

PROGRAM FOR DELIVERY PHASE DOCUMENTATION

Moorebank Precinct East Stage 2

22 FEBRUARY 2018

SYDNEY INTERMODAL TERMINAL ALLIANCE

Moorebank Precinct East Stage 2

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004	19/02/18	DPE comments addressed		
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ACRONYMS AND DEFINITIONS

Term	Definition
AFMP	Ancillary Facilities Management Plan
BEEP	Bushfire Emergency and Evacuation Plan
BMP	Bushfire Management Plan
CAQMP	Construction Air Quality Management Plan
CCCS	Construction Community Communication Strategy
CDWMP	Construction Demolition Waste Management Plan
CEMP	Construction Environmental Management Plan
CFFMP	Construction Flora and Fauna Management Plan
CHMP	Construction Heritage Management Plan
CMP	Contamination Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CoC	Minister's Conditions of Consent
CSMP	Construction Spoil Management Plan
CSWMP	Construction Soil and Water Management Plan
CTAMP-A	Construction Traffic and Access Management Plan (relevant to Construction Phase A, excluding Moorebank Avenue upgrade works)
CTAMP-B	Construction Traffic and Access Management Plan (relevant to Construction Phase B, including Moorebank Avenue upgrade works)
CTP	Compliance Tracking Plan
EO	Exploded Ordnance
EOW	Exploded Ordnance Waste
EPA	NSW Environment Protection Authority
ESCP	Erosion Sediment Control Plan
EWAQMP	Early Works Air Quality Management Plan
EWCCS	Early Works Community Communication Strategy

Term	Definition
EWCDWMP	Early Works Construction and Demolition Waste Management Plan
EWEMP	Early Works Environmental Management Plan
EWHMP	Early Works Heritage Management Plan
EWSMP	Early Works Spoil Management Plan
EWSWMP	Early Works Soil and Water Management Plan
EWTAMP	Early Works Traffic and Access Management Plan
FERP	Flood Emergency Response Plan
MPE	Moorebank Precinct East
OOHW	Out-of-Hours Works
PFAS	Perfluorooctanoate
SIMTA	Sydney Intermodal Terminal Alliance
SSD	State Significant Development
the Project	Stage 2 of the Moorebank Precinct East (MPE) Project
UDLP	Urban Design and Landscape Plan
UXO	Unexploded Ordnance

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1 PURPOSE AND APPLICATION

The Sydney Intermodal Terminal Alliance (SIMTA) received approval for the construction and operation of Stage 2 of the Moorebank Precinct East (MPE) Project (SSD 167-628), which comprises the second stage of development under the MPE Concept Approval (MP10_0193).

This Program for Delivery Phase Documentation has been developed as an information document to identify the program of Delivery Phase documentation required by the Conditions of Consent (CoCs) to be submitted to the Secretary, or other agencies. The Delivery Phase consists of Early Works, Construction Phase A (excluding Moorebank Avenue upgrade works) and Construction Phase B (includes all construction works). No operational submissions have been included in this program.

SIMTA proposes to stage the submission of a number of strategies, plans and programs (documents) as permitted in CoC A14, subject to the approval of the Secretary. Section 2 of this program identifies the documents proposed to be staged (refer to the far right column), the proposed staging of the document and the timing for each submission.

2 CONSTRUCTION PROGRAM

Construction of the Project is proposed to take between 24 and 36 months, commencing in the first quarter of 2018, with the completion of construction in the third quarter of 2019 (should construction take 24 months). The final construction program will depend on the market demand for warehouses to be constructed on the Project site.

The indicative construction program (based on a 24 month program) is shown in Table 2-1. The construction works have been divided into Early Works, Construction Phase A and Construction Phase B which are inter-related and would potentially overlap. Subject to confirmation from the Construction Contractor, the order and staging of these works may change.

Table 2-1 Indicative Construction Program (based on a 24-month construction period)

Construction Works Period	2017				2018				2019				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Pre-construction activities													Early Works
Site preparation activities													
Bulk earthworks, drainage and utilities													Phase A
Construction and internal fit-out of warehousing													
Miscellaneous construction and finishing works													
Construction of the Moorebank Avenue diversion road													Phase B
Pavement and intersection works along Moorebank Avenue													

Works Period B – Site preparation activities will also occur within Construction Phase A.

3 PROGRAM FOR DELIVERY PHASE DOCUMENTATION

The submission of any strategy, plan or program may occur on a staged basis with the approval of the Secretary (CoC A14). CoC A15 requires that any staged strategy, plan or program must clearly describe the specific stage of the development to which it applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program.

The program for Delivery Phase (which consists of Early Works Phase, Construction Phase A and Construction Phase B) documentation required to be submitted to the Secretary, and addressing the requirements of CoC A15, is included in Table 3-1. No operational requirements are identified in this table.

SIMTA is seeking approval to stage the submission of a number of documents, which have been identified (Y) in the final column. Where a document or plan is proposed to be staged, the trigger for updating the document is identified in the comments column. When a document is updated in response to a new phase of works, the most recent version of the document will supersede the prior version(s).

Table 3-1 Program for Delivery Phase Documentation

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
A22		Development Layout Plans and Design Plans		The amended Development Layout Plans and Design Plans are required prior to construction. The Development Layout Plans and Design Plans will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.	N
A23	Amended Water Sensitive Urban Design (WSUD) plans			The amended WSUD plans are required prior to the commencement of Early Works and fill importation. There is no defined submission requirement for the amended WSUD plans.	N

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
A24		Amended architectural plans		<p>The amended architectural plans must reflect updates required by the CoCs and are to be completed prior to the commencement of permanent built surface works and/or landscaping. The amended architectural plans will be prepared during Construction Phase A, prior to the commencement of permanent built surface works and/or landscaping.</p> <p>There is no defined submission requirement for the amended architectural plans.</p>	N
A29	Dilapidation Report			<p>Dilapidation Reports are required prior to the commencement of construction. The Dilapidation Reports will be submitted to the Secretary prior to the commencement of Early Works.</p>	N
B2	Early Works Traffic and Access Management Plan (EWTAMP)	Construction Traffic and Access Management Plan (Phase A) (CTAMP-A)	Construction Traffic and Access Management Plan (Phase B) (CTAMP-B)	<p>The Traffic and Access Management Plan is required prior to the commencement of early works and construction. The EWTAMP will be prepared to focus on those activities and CoC requirements relevant during Early Works.</p> <p>The CTAMP-A will be revised to include those activities and CoC requirements relevant during Construction Phase A. The plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.</p> <p>The CTAMP-B will be revised to include those activities and CoC requirements relevant during Construction Phase B. The plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase B.</p>	Y

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B9	Road Safety Audit incorporated into the EWTAMP	Road Safety Audit incorporated into the CTAMP-A	Road Safety Audit incorporated into the CTAMP-B	The Road Safety Audit is required prior to the importation of site fill. The Road Safety Audit will be staged and submitted as part of the EWTAMP, CTAMP-A and CTAMP-B.	Y
B10		Swept path and manoeuvrability plan		Swept path and manoeuvrability plan is required prior to commencement of construction on permanent infrastructure. The plans will be submitted to the Secretary and Roads and Maritime Services for approval prior to the commencement of construction on permanent infrastructure, which is expected during Construction Phase A.	N
B31		Concrete Batching Plant Management Plan		The Concrete Batching Plant Management Plan is required prior to the establishment of a concrete batching plant. The plan will be submitted to the Secretary for approval prior to the establishment of a concrete batching plant, which is expected during Construction Phase A.	N
B33		Works-as-executed report and amended structural designs		<p>The works-as-executed report and any amendments to the structural design must be completed prior to construction of permanent built works. The report and any design amendments will be completed during Construction Phase A and prior to construction of permanent built works.</p> <p>There is no defined submission requirement for the works-as-executed report.</p>	N

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B34	Early Works Soil and Water Management Plan (EWSWMP)	Construction Soil and Water Management Plan (CSWMP)		<p>The Soil and Water Management Plan is required prior to early works, fill importation or any other surface disturbance. The EWSWMP will be prepared to focus on those areas, activities and CoC requirements relevant during Early Works.</p> <p>The CSWMP will be revised to include those activities and CoC requirements relevant during both Construction Phase A and Construction Phase B. The plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.</p>	Y
B36	Early Works Spoil Management Plan (EWSMP)	Construction Spoil Management Plan (CSMP)		<p>The Spoil Management Plan is required prior to the commencement of spoil importation. The EWSMP will be prepared to focus on those areas, activities and CoC requirements relevant during Early Works.</p> <p>The CSMP will be revised to include those activities and CoC requirements relevant during both Construction Phase A and Construction Phase B. The plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.</p>	Y
B39	Erosion and Sediment Control Plan (ESCP) incorporated into the Early Works Soil and Water Management Plan	ESCP incorporated into the Construction Soil and Water Management Plan		The ESCP will be staged and submitted as part of the EWSWMP and the CSWMP.	Y

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B40	Stormwater Management Plan			The amended Stormwater Management Plan is required prior to the commencement of early works and fill importation. The plan will be submitted to the Secretary for approval prior to commencement of early works and fill importation.	N
B42	Amended numerical models			The amended numerical models will be submitted as part of the Stormwater Management Plan.	N
B52		Flood Emergency Response Plan		The Flood Emergency Response Plan (FERP) is required prior to the commencement of construction. The FERP will be prepared to focus on those activities and CoC requirements relevant during Construction Phase A and Phase B. The FERP will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.	N
B57	Early Works Air Quality Management Plan (EWAQMP)	Construction Air Quality Management Plan (CAQMP)		<p>Air quality monitoring is required to be undertaken during early works, fill importation and construction (CoC B58). While not specifically required, the EWAQMP will be prepared to focus on those activities and CoC requirements relevant during Early Works. This EWAQMP does not require approval by the Secretary, but will be provided for information purposes.</p> <p>The CAQMP will be revised to include those activities and CoC requirements relevant during Construction Phase A and Phase B. The plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.</p>	Y

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B63	Noise Monitoring Report			The Noise Monitoring Report is required prior to early works. The report will be submitted to the Secretary prior to the commencement of Early Works.	N
B68		Out-of-Hours Work Protocol (OOHW Protocol)		The OOHW Protocol will be submitted to the Secretary as part of the CNVMP (CoC B77).	N
B69		Extended Hours Work Plan submissions: <ul style="list-style-type: none"> monthly complaints report final summary report at the end of the nominated assessment period 		The Extended Hours Work Plan will be submitted to the Secretary as part of the CNVMP. The Extended Hours Work Plan is required for any construction undertaken during the Project's 'extended hours'. A three month assessment period is required at the start of extended hours construction work. The monthly complaints report and final summary report are required to be submitted to the Secretary at the end of the three month assessment period.	N
B77		Construction Noise and Vibration Management Plan (CNVMP)		A Noise and Vibration Management Plan is required to form part of the CEMP. The CNVMP will be prepared to focus on those activities and CoC requirements relevant to Construction Phase A and Phase B. The CNVMP will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.	N

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B81		Review of Sleep Disturbance Impacts		The Review of Sleep Disturbance Impacts is required within six months of commencement of construction, unless otherwise approved by the Secretary (CoC 82). The review is expected to be submitted within six months of the commencement of Construction Phase A.	N
B84		Noise Assessment for Mechanical Plant		The Noise Assessment for Mechanical Plant is required prior to construction of the freight village and each warehouse. The Noise Assessment will be submitted to the Secretary prior to construction of the freight village and each warehouse, which is expected during Construction Phase A.	N
B91	Archival recording			<p>The archival recording of the former DNSDC site is required and will be completed prior to Early Works and fill importation.</p> <p>There is no defined submission requirement for the archival recording.</p>	N
B92	Early Works Heritage Management Plan (EWHMP)	Construction Heritage Management Plan (CHMP)		<p>The Heritage Management Plan is required prior to the commencement of early works and fill importation. The EWHMP will be prepared to focus on those activities and CoC requirements relevant during Early Works.</p> <p>The CHMP will be revised to include those activities and CoC requirements relevant during Construction Phase A and Phase B. The Plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.</p>	Y

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B95	Archaeological monitoring and recording report			Archaeological monitoring and recording must be undertaken prior to commencement of early works and fill importation. The results will be reported to the Secretary within one month of completion of monitoring and recording.	N
B97		Unexpected Finds Protocol		The Unexpected Finds Protocol is required prior to the commencement of construction. An advance version of the protocol is included in the Early Works Heritage Management Plan for information. The Protocol will be completed prior to the commencement of Construction Phase A and will be submitted as part of the Construction Heritage Management Plan..	N
B100		Aboriginal Cultural Heritage Management Plan		The Aboriginal Cultural Heritage Management Plan may be required if any Aboriginal object or Aboriginal place is identified on site, or suspected to be on site. If required, the Aboriginal Cultural Heritage Management Plan will be submitted to the Secretary for approval prior to recommencement of works in the immediate vicinity of the object or place.	N
B106	Baseline monitoring program			<p>The baseline monitoring program to define pre-development conditions for water quality, invertebrates and fish assemblages is required and will be prepared prior to commencement of Early Works.</p> <p>There is no defined submission requirement for the baseline monitoring program.</p>	N

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B108		Construction Flora and Fauna Management Plan (CFFMP)		The Flora and Fauna Management Plan is required prior to clearing of native vegetation. The CFFMP will be prepared to focus on the activities and CoC requirements relevant during Construction Phase A and Phase B. The CFFMP will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.	N
B118	Early Works Construction and Demolition Waste Management Plan (EWCDWMP)	Construction and Demolition Waste Management Plan (CDWMP)		<p>The Construction and Demolition Waste Management Plan is required prior to the commencement of early works. The EWCDWMP will be prepared to focus on those activities and CoC requirements relevant during Early Works.</p> <p>The CDWMP will be revised to include those activities and CoC requirements relevant during Construction Phase A and Phase B. The plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.</p>	Y
B128	All reports relating to the assessment of per- and poly-fluoroalkyl substances including perfluorooctanoate (PFAS)			All reports to date relating to the assessment of per- and poly-fluoroalkyl substances will be submitted to the NSW EPA within 3 months of Development Consent.	N
B131	Assessment of PFAS			If the Site Auditor determines that assessment of PFAS is required, the assessment(s) will be completed and submitted to the NSW EPA within 6 months of granting consent	N

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B133	UXO, EO and EOW Site Assessment Survey			The UXO, EO and EOW Site Assessment Survey is required prior to any demolition on the site, and entry and any subsurface activities within the southern burial pits. The survey will be submitted to the Secretary during Early works.	N
B134	Contamination Management Plan (CMP)			<p>The Contamination Management Plan is required prior to early works and fill importation. The CMP will be prepared to focus on those activities and CoC requirements relevant during Early Works, Construction Phase A and Phase B. The plan will be submitted to the Secretary for approval prior to the commencement of Early Works.</p> <p>If additional contamination issues are identified as a result of the supplementary UXO, EO and EOW Site Assessment Survey (CoC B136), this Contamination Management Plan will be updated and submitted to the Secretary for approval.</p>	N
B135	Contamination Management sub-plans <ul style="list-style-type: none"> • UXO, EO and EOW management and remediation plan • Asbestos Management Plan • Unexpected Finds Procedure 			These plans and procedure are required prior to early works and fill importation. These sub-plans will be submitted as part of the Contamination Management Plan.	N
B136		Supplementary UXO, EO and EOW Site Assessment Survey Updated Contamination Management Plan		The supplementary UXO, EO and EOW Site Assessment Survey and updated Contamination Management Plan is required following demolition. The supplementary survey and updated plan will be submitted to the Secretary following demolition, which is expected during Construction Phase A.	N

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B137	Details of containment cells			The details of any containment cells located on the site, including relevant GPS data and long term management of the cells, will be provided to the Secretary following remediation.	N
B139		Urban Heat Island Mitigation Strategy		The Urban Heat Island Mitigation Strategy is required prior to commencement of built surface works and/or landscaping. The strategy will be submitted to the Secretary for approval prior to commencement of built surface works and/or landscaping, which is expected during Construction Phase A.	N
B140		Urban Design and Landscape Plan (UDLP)		The UDLP is required prior to the commencement of permanent built surface works and/or landscaping. The plan will be submitted to the Secretary for approval prior to commencement of permanent built surface works and/or landscaping, which is expected during Construction Phase A.	N
B141		Urban Design and Landscape Plan sub-plans <ul style="list-style-type: none"> • Landscape Vegetation Management Sub Plan • Lighting Sub Plan • Cycling and Pedestrian Access and Facilities Sub Plan • Employee Outdoor Meal Break Area Sub Plan • Signage Sub Plan 		The nominated sub plans are required as part of the UDLP, which is required prior to the commencement of permanent built surface works and/or landscaping. These sub-plans will be submitted as part of the UDLP.	N
B143		Bushfire Emergency and Evacuation Plan (BEEP)		The BEEP is required prior to construction. The BEEP will be prepared to focus on those activities and CoC requirements relevant to Construction Phase A and Phase B. The plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase A as part of the CEMP (CoC C1).	N

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
B144		Bushfire Management Plan		The Bushfire Management Plan is required prior to construction of permanent access or buildings, unless otherwise agreed by the Secretary. The plan will be submitted to the Secretary prior to construction of permanent access or buildings, which is expected during Construction Phase A.	N
B148	Ancillary Facilities Management Plan (AFMP)			<p>The Ancillary Facilities Management Plan is required prior to the establishment of any ancillary facility that is not identified by description and location in the documents listed in A2. The AFMP will be prepared to focus on known ancillary facilities (that meet this condition) prior to their establishment.</p> <p>The CAFMP will be revised to include any additional ancillary facilities to be established as required. The revised plan will be submitted to the Secretary for approval prior to the establishment of the nominated ancillary facility.</p>	N
B155	Early Works Community Communication Strategy (EWCCS)	Construction Community Communication Strategy (CCCS)		<p>The Community Communication Strategy is required no later than one month before early works and fill importation. The EWCCS will be prepared to focus on those activities and CoC requirements relevant during Early Works.</p> <p>The CCCS will be revised to include those activities and CoC requirements relevant during Construction Phase A and Phase B. The plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.</p>	Y

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
C1	Early Works Environmental Management Plan (EWEMP)	Construction Environmental Management Plan (CEMP)		<p>The CEMP is required prior to the commencement of construction. While not specifically required, the EWEMP will be prepared to focus on the activities and CoC requirements relevant during Early Works.</p> <p>The CEMP will be revised to include those activities and CoC requirements relevant during Construction Phase A and Phase B. The plan will be submitted to the Secretary for approval prior to the commencement of Construction Phase A.</p>	Y
C13	Detailed incident report			<p>A detailed report on the incident addressing all requirements for such reporting set out in Appendix C of Development Consent SSD-7628 is required within 30 days of the date on which the incident occurred, or as otherwise agreed to by the Secretary. A detailed report on the incident will be submitted to the Secretary as required.</p>	N
C18	Independent Environmental Audit			<p>The Independent Environmental Audit Report must be commissioned within one year commencing any development under the consent. Refer also to CoC C19 below.</p>	N
C19	Independent Environmental Audit Report, response to Audit Report recommendations and implementation timetable			<p>The Independent Environmental Audit Report, a response to the Audit Report recommendations and a timetable for implementing the recommendations must be submitted to the Secretary (and any other NSW agency that requests it) within three months of commencing an Independent Environmental Audit, or as otherwise agreed by the Secretary. The recommendations must be implemented to the satisfaction of the Secretary.</p>	N

CoC	Early Works	Construction Phase A	Construction Phase B	Comments	Staged (Y/N)
C21	Compliance Tracking Program (CTP)			The CTP is required prior to the commencement of construction. The CTP will be prepared to focus on those activities and CoC requirements relevant during Early Works, Construction Phase A and Phase B. The CTP will be submitted to the Secretary for approval prior to commencement of Early Works.	N