); and (iii) a copy of the Operational Bushfire Emergency Evacuation Management Plan must be submitted to the Planning Secretary, NSW Rural Fire Service, Council and the Certifying Authority prior to occupation.	Construction and Operation	Confirm Bushfire Emergency Management Plan is prepared by suitable person(s). Confirm Bushfire Emergency Management Plan review process includes checklist against these requirements. Confirm submission to Planning Secretary, NSW Rural Fire Service, Council and Certifying Authority.	Copy of Bushfire Emergency Management Plan. Copy of dated submission to Planning Secretary, NSW Rural Fire Service, Council and Certifying Authority. Copy of dated occupancy.

TENANCY ACTIVITIES			
B196	Prior to occupancy of any freight village or warehouse tenancy, and every subsequent occupation of these tenancies, details of the tenant and occupation activity is to be submitted to the Planning Secretary demonstrating that the proposed activity complies with Conditions A17 and A20.	Operation	<p>Confirm all new tenancy agreements include a compliance check against A17 and A20 prior to occupation.</p> <p>Confirm details of tenant and occupation activity submitted to Secretary (detailing compliance with A17 and A20) prior to any freight village or warehouse tenancy and subsequent occupations.</p>
			<p>Copy of submission to Planning Secretary.</p> <p>Copy of dated occupancies of freight villages and warehouses.</p>

SSD-7709-Mod-1 (Building Height Increase). Determined 24/12/2020

SSD -7709-Mod-2. Determined 0/09/2021

SSD-7709-Mod-3 (Dangerous Goods). Determined 22/07/2024

Approval (ID)	Condition	Timing	Monitoring methodology	Evidence and comments
Compliance Requirement				
Part C - Environmental Management, Reporting and Auditing				
ENVIRONMENTAL MANAGEMENT				
Management Plan Requirements				
C1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a)detailed baseline data; (b)details of:</p> <p>(i)the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii)any relevant limits or performance measures and 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 measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i)impacts and environmental performance of the development;</p> <p>(ii)effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</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)incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements;</p> <p>(h)roles and responsibilities for implementing the plan; and (i)a protocol for periodic review of the plan.</p> <p>Note:The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	At all times	Review content of CEMP to confirm it accords with requirements.	Copy of approved CEMP.
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and submit it to the Planning Secretary for approval.	Prior to construction	Record submission of CEMP to Secretary for approval. Record approval of CEMP from Secretary.	Copy of approved CEMP.
C3	As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following: (a)Soil and Water Management Plan (see Condition B29); (b)Acid Sulfate Soils Management Plan (see Condition B39); (c)Construction Traffic and Access Management Plan (see Condition B113); (d)Construction Noise and Vibration Management Plan (see Condition B134); (e)Out-of-hours Work Protocol (see Condition B135(g)); (f)Construction Flora and Fauna Management Plan (see Condition B154); and (g)Unexpected Finds Protocol(s) (see Condition B175).	Prior to construction	Review content of the environmental management plans to confirm they meet the requirements. Record submission of EMPs to Secretary for approval. Record approval of CEMP from Secretary.	Copy of approved EMPs.
C4	The Applicant must: (a)not commence construction of the development until the CEMP is approved by the Planning Secretary; and (b)carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	Prior to construction	Confirm commencement date of construction. Confirm approval of CEMP prior to commencement of construction.	Correspondence to the Planning Secretary submitting documentation. Copy of Secretary CEMP approval.
OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN				
C5	The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of condition C1 and submit it to the Planning Secretary for approval.	Prior to operation	Record submission of OEMP to Secretary for approval. Record approval of OEMP from Secretary.	Copy of approved OEMP.

C6	<p>As part of the OEMP required under Condition C5 of this consent, the Applicant must include the following:</p> <p>(a)describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;</p> <p>(b)describe the procedures that would 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; (v)respond to emergencies; and</p> <p>(c)include the following environmental management plans: (i)Operational Traffic and Access Management Plan (see Condition B118); (ii)Stormwater Infrastructure Operation and Maintenance Plan (see Condition B36); (iii)Stormwater Quality Monitoring Program (see Condition B38); (iv)Landscape Vegetation Management Plan (see Condition B82); (v)Operational Traffic and Access Management Plan (see Condition B118); (vi)Operational Noise Management Plan (see Condition B136); and (vii)Operational Flora and Fauna Management Plan (see Condition B160).</p>	Prior to operation	Review content of OEMP to confirm it accords with requirements.	Copy of approved CEMP.
C7	<p>The Applicant must:</p> <p>(a) not commence operation until the OEMP is approved by the Planning Secretary; and</p> <p>(b) operate 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>	Prior to operation	<p>Confirm commencement date of operation.</p> <p>Confirm approval of CEMP prior to commencement of operation.</p>	<p>Correspondence to the Planning Secretary submitting documentation.</p> <p>Copy of Secretary OEMP approval.</p>
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
C8	<p>Within three months of:</p> <p>(a) the submission of an incident report under Condition C10;</p> <p>(b) the submission of an Independent Audit under Condition C17;</p> <p>(c) the approval of any modification of the conditions of this consent; or</p> <p>(d) the issue of a direction of the Planning Secretary under Condition A3(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	Construction	<p>Review application of triggers for review of strategies, plans and programs.</p> <p>Confirm any required review has been undertaken within the three month timeframe.</p> <p>Confirm the Department has been notified in writing that a review is being carried out.</p>	<p>Incident reports. Incident register.</p> <p>Independent Audit Program.</p> <p>Correspondence with the Department notifying of a review.</p> <p>Compliance Reporting.</p>
C9	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p>Note:This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.:</p>	Construction	<p>Identify any revised documentation subject to this condition and CoC C8.</p> <p>Confirm the submission of any revised strategies, plans or programs to the Department in the required timeframe.</p> <p>Confirm receipt of documentation from the Department affirming satisfaction with the revised documentation.</p>	<p>Revised documentation triggered by CoC C8 or C9.</p> <p>Correspondence demonstrating submission of revised documentation to the Department within the specified timeframe.</p> <p>Correspondence from the Department confirming satisfaction with the revised documentation.</p>
REPORTING AND AUDITING				
Incident Notification, Reporting and Response				
C10	<p>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), and set out the location and nature of the incident.</p> <p>Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 3.</p>	At all times	For reference	For reference
Non-Compliance Notification				
C11	<p>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.</p>	Within 7 days of any non-compliance	<p>Confirm implementation of the approved CEMP that includes incident reporting protocols.</p> <p>Review incident reports and incident register.</p> <p>Review complaints register.</p> <p>Confirm notifications sent with the appropriate content.</p>	<p>The approved CEMP.</p> <p>Incident reports. Incident register.</p> <p>Complaints register.</p> <p>Record of correspondence/notifications with the Department regarding incidents, should they occur.</p> <p>Compliance Reporting.</p>
C12	<p>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.</p>	At all times	*See C11	*See C11

C13	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 C11	*See C11
Compliance Reporting				
C14	<p>No later than six weeks before the date notified for the commencement of construction and operation, a Construction Compliance Monitoring and Reporting Program and Operational Compliance Monitoring and Reporting Program respectively, prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	6 weeks prior to construction	<p>Confirm submission of a CMRP prepared in accordance with the CRPAR to the Department and the Certifier.</p> <p>Confirm timing of submission is no later than 6 weeks before the notified date for the commencement of construction.</p> <p>Confirm CMRP makes provision for the preparation of compliance reports in accordance with the CRPAR.</p> <p>Confirm Compliance Reports are made publicly available 60 days after submission to the Department.</p> <p>Confirm notification to the Department and the Certifier has been provided in writing at least 7 days prior to making the respective Compliance Report publicly available.</p>	<p>Copy of the submitted CMRP.</p> <p>Record date notified for the commencement of construction.</p> <p>Copy of each compliance report as submitted.</p> <p>Publicly accessible website with relevant Compliance Reports accessible.</p> <p>Identification of how the accessible website is communicated to the community.</p> <p>Copy of correspondence demonstrating submission of the CMRP.</p> <p>Record date of submission of the CMRP to the Department and the Certifier.</p> <p>Record date of notification of intended publication of Compliance Reports to the Department and the Certifier.</p> <p>Written notification to DPE and Certifier.</p> <p>Record date of publication of each Compliance Report.</p>
C15	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	At all times	For reference.	For reference.
Independent Environmental Audit				
C16	No later one month before the date notified for the commencement of construction and operation, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	1 month before construction and operations commence	<p>Confirm submission of the IAP prepared in accordance with the IAPAR to the Department and the Certifier.</p> <p>Confirm timing of submission is no later than 1 month before the notified date for the commencement of construction and operation.</p>	<p>Copy of the IAP.</p> <p>Record date notified for commencement of construction and operation.</p> <p>Copy of correspondence demonstrating submission of the IAP.</p> <p>Record date of submission of the IAP to the Department and the Certifier.</p>
C17	Independent Audits of the development must be carried out in accordance with: (a)the Independent Audit Program submitted to the Department and the Certifying Authority under condition C16 of this consent; and (b)the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Construction and operation	Confirm Independent Audits are carried out in accordance with the Independent Audit Program and the IAPAR.	<p>Copy of each Independent Audit undertaken.</p> <p>Department correspondence confirming adequacy/acceptance of each independent audit.</p>
C18	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a)review and respond to each Independent Audit Report prepared under Condition C17 of this consent; (b)submit the response to the Department and the Certifying Authority; and (c)make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.	Construction and operation	<p>Confirm there is a review and response to each Independent Audit.</p> <p>Confirm submission of the response to the Department and the Certifier.</p> <p>Confirm each Independent Audit is made publicly available within 60 days after submission to the Department.</p> <p>Confirm notification has been provided to the Department and the Certifier in writing once Independent Audits have been made publicly available.</p>	<p>Record of response to each Independent Audit.</p> <p>Correspondence showing that the response to the Independent Audit has been submitted to both the Department and the Certifier.</p> <p>Publicly accessible website with relevant Independent Audit Reports and relevant responses accessible.</p> <p>Identification of how the accessible website is communicated to the community.</p> <p>Record date of submission to the Department and the Certifier and the date of being posted to the website.</p> <p>Correspondence showing notification of both DPE and Certifier that audit and response are publicly available in the required timeframe.</p>
C19	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Construction and operation	For reference.	For reference.

Monitoring and Environmental Audits				
C20	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	At all times	For reference.	For reference.
ACCESS TO INFORMATION				
C21	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in Condition A3 of this consent and the final, approved revised Development Layout Drawings, Stormwater Design Drawings, Landscape Drawings and Architectural Drawings for the development;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;</p> <p>(v) minutes of CCC meetings;</p> <p>(vi) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</p> <p>(vii) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(viii) a summary of the current stage and progress of the development;</p> <p>(ix) contact details to enquire about the development or to make a complaint;</p> <p>(x) a complaints register, updated monthly;</p> <p>(xi) the Compliance Reporting of the development;</p> <p>(xii) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(xiii) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	48 hrs prior to construction	<p>Review of public website for currency of approvals, documentation, strategies and plans, reports, monitoring results, staging summary, contact details, complaints register, audit reports, response to audit recommendations, other matters required by the Secretary.</p> <p>Review of directions provided by the Secretary in respect of "other matters".</p> <p>Consultation with the DP&E in respect of agency satisfaction regarding currency of the information published.</p>	Provision of relevant and current information as specified in CoC C21 on a publicly accessible website.



Appendix C – SSD 7709 Final Compilation of Mitigation Measures

Approval (ID)	Condition	Timing	Monitoring methodology	Evidence and comments
Compliance Requirement				
OA	<p>Pre-construction works would be undertaken subject to the preparation of an Environmental Work Method Statement (EWMS) or equivalent. Pre-construction works include the following:</p> <ul style="list-style-type: none"> • survey; acquisitions; or building/ road dilapidation surveys; fencing; investigative drilling, excavation or salvage • minor clearing or translocation of native vegetation that does not comprise any EECS • 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 this EIS 	Pre-Construction	Confirm the Environmental Works Method Statement addresses all issues identified.	An approved EWMS.
OB	<p>The Construction Environmental Management Plan (CEMP), or equivalent, for the Proposal would be based on the PCEMP (Appendix I of this EIS), and include the following preliminary management plans:</p> <ul style="list-style-type: none"> • Preliminary Construction Traffic Management Plan (PCTMP) (Appendix M of the EIS) • Air Quality Management Plan (Appendix O of the EIS) • Erosion and Sediment Control Plans (ESCPs) and Bulk Earthworks Plans, within the Stormwater Drainage Design Drawings (Appendix R 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 • Cultural Heritage Assessment Report/Management Plan • Construction Air Quality Management Plan • Construction Soil and Water Management Plan (SWMP), prepared in accordance with Managing Urban Stormwater, 4th Edition, Volume 1, (2004). • Erosion and Sediment Control Plan • Flood Emergency Response and Evacuation Plan • UXO, EO, and EOW Management Plan • Acid Sulfate Soils Management Plan • Bushfire Management Strategy • Community Information and Awareness Strategy. • Flora and Fauna Management Plan (FFMP) • Groundwater Monitoring Program (GMP) 	Construction	Review content of the CEMP and sub plans to confirm that it includes the required sub plans prior to submission to the Planning Secretary.	<p>An approved CEMP.</p> <p>Copy of submission of CEMP to Secretary.</p>
OC	<p>The Operational Environmental Management Plan (OEMP), or equivalent, for the Proposal would be based on the following preliminary management plans</p> <ul style="list-style-type: none"> • Preliminary Operational Traffic Management Plan (POTMP) (Appendix M of the EIS) • Air Quality Management Plan (Appendix O of the EIS) • Erosion and Sediment Control Plans (ESCPs) and Bulk Earthworks Plans, within the Stormwater Drainage Design Drawings (Appendix R 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 • Flooding and Emergency Response Plan (FERP) • Groundwater Monitoring Program • Long term Environmental Management Plan (LTEMP) • Pollution Incident Response Management Plan (PIRMP), including Spill Management Procedure, prepared under the EPA's Environmental Guidelines: Preparation of Pollution Incident Response Management Plans (EPA, 2012) • Fire Safety and Evacuation Plan • Community Information and Awareness Strategy. • Flora and Fauna Management Plan • Emergency Vehicle Response Plan 	Operation	Ensure that the OEMP includes are relevant sub sections prior to submission to the Planning Secretary.	An approved OEMP.
OD	The construction and/or operation of the 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.	Construction and Operation	Not applicable.	Not applicable.

0E	The Proposal is not anticipated to include any works within the Georges River. Should works be required within the Georges River consultation with the Department of Primary Industries (Crown Lands) would be undertaken.	Construction	For reference.	For reference.
1A	<p>A Construction Traffic Management Plan (CTMP) would be prepared based on the Preliminary Construction Traffic Management Plan (Appendix M of the EIS), detailing management controls to be implemented to avoid or minimise impacts to traffic, pedestrian and cyclist access, and the amenity of the surrounding environment.</p> <p>The following key initiatives would be included in the CTMP:</p> <ul style="list-style-type: none"> • Review of speed restrictions along Moorebank Avenue and additional signposting of speed limitations • 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 Proposal site, 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 at entrances to the construction area to warn existing road users of entering and exiting construction traffic • Establishing pedestrian walking routes and crossing points • Distribution of day warning notices to advise local road users of scheduled construction activities • Installation of appropriate traffic control 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 pre-construction phase • Facilitating emergency vehicle access to the site • Management of the transportation of materials to maximise vehicle loads and therefore minimise vehicle movements • Minimising the volumes of construction vehicles travelling during peak periods • Maintaining access to neighbouring properties, in particular the ABB site • Monitoring of traffic on Moorebank Avenue during peak construction periods to ensure that queuing at intersections does not unreasonably impact on other road users. 	Construction	Confirm development of CTMP/CTAMP detailing these requirements prior to submission to the Planning Secretary.	<p>An approved CTAMP.</p> <p>Copy of CTAMP submission to Secretary.</p>
1B	A Road Safety Audit would be undertaken on Cambridge Avenue to identify potential traffic safety risks from the Proposal (in consideration of background traffic) and determine appropriate mitigation.	Construction	Confirm engagement of accredited TfNSW road safety auditor.	<p>A copy of the Road Safety Audit.</p> <p>A copy of written correspondence of funding agreement between SIMTA and RMS.</p>
1C	Moorebank Avenue/Anzac Road/Proposal site intersection would be upgraded to include a four leg intersection as shown in Appendix G of the EIS. The funding of this intersection upgrade would be clarified through discussions with SIMTA and Roads and Maritime.	Pre-Construction	Confirm development of CTAMP detailing these design intersection requirements. Confirm correspondence of funding agreement between SIMTA and RMS, prior to submission to the Planning Secretary.	
1D	<p>The Operational Traffic Management Plan would be prepared based on the Preliminary Operational Traffic Management Plan (Appendix M of the EIS) and include the following key initiatives:</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 systems • Driver code of conduct • Incident management • Traffic monitoring. 	Operation	Confirm development of OTAMP addressing these requirements.	<p>An approved CTAMP.</p> <p>A copy of written correspondence of funding agreement between SIMTA and RMS.</p>
1E	Consultation with TfNSW would be conducted regarding the provision for active transport to/from the Proposal site and along the internal perimeter road, as part of detailed design for the Proposal.	Operation	Confirm consultation with TfNSW re active transport e.g. cycling and walking noting dates of contact, and issues discussed prior to CTAMP issued to the Planning Secretary.	A copy of consultation record with TfNSW.
1F	Bicycle and end of trip facilities would be provided in accordance with the City of Sydney Section 3 – General Provisions.	Operation	Confirm OTAMP includes end of trip facilities prior to submission to the Planning Secretary.	An approved OTAMP.
1G	Consultation would be undertaken with relevant bus provider(s) regarding the potential to extend the 901 bus service (or equivalent) and additional bus stops with the aim of maximising public transport accessibility to and within the Proposal site.	Operation	Confirm consultation with bus providers undertaken as part of the OTAMP, prior to submission to the Planning Secretary.	A copy of consultation record with relevant bus provider(s).

1H	Importation of fill to site during construction of the 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 MPE Stage 2 Proposal (SSD 7628) on the same day such that the combined importation of fill to the Proposal site and MPE site does not exceed 22,000 m3 on any given day.	Construction	Confirm records of 22,000m3 fill cap per day are maintained.	A copy of maximum daily records of fill quantities brought to site.
1I	During operation, emergency vehicle access would be managed through an Emergency Vehicle Response Plan developed for the Proposal.	Operation	Confirm Emergency Vehicle Response Plan developed as part of the Operational Emergency Response Plan (ERP) prior to submission to the Planning Secretary.	An approved ERP.
2A	A Construction Noise and Vibration Management Plan (CNVMP), or equivalent, would be prepared for the Proposal in accordance with the Interim Construction Noise Guideline (or equivalent), and would give consideration to Revised Environmental Mitigation Measures (REMMs) 5A – 5B (of the MPW Concept Approval (SSD 5066)).	Construction	Confirm development of CNVMP against the requirements, prior to submission to the Planning Secretary.	An approved CNVMP.
2B	The ambient noise monitoring surveys undertaken within Casula, Wattle Grove and Glenfield would be continued throughout the construction and operation of the Proposal (with annual reporting of noise results up to two years beyond the completion of the Proposal).	Construction and Operation	Confirm implementation of construction and operational noise monitoring in specified areas, prior to submission of the CNVMP and ONVMP to the Planning Secretary.	An approved CNVMP. An approved ONVMP. Provide copies of Noise Monitoring Reports (including survey data) for up to two years.
2C	In the event of any noise or vibration related complaint or adverse comment from the community, noise and ground vibration levels would be investigated. Remedial action would be implemented where feasible and reasonable.	Construction and Operation	Review complaints register on a weekly basis.	Evidence of noise and vibration investigations undertaken, if required.
2D	Noise mitigation measures would be implemented to affected residential receivers at Casula which are subject to noise impacts above the established noise criteria. These mitigation measures could include (but are not limited to) attenuation at the receiver (i.e. treatment of dwellings) and/or attenuation at the source (i.e. installation of a noise wall on the Proposal site.) The need for the selection of noise mitigation, and timing for implementation, would be subject to noise monitoring during operations and further modelling to be undertaken following the commencement of operations. Provision has been made for a noise wall in the event that it is deemed necessary during operations.	Operation	For reference.	For reference.
2E	Best practice noise mitigation measures would be implemented for the operational phase of the Proposal including: • Noise monitoring (refer to mitigation measures 2B and 2C above) • A gate appointment system would be implemented to minimise truck loading/unloading wait times and resultant queueing. Trucks would be turned away from facility if arriving too early • Truck marshalling lanes would be included to minimise congestion and queueing • The provision of information signs and communication of MPW idle reduction policy.	Operation	Confirm the ONVMP addresses all these issues, prior to submission to the Planning Secretary.	An approved ONVMP.
2F	Management of vibration impacts to Kitchener House. In the event that plant items to be used for construction identified in Table 12 of the Noise Technical Memorandum (refer to Appendix D of this RfS) are proposed to be operated within their respective "Cosmetic Damage" safe working distances from Kitchener House, then attended vibration monitoring would be conducted at Kitchener House to verify that the 'safe' vibration level is not exceeded. If exceedances are approached, the work should cease immediately, and alternative construction methods should be used.	Construction	Confirm noise monitoring is being undertaken on site through the construction period.	Written evidence of exceedances, if they occur.
2G	SIMTA would restrict port shuttle locomotives that do not meet the noise requirements of Environment Protection Licences (EPLs) 3142 and 12208 from entering the MPW Stage 2 rail link.	Operation	Monitor the noise levels associated with the port shuttle locomotives.	Copy of noise data report on monthly basis.
3A	A Construction Air Quality Management Plan would be prepared based on the Air Quality Management Plan (Appendix O of the EIS) and include the following key initiatives: • Procedures for controlling/managing dust • Roles, responsibilities and reporting requirements • Contingency measures for dust control where standard measures are deemed ineffective.	Construction	Confirm the CAQMP addresses the key initiatives, prior to submission to the Commonwealth Department of Environment and Energy (DotEE) Minister.	An approved CAQMP.

3B	Vehicle movements would be limited to designated entries and exits, haulage routes and parking areas.	Construction	Confirm haulage routes are identified in the CTAMP, prior to submission to the Planning Secretary.	Any transgressions would be reported and copies of such provided.
3C	Best practice air quality mitigation measures would be implemented for the operational phase of the Proposal including: Locomotives •Ensure locomotives are well maintained in accordance with the manufacturer's specification or relevant operational plan. Update maintenance plans to include a requirement to consider air emissions and where possible improve air emission performance at next overhaul/upgrade (for SIMTA operational fleet) • Ultra Low Emitting Switch Locomotives would be considered during the procurement process, having regard to technical, logistical and financial considerations • Anti-idle policy and communication / training for locomotive operators •Unnecessary idling avoided through driver training and site ant idle policy •Driver training for fuel efficiency. Container Handling • New reach stackers to achieve emissions performance equivalent to US EPA Tier 3 / Euro Stage IIIA standards •Unnecessary idling avoided through driver training and site antfield policy • Equipment with smoky exhausts (more than 10 seconds) should be stood down for maintenance. Trucks • Gate appointment system, truck marshalling lanes and rejection of trucks that arrive early to minimise wait times and queuing • Development of an anti-idle policy and communication through the provision of information signs •Unnecessary idling avoided through driver training and site ant idle policy • Loading and unloading coordinated to minimise truck trip distances as they travel through site.	Operation	Confirm the OAQMP incorporates the identified mitigation measures , prior to submission to the DoTEE Minister.	An approved OAQMP.
3D	Not used.			
3E	Not used.			
3F	The Air Quality Management Plan (Appendix O of the EIS), would be further progressed and incorporated into the OEMP for the Proposal. In accordance with the AQMP the following key aspects would be addressed in the OEMP: • Implementation and communication of anti-idling policy for trucks and locomotives •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	Confirm the OAQMP incorporates key aspects identified.	An approved OAQMP.
3G	SIMTA would restrict port shuttle locomotives from entering the MPW Stage 2 rail link, that do not meet the following air emissions standards: (Images to be inserted)	Operation	Monitor the air quality during operations.	Monthly Air Quality Report.
4A	Following detailed design and before construction, detailed flora and fauna mitigation measures would be developed and presented as part of the CEMP. These detailed measures would incorporate the measures listed below. The CEMP would address: •general impact mitigation • staff/contractor inductions •vegetation clearing protocols including identification of exclusion zones • pre-clearing surveys and fauna salvage/translocation • rehabilitation and restitution of adjoining habitat •weed control •pest management •monitoring. The CEMP would include clear objectives and actions for the Proposal including how to: •minimise human interferences to flora and fauna •minimise vegetation clearing/disturbance •minimise impact to threatened species and communities •minimise impacts to aquatic habitats and species • undertake flora and fauna monitoring at regular intervals.	Construction	Confirm the Construction Flora and Fauna Management Plan addresses measures identified, prior to submission to the Planning Secretary.	An approved CFFMP.
4B	Vegetation clearing would be restricted to the construction footprint with sensitive areas, outside of this footprint, clearly identified as vegetation exclusion zones.	Pre-Construction and Construction	Future land uses of the site and by definition vegetation clearing is to be incorporated in the Development Site Master Plan - Operational Boundary /Construction Boundary , prior to submission to the Planning Secretary. Inspect the area and ensure that the clearing boundary e.g. high visibility flagging tape is intact and clearly visible.	Development Site Master Plan from the Secretary. Provide a visual and/or written record of the site visit with date recorded. Appendix B of the CFFMP details the Clearing Protocol.

4C	The vegetation exclusion zones would be marked on maps, which would be prepared by the contractor/s, and would also be marked on the ground using high visibility fencing (such as barrier mesh).	Pre-Construction and Construction	Ensure the area is demarcated within the CFFMP, prior to submission to the Planning Secretary.	Photographic evidence of the area marked on site.
4D	Ensure a suitably qualified ecologist accompanies clearing crews to ensure disturbance is minimised and to assist in relocating any native fauna to adjacent habitat.	Construction	A suitable qualified Ecologist will be appointed to undertake the works.	A copy of ecologist's qualifications.
4E	The following procedures would be implemented to minimise fauna impacts from vegetation clearance: <ul style="list-style-type: none"> • A staged habitat removal process would be developed and would include the identification and marking of all habitat trees in the area • Where reasonable and feasible, clearing of hollow-bearing trees would be undertaken in March and April when most microbats are likely to be active (not in torpor) but are unlikely to be breeding or caring for young, and when threatened hollow-bearing tree dependent birds in the locality are also unlikely to be breeding • Pre-clearing surveys would be conducted 12 to 48 hours before vegetation clearing to search for native wildlife (e.g. reptiles, frogs, Cumberland Land Snail) that can be captured and relocated to the retained riparian vegetation of the Georges River corridor • Vegetation would be cleared from a 10 m radius around habitat trees to encourage animals roosting in hollows to leave the tree. A minimum 48 hour waiting period would allow animals to leave • After the waiting period, standing habitat trees would be shaken (where safe and practicable) under the supervision of an ecologist to encourage animals roosting in hollows to leave the trees, which may then be felled, commencing with the most distant trees from secure habitat • Felled habitat trees would either be immediately moved to the edge of retained vegetation, or left on the ground for a further 24 hours before being removed from the construction area, at the discretion of the supervising ecologist • All contractors would have the contact numbers of wildlife rescue groups and would be instructed to coordinate with these groups in relation to any animal injured or orphaned during clearing. 	Construction	Confirm the CFFMP address all these issues, prior to submission to the Planning Secretary.	An approved CFFMP.
4F	Within areas of high quality intact native vegetation proposed to be removed: <ul style="list-style-type: none"> • Topsoil (and seedbank) would be collected from native vegetation that are to be permanently cleared and used in the revegetation of riparian areas • Where feasible and reasonable native plants in areas that are to be permanently cleared would be relocated and transplanted in riparian areas identified for rehabilitation. 	Construction	Confirm the CFFMP address all these issues, prior to submission to the Planning Secretary.	An approved CFFMP.
4G	Relocation of fauna to adjacent retained habitat would be undertaken by a suitably qualified ecologist during the supervision of vegetation removal.	Construction	Ensure a suitable qualified Ecologist is appointed to undertake the works.	A copy of ecologist's qualifications. Copy of record of any potential relocation undertaken by the Ecologists (if applicable).
4H	An ecologist would supervise the drainage of any waterbodies on the Proposal site and would relocate tortoises and frogs to the edge of the Georges River and/or the existing pond at the northern end of the Proposal site. Native fish (e.g. eels) that are endemic to the Sydney area would be translocated from drained ponds/dams on the site to natural waterways and pest fish would be euthanised on ice. If nonendemic native species are encountered on site, DPI Fisheries would be consulted to determine the best location to translocate this species.	Construction	Confirm the CFFMP includes the actions identified, prior to submission to the Planning Secretary.	Written and/or visual record of any potential relocation undertaken by the Ecologists (if applicable).
4I	The design of temporary site fencing and any overhead powerlines would consider the potential for collision by birds and bats and minimise this risk where practicable.	Detailed Design, Pre-Construction and Construction	Ensure that temporary fencing details and overhead powerlines are included in Section 3.3 Table 3-10 the CFFMP, prior to submission to the Planning Secretary.	Visual and/or written report of the temporary fencing and clearance of powerlines.
4J	The potential for translocation of threatened plant species as individuals or as part of a soil translocation process would be considered during the detailed development of the EWMS and CEMP.	Pre-Construction and Construction	Ensure that the EWMS and CEMP address these issues, prior to submission to the Planning Secretary.	An approved EWMS. An approved CEMP.
4K	Important habitat elements (e.g. large woody debris) would be moved from the construction area to locations within the conservation area which would not be cleared during the Proposal, or to stockpiles for later use in vegetation/habitat restoration.	Pre-Construction and Construction	CFFMP Section 3.3 Table 3-10 Management Measures addresses these issues in detail, Record habitat removal when event occurs.	An approved CFFMP.
4L	Winter-flowering trees would be preferentially planted in landscaped areas of the Proposal site to provide a winter foraging resource for migratory and nomadic nectar-feeding birds and the Grey-headed Flying-fox	Detailed Design, Pre-Construction and Construction	Ensure the Landscape Plan considers these issues, prior to submission to the Planning Secretary.	A copy of the Approved Landscape Plan.
4M	Erosion and sediment control measures such as silt fencing and hay bales would be used to minimise sedimentation of streams and resultant impacts on aquatic habitats and water quality.	Pre-Construction and Construction	Ensure the CSWMP addresses this issue, prior to submission to the Planning Secretary.	An approved CSWMP.

4N	Opportunities for planting of detention basins with native aquatic emergent plants and fringing trees would be explored in the detailed design of the Proposal and, if practicable, implemented so that they would provide similar habitat in the medium term to that lost through the removal of existing basins.	Detailed Design and Construction	Ensure the CSWMP addresses these issues , prior to submission to the Planning Secretary.	An approved CSWMP.
4O	The CEMP (or equivalent) would include detailed measures for minimising the risk of introducing weeds and pathogens for construction related vehicles and equipment.	Construction	Ensure the CEMP addresses these issues, prior to the submission to the Planning Secretary.	An approved CEMP.
4P	The CEMP and OEMP for the Proposal would consider and have reference to the weed removal and riparian vegetation restoration undertaken within parts of the Georges River corridor under the MPW Concept Approval (identified within the Biodiversity Offset Package for the MPW Project).	Construction and Operation	Ensure the CEMP and OEMP address these issue and are referenced in the Biodiversity Offset Strategy (BOS) prior to submission to the Planning Secretary.	An approved CEMP. An approved OEMP.
4Q	The detailed design process would consider the potential groundwater impacts on groundwater-dependent ecosystems. In most cases, these impacts, if evident, would be mitigated at the design phase.	Detailed Design and Construction	Ensure the Stormwater Design Development Report (SDDR) addresses these issues, prior to submission to the Planning Secretary.	A copy of the approved SDDR.
4R	The OEMP would include a biodiversity monitoring program designed to detect operational impacts of the Georges River riparian corridor (within the offset site).	Operation	Ensure OEMP addresses these issues, prior to submission to the Planning Secretary.	An approved OEMP.
4S	Ongoing monitoring of macroinvertebrate communities would be undertaken prior to, during and following construction upstream and downstream of the potential impacts at the proposed basin outlets in the Georges River and reference locations to assist in identifying any changes in aquatic communities.	Pre-Construction, Construction and Operation	Ensure monitoring is addressed in the CFFMP, prior to submission to the Planning Secretary. Regular site visits and associated monitoring to be undertaken by an Ecologist.	An approved CFFMP.
4T	The proposed stormwater basin outlets would be designed to minimise biodiversity impacts by incorporating native revegetation and fauna habitat features as far as possible.	Detailed Design	Ensure issue addressed in the SDDR and CSWMP, prior to submission to the Planning Secretary.	An approved SDDR. An approved CSWMP.
4U	The native vegetation and connectivity values in the proposed basin outlets would be monitored to ensure that fauna passage is maintained.	Construction and Operation	Ensure addressed in the SDDR, CSWMP and OSWMP, prior to submission to the Planning Secretary. Regular site visits and associated monitoring to be undertaken by an Ecologist.	An approved SDDR. An approved CSWMP. An approved OSWMP.
4V	During operation, both threatened and non-threatened species of frogs and reptiles may be at risk of injury or mortality. Controls such as fencing would be put in place to keep land based fauna away from the operating terminals.	Operation	Ensure issue addressed in the OFFMP, prior to submission to the Planning Secretary. Regular site visits and associated monitoring to be undertaken by an Ecologist.	An approved OFFMP.
4W	A monitoring program would be developed and implemented to measure the performance of revegetation activities in the Georges River riparian zone and associated conservation area.	Construction and Operation	Ensure issue addressed in the development of the CFFMP and OFFMP and prior to submission to the Planning Secretary. Regular site visits and associated monitoring to be undertaken by an Ecologist.	An approved CFFMP. An approved OFFMP.

5A	<p>A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, would be prepared for the Proposal. The SWMP and ESCPs would be prepared in accordance with the principles and requirements of the Blue Book and based on the Preliminary ESCPs provided in the Stormwater and Flooding Assessment Report (refer to Appendix R of the EIS).</p> <p>The following aspects would be addressed within the SWMP and ESCPs:</p> <ul style="list-style-type: none"> •Minimise the area of soil disturbed and exposed to erosion •Priority should be given to management practices that minimise erosion, rather than to those that capture sediment downslope or at the catchment outlet • Divert clean water around the construction site or control the flow of clean water at non-erodible velocities through the construction area •Provision of boundary treatments around the perimeter of construction areas to minimise the migration of sediment offsite • Permanent or temporary drainage works (in particular OSDs) would be installed as early as practical in the construction program to minimise uncontrolled drainage and associated erosion •Stockpiles would be located away from flow paths on appropriate impermeable surfaces, to minimise potential sediment transportation. Where practicable, stockpiles would be stabilised if the exposed face of the stockpile is inactive more than ten days, and would be formed with sediment filters in place immediately downslope • Disturbed land would be rehabilitated as soon practicable •The wheels of all vehicles would be cleaned prior to exiting the construction site where excavation occurs to prevent the tracking of mud. Where this is not practical, or excessive soil transfer occurs onto paved areas, street cleaning would be undertaken when necessary. • A requirement to inspect all permanent and temporary erosion and sedimentation control works prior to and post rainfall events and prior to closure of the construction area. Erosion and sediment control structures must be cleaned, repaired and augmented as required. •Where required, sediment basins and their outlets would be designed to be stable in the peak flow from at least the 10-year ARI time of concentration event. Sediment basins should be sized to accommodate the 5 day, 80th percentile storm event, with sufficient size and capacity to manage Type F soils. Sediment basins must be regularly cleaned to maintain the design capacity. Prior to discharge from sediment basins, water would be tested for the following parameters to identify construction impacts: <ul style="list-style-type: none"> –pH –Turbidity / TSS –Oil and grease. •Sediment fences are to be provided around the perimeter of the site to ensure no untreated runoff leaves the site, and around the existing and proposed drainage channels to minimise sediment migration into waterways and sediment basins •The following management measures would be implemented during works in and adjacent to Georges River to mitigate potential impacts on water quality during OSD channel construction: <ul style="list-style-type: none"> –All reasonable efforts would be taken to program construction activities during periods when flood flows are not likely to occur –The construction site, on completion of construction works, would be left in a condition that promotes native revegetation –The management principles outlined in Managing Urban Stormwater (Landcom 2004) for sites with high erosion potential would be implemented. 	Construction	Confirm issues addressed in the CSWMP, prior to submission to the Planning Secretary.	An approved CSWMP.
5B	<p>Proposal site exits would be fitted with hardstand material, rumble grids or other appropriate measures to limit the amount of material transported offsite.</p>	Construction	Confirm site exists meet these requirements prior to submission to the Planning Secretary.	An approved CSWMP.
5C	<p>The following measures would be considered during the development of construction methodology for the Proposal to mitigate flooding impacts:</p> <ul style="list-style-type: none"> • For all site works, provide temporary diversion channels around temporary work obstructions to allow low and normal flows to safely bypass the work areas • Locate site compounds, stockpiling areas and storage areas for sensitive plant, equipment and hazardous materials above an appropriate design flood level, outside of the PMF extent at the northern section of the construction area, to be determined based on the duration of the construction work. 	Construction	Confirm designs include these measures, prior to submission to the Planning Secretary.	An approved Stormwater Design Development Report.

SD	To minimise potential flood impacts during construction of the 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 • Smaller detention storages that provide adequate rainfall runoff mitigation during partial construction/site development would be considered. • Temporary structures used to convey on site run-off during construction would be designed to accommodate flows during prolonged or intense rainfalls. The existing stormwater conduit conveying flows from Moorebank Avenue to the Georges River would be assessed to ensure it is adequate to accommodate runoff from the construction area. 	Construction	Confirm issues addressed in the CSWMP Report, prior to submission to the Planning Secretary.	An approved Stormwater Design Development Report.
SE	A Flood Emergency Response and Evacuation Plan, or equivalent, would be prepared and implemented for the construction phase of the Proposal to allow work sites to be safely evacuated and secured in advance of flooding occurring at the Proposal site. The plan would be prepared in consultation with the State Emergency Service.	Construction	Confirm that a FER and EP included in the ERP and that the SES has been consulted, prior to submission to the Planning Secretary.	An approved ERP.
SF	Stormwater quality improvement devices would be designed to meet the performance targets identified in the Stormwater and Flooding Environmental Assessment (Appendix R of the EIS), and civil design drawings. Maintenance of the bio-retention structures would be in accordance with the maintenance requirements set out in Gold Coast City Council's Water Sensitive Urban Design Guidelines 2007 and would be included in the OEMP.	Operation	Confirm included within the CSWMP, prior to submission to the Planning Secretary.	An approved CSWMP.
SG	Operational water quality monitoring is to be carried out and included in the OEMP with the objective of maintaining or improving existing water quality.	Operation	Confirm the OEMP will address this issue, prior to submission to the Planning Secretary.	An approved OEMP.
SH	A Flood Emergency Response Plan (FERP) would be prepared and implemented for the operational phase of the Proposal. The FERP would take into consideration, site flooding and broader flood emergency response plans for the Georges River floodplains and Moorebank area. The FERP would also include the identification of an area of safe refuge within the Proposal site that would allow people to wait until hazardous flows have receded and safe evacuation is possible. The FERP would be prepared in consultation with the State Emergency Service.	Operation	Confirm the FERP is included in the ERP, prior to submission to the Planning Secretary.	An approved ERP.
SI	Stockpile sites established during construction are to be managed in accordance with stockpile management principles set out in Appendix L of this RIS. Mitigation measures within the Stockpile Management Protocol include: <ul style="list-style-type: none"> • In order to accept fill material onto site, material characterisation reports/certification showing that the material being supplied is VENM/ENM must be provided. Each truck entering the MPE Stage 2 Proposal site 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 assessor/auditor. • All trucks accessing the site for the purpose of clean general fill importation would enter and exit via the existing main MPE Stage 2 site access located in the North-west of the MPE site from Moorebank Avenue. • Ingress and egress to the stockpiling areas would be arranged so that the reversing of trucks within the site is minimised. • Stockpiles would not exceed ten-metres in height from the final site levels, with battered walls at gradients of 1V:3H. For any stockpile heights greater than 4 m, benching would be implemented. • For any stockpile heights greater than 4 m, benching would be implemented. • Where reasonable and feasible, and to minimise the potential for erosion and sedimentation of stockpile(s), stockpile profiles would typically be at angle of repose (the steepest angle at which a sloping surface formed of loose material is stable) with a slight concave slope to limit the loss of sediments off the slope, or through the profile and the formation of a toe drain. • The top surface of the stockpile(s) would be slightly sloped to avoid ponding and increase run off. Topsoil stockpiles would be vegetated to minimise erosion. • Stockpiles would be protected from upslope stormwater surface flow through the use of catch drains, berms, or similar feature(s) to divert water around the stockpile(s). 	Construction	Ensure this issue is addressed in the CEMP, prior to submission to the Planning Secretary. Monitor implementation of stockpiles during construction via regular site visits.	Provide certification of fill material onto site and visual and/or written records of compliance with protocols.

	<ul style="list-style-type: none"> • □ A sediment control device, such as a sediment fence, berm, or similar, would be positioned downslope of the stockpile to minimise sediment migration. • □ Any water seepage from stockpiles would be directed by toe drains at the base of the stockpiles toward the sediment basins or check dams and away from the emplacement or extraction working face. • □ Newly formed stockpiles would be compacted (sealed off) using a smooth drum roller at the end of each working day to minimise water infiltration. Haul roads would be located alongside the stockpile to the work/tipping area. As per best practice, the catchment area of haul roads for surface water runoff would be approximately 2530 m lengths, facilitated by the provision of spine drains which would convey water from the haul road to toe drains at the base of the stockpile, and then to sediment basins. • □ Temporary sediment basins would be established in accordance with the ESCP prepared for the site. • □ Stockpiling of clean fill material is to be carried out during Works Period A (pre-construction) and Works Period D (bulk earthworks). • □ Any imported clean general fill material that would be subject to stockpiling within the Proposal site for more than a 10-day period without being worked on, would be subject to stabilisation works, to minimise the potential for erosion. Where the material being stockpiled is less coarse or has a significant component of fines then surface, and slope stabilisation would be undertaken. Methods for slope stabilisation may include one or a combination of the following: <ul style="list-style-type: none"> – Application of a polymer to bind material together – Application of hydro-seed or hydro mulch – Covering batters with mulch to provide ground cover. – Covering batters with geofabric – Use of a simple sprinkler system for temporary stockpiles, including use of radiating sprinkler nozzles to maintain fine spray over exposed surfaces. – Other options identified by the Contractor topsoil stockpiles would be seeded with a grass/legume or nitrogen fixing species (such as acacia) to assist in erosion control and reduce loss of beneficial soil nutrients and micro-organisms. 			
5J	Gross pollutant traps would be provided at basin inlets for all permanent basins during operation.	Construction	Details included in design and implemented on site.	Visual report of their inclusion in the basin inlets.
5K	Hydraulic modelling of OSD outlet channels (using HEC-RAS software) would be undertaken during detailed design, to facilitate the design of the channels and demonstrate their effectiveness with respect to energy dissipation and scour protection element	Detailed Design	Monitor the energy dissipation and scour protection.	Regular performance report.
6A	The CEMP would identify the actions to be taken should additional contamination be identified during the development of the site (i.e. an unexpected finds protocol), and will address REMM items 8H, 8T, 8U, 8V and 8W (of the MPW Concept Approval (SSD 5066)).	Construction	Confirm the Unexpected Finds Protocol is included in the CEMP prior to issue to Secretary of Planning.	An approved CEMP.
6B	A site specific Remediation Action Plan (RAP) is not considered to be required for the Proposal. The following documentation would be utilised for the purposes of remediating the site: <ul style="list-style-type: none"> • The Preliminary Remediation Action Plan (PB, 2014a) • The Validation Plan – Principles (Golder, 2015b) • The Demolition and Remediation Specification (Golder 2015c) • Any other contamination documentation prepared for the remediation activities undertaken for MPW Early Works (Stage 1). 	Construction	Ensure the identified documents and any other relevant document are submitted to the Site Auditor, prior to submission to the Planning Secretary.	<p>A copy of The Preliminary Remediation Action Plan.</p> <p>A copy of The Validation Plan - Principles.</p> <p>A copy of The Demolition and Remediation Specification.</p> <p>A copy of any other contamination documentation.</p>
6C	The CEMP would include the preparation of a site-wide UXO, EO, and EOW management plan (or equivalent) based on the UXO Risk Review and Management Plan (G-Tek, 2016). This plan would be implemented to address the discovery of UXO or EOW during construction, to ensure a safe environment for all staff, visitors and contractors.	Construction	Confirm that a site wide UXO, EO, and EW management plan is included in the CEMP prior to issue to the Planning Secretary.	<p>An approved CEMP.</p> <p>A copy of a site-wide UXO, EO and EOW management plan.</p>
6D	An Asbestos in Soils Management Plan (AMP) is to be implemented as part of the CEMP in accordance with the Safe Work NSW requirements, including but not limited to: <ul style="list-style-type: none"> • the Guidelines for Managing asbestos in or on soil (2014), and • Codes of Practice - How to Safely Remove Asbestos (2011) and How to Manage and Control Asbestos in the Workplace (2011). 	Construction	Confirm this issue is addressed in the CEMP, prior to submission to the Planning Secretary.	<p>An approved CEMP.</p> <p>A copy of the AMP.</p>

6E	<p>An Acid Sulfate Soils Management Plan (or equivalent) would be prepared as part of the CEMP in accordance with the ASSMAC Assessment Guidelines (1998), for areas identified as being of low or high risk i.e. works within close vicinity of the Georges River (Figure 13-2 of this EIS).</p> <p>In addition, a risk assessment quantifying the risks associated with the volumes of soil to be disturbed, the laboratory results from ASS testing undertaken, the end use of the materials and the proximity to sensitive environments is to be undertaken.</p> <p>All offsite disposal would be in accordance with the NSW Waste Classification Guidelines Part 4: Acid Sulfate Soils (2009).</p>	Construction	Confirm that the ASSMP is with identified guidelines, prior to issue to the Planning Secretary.	An approved ASSMP.
6F	<p>The existing groundwater monitoring undertaken for the Proposal would continue. A groundwater monitoring program (GMP) would be developed at the conclusion of remediation activities for the Proposal and included as part a Long Term Environmental Management Plan (LTEMP) (to be prepared for approval by the Accredited Site Auditor and in association with the OEMP). The main purpose of the GMP would be to assist in the management of groundwater contamination (particularly PFAS impacts) at the site, and to minimise potential harm to human health and the environment. The GMP would achieve the following objectives:</p> <ul style="list-style-type: none"> • Establish whether the residual groundwater contamination plume is shrinking, stable, or increasing, and whether natural attenuation and/or migration is occurring according to expectations through line-of-evidence collection • Provide appropriate groundwater investigation levels (GILs) for groundwater contaminants, in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM). Should exceedances be identified, contingency plans for further investigations or remediation would be prepared. • Provide appropriate trigger levels for key contaminants (where available), based on the receptor of interest and identified contaminants • Serve as a compliance program, so that potential impacts to down-gradient receptors are identified before adverse effect occurs (relative to above objectives) • Detect changes in environmental conditions (e.g. hydrogeologic, geochemical or other changes) that may reduce the efficacy of any natural attenuation processes or that could lead to a change in the nature of impact • Establish groundwater conditions (i.e. concentrations and/or trends) which indicated that groundwater monitoring could be reduced or ceased and the requirements of the GMP absolved. <p>The monitoring program is to be undertaken for two years post operation of the Proposal to ensure a range of seasonal and river flow variations is assessed. At the completion of the two year period, subject to analysis of results, consideration would be given to whether this monitoring is required to continue.</p>	Pre-Construction, Construction and Operation	Ensure a groundwater monitoring program (GMP) is developed as part of the LTEMP, prior to submission to the Planning Secretary.	An approved LTEMP.
6G	<p>Findings within the Geotechnical Interpretive Report (Golder, 2016 – Appendix S of the EIS) regarding excavations, earthworks, pavements and structural footings are to be considered during detailed design.</p>	Detailed Design	The Golders 2016 will inform the design on excavations, earthworks, pavements and structural footings.	Provide copies of the final design.
6H	<p>At the conclusion of remediation works, a Remediation and Validation Report (RVR) is to be prepared for the Proposal to facilitate the Auditor's review of remediation and validation activities. The RVR is to document the remediation and validation activities completed within specific areas of the Proposal, including:</p> <ul style="list-style-type: none"> • Information relating to the materials used in the separation layers such as the soil types, geotextile materials, and sealant types etc. (if required) • An as-constructed plan of the site showing the locations, depths and materials of the separation layers installed at the site. 	Operation	Confirm the RVR address all requirements, prior to submission to the Site Auditor.	<p>A copy of the Site Auditor Statement.</p> <p>A copy of the Remediation and Validation Report.</p>
6I	<p>The existing site-wide Long-Term Environmental Management Plan (LTEMP), such as the one established at the completion of Early Works, is to be revised at the completion of the Proposal remediation activities to include protocols for ongoing maintenance and/or monitoring or any long term remedial/mitigation measures to be implemented following completion of the Site Audit Statement.</p>	Operation	Confirm development of LTEMP includes identified protocols, prior to submission to the Planning Secretary.	A copy of the approved LTEMP.

6J	In order to accept fill material onto site, the following will be undertaken: <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 assuor/auditor. 	Construction	Confirm classification of materials to be brought to site has been undertaken prior to transport to site and certification is provided relevant to all material obtained. Confirm any approval for materials other than VENM, ENM or other approved imported fill.	Copy of any written approval from EPA. Materials Classification Certificate.
6K	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	Confirm details included in the CEMP, prior to submission to the Planning Secretary.	An approved CEMP.
6L	In areas where placement of fill would occur to final site levels, but hardstand and warehousing is not currently proposed, exposed surfaces would be stabilised using hydroseeding, or the application of a bitumen emulsion or a similar stabilisation method.	Construction	Confirm details included in the CSWMP.	An approved CSWMP.
7A	The following measures would be included in the CEMP (or equivalent) to minimise hazards and risks: <ul style="list-style-type: none"> Procedures for safe removal of asbestos Provision for safe operational access and egress for emergency service personnel and workers would be provided at all times An Incident Response Plan that would include a Spill Management Procedure. 	Construction	Confirm details included in the CEMP prior to issue to Secretary of Planning.	An approved CEMP.
7B	To minimise the risk of leakages involving natural gas, LNG and flammable and combustible liquids to the atmosphere: <ul style="list-style-type: none"> Appropriate standards for a gas reticulation network, including AS 2944-1 (2007) and AS 2944-2 (2007), would be applied Correct schedule pipes would be used Fire protection systems would be installed as required Access to the Proposal site would be restricted to authorised personnel 	Operation	Confirm these requirements are included in WOEMPs prior to submission to the Planning Secretary. Regular inspections / compliance reporting.	An approved WOEMP. A copy of compliance reports.
7C	To minimise the risks of leakage of LNG and flammable liquids during transport: <ul style="list-style-type: none"> The transport of dangerous goods by road would comply with the Dangerous Goods (Road and Rail Transport) Act 2008 and the Dangerous Goods (Road and Rail Transport) Regulation 2014 Contractors delivering the gas would be trained, competent and certified by the relevant authorities. 	Operation	Confirm these requirements are included in WOEMPs prior to submission to the Planning Secretary. Regular inspections / compliance reporting.	An approved WOEMP. A copy of compliance reports.
7D	To minimise hazards associated with venting of LNG: <ul style="list-style-type: none"> LNG storage would be designed to AS/NZS 1596-2008 standards Access to the Proposal site would be restricted to authorised personnel Adequate separation distances to residences and other assets would be maintained. 	Operation	Confirm requirements are included in the WOEMPs prior to submission to the Planning Secretary.	An approved WOEMP.
7E	Storage of flammable/combustible liquids would be undertaken in accordance with AS 1940, with secondary containment in place in a location away from drainage paths.	Operation	Confirm requirements are included in the WOEMPs prior to submission to the Planning Secretary.	An approved WOEMP.
7F	Intermodal terminal facility and warehousing staff involved in the transport and handling of dangerous goods would receive training in the contents of the dangerous goods provisions commensurate with their roles and responsibilities. Training is to be provided and records maintained in accordance with the appropriate competent authority (WorkCover NSW).	Operation	Confirm relevant Training Courses available for all intermodal and warehouse staff.	A copy of training records provided in accordance with WorkCover NSW.

7G	The 190 KL of diesel fuel (combustible liquids of class C) would be stored on site in a separate 97 KL self-bunded container and would be stored away from other flammable materials of class 3PG, II or III. The manifest threshold quantity under this circumstance is 100 KL for each tank. Refuelling of locomotives is likely to occur on the locomotive shifter, which would catch any spills during the refuelling process. Spill kits would be located in the vicinity of the refuelling location and staff would be trained in the use.	Operation	Confirm relevant Training Courses available for all intermodal and warehouse staff, and content addressed issues identified.	A copy of training courses provided.
7H	A preliminary risk screening assessment would be undertaken prior to any refuelling activities being undertaken onsite using LPG to ensure compliance with storage requirements (location, tank size and separation distances) under SEPP 33 (specific to the type of fuel to be stored) to maintain acceptable risk levels associated with refuelling procedures.	Operation	The Risk Screening Assessment will be undertaken prior to refuelling.	Risk Screening Assessment.
7I	The storage and handling of any LPG or LNG stored within warehouses onsite as part of the Proposal must demonstrate compliance with storage requirements in accordance with the Applying SEPP 33 guideline.	Operation	The relevant Contracts are to reference the SEPP33 guidelines.	Written record of storage protocols.
8A	The following mitigation measures would be implemented, where reasonable and feasible, to minimise the visual impacts of the Proposal: <ul style="list-style-type: none"> Existing vegetation around the perimeter of construction sites would be retained where feasible and reasonable The early implementation of landscape planting would be considered in order to provide visual screening during the construction of the Proposal Elements within construction sites would be located to minimise visual impacts as far as feasible and reasonable, 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. 	Construction	Confirm that the Urban Design Development Report (UDDR) and CEMP (Light Spill) address all requirements prior to submission to the Planning Secretary.	An approved UDDR. An approved CEMP.
8B	The following mitigation measures would be implemented, where reasonable and feasible, for the landscaping of the Proposal: <ul style="list-style-type: none"> Use of species that are local to the area Use of trees to provide a uniform canopy cover within vegetated areas 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. 	Operation	Confirm that the UDDR (incorporating the Landscape Plan addressed issues, prior to submission to the Planning Secretary.	An approved UDDR. An approved CEMP.
8C	The following initiatives would be implemented for mitigation of light spill: <ul style="list-style-type: none"> Lighting would be designed to minimise impacts on surrounding existing and future residents and the proposed conservation zone The use of shields on luminaire lighting to minimise brightness effects would be considered Asymmetric light distribution-type floodlights would be selected as part of the proposed lighting design (i.e. the light is directed specifically to the task with minimal direct light spill to the surrounding area) Low reflection pavement surfaces would be considered to reduce brightness The quantity of light and energy consumption in parts of the Proposal site that are not active would be minimised, while retaining safe operation. 	Detailed Design and Operation	Confirm that the CEMP (Light Spill) and OEMP addresses all requirements prior to submission to the Planning Secretary.	An approved CEMP. An approved OEMP.
9A	The scar portions of MA6 & MA7 would be removed by a qualified arborist and relocated to the TLALC property at Thirlmere, or a suitable area identified in consultation with Registered Aboriginal Parties (RAPs). The trees should be mounted and housed in a weather protected structure. All costs associated with the removal, relocation and housing of the trees would be covered by the Proponent. The relevant RAP would be responsible for the maintenance of the housing once established.	Construction	Confirm engagement of a qualified Arborist prior to operation . Ensure Salvage Strategy address issues contained in the MA6 & MA7 Salvage Strategy, prior to submission to the Planning Secretary.	Copy of arborist's qualifications. An approved Salvage Strategy.